



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

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[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (314)

### *3400-3600 Vanness, Foster and Euclid Streets* **By-law No. 7204**

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

**Effective November 2, 1993**

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

**Guidelines:**

*Joyce/Vanness*

*CD-1 Guidelines*

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, and repeals By-law No. 7203.]*

2     In this By-law:

“City Engineer” means the person who from time to time is appointed by the Council to be the City Engineer, and his Deputy.

“Council” means the Council of the City of Vancouver.

“Director of Legal Services” means the person who from time to time is appointed by the Council to be the Director of Legal Services, and his Deputy.

“Director of Planning” means the person who from time to time is appointed by the Council to be the Director of Planning, and his Deputy.

“General Manager of the Board of Parks and Recreation” is the person who from time to time is appointed by the Board of Parks and Recreation to be the General Manager of the Board of Parks and Recreation, and any person authorized by that Board to carry out the duties of the General Manager.

3     The area shown included within the heavy black outline on Schedule “A” is rezoned pursuant to Section 565(l)(f) of the **Vancouver Charter** and shall be more particularly described as CD-1(314).

4     This by-law is enacted on the fundamental basis that the Development Plan hereunto annexed as Schedule “B”, and each of its provisions, will be complied with, the soils within the lands will be remediated to all applicable statutory standards, and the amenities, facilities, utilities, services and land described in Schedule “C” will be provided at no cost to the City.

5     The Development Plan is an integral part of this By-law. Each and every provision contained in this By-law is necessary and interdependent, so that, if any provision is quashed or declared to be unlawful, or of no force or effect, such provision will not be severable and in such case Council desires the entire by-law including section 1(b) be quashed with the result that CD-1 (314) shall be zoned pursuant to By-law No. 7203.

6     Nothing in this by-law or the Development Plan fetters the discretion or authority bestowed upon the Approving Officer, and any applicant for subdivision is bound by a decision of the Approving Officer and is required to fulfill any condition he may impose as a condition of approval.

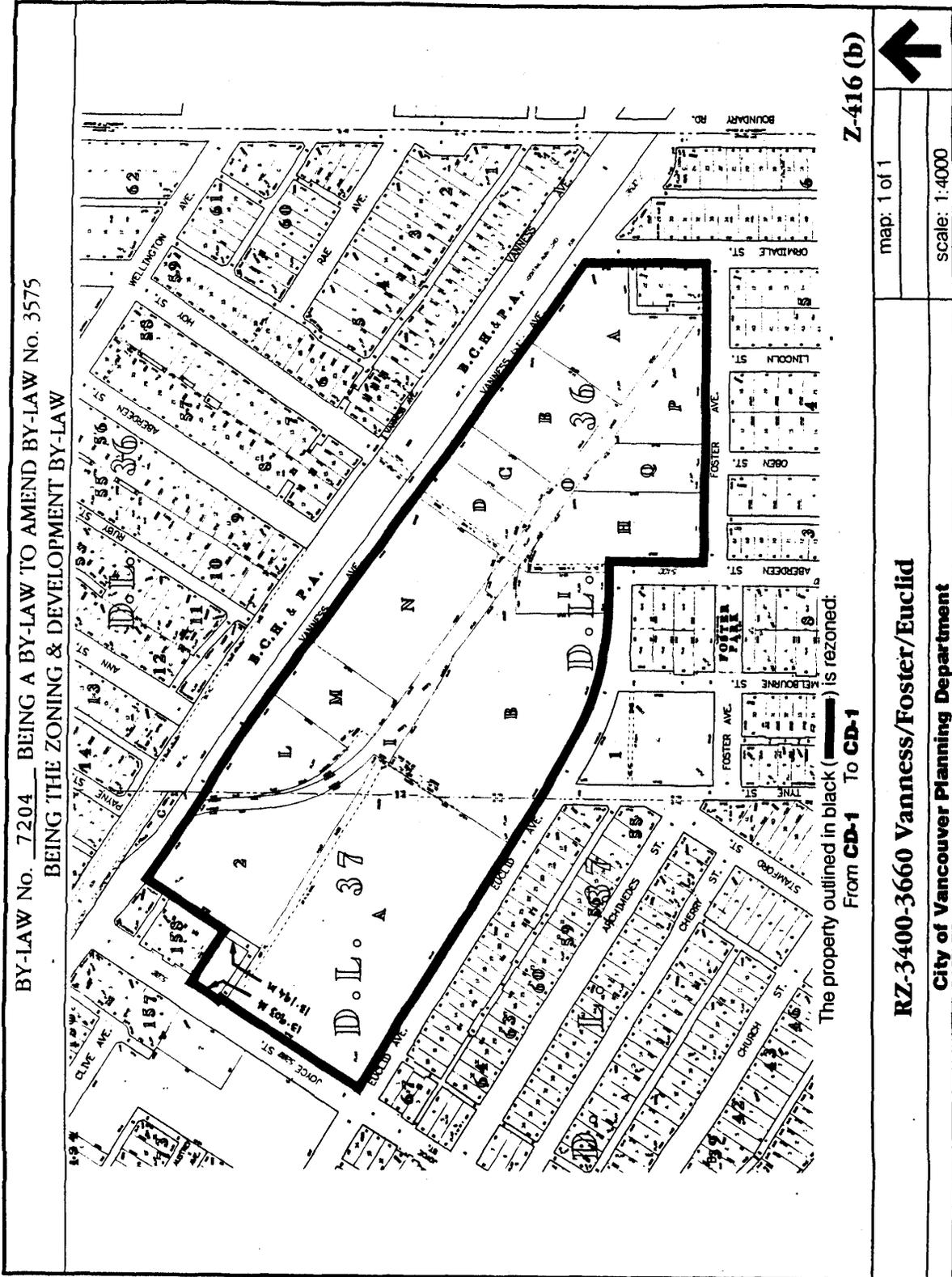
7     The amenities, facilities, utilities, services and land therefor described in Schedule “C” or security therefor as prescribed by the Director of Legal Services, shall be provided to the City at no cost to the City on or before the time set for completion set forth beside each individually described work.

8     The only uses permitted within CD-1 (314) and the only uses for which development permits may be issued, are those set forth in section 3 of the Development Plan, subject to the form, location and any special characteristics being in conformity with the Development Plan and applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

9     Any person wishing to carry out any development in CD-1 (314) shall submit such plans and specifications as may be required by the Director of Planning and obtain the approval of the Development Permit Board or the Director of Planning, as the case may be.

**Note:**     *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7204 or provides an explanatory note.*

- 10 Subject to section 6 of this By-law, the Development Permit Board may exercise the discretion to approve or reject any form of development for which application is made and to exercise the discretion to issue or withhold any Development Permit.
- 11 The Development Permit Board shall not approve any form of development or issue any Development Permit:
- (a) unless the form of development complies with the Development Plan and any applicable policies or guidelines adopted by Council;
  - (b) until the City has been provided with those amenities, facilities, utilities, services and land which, by Schedule “C”, are scheduled to be provided prior to the development of the land in respect of which the application for a Development Permit has been made, or until an agreement, or agreements, satisfactory to the City Engineer and the Director of Legal Services are entered into ensuring the provision of those amenities, facilities, utilities, services and land therefor. The amenities, facilities, services and utilities shall be constructed to the specifications established by the City Engineer and shall not be considered to have been provided until Accepted by the City Engineer. Land provided to the City shall be remediated to a standard established by the City Engineer, or in the case of land for parks, by the General Manager of the Board of Parks and Recreation, and shall not be considered to have been provided until so remediated. Prior to commencing construction of any amenity, facility, service or utility, the applicant for the Development Permit shall provide such warranties, security and indemnities in respect of the construction of the works as the City Engineer and the Director of Legal Services may require. At the time of providing any land to the City, the applicant for the development permit shall provide such indemnity with respect to liability for damage caused by contamination on or flowing from such land, both before and after its provision, as may be required by the Director of Legal Services; and
  - (c) until the soils within the applicable Phase as defined in the Development Plan, together with surrounding soils which contaminate or could contaminate the soils within the site, have been remediated to all applicable statutory standards, or an agreement to remediate, with provisions for security and indemnity satisfactory to the City Engineer and the Director of Legal Services, has been entered into providing for soils remediation.
- 12 Any development permit issued shall contain such conditions as the Development Permit Board shall lawfully require pursuant to subsections (b) and (d) of Section 565A of the **Vancouver Charter**.
- 13 That hereunto annexed as Schedule “B” is the Development Plan which regulates the use and development of the property within CD-1(314). Any person using or developing property within the District shall comply with that Plan.
- 14 Except for matters otherwise specifically provided for in this By-law all provisions of By-law No. 3575 apply to the area governed by this By-law.
- 15 *[Section 15 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.]*



This is Schedule "B" to  
By-law No. 7204

Development Plan  
of CD-1 (314)

The Development Plan contains the regulations for the development of the Comprehensive Development District known as CD-1 (314).

Any application for development or use must comply with the Development Plan, generally as illustrated in Figures 1 and 2.

1 Intent

The intent of this Development Plan is to permit the development of the Collingwood Village site with residential use and some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas.

Development on the site shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) provide retail, service and office uses primarily along Joyce Street and integrate new development with existing development;
- (c) minimize loss of important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of Collingwood Village and the adjacent community, but which also serves to integrate Collingwood Village with the adjacent community;
- (g) provide adequate on-site parking and loading spaces for all developments within Collingwood Village;
- (h) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors;
- (i) provide pedestrian links to adjacent areas; and
- (j) allow for the gradual phasing out of the existing industrial uses.

2 Definitions

Words used in this Development Plan shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

**Community Gymnasium** means a gymnasium with facilities for community use.

**Interim Use** means any use not specifically listed in this By-law and intended to be of only temporary duration.

3 Uses

The only uses for which development permits will be issued are:

- (a) A maximum of 2,800 dwelling units, not exceeding 192 000 m<sup>2</sup> in total gross floor area, provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
  - (i) a minimum of 20 percent of the units (including the family rental units provided under clause (ii) below) shall be for family housing, of which each two-bedroom dwelling unit shall have a minimum gross floor area of 74 m<sup>2</sup> and each three-bedroom dwelling unit shall have a minimum gross floor area of 90 m<sup>2</sup>; and

- (ii) a minimum of 20 percent of the units shall be for rental use only, secured by an agreement acceptable to the City, and of these rental units a minimum of 20 percent shall be for family housing. [8340; 01 06 05]
- (b) Retail Uses, but not including Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Vehicle Dealer and Service Bay;
- (c) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body Rub Parlour, Cabaret, Catering Establishment, Drive-Through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Production Studio, Repair Shop - Class A, Restaurant - Class 2, Restaurant Drive-In, and Sign Painting Shop;
- (d) Office Uses;
- (e) Cultural and Recreational Uses, but not including Arcade, Golf Course or Driving Range, Marina, Riding Ring, Rink, Stadium or Arena, Swimming Pool, Theatre, and Zoo or Botanical Garden;
- (f) Institutional Uses, but not including Ambulance Station, Church, Detoxification Centre, Hospital, and School - University or College;
- (g) Public Utility;
- (h) Parking Uses;
- (i) Seniors Supportive or Assisted Housing;
- (j) Accessory Uses customarily ancillary to the above uses; and
- (k) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
  - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
  - (ii) the Development Permit Board is satisfied that the use can be easily removed, and is of low intensity or low in capital investment;
  - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
  - (iv) development permits are limited in time to periods not exceeding 3 years.

[8824; 04 04 06]

## 4 Phases

**4.1** The development shall take place in four phases, approximately as illustrated in Figure 3.

**4.2** The phases shall be developed sequentially in numerical order commencing with Phase 1 and ending with Phase 4. As long as the prescribed order is maintained, one or more phases may be developed at the same time, provided that this Development Plan and Schedule "C" to the By-law are complied with.

## 5 Sub-areas

The district shall comprise 10 sub-areas, approximately as illustrated in Figure 4.

## 6 Subdivision

Approximate parcel boundaries and areas are indicated on Figure 5. The parcel boundaries and areas are approximate and subject to being finalized by survey at the time of subdivision.

## 7 Floor Area and Density

**7.1** The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 7.1.

**Table 1**

<b>Use</b>	<b>Maximum Floor Area</b>
Residential Uses	192 000 m <sup>2</sup>
Retail, Service and Office Uses	1 200 m <sup>2</sup>
Office, Cultural, Recreational and Institutional Uses*	1 395 m <sup>2</sup>
Neighbourhood House	930 m <sup>2</sup>
Community Gymnasium	740 m <sup>2</sup>
Child Day Care Facility	650 m <sup>2</sup>
School - Elementary	2 320 m <sup>2</sup>

[8340; 01 06 05] [8824; 04 04 06]

\* Note: This additional 1 395 m<sup>2</sup> of community service space is to be made available to social and community service organizations only.

**7.2** The following shall be included in the computation of floor area:

- (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.

**7.3** The following shall be excluded in the computation of floor area:

- (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 8 percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, 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 are at or below the base surface;
- (d) amenity areas, accessory to a residential use, 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 storey or 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]

**7.4** The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed. [7512; 96 01 11]
- (b) interior public space, including atria and other similar spaces, provided that:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 604 m<sup>2</sup>;
  - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

**7.5** The total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 7.5.

**Table 2 - Maximum Floor Area (in square metres)**

Use	1	2	3	4	5	6	7	8	9	10
Residential Uses	34 000	14 600	N/A	20 100	N/A	18 300	39 100	22 600	N/A	43 300
Retail, Service and Office uses	N/A	1 200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office, Cultural, Recreational, and Institutional Uses*	N/A	1 395	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Neighbourhood House	N/A	930	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Gymnasium	N/A	740	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Child Day Care Facility	N/A	650	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School - Elementary	N/A	2 320	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

[8340; 01 06 05] [8824; 04 04 06]

\* Note: This additional 1 395 m<sup>2</sup> of community service space is to be made available to social and community and service organizations only.

**7.6** Despite sub-section 7.5, the Development Permit Board may permit an increase in the maximum floor area for residential uses of 5% in each of sub-areas 7, 8 and 10 but the aggregate maximum floor area for all sub-areas must not exceed 192 000 m<sup>2</sup>. [8340; 01 06 05] [8824; 04 04 06]

**7.7** The maximum number of units in each sub-area shall be as set out in Table 3.

**Table 3 - Maximum Number of Dwelling Units**

Use	1	2	3	4	5	6	7	8	9	10
Maximum Number of Units	475	258	N/A	282	N/A	255	515	338	N/A	647

[8340; 01 06 05]

**7.8** Notwithstanding section 7.7, the Development Permit Board may permit an increase in the maximum number of residential units by 5 percent in each sub-area, provided that the development total does not exceed 2,800 units.

- 8 Height  
The maximum building height measured above the base surface, but excluding the mechanical penthouse and roof, shall be as set out in Table 4.

**Table 4 - Maximum Height (in metres)**

Use	1	2	3	4	5	6	7	8	9	10
Maximum Height	56	48	N/A	56	N/A	53	51	67	N/A	72

[8340; 01 06 05]

- 9 Residential Component
- 9.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.
- 9.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.
- 10 Parking  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:
- (a) multiple dwelling uses shall provide a minimum of one space for each 250 m<sup>2</sup> of gross residential floor area plus 0.75 space for each dwelling unit;
  - (b) seniors supportive or assisted housing use shall provide
    - (i) a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area for each residential unit consisting of less than 50 m<sup>2</sup> of gross floor area,
    - (ii) a minimum of 1 space for each 70 m<sup>2</sup> of gross floor area for each residential unit consisting of 50 m<sup>2</sup> or more and less than 70 m<sup>2</sup> of gross floor area,
    - (iii) a minimum of 1 space for each 70 m<sup>2</sup> of gross floor area for each residential unit consisting of 70 m<sup>2</sup> or more of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided,
    - (iv) passenger space requirements for Community Care Facility - Class B, and [9674; 08 06 24]
    - (v) a minimum of two disability spaces, and, after the first 30 spaces, a minimum of one disability space for every 15 off-street parking spaces. [8340; 01 06 05]
  - (c) cultural, recreational and institutional uses shall provide parking as determined by the Director of Planning, in consultation with the City Engineer. [7717; 97 03 25] [8824; 04 04 06]
- 11 Loading  
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one loading bay shall be provided for every 200 dwelling units.

12 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.

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

[7515; 96 01 11]

This is Schedule "C" to  
By-law No. 7204

Development Plan  
of CD-1 (314)

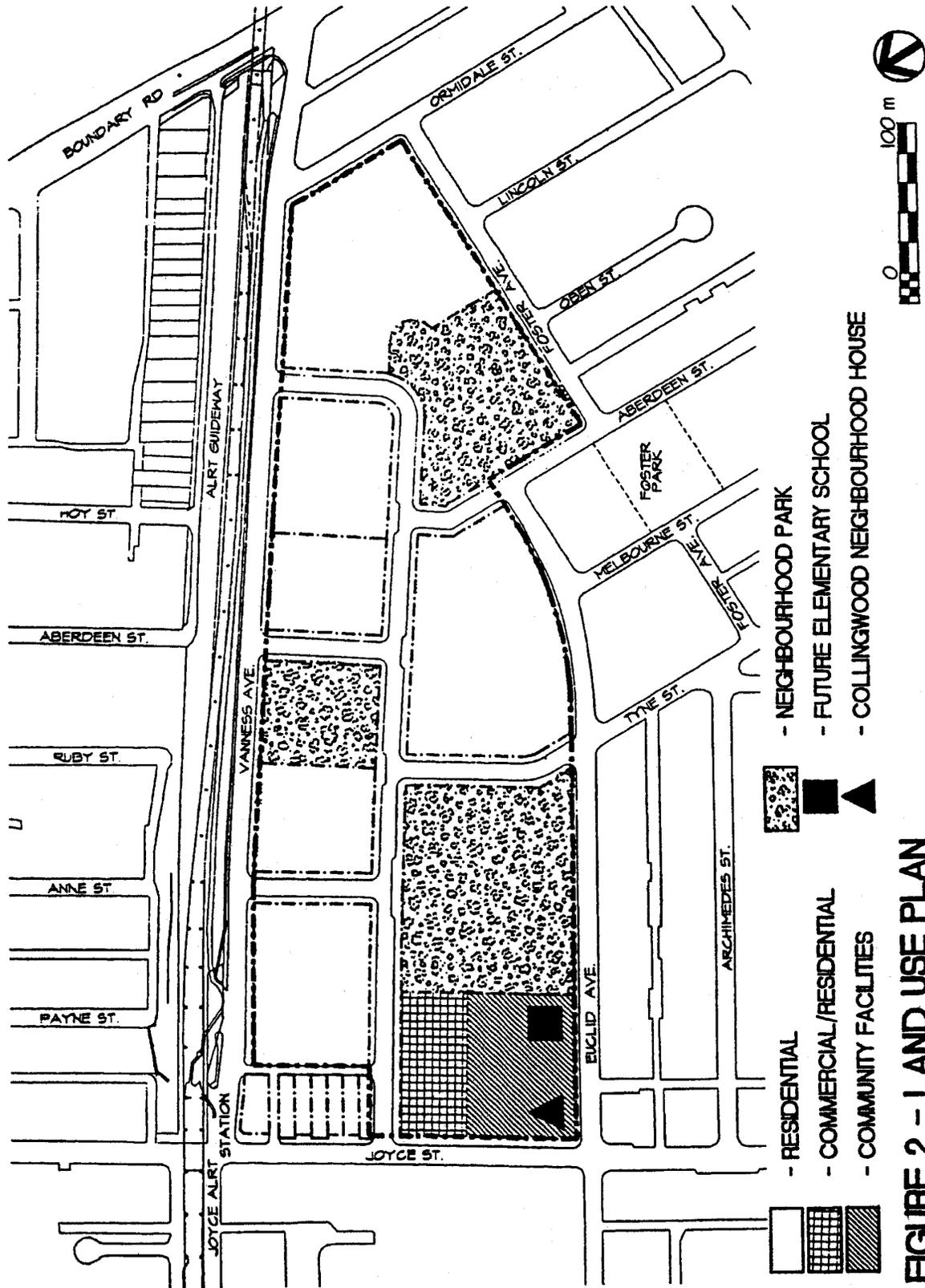
1 Intent

The following schedule sets forth the amenities, facilities, utilities, services and land (hereinafter referred to as infrastructure), to be provided to the City, together with the time at which each item is to be provided.

Item of Infrastructure	Time for Provision
<p><i>Phase 2</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 2, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p> <p>The land for a park, generally as shown in Figure 7 to the Development Plan, and improvements, satisfactory to the General Manager of Parks and Recreation.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 2.</p>

Item of Infrastructure	Time for Provision
<p><i>Phase 3</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 3, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 3.</p>
<p><i>Phase 4</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 4, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p> <p>The land for a park, generally as shown in Figure 7 to the Development Plan, and improvements, satisfactory to the General Manager of Parks and Recreation.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 3.</p>

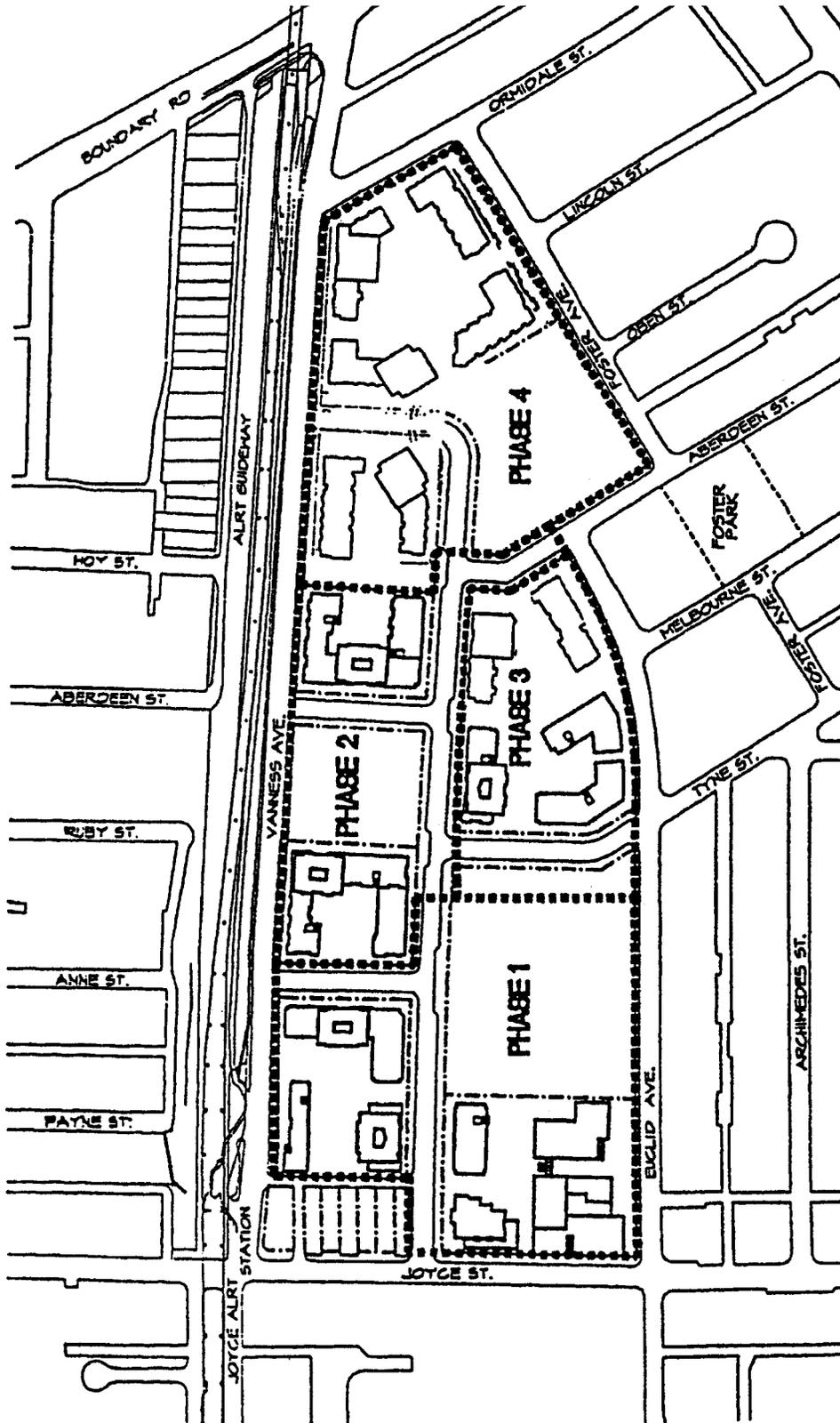




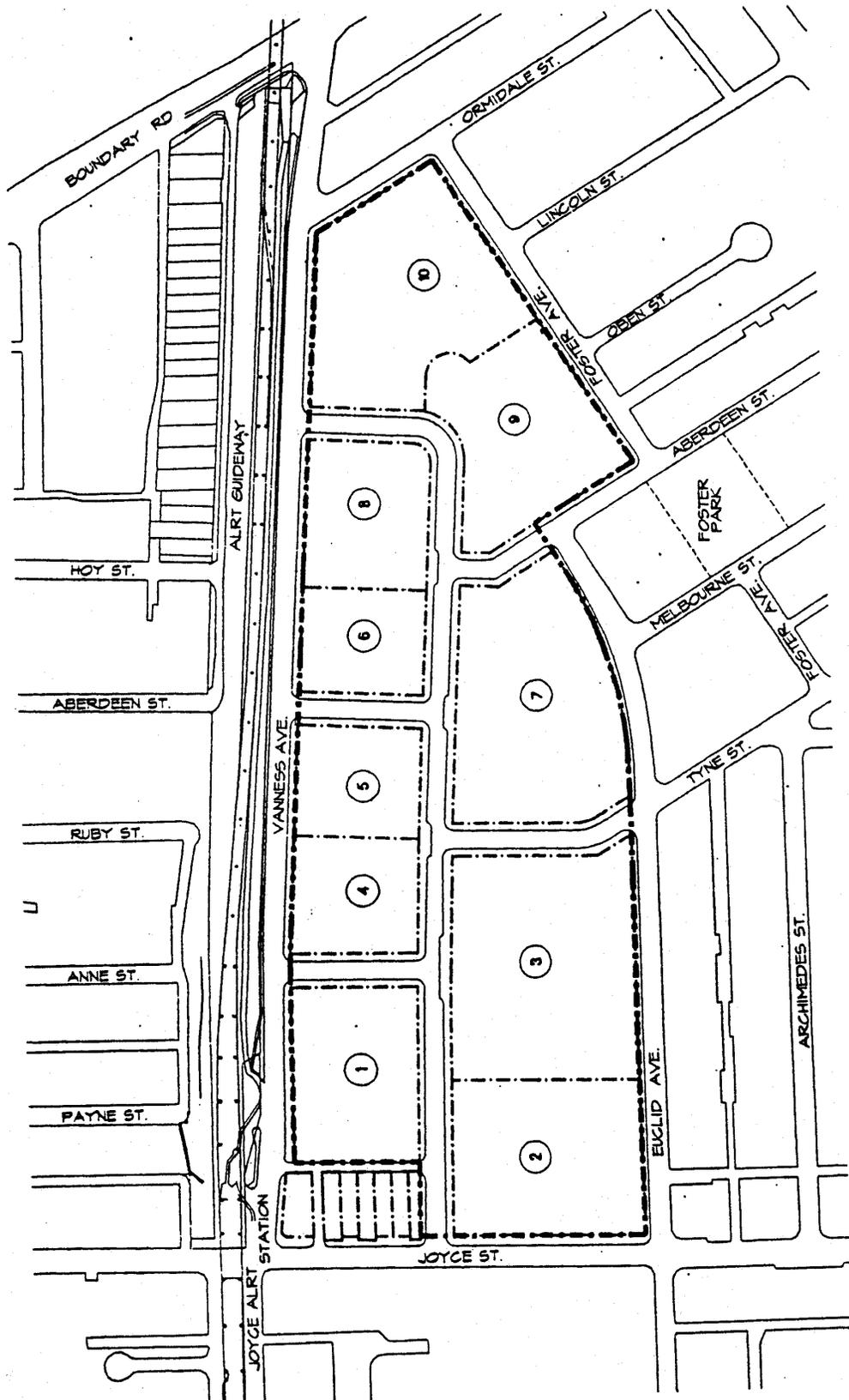
- RESIDENTIAL
- COMMERCIAL/RESIDENTIAL
- COMMUNITY FACILITIES
- NEIGHBOURHOOD PARK
- FUTURE ELEMENTARY SCHOOL
- COLLINGWOOD NEIGHBOURHOOD HOUSE



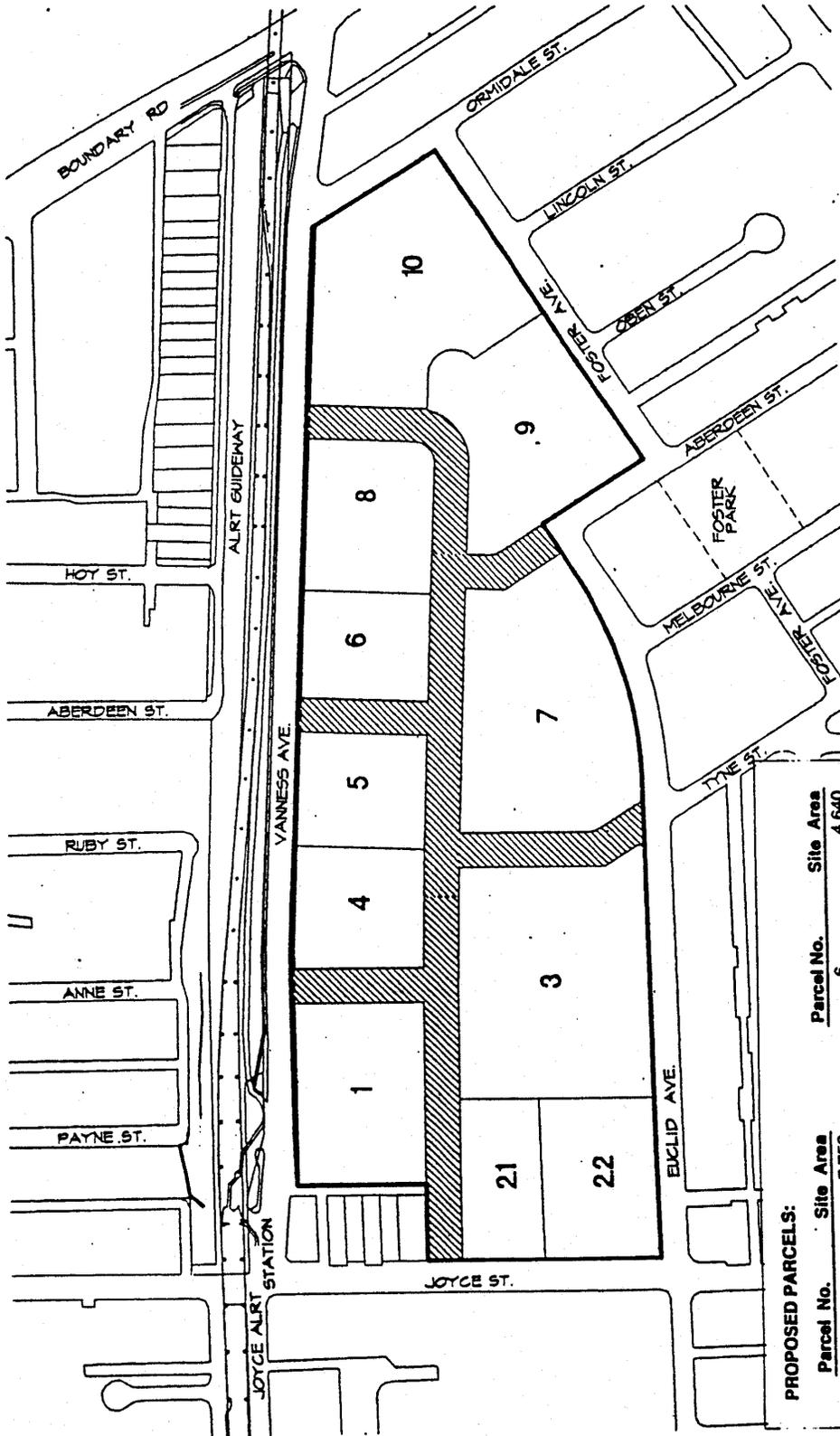
**FIGURE 2 - LAND USE PLAN**



**FIGURE 3- PHASING PLAN**



**FIGURE 4 - SUB AREAS PLAN**

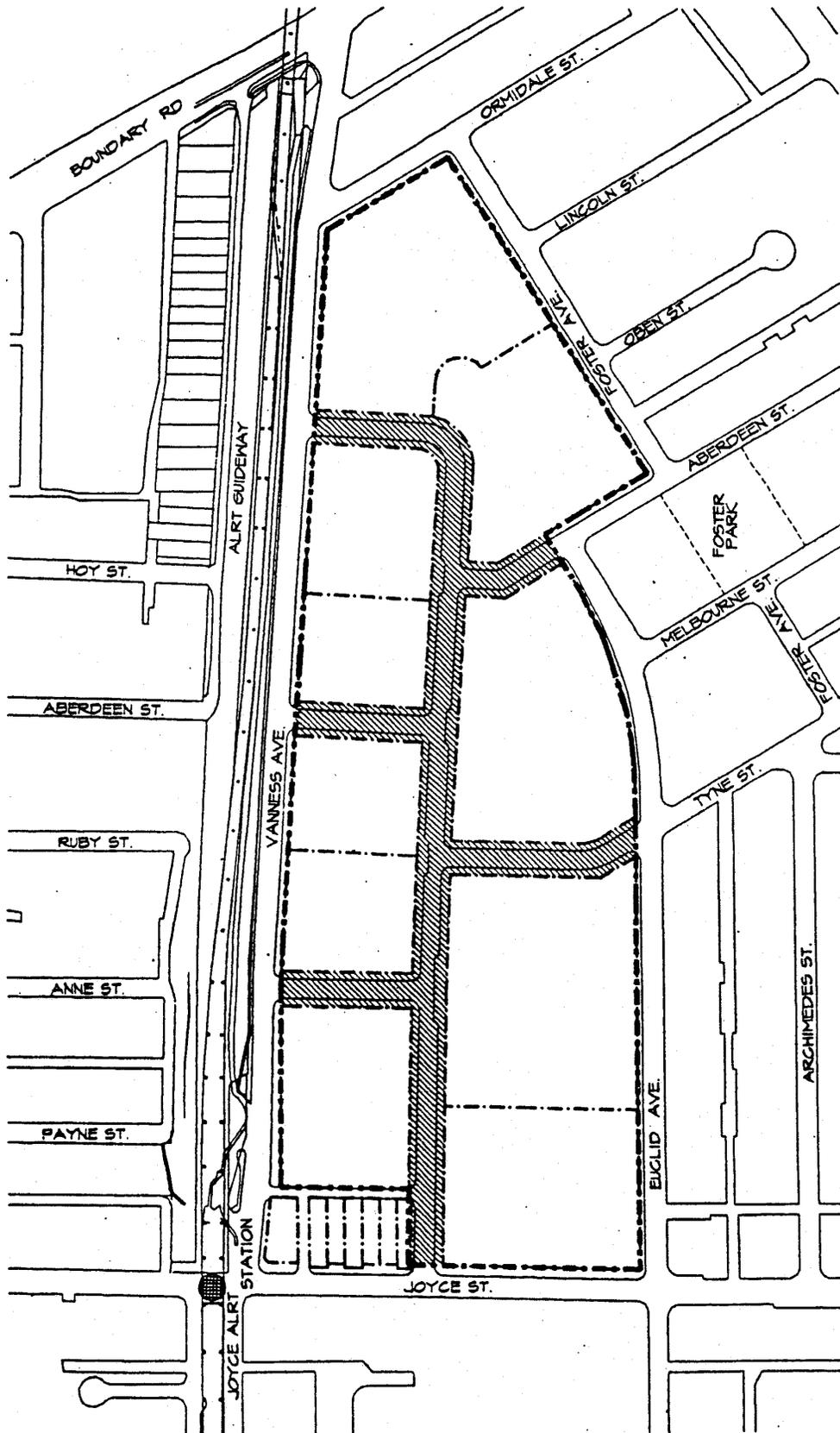


 - OPEN STREETS (TO BE DEDICATED)

• all areas stated, are approximate (subject to final subdivision approval) and are in square metres.



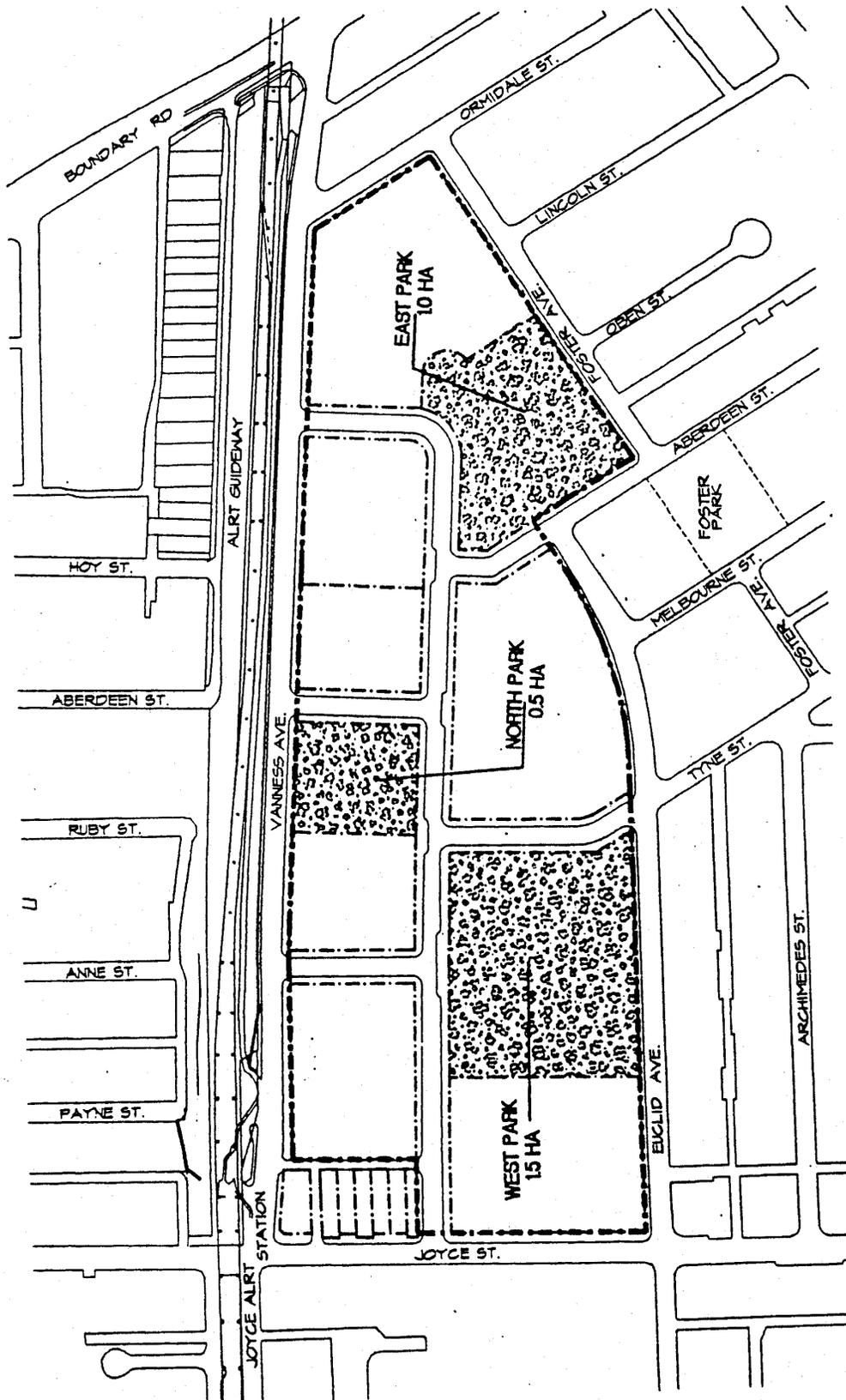
**FIGURE 5 - PARCEL BOUNDARIES AND AREAS - PROPOSED**



-  - OPEN STREETS (R.O.W. DEDICATED)
-  - ALRT STATION (JOYCE)

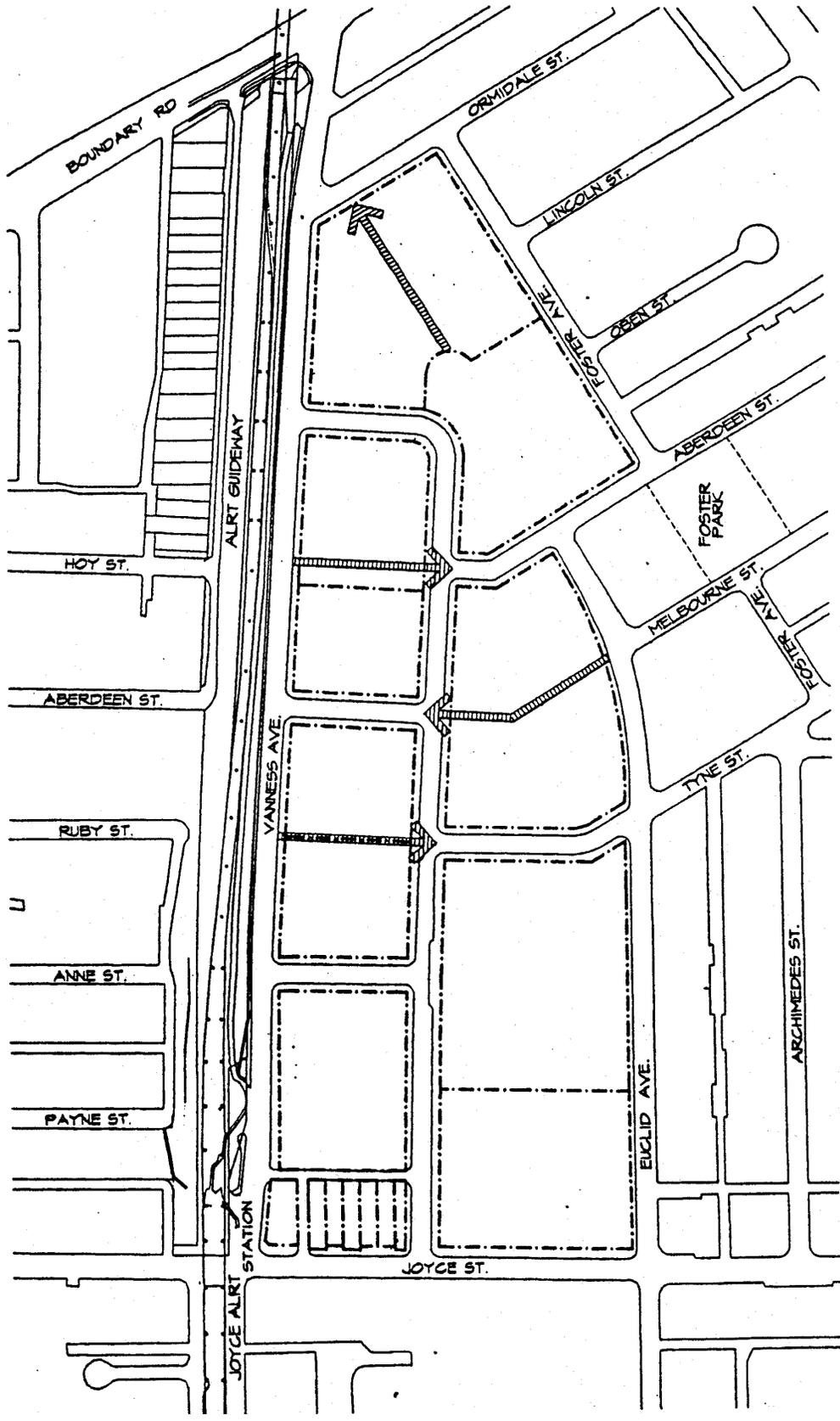


**FIGURE 6 - STREETS PLAN**



- NEIGHBOURHOOD PARKS  
 TOTAL PARK PROVIDED - 30 HA

**FIGURE 7 - PARKS PLAN**




 - GRADE LEVEL PATHWAYS. PEDESTRIAN WALKWAY NETWORK  
 (IN ADDITION TO PEDESTRIAN SIDEWALKS ALONG CITY STREETS AND  
 ACCESS THROUGH PARK AREAS)



**FIGURE 8 - PEDESTRIAN PATHS PLAN**

CITY OF VANCOUVER



MEMORANDUM

RECEIVED  
PLANNING DEPARTMENT

P 6376  
FAS  
THF

From: CITY CLERK

Date: July 8, 1993

To: Ken Dobell, City Manager *Refer File: PH #274*  
Tom Fletcher, Director of Planning  
Vic Kondrosky, General Manager, Parks & Recreation  
John Mulberry, Director of Legal Services  
Joyce Preston, Director of Social Planning  
Dave Rudberg, City Engineer  
Rick Scobie, Associate Director, Land Use & Development

Subject: PUBLIC HEARING - JUNE 24, 1993

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Attached are the Minutes of the Special Council meeting (Public Hearing) held on June 24, 1993.

Please note any matters contained therein for your attention.

CITY CLERK

GmN

GMac:ss  
Att.

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

3

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 24, 1993, at 7:30 p.m., in the Council Chamber, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Councillors Chan, Davies, Kennedy,  
Owen, Price, Puil, Rankin and  
Wilson

ABSENT: Councillor Bellamy  
Councillor Eriksen

CLERK TO THE COUNCIL: G. MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Puil,  
SECONDED by Cllr. Owen,

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: 3400-3660 Vanness, Foster and Euclid Avenues

An application by VLC Properties Ltd. was considered as follows:

REZONING: 3400-3660 VANNESS, FOSTER AND EUCLID AVENUES

Present Zoning: M-1 Industrial District, C-2C Commercial District and CD-1 Comprehensive Development District

Proposed Zoning: CD-1 Comprehensive Development District

Clause No. 1 cont'd

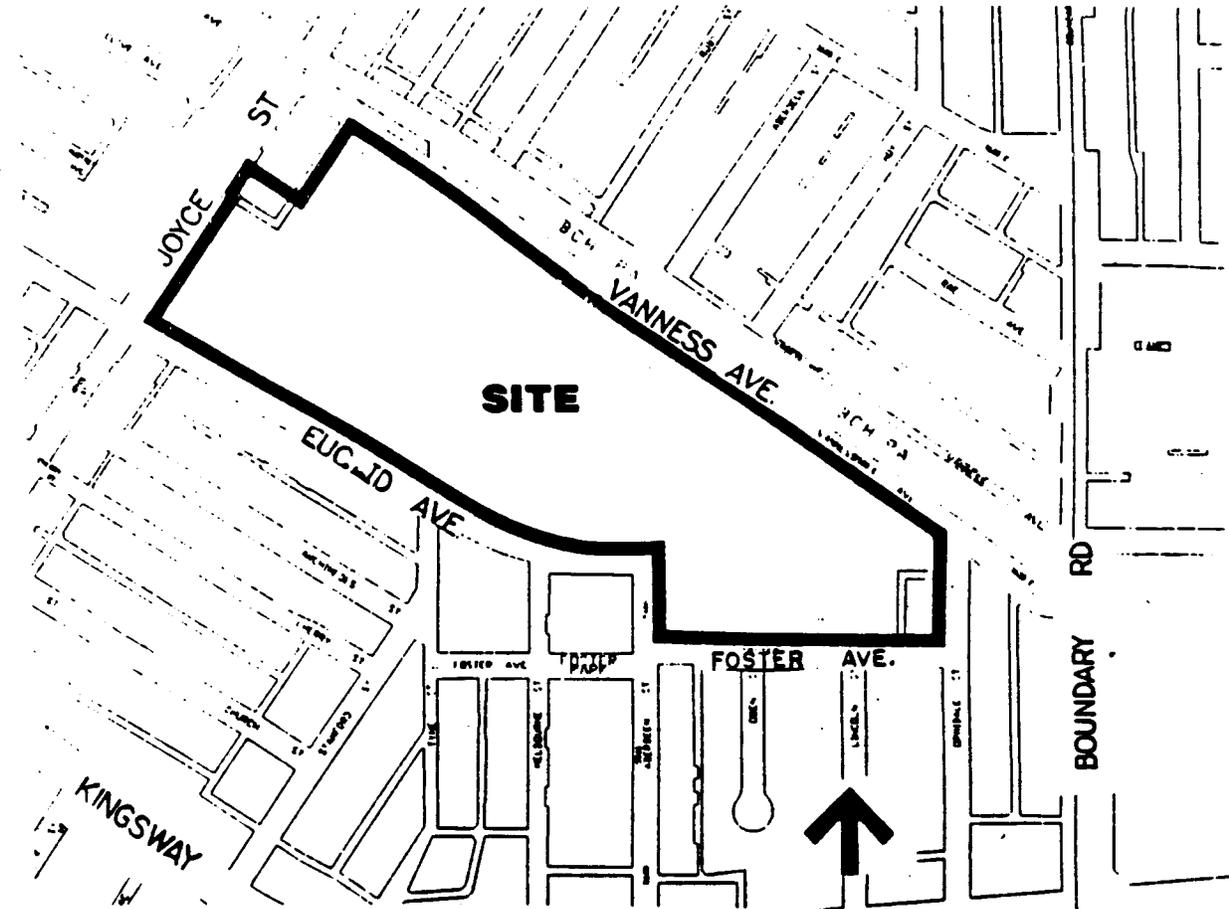
(i) If approved, the first draft by-law would rezone those properties generally as illustrated and located within the heavy black outline on the map below from M-1, C-2C and CD-1 to CD-1 with no accompanying regulations; the second draft by-law would rezone these same properties comprising the site from CD-1 into another new CD-1, with regulations, which would accommodate the use and development of the site generally as follows:

- maximum of 2,800 dwelling units within a maximum total of 192 000 m<sup>2</sup> (2,066,700 sq.ft.) of residential floor area;
- provisions for assured rental housing;
- provisions for family housing;
- retail, office and service uses, limited to a maximum total of 1 200 m<sup>2</sup> (12,900 sq.ft.);
- provision of additional community service uses, limited to a maximum total of 1 395 m<sup>2</sup> (15,000 sq.ft.);
- a child day care facility, neighbourhood house, community gymnasium and site for a future elementary school;
- three neighbourhood parks totalling 3 ha (7.4 ac.) and a series of linear pedestrian walkways;
- accessory uses customarily ancillary to the above;
- maximum height, set out on a sub-area basis, ranging from 48 m (157.5 ft.) to 56 m (183.7 ft.);
- acoustical provisions; and
- provisions regarding off-street parking and loading.

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

(iii) Any consequential amendments, including repeal of Comprehensive Development District By-law, No. 6324.

Clause No. 1 cont'd



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

- SCHEMATIC (a) DEVELOPMENT** THAT, the proposed schematic development be approved by Council in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department - December 21, 1992 and revised April 15, 1993" specifically in relation to the siting of buildings, development of ground plane, general building heights and massing, to be further articulated with design guidelines which will guide and adjudicate the scheme through the development permit process.

Clause No. 1 cont'd

- DESIGN (b) THAT, the approval in principle of the document  
GUIDELINES entitled "Joyce/Vanness CD-1 Guidelines" be  
submitted for final approval at the time of By-law  
enactment.
- FORM OF (c) THAT, prior to the final approval by Council of the  
DEVELOPMENT form of development for each portion of the  
project, the applicant shall obtain approval of a  
development application by the Director of  
Planning.
- SOILS (d) THAT, prior to the Public Hearing, the property  
FAVOURABLE owner shall obtain and submit to the City,  
COMMENT favourable comment from the Ministry of Environment  
on a remediation plan for Phase 1.
- (e) THAT, prior to enactment of the CD-1 By-law, the  
registered owner shall, at no cost to the City:
- ELEMENTARY (i) execute an agreement, satisfactory to the  
SCHOOL Director of Legal Services and the  
Superintendent of Schools, to ensure that:
- (a) a site satisfactory to the School Board  
and the City is conveyed to the City at  
no cost after remediation. The school  
site will be established as a parcel upon  
subdivision with an option to purchase  
the school parcel for a minimal sum as  
security for the transfer. This site  
shall be conveyed to the City, at the  
property owner's expense, within 10 years  
of enactment or such other date as  
approved by Council;
- (b) the soils in the school site will be  
remediated to the satisfaction of the  
City and Ministry of Environment (and  
relevant Federal authorities, to the  
extent that the same evaluate the  
remediation), and the school site has  
been dedicated or conveyed to the City;

Clause No. 1 cont'd

- (c) the developer pay for the parking podium on which the school will sit, the required parking and loading areas and all other school construction and programmatic costs over and above those typical of the lands elementary schools are ordinarily constructed upon; and
- (d) if the School Board proceeds with the school, the City will convey the site to the School Board; however, if the School Board decides not to proceed with the school, the entire site may be utilized for community uses. The agreement shall provide for public access to school parking during non-school hours.

CHILD DAY CARE (ii) execute an agreement, satisfactory to the  
FACILITY Directors of Legal Services, Social Planning and Housing and Properties, ensuring that a fully finished child day care facility including outdoor play space, underground parking, and loading and access be provided. The facility shall include a minimum of 650 m<sup>2</sup> (7,000 sq.ft.) of fully finished indoor space and 929 m<sup>2</sup> (10,000 sq.ft.) of immediately adjacent fenced and equipped outdoor play space, and must meet all requirements for child day care facilities and the licensing thereof. This facility and outdoor space shall be designed and constructed to the satisfaction of the Directors of Social Planning and Housing and Properties. The facility shall be conveyed to the City, and the requisite parcel(s) of land shall be conveyed to the City at no cost. These conveyances shall occur prior to occupancy of any residential dwelling units in Phase 1;

Clause No. 1 cont'd

- NEIGHBOURHOOD (iii) execute an agreement, satisfactory to the  
HOUSE AND Directors of Legal Services and Housing and  
COMMUNITY GYMNASIUM Properties, ensuring that 1 670 m<sup>2</sup> (18,000  
sq.ft.) of finished community space for a  
neighbourhood house and a community gymnasium,  
together with open space, underground parking,  
loading and access be provided. These  
facilities, open space, and underground  
parking, loading and access shall be designed  
and constructed to the satisfaction of the  
Director of Housing and Properties and the  
Superintendent of Schools. These facilities  
shall be conveyed to the City, and the  
requisite parcel(s) of land shall be conveyed  
to the City at no cost. These conveyances  
shall occur prior to occupancy of any  
residential dwelling units in Phase 1;
- COMMUNITY (iv) execute an agreement, satisfactory to the  
SERVICE SPACE Directors of Legal Services, Social Planning,  
and Housing and Properties, ensuring that up  
to a maximum of 1 395 m<sup>2</sup> (15,000 sq.ft.) of  
finished community service space, together  
with underground parking, loading and access  
be constructed at cost for the City and the  
requisite parcel(s) of land be conveyed to the  
City at no cost. This community service  
space, underground parking, loading and  
access, and the requisite parcel(s) of land  
shall be conveyed to the City prior to  
occupancy of any residential dwelling units in  
Phase 1;
- RAILWAY BRIDGE (v) execute an agreement, satisfactory to the  
Director of Legal Services and the City  
Engineer, providing for the removal of the  
existing railway bridge over Boundary Road at  
Vanness Avenue, at no cost to the City;
- OCCUPANCY BY (vi) execute an agreement, satisfactory to the  
FAMILIES Directors of Legal Services and Housing and  
Properties, providing that occupancy or  
possession of dwelling units shall not be  
denied to families with children, with the  
exception of units which may be designated as  
senior citizens' housing;

Clause No. 1 cont'd

ASSURED RENTAL (vii) execute an agreement, satisfactory to the  
HOUSING Directors of Legal Services and Housing and Properties, ensuring that a minimum of 15% of the dwelling units, up to a maximum of 420 units, shall be designated for rental tenure only, and further that a minimum of 25% of these dwelling units, up to a maximum of 105 units, shall meet BCHMC standards for non-market family housing;

ASSURED RENTAL (viii) execute an agreement, satisfactory to the  
HOUSING Directors of Legal Services and Housing and Properties, prohibiting the sale of individual units intended for the guaranteed rental housing program for 20 years from the date of occupancy; provided, however, that all of the units set aside for guaranteed rental housing may be sold to one purchaser;

STREETSCAPE (ix) execute an agreement, satisfactory to the  
STUDY Directors of Legal Services and Planning, and the City Engineer, requiring the developer to contribute \$5,000 for a streetscape study of Joyce Street from Kingsway to Wellington Avenue; and

SUBDIVISION (x) obtain approval and registration of a  
compatible subdivision plan for Phase 1.

(f) THAT, with respect to Phase 1, prior to enactment, and with respect to each other phase, prior to removal of the no development covenants, the registered owner shall, at no cost to the City:

Clause No. 1 cont'd

SOILS  
REMEDICATION  
AND INDEMNITY

(i) obtain and submit to the City copies of all soils studies and the consequential Remediation Plan for each phase approved by the Ministry of Environment and acceptable to the City. Execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate Department Heads obligating the property owner to:

(a) remediate to the satisfaction of the Ministry of Environment and, with respect to lands dedicated or transferred to the City, to the satisfaction of the City, any contaminated soils on each phase in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; and

(b) indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils on each phase, including costs arising as a result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary.

SOILS  
REMEDICATION

(ii) submit to the City a soils remediation plan for all parks, community facilities, school site, and for all newly dedicated streets, including the utility rights-of-way required to serve each phase, including utility construction plans compatible with the accepted remediation plan, and execute any agreements deemed necessary by the City Engineer providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and groundwater flows; and any other remedial works or systems required by the City, all to the satisfaction of the City Engineer and the Director of Legal Services;

Clause No. 1 cont'd

SOILS  
OCCUPANCY  
RESTRICTION

(iii) execute an agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed pursuant to this rezoning on the subject site until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment (and all relevant Federal authorities to the extent that the same evaluate the remediation), and to the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Environment, and acceptable to the City;

PARKS

(iv) execute agreements, satisfactory to the Director of Legal Services and the General Manager of Parks and Recreation to ensure:

(a) that the park required to service the phase is conveyed to the City at no cost after remediation and construction. The park site will be established as a parcel upon subdivision with an option to purchase the park parcel for a nominal sum as security for the transfer. This park shall be designed and constructed and conveyed to the City, at the property owner's expense, to the satisfaction of the General Manager of Parks and Recreation within 10 years of enactment or such other date as approved by Council;

(b) that there is no occupancy of any building on the phase constructed pursuant to this rezoning, until the park and related facilities are constructed to the satisfaction of the General Manager of Parks and Recreation; and

(c) that the soils in the park will be remediated to the satisfaction of the City and the Ministry of Environment (and relevant Federal authorities, to the extent that the same evaluate the remediation), and the park has been dedicated or conveyed to the City;

Clause No. 1 cont'd

SERVICE  
AGREEMENT

(v) execute a service agreement, satisfactory to the City Engineer and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of all phases of the subject site (collectively called the "Services") are designed, constructed, and installed, and to provide for the grant of all necessary street dedications and rights-of-way for the services, all to the satisfaction of the City Engineer and the Director of Legal Services. Dates for completion of the Services, and the length of the applicable warranty and indemnity periods shall be to the satisfaction of the City Engineer. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

- (a) the phasing shall occur in accordance with a phasing plan, acceptable to the City Engineer;
- (b) no development permit for a phase shall be issued until the design of the Services for that phase is completed to the satisfaction of the City Engineer;
- (c) the design of the Services for a phase shall be completed to the satisfaction of the City Engineer prior to:
  - (i) tendering for the construction of any of the Services for that phase; or
  - (ii) any construction of the Services for that phase if the property owner decides not to tender the construction;

Clause No. 1 cont'd

(d) no occupancy of any buildings or improvements on a phase shall be permitted until all Services are completed to the satisfaction of the City Engineer for that phase; and

(e) a warranty in respect of the services for a phase shall be granted for a period of time designated by the City Engineer, and an indemnity shall also be given protecting the appropriate persons for a period of time designated by the City Engineer.

PEDESTRIAN  
PATHWAYS

(vi) grant a statutory right-of-way, satisfactory to the City Engineer and the Director of Planning, for the pedestrian pathways extending the city street grid in a phase, prior to the issuance of a development permit for any portion of that phase;

SUBDIVISION AND  
SERVICE AGREEMENT

(vii) execute an agreement, satisfactory to the Director of Legal Services, prohibiting the issuance of a development permit for any portion of the land in a phase until subdivision of that phase has been approved and a Service agreement has been entered into, all satisfactory to the City Engineer and the Director of Legal Services; and

AMEND  
COVENANTS

(viii) re-evaluate, amend and/or release all existing covenants and rights-of-way to address the proposed development on a phase, to the satisfaction of the Director of Legal Services.

REPEAL OF (g)  
BY-LAW  
GUIDELINES

THAT, if approved at Public Hearing, the CD-1 By-law be accompanied at the time of enactment by:

(i) a by-law to repeal CD-1 By-law, No. 6324; and

(ii) a motion to repeal the Council-adopted guidelines referenced as "Joyce Station Area Guidelines for CD-1 By-law, No. 6324".

Clause No. 1 cont'd

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 215 of the Land Title Act.

The preceding agreements are to be tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the By-law; such agreements are to have priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services.

The required agreements shall provide security to the City including indemnities, warranties, options to purchase, no development covenants, equitable charges, letters of credit, and withholding of permits, as considered advisable by, and in a form satisfactory to, the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

Clause No. 1 cont'd

SUMMARY OF PROPOSED CHANGES  
3400-3660 Vanness, Foster and Euclid Avenues

	Current Status	Proposed Amendments (if approved)
Zone	M-1, C-2C and CD-1	CD-1
Use	<p>M-1 - Cultural and Recreational; - Dwelling; - Institutional; - Manufacturing; - Office; - Parking; - Retail; - Service; - Transportation and Storage; - Utility and Communication; - Wholesale.</p> <p>C-2C - Cultural and Recreational; - Dwelling; - Institutional; - Office; - Retail; - Service; - Utility and Communication.</p> <p>CD-1 - One-Family Dwelling; - Two-Family Dwelling; - Multiple Dwelling.</p>	<p>CD-1 - Multiple Dwellings; - Cultural and Recreational; - Institutional; - Interim uses; - Office; - Parking; - Parks and Open Spaces; - Public Utility; - Retail; - Service.</p>
Density	<p>M-1 : 5.0 FSR C-2C : 3.0 FSR CD-1 : 1.2 FSR</p>	<p>CD-1 : 1.75 gross FSR (1.80 gross FSR including community facilities)</p>
Height	<p>M-1 : 30.5 m (100 ft.) C-2C : 12.2 m (40 ft.) CD-1 : 12.2 m (40 ft.)</p>	<p>CD-1 : ranges from 48 m (157.5 ft.) to 56 m (183.7 ft.)</p>

Clause No. 1 cont'd

A summary of the correspondence received indicated one letter supporting the project, one letter opposing the project, one letter received from the Mayor of Burnaby raising concern about the social/recreation facilities and services required in the Collingwood Village project, and one letter received from VLC Properties Ltd. prior to referral to Public Hearing, concerning unresolved technical issues for Collingwood Village rezoning.

Ms. Jacqui Murfitt, Associate Director of Planning, introduced the project and provided an overview of the process. Last July Council instructed that this application be subject to a broad public process. Staff have achieved this directive through community consultation in several languages and in several locations in the community. The majority of people spoken to supported the development, including site design. The concerns that have been raised to date refer to traffic, parking, crime, a reluctance to believe that community facilities would actually be built, view blockage, and shadowing concerns.

The development is organized around a central east/west street, with a secondary street network which is connected to the surrounding street grid. The community facilities, which include the Collingwood Neighbourhood House, the gymnasium, day care, and school site, are located at the southwest corner of the site adjacent to Joyce and Euclid. This location provides convenient access for residents of the new development and the adjacent community. Seven point four (7.4) acres of park space is configured in three sites, with the largest park scheduled for the first phase and located adjacent to the school. The remaining two parks are tied to subsequent phases of development.

Housing is configured in the parcels containing towers and 4-6 storey mid-rise buildings. A total of ten towers have been planned, ranging from 17 to 20 storeys each. Twenty-five percent of the total units will be family housing, while 15% of the total units will be guaranteed rental.

The development will proceed in phases from west to east. Community facilities, a majority of the rental units, and the largest park will be in the first phase.

Clause No. 1 cont'd

In order to limit traffic impacts, a proposed on-site street system will diffuse the traffic flow to a number of locations. The City Engineer feels this is a better solution than concentrating the traffic flow on one or two streets. A traffic impact study will be required after a majority of the site is developed. In addition, a neighbourhood traffic plan will be developed for the Joyce Station area, dealing with increases in traffic caused by the overall development.

Shadowing impacts have been addressed through the design process. The towers are now concentrated in the middle and northern portions of this site, and are separated from the single-family area to the north by the ALRT right-of-way. Only three towers will be located adjacent to Vanness Avenue.

Ms. Murfitt referenced a memorandum to Council, dated June 24, 1993 (on file), regarding the application of Safer City Task Force recommendations to the Joyce/Vanness proposal. Also referenced, and discussed in some detail, was a memorandum to Council from the Deputy Director of Planning, dated June 24, 1993 (on file), which advised VLC is seeking changes to the draft CD-1 By-law and/or proposed conditions of approval related to the following three issues:

1. Rental tower height - Joyce Street;
2. BCHMC standards for market housing;
3. Approval of the form of development.

Staff are in favour of the first change which will reduce the tower height from 20 to 17 storeys and redistribute the tower to the mid-portion of the site. The draft by-law requires Council approval for the final form of development for each phase of the project. VLC noted the Vancouver Charter enables the Development Permit Board, rather than Council, to approve the final form of development. VLC would like to proceed on this basis.

VLC also proposed to develop 2-bedroom units which are 700 sq. ft. in size, and 3-bedroom units which are 900 sq. ft. in size. In the opinion of staff, these units are too small, and it is recommended the units be built according to BCHMC minimum standards which require sizes of 840 sq. ft. for 2-bedroom units, and 960 sq. ft. for 3-bedroom units.

Clause No. 1 cont'd

A member of Council enquired whether staff had taken into consideration the financial analysis of VLC regarding the smaller units when formulating the staff opinion. Ms. Elaine Duvall, Senior Housing Officer, Housing & Properties Department, advised the staff recommendation has emanated from concern that the VLC request does not meet the City's approved guidelines for housing standards at high densities. These units would not meet the livability criteria.

Mr. David Podmore, President, VLC Properties Ltd., advised Council of the exemplary public process which has been conducted for this application. The result is the conversion of an industrial area to new affordable housing in a new community in close proximity to the ALRT, with its own public facilities.

The plan is significantly different and better than the plan first presented to the community. Some of the improvements include:

- a better road system;
- a better system of pathways and walkways;
- an improved park system;
- a better concept for community facilities;
- a refined approach to staging the project to ensure public amenities are built with each phase;
- a reworking of the building mass to ensure view corridors are respected;
- the overshadowing impact on adjoining areas is minimized or eliminated;
- local traffic impacts are reduced;
- quality of design is ensured.

The process has significantly lowered the density of the development from the application first submitted. In addition, there is now a large component of assured housing and family housing.

Clause No. 1 cont'd

Mr. Podmore advised there are two outstanding issues in which Council support is required. First, VLC is concerned that a strict interpretation of the BCHMC guidelines will lead to a less affordable final product. For example, the impact of these guidelines on a 2-bedroom unit will result in a rental increase of \$175.00 per month. If built for sale, the guidelines would result in increased costs to the purchaser of \$30,000. VLC requested that Council not make any specific size requirement in its condition of approval, and this matter be delegated to the development permit process. It was also noted the BCHMC standards normally applied to two-storey construction and staircases are included in the space requirements. This project is different and the actual floor plans will be about the same size.

Mr. Podmore advised the Vancouver Charter was recently amended to allow the Director of Planning and Development Permit Board to approve the final form of development for large projects that have engaged in a public consultation process. It was requested that Council approve of this approach. This approval would not eliminate the possibility of consulting with Council in the future.

The end result of this rezoning will be a 10-year program, bringing affordable housing to the City, approximately 2800 housing units in total, as well as a large supply of affordable, assured rental housing adjacent to the ALRT. This project will create jobs in the Collingwood neighbourhood.

The Mayor called for speakers for and against the application, and the following delegations were heard:

Ms. Chris Taulu, Chairperson of the Joyce Station Planning Committee, asked that Council approve the rezoning application. The community has been actively involved in the process and difficult decisions were made. The neighbourhood assessed its requirements and reviewed the costs required to satisfy these requirements, and a process of compromise was followed. The Joyce Station Committee will stay involved and Council was urged to immediately commence a traffic study.

In response to a question from a member of Council, Ms. Taulu advised there was an attempt made to truly inform the neighbourhood of the particulars of the application. Several different languages were used.

Clause No. 1 cont'd

Mr. Lance Carlsen, on behalf of the Joyce Station Planning Committee, urged Council to support the project. VLC Properties has been extremely cooperative throughout this process.

Mr. Robert Burkart, on behalf of the Collingwood Neighbourhood House Society, expressed his support for the proposed development. The Society is delighted to see the inclusion of the Neighbourhood House in the application, as the availability of space has long been a problem.

Mr. Tibor Varnai, 3300 Block Austrey Street, spoke in favour of the project. However, concern was expressed the project should not stop at the Euclid and Joyce corner, but should continue onward towards Joyce Street and Rupert Street.

Ms. Laurie Senft, 3300 Block Church Street, opposed the application due to the huge size of the building and densities rivalling the City's West End. In addition, people living in the area will have a detrimental impact on transit, and Ms. Senft demanded a proper traffic study be completed for further development.

Following this presentation, a member of Council enquired whether a traffic impact study has been done to date. Ms. Jacqui Murfitt advised the City has not completed a traffic impact study but VLC Properties has undertaken a study which does account for the existing traffic patterns; and the City has been using this plan as a guide. Mr. Paul Pinsker, Transportation & Planning Branch, Engineering Department, advised the VLC traffic study was comprehensive and considered all modes of transportation. Staff are satisfied the measures agreed to by the City and VLC will be adequate, and the City has even asked the developer to look at impacts on areas outside the development, which is unusual.

Ms. Reyna Belaustequi, 4000 Block Kaslo Street, reviewed the project in detail and outlined areas of concern, particularly in relation to mental health issues.

Mr. Ken Green, on behalf of the Collingwood Business Association, urged Council to support the project. The Association supports the physical economic revitalization of the Collingwood area, and embraces this project because it will help meet these objectives.

Mr. Peter Miller, 4900 Block Lorraine Avenue, Burnaby, expressed concerns with the traffic impacts caused by this project, particularly the traffic movement in and out of Burnaby.

Mayor Campbell clarified Vancouver City Council will be meeting with representatives of Burnaby Council, to discuss this matter further.

Clause No. 1 cont'd

Mr. Doug Porter, 3700 Block Thurston Street, Burnaby, expressed disappointment that park space does not meet City standards. Cycling improvements to the area were also requested.

Mr. Marvin Tandy, Wellington, strongly opposed the project and expressed concern about traffic problems in the area.

MOVED by Cllr. Puil,

THAT condition (a) - Schematic Development - be amended as follows:

- (a) THAT, the proposed schematic development be approved by Council in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department - December 21, 1992 and revised May 30, 1993" specifically in relation to the siting of buildings, development of ground plane, general building heights and massing, to be further articulated with design guidelines which will guide and adjudicate the scheme through the development permit process.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

MOVED by Cllr. Puil,

THAT the provision in the draft CD-1 By-law, specifying the family unit sizes be designed to meet the BCHMC minimum standards, remain unchanged.

- CARRIED

(Councillors Chan, Owen and the Mayor opposed)

Clause No. 1 cont'd

MOVED by Cllr. Puil,

THAT page 2 of the draft CD-1 By-law No. 2, Section 9, be amended to read as follows:

9. Any person wishing to carry out any development in CD-1( ) shall submit such plans and specifications as may be required by the Director of Planning and obtain the approval of the Development Permit Board or the Director of Planning, as the case may be.

FURTHER THAT condition (c) - Form of Development - be deleted.

- CARRIED

(Councillors Davies, Rankin and Wilson opposed)

Underlining denotes amendment

MOVED by Cllr. Puil,

THAT the application be approved, subject to the conditions set out in this Minute of the Public Hearing, and revisions made at this Public Hearing.

- CARRIED UNANIMOUSLY

\* \* \* \*

The Special Council recessed at 9:30 p.m.  
and reconvened at 9:40 p.m.

CITY OF VANCOUVER



MEMORANDUM

<b>RECEIVED</b>	
PLANNING DEPARTMENT	
JUL 27 1993	
NUMBER	<i>10019</i>
REFERRED TO	<i>FAS</i>
COPY TO	<i>(THE)</i>
ANSWER REQ'D	

From: CITY CLERK

Date: July 23, 1993

To: KEN DOBELL, CITY MANAGER *Refer File: PH 274*  
TOM FLETCHER, DIRECTOR OF PLANNING  
DAVE RUDBERG, CITY ENGINEER  
JOYCE PRESTON, DIRECTOR OF SOCIAL PLANNING  
VICTORIA GARLAND, DIRECTOR OF HOUSING & PROPERTIES  
JOHN MULBERRY, DIRECTOR OF LEGAL SERVICES

Subject: PUBLIC HEARING MINUTES - JUNE 24, 1993

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This is to advise you of the attached extract from the Minutes of the Vancouver City Council meeting held July 20, 1993, regarding the amendment to the Public Hearing Minutes of June 24, 1993.

CITY CLERK  
*GMac*

GMac:ss  
Att.

Special letter to: Mr. David Podmore, President, VLC Properties

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL  
MEETING HELD JULY 20, 1993

MOVED by Cllr. Puil,  
SECONDED by Cllr. Bellamy,

THAT the Minutes of the Special Council meeting (Public Hearing) of June 24, 1993, be adopted following an amendment on page 20 of the record to insert the following as the second motion by Councillor Puil, which was carried unanimously:

THAT conditions (e)(ii), (e)(iii) and (e)(iv) be amended to read as follows:

CHILD DAY (e)(ii) execute an agreement, satisfactory to the  
CARE FACILITY Directors of Legal Services, Social  
Planning and Housing and Properties,  
ensuring that a fully finished child day  
care facility including outdoor play  
space, underground parking, and loading  
and access be provided. The facility  
shall include a minimum of 650 m<sup>2</sup> (7,000  
sq. ft.) of fully finished indoor space  
and 929 m<sup>2</sup> (10,000 sq. ft.) of  
immediately adjacent fenced and equipped  
outdoor play space, and must meet all  
requirements for child day care  
facilities and the licensing thereof.  
This facility and outdoor space shall be  
designed and constructed to the  
satisfaction of the Directors of Social  
Planning and Housing and Properties. The  
facility shall be conveyed to the City,  
and the requisite parcel(s) of land shall  
be conveyed to the City at no cost.  
These conveyances shall occur prior to  
occupancy of any residential dwelling  
units in Phase 1 or upon receipt of a  
letter of credit, satisfactory to the  
Director of Legal Services, ensuring  
provision of this facility;

NEIGHBOURHOOD (e)(iii)  
HOUSE AND  
COMMUNITY GYMNASIUM

execute an agreement, satisfactory to the Directors of Legal Services and Housing and Properties, ensuring that 1 670 m<sup>2</sup> (18,000 sq. ft.) of finished community space for a neighbourhood house and a community gymnasium, together with open space, underground parking, loading and access be provided. These facilities, open space, and underground parking, loading and access shall be designed and constructed to the satisfaction of the Director of Housing and Properties and the Superintendent of Schools. The facilities shall be conveyed to the City, and the requisite parcel(s) of land shall be conveyed to the City at no cost. These conveyances shall occur prior to occupancy of any residential dwelling units in Phase 1 or upon receipt of a letter of credit, satisfactory to the Director of Legal Services, ensuring provision of these facilities.

COMMUNITY (e)(iv)  
SERVICE SPACE

execute an agreement, satisfactory to the Directors of Legal Services, Social Planning, Housing and Properties, and Planning, to design the child day care facility, neighbourhood house and community gymnasium to accommodate future construction of up to 1 395 m<sup>2</sup> (15,000 sq. ft.) of additional community service space (including future provision of required ancillary off-street parking and loading to the satisfaction of the Director of Planning), to estimate the extra cost of constructing these facilities to provide for this future potential, and if these extra costs are then accepted by the City, to construct these facilities to accommodate this future expansion.

Underlining denotes amendment

- CARRIED UNANIMOUSLY

3400-3660 Vanness, Foster  
and Euclid Avenues  
(Including Repeal of By-law No. 6324)  
(CD-1 By-law No. 1)

BY-LAW NO. 7203

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-416(a) 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(314).
3. By-law No. 6324 is repealed.
4. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of  
November, 1993.

(signed) Gordon Campbell  
Mayor

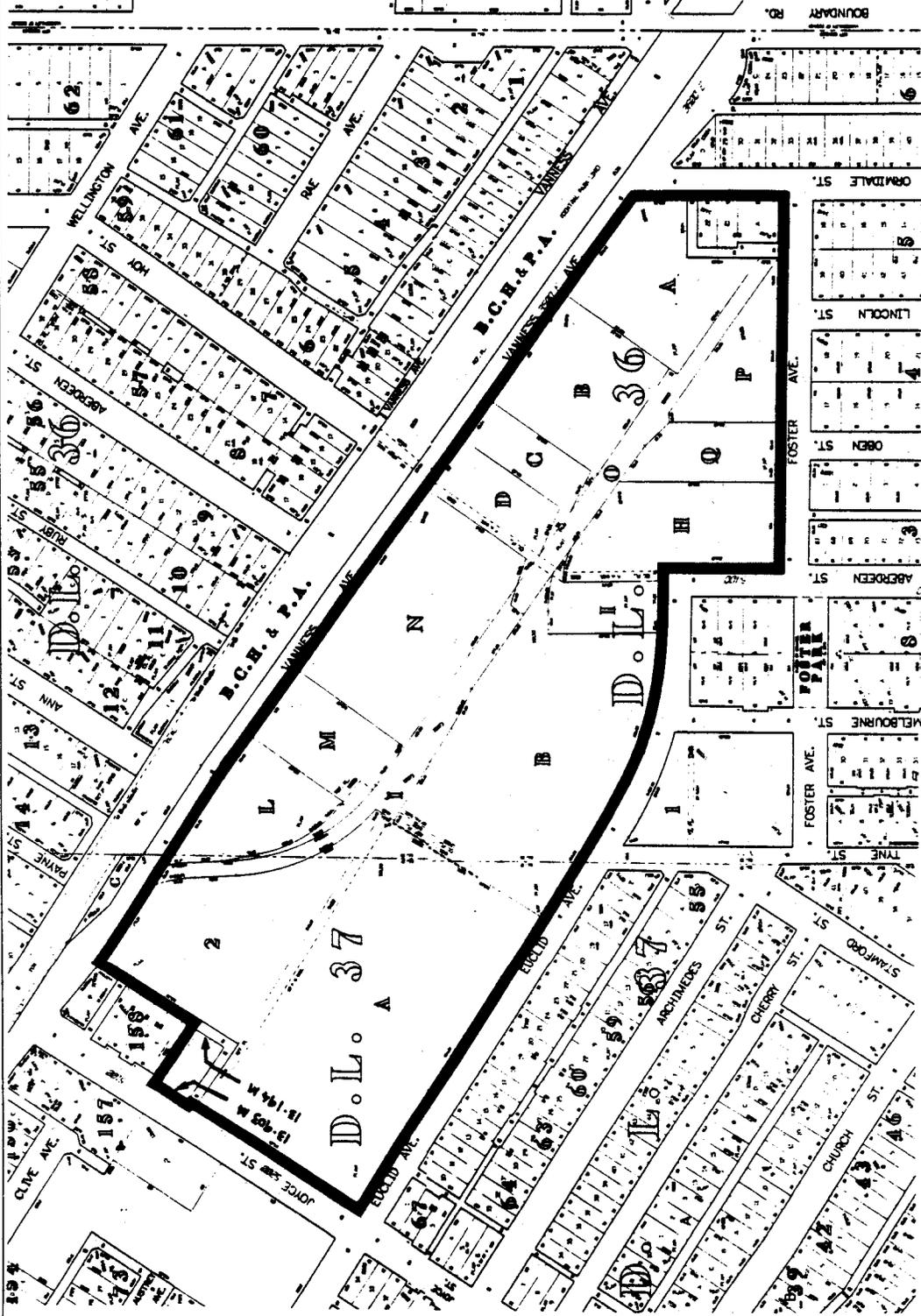
(signed) Maria C. Kinsella  
City Clerk

"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 2nd day of November 1993, and numbered 7203.

CITY CLERK"

**SCHEDULE A**

BY-LAW No. 7203 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black ( ) is rezoned:  
From **C-2C, M-1&CD-1** To **CD-1**

**Z-416 (a)**

map: 1 of 1

scale: 1:4000

**RZ-3400-3660 Vanness/Foster/Euclid**  
**City of Vancouver Planning Department**



3400-3660 Vanness, Foster  
and Euclid Avenues  
(CD-1 By-law No. 2)

BY-LAW NO. 7204

A By-law to amend the  
Zoning and Development By-law No. 3575  
to create the Collingwood Village District

WHEREAS Council of the City of Vancouver has been asked to rezone the land shown in the plan annexed to permit the development authorized hereby.

AND WHEREAS at the present time there does not exist adequate services and amenities to support the development.

AND WHEREAS the applicant for rezoning has offered to provide certain amenities, facilities, utilities, services and land therefor, and the Development Plan annexed hereto as Schedule "B" has been created to provide for the orderly development of the land, the provision of those amenities, facilities, utilities, services and land therefor considered necessary to support the development and to regulate the form of development.

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

- 1(a) The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-416(b) 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.
- 1(b) By-law No. 7203 which amended the Zoning District Plan annexed to By-law No. 3575 by creating a Comprehensive Development District of the lands within CD-1(314) is repealed.
2. In this By-law:

"City Engineer" means the person who from time to time is appointed by the Council to be the City Engineer, and his Deputy.

"Council" means the Council of the City of Vancouver.

"Director of Legal Services" means the person who from time to time is appointed by the Council to be the Director of Legal Services, and his Deputy.

"Director of Planning" means the person who from time to time is appointed by the Council to be the Director of Planning, and his Deputy.

"General Manager of the Board of Parks and Recreation" is the person who from time to time is appointed by the Board of Parks and Recreation to be the General Manager of the Board of Parks and Recreation, and any person authorized by that Board to carry out the duties of the General Manager.

3. The area shown included within the heavy black outline on Schedule "A" is rezoned pursuant to Section 565(1)(f) of the Vancouver Charter and shall be more particularly described as CD-1(314).
4. This by-law is enacted on the fundamental basis that the Development Plan hereunto annexed as Schedule "B", and each of its provisions, will be complied with, the soils within the lands will be remediated to all applicable statutory standards, and the amenities, facilities, utilities, services and land described in Schedule "C" will be provided at no cost to the City.
5. The Development Plan is an integral part of this By-law. Each and every provision contained in this By-law is necessary and interdependent, so that, if any provision is quashed or declared to be unlawful, or of no force or effect, such provision will not be severable and in such case Council desires the entire by-law including section 1(b) be quashed with the result that CD-1(314) shall be zoned pursuant to By-law No. 7203.
6. Nothing in this by-law or the Development Plan fetters the discretion or authority bestowed upon the Approving Officer, and any applicant for subdivision is bound by a decision of the Approving Officer and is required to fulfill any condition he may impose as a condition of approval.
7. The amenities, facilities, utilities, services and land therefor described in Schedule "C" or security therefor as prescribed by the Director of Legal Services, shall be provided to the City at no cost to the City on or before the time set for completion set forth beside each individually described work.
8. The only uses permitted within CD-1 (314) and the only uses for which development permits may be issued, are those set forth in section 3 of the Development Plan, subject to the form, location and any special characteristics being in conformity with the Development Plan and applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.
9. Any person wishing to carry out any development in CD-1 (314) shall submit such plans and specifications as may be required by the Director of Planning and obtain the approval of the Development Permit Board or the Director of Planning, as the case may be.

10. Subject to section 6 of this By-law, the Development Permit Board may exercise the discretion to approve or reject any form of development for which application is made and to exercise the discretion to issue or withhold any Development Permit.
11. The Development Permit Board shall not approve any form of development or issue any Development Permit:
  - (a) unless the form of development complies with the Development Plan and any applicable policies or guidelines adopted by Council;
  - (b) until the City has been provided with those amenities, facilities, utilities, services and land which, by Schedule "C", are scheduled to be provided prior to the development of the land in respect of which the application for a Development Permit has been made, or until an agreement, or agreements, satisfactory to the City Engineer and the Director of Legal Services are entered into ensuring the provision of those amenities, facilities, utilities, services and land therefor. The amenities, facilities, services and utilities shall be constructed to the specifications established by the City Engineer and shall not be considered to have been provided until accepted by the City Engineer. Land provided to the City shall be remediated to a standard established by the City Engineer, or in the case of land for parks, by the General Manager of the Board of Parks and Recreation, and shall not be considered to have been provided until so remediated. Prior to commencing construction of any amenity, facility, service or utility the applicant for the Development Permit shall provide such warranties, security and indemnities in respect of the construction of the works as the City Engineer and the Director of Legal Services may require. At the time of providing any land to the City the applicant for the development permit shall provide such indemnity with respect to liability for damage caused by contamination on or flowing from such land, both before and after its provision, as may be required by the Director of Legal Services; and
  - (c) until the soils within the applicable Phase as defined in the Development Plan, together with surrounding soils which contaminate or could contaminate the soils within the site, have been remediated to all applicable statutory standards, or an agreement to remediate, with provisions for security and indemnity satisfactory to the City Engineer and the Director of Legal Services, has been entered into providing for soils remediation.
12. Any development permit issued shall contain such conditions as the Development Permit Board shall lawfully require pursuant to subsections (b) and (d) of Section 565A of the Vancouver Charter.
13. That hereunto annexed as Schedule "B" is the Development Plan which regulates the use and development of the property within CD-1(314). Any

person using or developing property within the District shall comply with that Plan.

14. Except for matters otherwise specifically provided for in this By-law all provisions of By-law No. 3575 apply to the area governed by this By-law.
15. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of November ,  
1993.

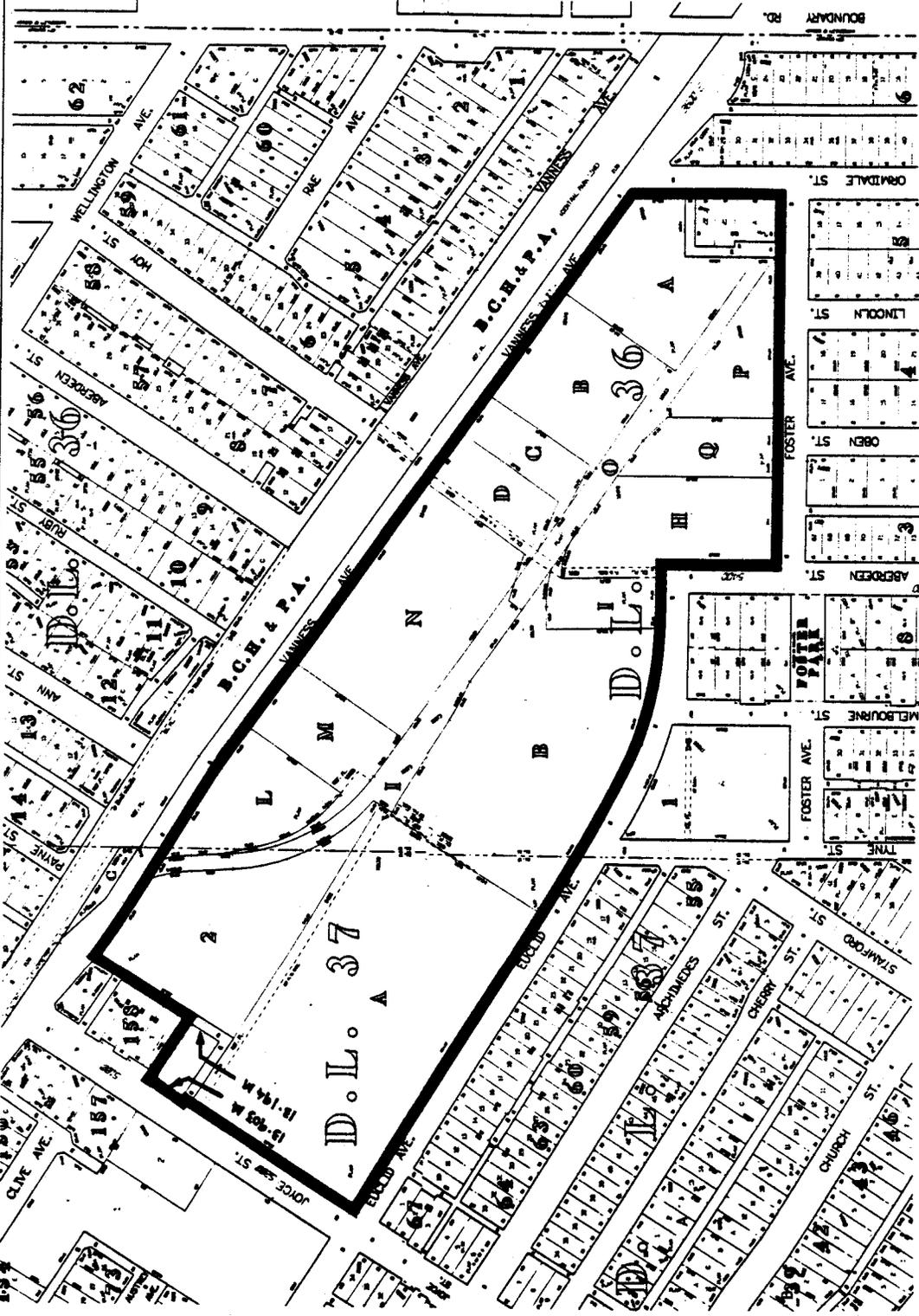
(signed) Gordon Campbell  
Mayor

(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 2nd day of November 1993, and numbered 7204.

CITY CLERK"

**BY-LAW No. 7204 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW**



The property outlined in black ( ) is rezoned:

From **CD-1** To **CD-1**

**Z-416 (b)**

map: 1 of 1

scale: 1:4000

**RZ-3400-3660 Vanness/Foster/Euclid**  
**City of Vancouver Planning Department**



This is Schedule "B" to  
By-law No. 7204

Development Plan  
of CD-1 (314)

The Development Plan contains the regulations for the development of the Comprehensive Development District known as CD-1 (314).

Any application for development or use must comply with the Development Plan, generally as illustrated in Figures 1 and 2.

1. Intent

The intent of this Development Plan is to permit the development of the Collingwood Village site with residential use and some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas.

Development on the site shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) provide retail, service and office uses primarily along Joyce Street and integrate new development with existing development;
- (c) minimize loss of important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of Collingwood Village and the adjacent community, but which also serves to integrate Collingwood Village with the adjacent community;

- (g) provide adequate on-site parking and loading spaces for all developments within Collingwood Village;
- (h) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors;
- (i) provide pedestrian links to adjacent areas; and
- (j) allow for the gradual phasing out of the existing industrial uses.

## 2. Definitions

Words used in this Development Plan shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

Community Gymnasium means a gymnasium with facilities for community use.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

## 3. Uses

The only uses for which development permits will be issued are:

- (a) A maximum of 2,800 dwelling units, not exceeding 192 000 m<sup>2</sup> in total gross floor area, provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
  - (i) a minimum of 25 percent of the units (including the family rental units provided under clause (ii) below) shall be for family housing, of which each two-bedroom dwelling unit shall have a minimum gross floor area of 78 m<sup>2</sup> and each three-bedroom dwelling unit shall have a minimum gross floor area of 90 m<sup>2</sup>; and
  - (ii) a minimum of 15 percent of the units shall be for rental use only, secured by an agreement acceptable to the City, and of these rental units a minimum of 25 percent shall be for family housing.
- (b) Retail Uses, but not including Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Vehicle Dealer and Service Bay;
- (c) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body Rub Parlour, Cabaret, Catering Establishment, Drive-Through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair

6. By-law No. 7461 is amended in section 6.4 of Schedule "B" by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed."

7. By-law No. 6757 is amended in section 7.4 by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;".

8. By-law No. 7204 is amended in section 7.4 of Schedule "B" by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;".

5. Sub-areas

The district shall comprise 10 sub-areas, approximately as illustrated in Figure 4.

6. Subdivision

Approximate parcel boundaries and areas are indicated on Figure 5. The parcel boundaries and areas are approximate and subject to being finalized by survey at the time of subdivision.

7. Floor Area and Density

7.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 7.1.

TABLE 1

USE	MAXIMUM FLOOR AREA
Residential Uses	192 000 m <sup>2</sup>
Retail, Service and Office Uses	1 200 m <sup>2</sup>
Office, Cultural, Recreational and Institutional Uses *	1 395 m <sup>2</sup>
Neighbourhood House	930 m <sup>2</sup>
Community Gymnasium	740 m <sup>2</sup>
Child Day Care Facility	650 m <sup>2</sup>
School - Elementary	2 320 m <sup>2</sup>

\* Note: This additional 1 395 m<sup>2</sup> of community service space is to be made available to social and community service organizations only.

7.2 The following shall be included in the computation of floor area:

- (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.

7.3  
area:

The following shall be excluded in the computation of floor

- (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 8 percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, 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 are at or below the base surface;
- (d) amenity areas, accessory to a residential use, 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 storey or 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.

7.4 The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
- (b) interior public space, including atria and other similar spaces, provided that:

- (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 604 m<sup>2</sup>;
- (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
- (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

7.5 The total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 7.5.

TABLE 2  
MAXIMUM FLOOR AREA (in square metres)

Use	1	2	3	4	5	6	7	8	9	10
Residential Uses	34 000	14 600	N/A	20 100	N/A	18 300	40 500	20 800	N/A	43 700
Retail, Service and Office Uses	N/A	1 200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office, Cultural, Recreational, and Institutional Uses*	N/A	1 395	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Neighbourhood House	N/A	930	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Gymnasium	N/A	740	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Child Day Care Facility	N/A	650	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School - Elementary	N/A	2 320	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\* Note: This additional 1 395 m<sup>2</sup> of community service space is to be made available to community and service organizations only.

7.6 The maximum number of units in each sub-area shall be as set out in Table 3.

**TABLE 3**  
**MAXIMUM NUMBER OF DWELLING UNITS**

	SUB-AREA (from Figure 4)									
	1	2	3	4	5	6	7	8	9	10
Maximum Number of Units	475	258	N/A	282	N/A	255	598	291	N/A	611

7.7 Notwithstanding section 7.6, the Development Permit Board may permit an increase in the maximum number of residential units by 5 percent in each sub-area, provided that the development total does not exceed 2,800 units.

**8. Height**

The maximum building height measured above the base surface, but excluding the mechanical penthouse and roof, shall be as set out in Table 4.

**TABLE 4**  
**MAXIMUM HEIGHT (in metres)**

	SUB-AREA (from Figure 4)									
	1	2	3	4	5	6	7	8	9	10
Maximum Height	56	48	N/A	56	N/A	53	48	53	N/A	56

**9. Residential Component**

9.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

9.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.

**10. Parking**

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

- (a) multiple dwelling uses shall provide a minimum of 1 space for each 200 m<sup>2</sup> of gross floor area plus 1 space for each dwelling

unit, except that no more than 1.1 spaces per dwelling unit need be provided for each dwelling unit less than 50 m<sup>2</sup> of gross floor area; and

- (b) cultural, recreational and institutional uses shall provide parking as determined by the Director of Planning, in consultation with the City Engineer.

#### 11. Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one loading bay shall be provided for every 200 dwelling units.

#### 12. 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
common-use roof decks and patios	55

This is Schedule "C" to  
By-law No. 7204

Development Plan  
of CD-1 (314)

1. Intent

The following schedule sets forth the amenities, facilities, utilities, services and land (hereinafter referred to as infrastructure), to be provided to the City, together with the time at which each item is to be provided.

Item of Infrastructure

Time for Provision

Phase 2

A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.

In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 2.

A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.

A system of watermains, pipes, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 2, satisfactory to the City Engineer.

A system of sewerage and drainage including all necessary appliances and equipment therefor.

Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.

The land for a park, generally as shown on Figure 7 to the Development Plan, and improvements, satisfactory to

the General Manager of Parks and Recreation.

Phase 3

A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.

A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.

A system of watermains, pipes, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 3, satisfactory to the City Engineer.

A system of sewerage and drainage including all necessary appliances and equipment therefor.

Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.

Phase 4

A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.

A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.

A system of watermains, pipes, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 4, satisfactory to the City Engineer.

In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 3.

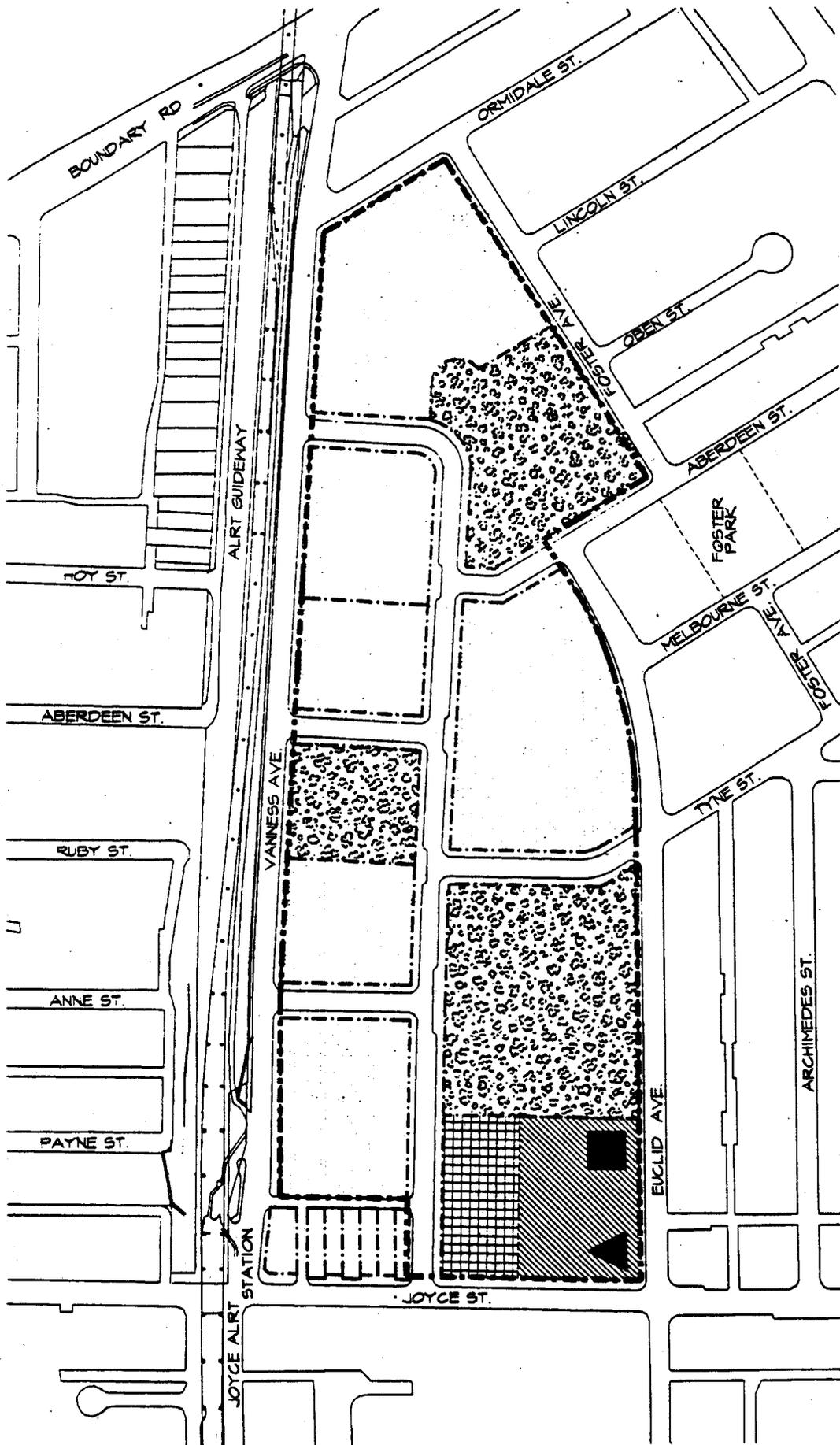
In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 4.

A system of sewerage and drainage including all necessary appliances and equipment therefor.

Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.

The land for a park, generally as shown on Figure 7 to the Development Plan, and improvements, satisfactory to the General Manager of Parks and Recreation.



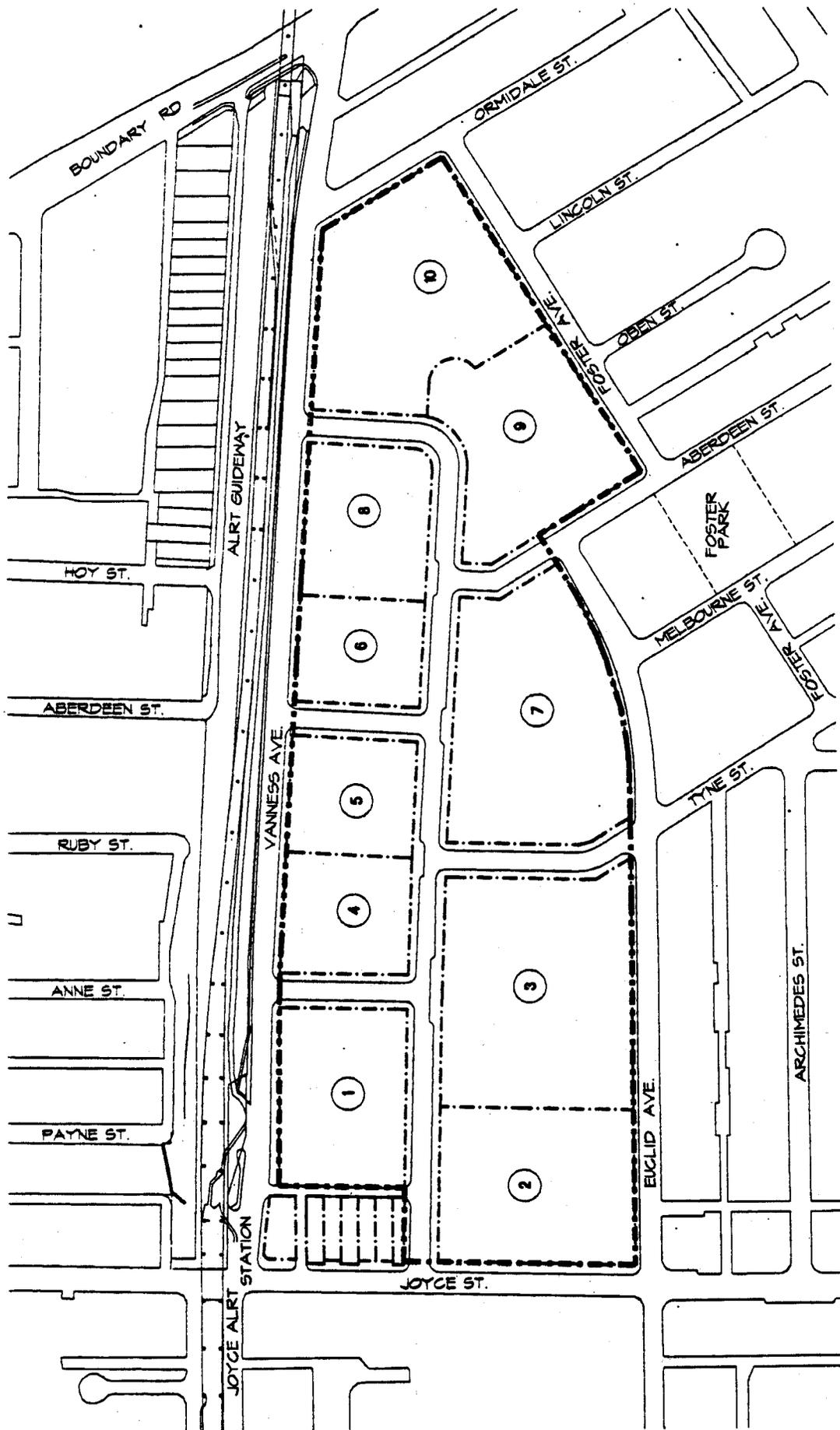


- RESIDENTIAL
- COMMERCIAL/RESIDENTIAL
- COMMUNITY FACILITIES
- NEIGHBOURHOOD PARK
- FUTURE ELEMENTARY SCHOOL
- COLLINGWOOD NEIGHBOURHOOD HOUSE

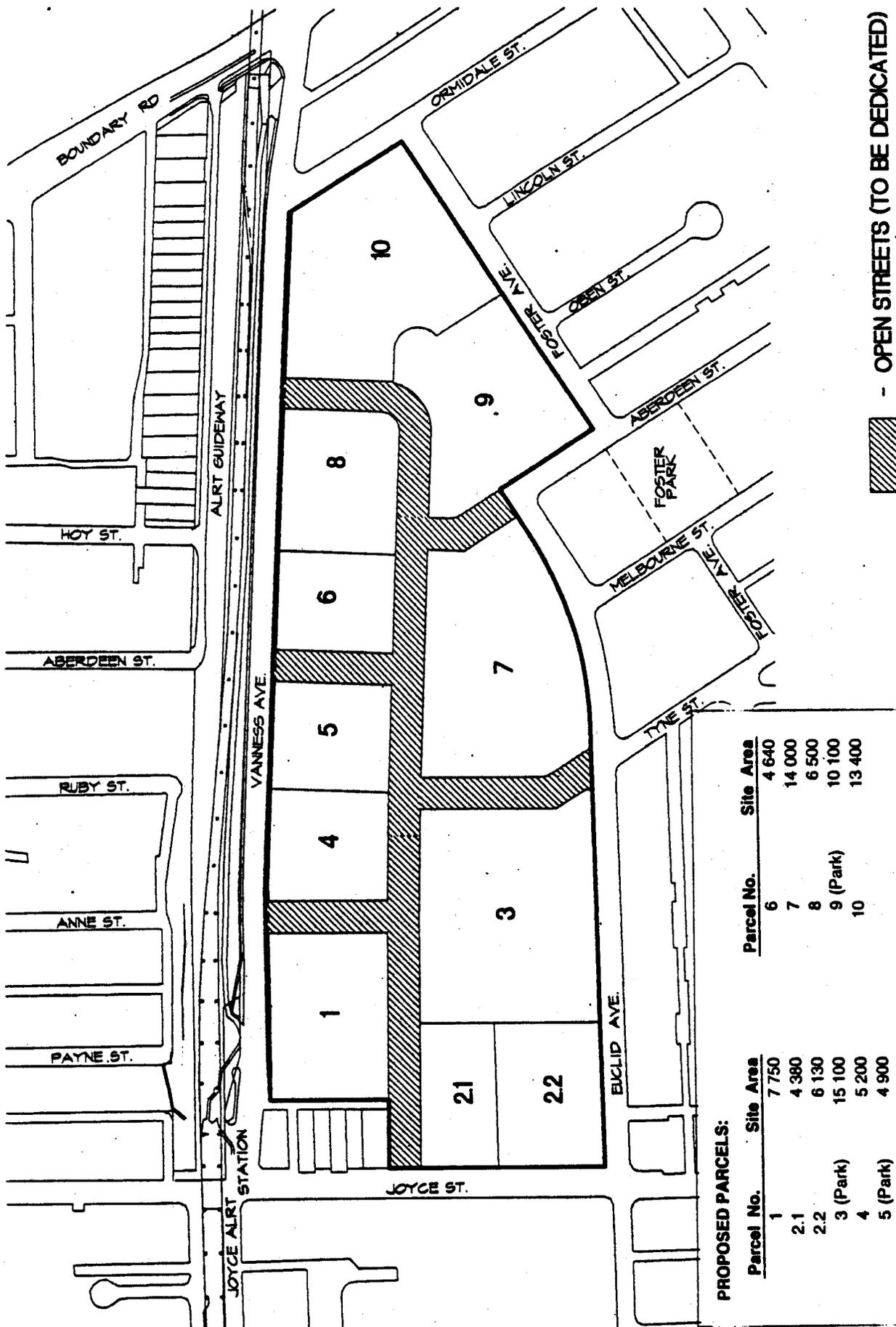


**FIGURE 2 - LAND USE PLAN**





**FIGURE 4 - SUB AREAS PLAN**



**PROPOSED PARCELS:**

Parcel No.	Site Area	Parcel No.	Site Area
1	7 750	6	4 640
2.1	4 380	7	14 000
2.2	6 130	8	6 500
3 (Park)	15 100	9 (Park)	10 100
4	5 200	10	13 400
5 (Park)	4 900		

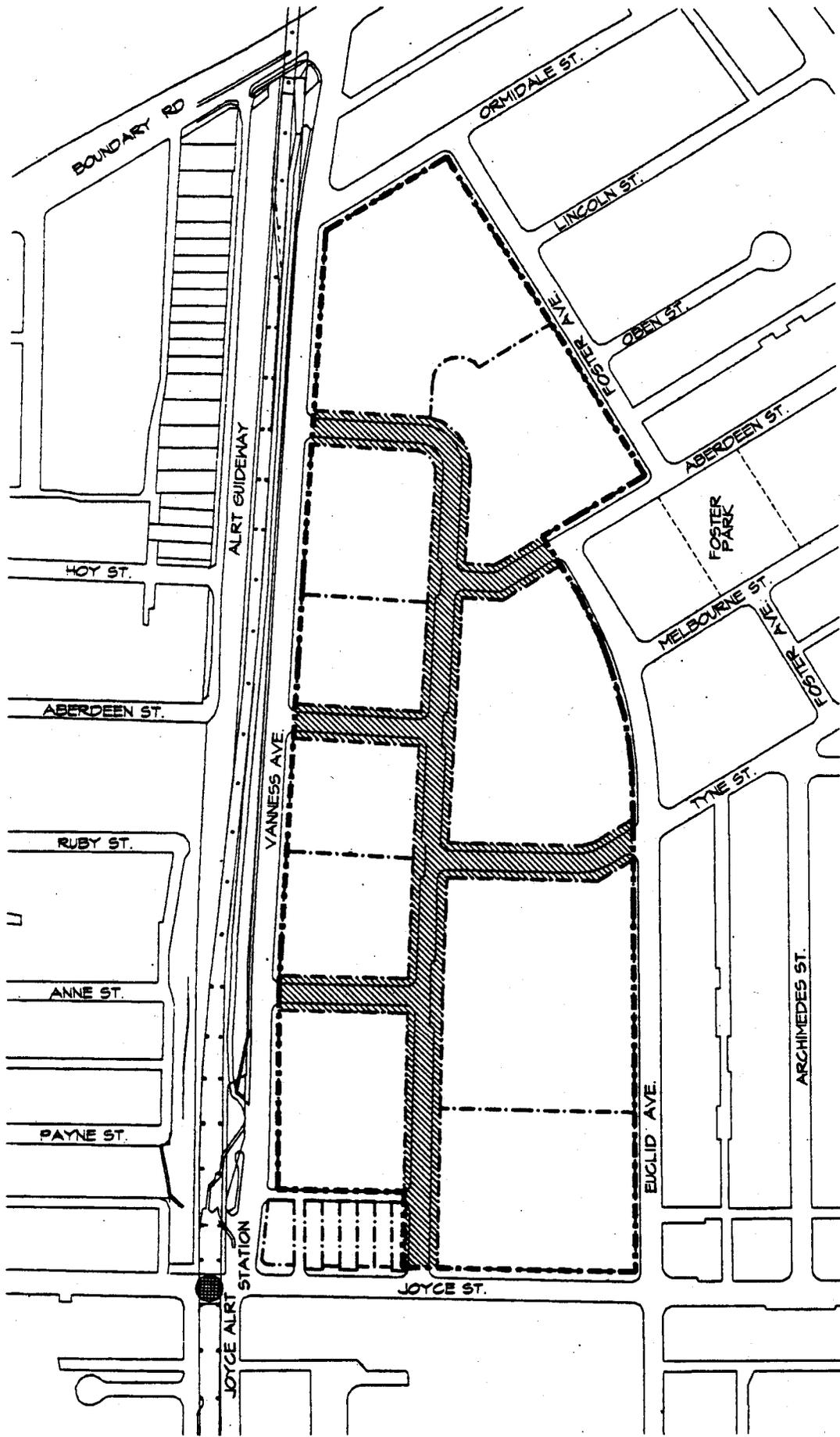


- OPEN STREETS (TO BE DEDICATED)

• all areas stated, are approximate (subject to final subdivision approval) and are in square metres.



**FIGURE 5 - PARCEL BOUNDARIES AND AREAS - PROPOSED**

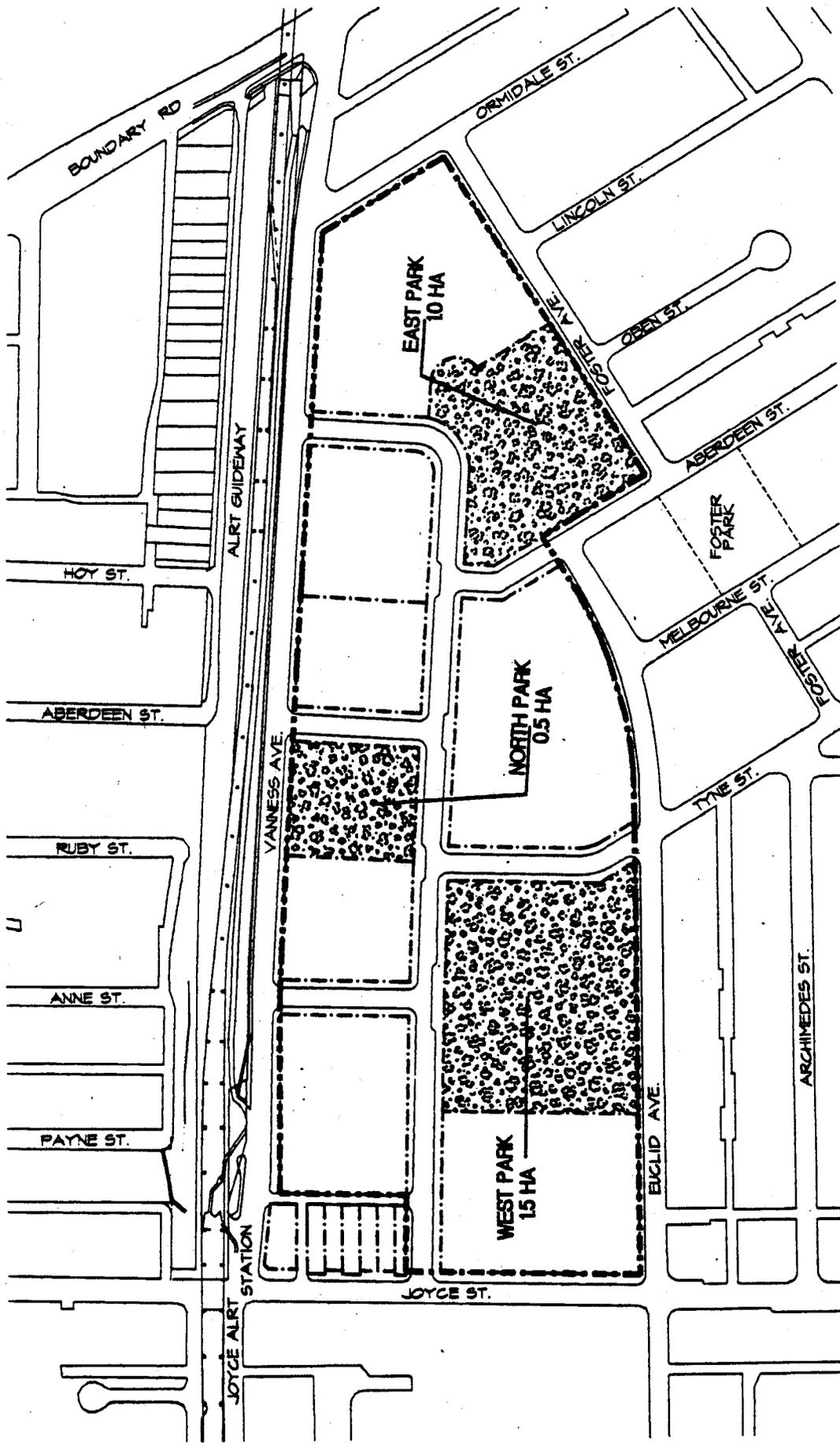


▨ - OPEN STREETS (R.O.W. DEDICATED)

● - ALRT STATION (JOYCE)

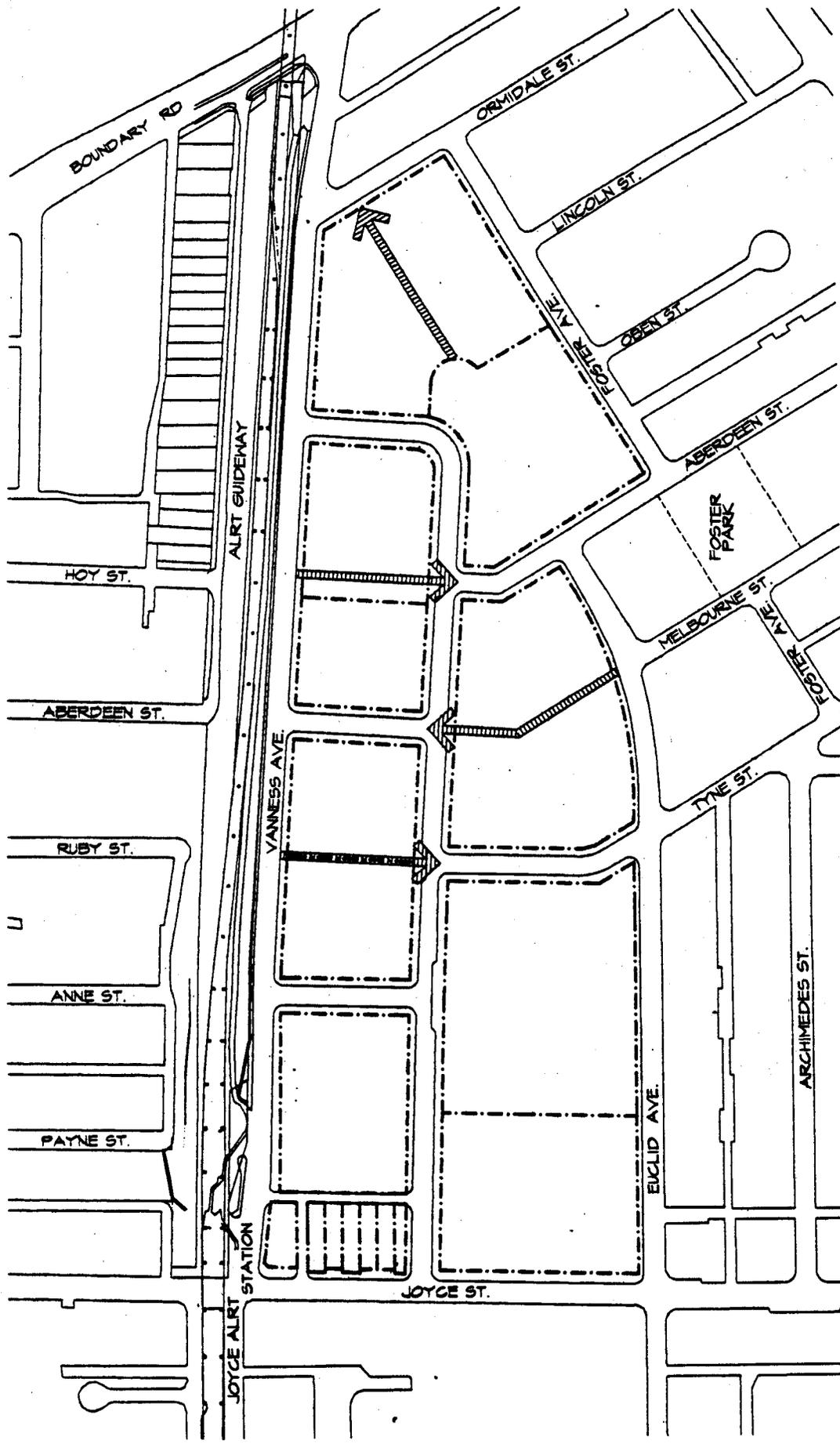


**FIGURE 6 - STREETS PLAN**



- NEIGHBOURHOOD PARKS  
 TOTAL PARK PROVIDED - 3.0 HA

**FIGURE 7 - PARKS PLAN**




 - GRADE LEVEL PATHWAYS. PEDESTRIAN WALKWAY NETWORK.  
 (IN ADDITION TO PEDESTRIAN SIDEWALKS ALONG CITY STREETS AND  
 ACCESS THROUGH PARK AREAS)

**FIGURE 8 - PEDESTRIAN PATHS PLAN**

MOTIONS

A. Joyce Station Area Guidelines  
for CD-1 By-law No. 6324

MOVED by Cllr. Puil,  
SECONDED by Cllr. Kennedy,  
THAT the document entitled "Joyce Station Area Guidelines for  
CD-1 By-law No. 6324" be repealed by Council.

- CARRIED UNANIMOUSLY

B. Joyce/Vanness CD-1 Guidelines

MOVED by Cllr. Puil,  
SECONDED by Cllr. Kennedy,  
THAT the document entitled "Joyce/Vanness CD-1 Guidelines", be  
adopted by Council for use by applicants and staff for development  
applications in conjunction with the Joyce/Vanness CD-1 By-law.

- CARRIED UNANIMOUSLY

C. Comprehensive Development District  
Form of Development  
526-528 West Hastings Street

MOVED by Cllr. Puil,  
SECONDED by Cllr. Price,  
THAT the approved form of development for the CD-1 zoned site  
known as 526-528 West Hastings Street be generally as illustrated  
in DA215872, prepared by Aitken Wreglesworth Associates Architects,  
and stamped "Received, City of Vancouver, Dept. Permits & Licenses,  
August 6, 1993", provided that the Director of Planning may approve  
design changes which would not adversely affect either the  
development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

D. Kitsilano Point RT-9 Guidelines

MOVED by Cllr. Chan,  
SECONDED by Cllr. Owen,  
THAT the document entitled "Kitsilano Point RT-9 Guidelines"  
be adopted by Council for use by applicants and staff for  
development applications within the RT-9 District.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

# Planning

Price \$2.00  
November 1993

Land Use and Development Policies and Guidelines

## **Joyce / Vanness CD-1 Guidelines (By-law No. 7204) (CD-1 No. 314)**

*Adopted by City Council November 2, 1993.*

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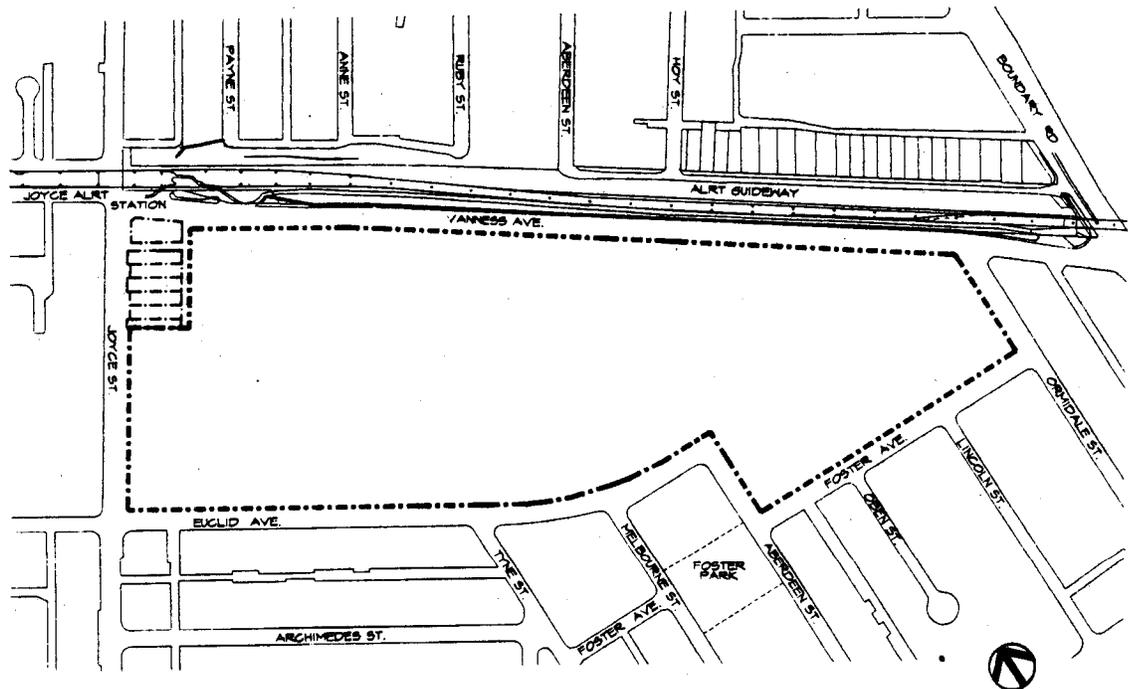
## APPLICATION AND INTENT

These guidelines should be used in conjunction with the Joyce/Vanness CD-1 By-law to guide development of the site (Figure 1). As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual developments is compatible with the overall design concept for the Joyce/Vanness site and development in adjacent lands.

The site consists of 11.0 hectares of land area. It is bounded to the north by Vanness Avenue, to the south by Euclid and Foster Avenues, to the west by Joyce Street and to the east by Ormidale Street.

Figure 1. Joyce/Vanness Area Boundary



URBAN DESIGN

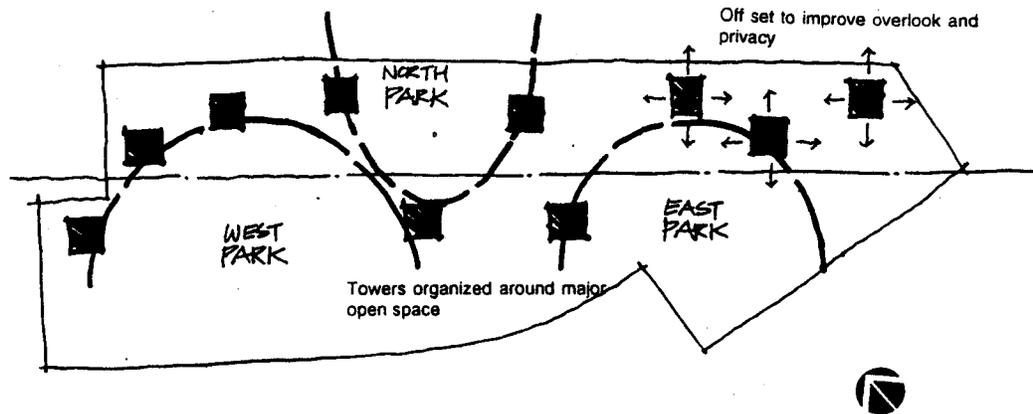
2.1

Urban Design Principles

The urban design principles guiding the pattern of development are:

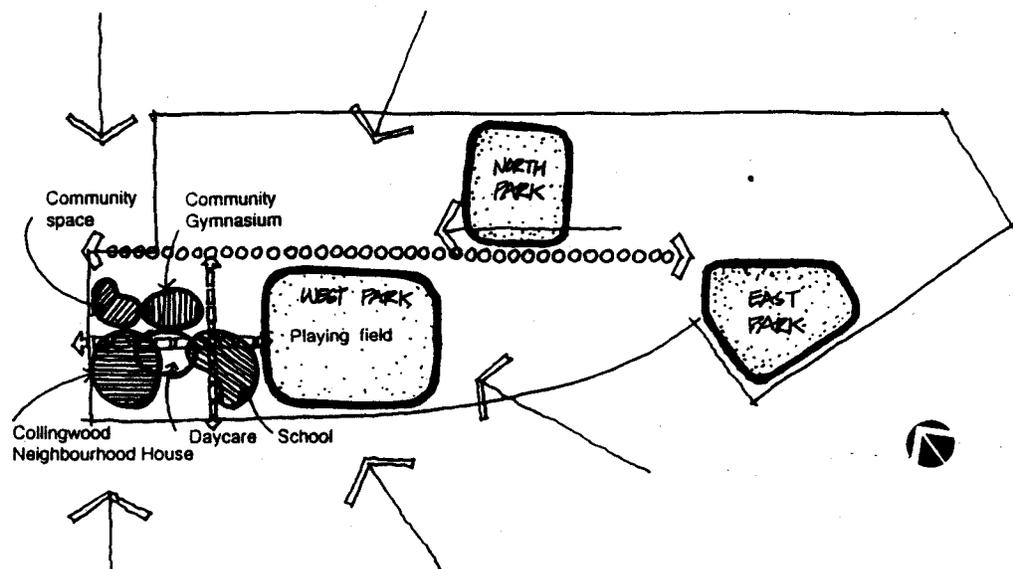
- (a) reducing the potential shadow and overlook impacts associated with the development through careful configuration, sizing and placement of the high-rise towers;

Figure 2. High-Rise Tower Placement



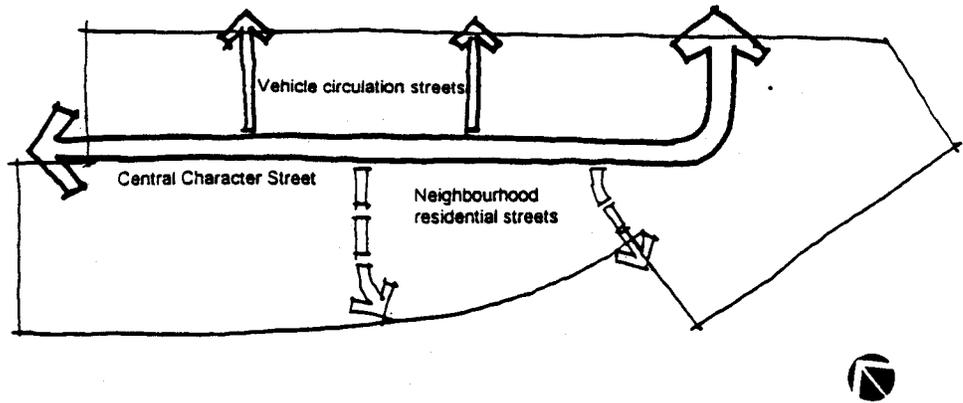
- (b) locating and configuring the community amenities and facilities where they are accessible to both the new and the existing development;

Figure 3. Accessible Community Amenities and Facilities



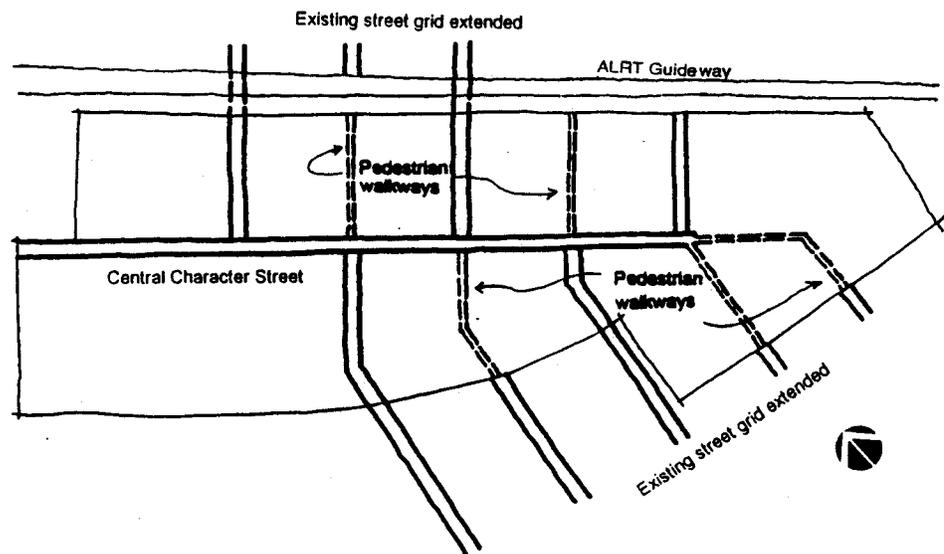
- (c) providing a network of streets including a major character street, vehicle circulation streets and neighbourhood residential streets;

Figure 4. Street Network



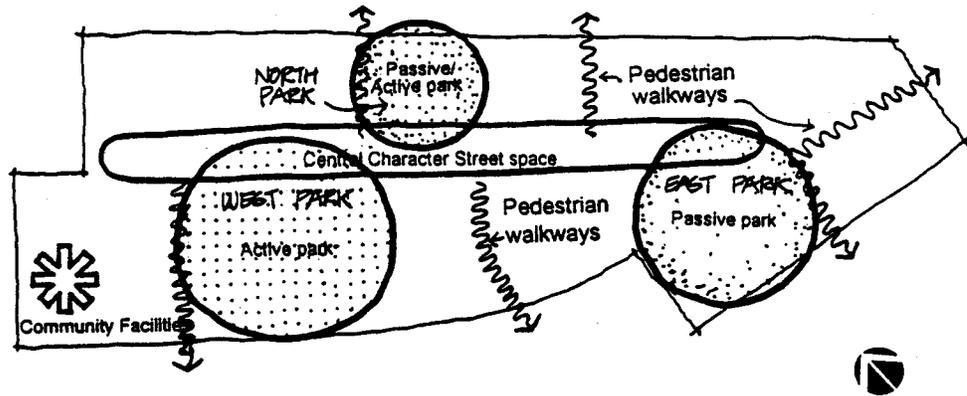
- (d) extending the existing skewed street grids onto the site as both streets and pedestrian walkways, and using the grids as major site organizational elements;

Figure 5. Street Grids



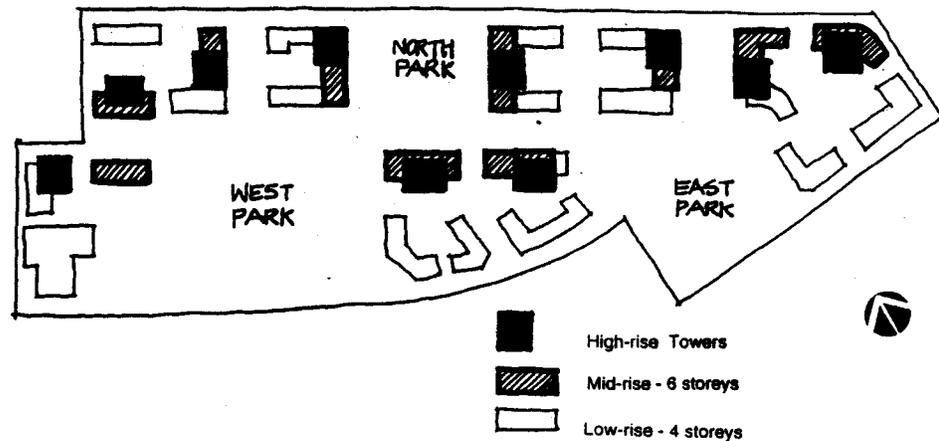
- (e) providing a hierarchy of open spaces and evenly distributing them throughout the site. Directly relating the open spaces to the major community facilities and the new residential units, maximizing sun access and minimizing impacts on the adjacent existing development;

Figure 6. Open Spaces



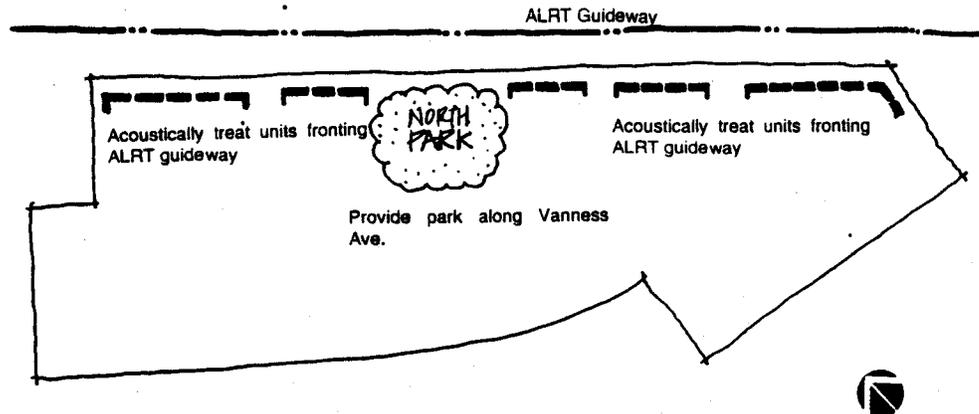
- (f) providing a range of building types including a mix of grade related townhouses and garden apartments (4 storeys), mid-rise buildings (6 storeys) and high-rise towers (17 to 20 storeys). Maximizing the number of units located at and near grade and the number of units with at grade access. Minimizing shadow and overlook impacts through the development of well proportioned high-rise towers;

Figure 7. Building Types



- (g) mitigating the negative impacts of the ALRT guideway on the site through limiting both the number of units oriented to the guideway, and the proximity of the units to the guideway. In addition, allowing views into the site from the guideway and locating active recreation facilities adjacent to the guideway; and

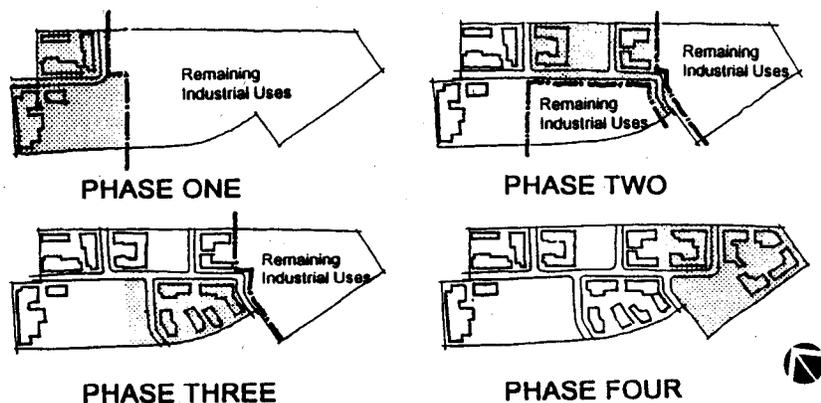
Figure 8. ALRT Impacts



- (h) developing a phasing plan that:

- (i) ensures the image and character of the development is established in Phase 1 and reinforced with each subsequent phase;
- (ii) ensures each phase in the development provides the facilities and amenities required to support the residential use in that phase;
- (iii) mitigates negative impacts of the existing industrial uses on the developing residential neighbourhood; and
- (iv) utilizes the phasing requirements to create distinctive sub-areas within the development.

Figure 9. Phasing



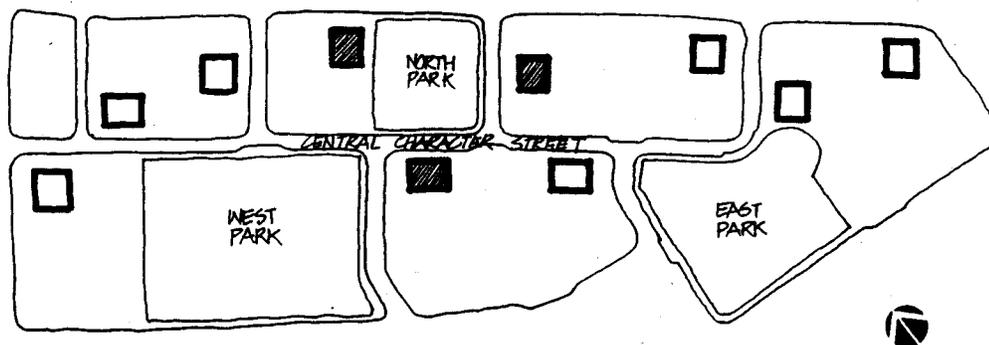
2.2

Urban Design Concept

The urban design concept includes:

(a) High-Rise Towers

Figure 10. High-Rise Towers



(i) The high-rise towers should be located to create a strong pattern of development which responds to the characteristics of the site, as described below:

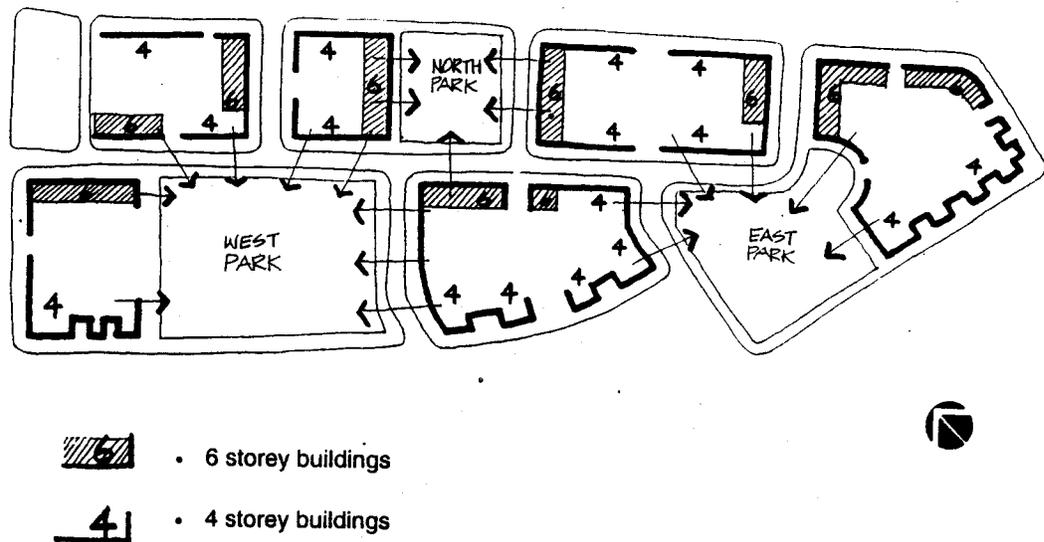
- the high-rise towers should be located adjacent or to the north of the central character street to reduce their impact on the existing residential neighbourhood to the south; and
- the three high-rise towers in the mid portion of the site should be arranged around the north park to visually unite the park and the high-rise towers.

(ii) The high-rise towers should reflect their unique context, as described below:

- the design of each high-rise tower should respond to the near and far views;
- acoustic treatments should be incorporated into the design of the high-rise towers impacted by noise from the ALRT guideway and the streets; and
- the design of the high-rise towers should respond to the proximity of the parks.

(b) Mid-Rise Buildings

Figure 11. Mid-Rise Buildings



(i) The location of the mid-rise buildings should reinforce the street and open space pattern, as described below:

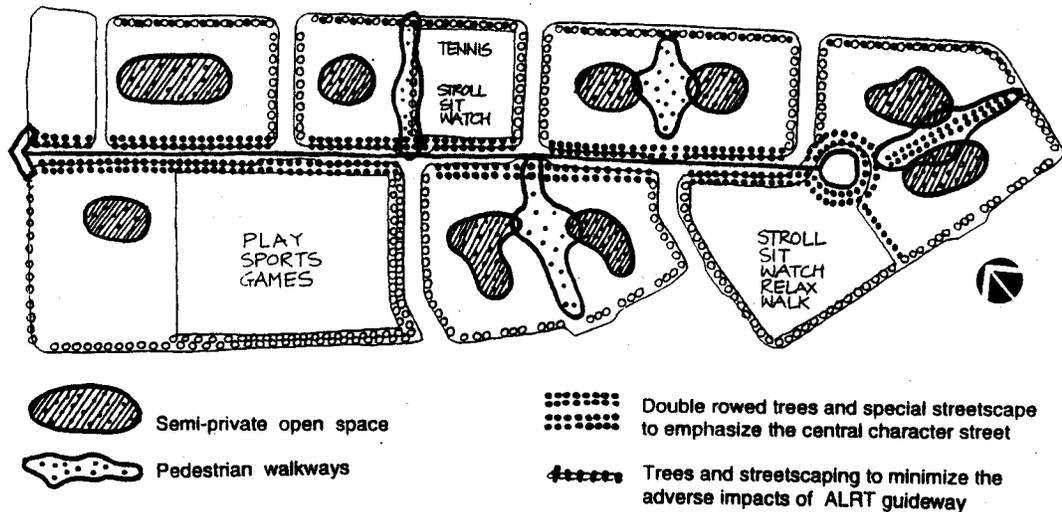
- the mid-rise buildings should line the central character street to define the urban scale and pedestrian qualities of the street; and
- the locational pattern of 6 storey buildings should define the edges of the north park, and the entrance from Joyce Street.

(ii) The design of the mid-rise buildings should reflect their unique context, as described below:

- the height of the mid-rise buildings adjacent to the existing residential area, to the south of the development, should be limited to 4 storeys to ensure compatibility of scale between the new and the existing buildings. In addition, in these areas the form and architectural details should reflect the characteristics of the adjacent residential development; and
- the design of the mid-rise buildings should reflect their proximity to parks, open spaces, the central character street, and other adjacent streets.

(c) Landscape and Streetscape

Figure 12. Landscape and Streetscape



The landscape and streetscape elements should be located and configured to reflect the diverse and distinctive aspects of the site, as described below:

- the design of the streetscape adjacent to the central character street should contribute to the pedestrian quality of the street;
- the design of the streetscape adjacent to Vanness Avenue should help mitigate the impacts from the ALRT guideway and the street;
- the design of the streetscape adjacent to single-family areas, to the south of the development, should reflect the character of those areas;
- the design of the walkways should provide public access, safety and security; and
- the design of the landscape of the private open spaces should ensure privacy and security.

### 3 OVERALL GUIDELINES

#### 3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Joyce Street - no setback;
- (b) Vanness Avenue - 3.5 m setback (from the new property line);
- (c) Euclid, Foster and Ormidale Avenues - 7.0 m setback;
- (d) Central Character Street - 3.5 m setback;
- (e) all other internal streets - 5.0 m setback; and
- (f) the on-site lane - 2.0 m setback

#### 3.2 Building Orientation

All buildings should be oriented to the adjacent street grid. Variations may be considered if they result in an improved relationship of building to street and open space, and improved urban design.

#### 3.3 Views

Buildings should be located to preserve public street-end views and private views. The site plan included in Appendix A represents an acceptable response to the views. Variations from this site plan may be considered if they result in improved urban design and do not impact existing views.

#### 3.4 Massing

##### 3.4.1 Height

Buildings range in height from 4 to 20 storeys. The primary criteria used to establish the heights include: response to the adjacent built form; impact of shadows on adjacent property; and the provision of sunlight to ground level. Variations may be considered if they result in improvements in terms of the above criteria.

### 3.4.2 Mid-Rise Buildings

Mid-rise buildings range in height from 4 to 6 storeys. These buildings should:

- (a) provide periodic openings through and articulation of the building to break down the scale, define the street and provide public views into private open spaces;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expression;
- (c) create pedestrian scale and character through changes in materials, fenestration and cornice lines; and
- (d) create residential character through provision of grade level entrances to both buildings and units, bay windows, and special paving and landscaping.

### 3.4.3 High-Rise Towers

High-rise towers range in height from 17 to 20 storeys. These buildings should:

- (a) integrate the high-rise towers with the adjoining mid-rise building; and
- (b) provide floorplates no larger than 650 m<sup>2</sup> up to 12 storeys and 600 m<sup>2</sup> up to 20 storeys. Floorplate areas include all interior circulation space, storage space and mechanical space, and exclude balconies.

## 3.5 Architectural Expression, Materials and Colour

### 3.5.1 Materials and Colours

An integrated, consistent palette of materials and colours should be used for each development. High-rise tower and mid-rise building materials may vary, however compatibility and transition between materials should be achieved. The range of appropriate materials includes brick, concrete, stucco, glass and metal framework. In addition, appropriate materials for the mid-rise buildings includes wood, vinyl and aluminum siding.

### 3.5.2 Roofs

Roofs of mid-rise buildings should incorporate gardens and decks to provide open space. The roofing material and colour should provide visual interest.

Roofs of the high-rise towers should be designed as integral parts of the building and incorporate any mechanical equipment.

### 3.5.3 Building Sidewalls

Building sidewalls should be designed to be attractive and interesting, when viewed from adjacent buildings, streets and sidewalks, through the use of materials, colours, textures, articulation and plant material. Large expanses of blank sidewall should be avoided.

### 3.5.4 Balconies

Balconies should be designed as integral parts of the buildings. Balconies may be enclosed for acoustic purposes, subject to conformance with the City's "Balcony Enclosure Guidelines".

### 3.5.5 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate continuous weather protection in the form of awnings and canopies.

### 3.5.6 Lighting

A variety of lighting types should be utilized including high-level street lighting, mid-level pedestrian lighting and low-level lighting in localized areas such as plazas, parks, stairways, paths and seating areas.

Glare from lighting near residential units should be minimized.

## 3.6 Residential Livability

### 3.6.1 Family Housing

Dwelling units designed for families with children should comply with the City's "High-Density Housing for Families with Children Guidelines".

### 3.6.2 Private Open Space

The design of each development should:

- (a) provide direct access to a private outdoor space or an enclosed balcony from each unit. Balconies should have a minimum depth of 2.0 m and a minimum area of 4.0 m<sup>2</sup>;
- (b) provide direct sunlight on all outdoor spaces;

- (c) incorporate large calliper trees and extensive planted areas onto the roofs of concrete mid-rise buildings and parking structures; and
- (d) incorporate extensive planted areas onto the roofs of wood frame buildings.

### 3.6.3 Access and Address

The main entrance of all residential buildings should front the street, and the number of primary entrances to units from street and grade level should be maximized.

The length of corridor in any building should not exceed 23.0 m in any one direction, with any intersecting corridor limited to a maximum of 16.0 m. More entries and vertical circulation will help limit long corridors. Corridors should have natural light and ventilation.

### 3.6.4 Amenities

On-site amenities, suitable for the anticipated population, should be provided within each development.

### 3.6.5 Safety and Security

The residential buildings should be designed to overlook the streets, parks, walkways and private open spaces; landscaping and lighting should be designed to enhance security.

### 3.6.6 Daylight

Habitable rooms should have access to daylight and where possible, direct sunlight.

## 3.7 Landscape, Parks and Open Spaces

### 3.7.1 Landscape

The landscape should contribute to the creation of a livable, healthy and environmentally responsive community, through:

- (a) the extensive use of plant material including large calliper trees, and seasonal, coniferous, and successional planting; and
- (b) the use of permeable paving materials and natural drainage.

### 3.7.2 Parks and Open Spaces

The parks and open spaces should:

- (a) provide for the active and passive recreation needs of residents and visitors;
- (b) ensure safety and security through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment;
- (c) incorporate diversity through the use of distinctive landscape materials and design;
- (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
- (e) distinguish between public and private open spaces through the use of defined access points, circulation systems, grade changes and plant materials.

### 3.7.3 Streets, Sidewalks and Walkways

Streets, sidewalks and walkways should be designed to the satisfaction of the City Engineer. The landscape should be used as a unifying element, linking areas of the neighbourhood with the adjacent streetscape. Development on private parcels should coordinate both functionally and aesthetically with the approved street designs.

### 3.8 Disabled Access

Ensure disabled access to all portions of the development through the provision of accessible public parks and open spaces, public and private walkways, private open spaces (at grade and rooftop), entrances to buildings, and residential units, balconies and patios.

### 3.9 Parking and Loading Areas

Vehicle and service access should be discouraged on the central character street, and Vanness, Euclid and Foster Avenues. Parking entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided at access points. Parking garages should be designed in accordance with the City's "Parking Garage Security Guidelines".

### 3.10 Garbage and Recycling

Underground recycling and garbage containers should be provided for each development.

### 3.11 Mitigation Measures

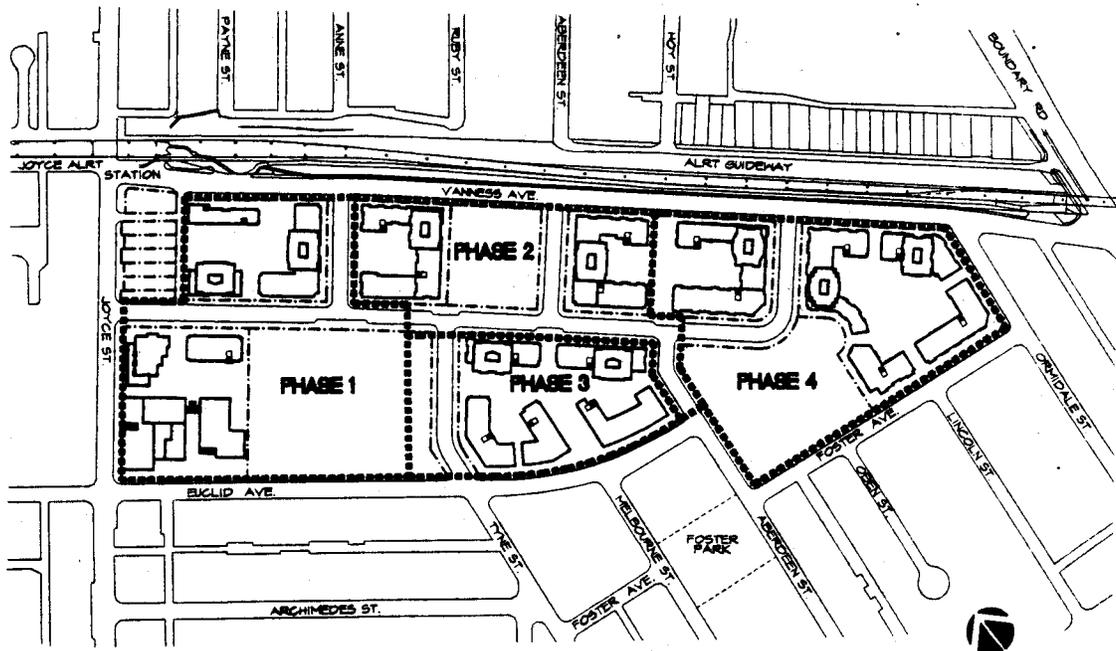
#### 3.11.1 ALRT and Street Noise

The impact of the ALRT and street noise should be mitigated through the use of noise buffers such as glazed balconies, walls, fences and berms.

#### 3.11.2 Phasing

The development will occur in phases. The boundaries and sequence of each phase are indicated in Figure 13. Changes to either the boundaries or the sequences of the phases will require review of planning and urban design issues.

Figure 13. Phasing



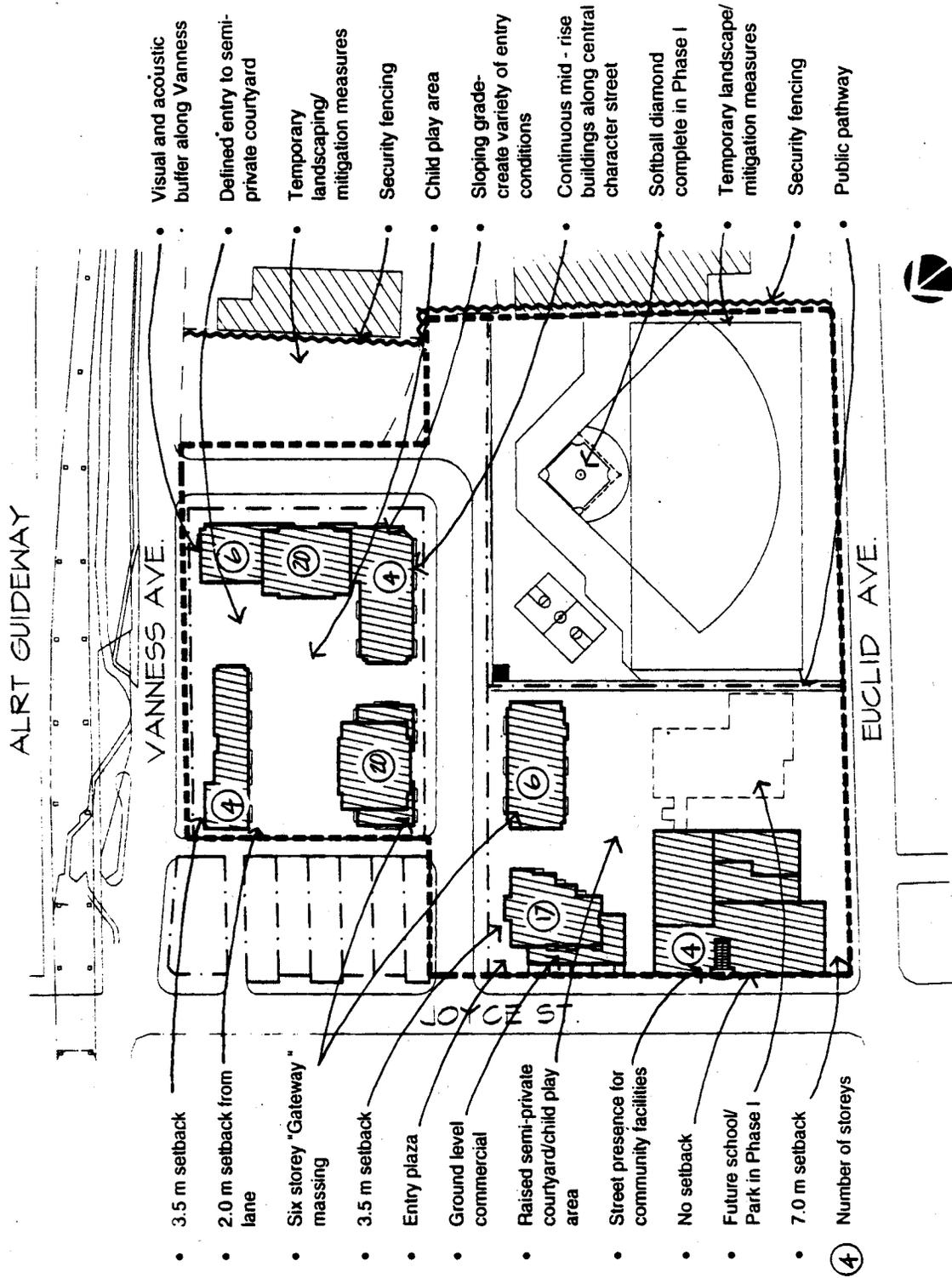
Mitigation measures to minimize the impact of the existing industrial uses on the new development should be utilized. These measures should include continuous security fencing, screens and landscaping.

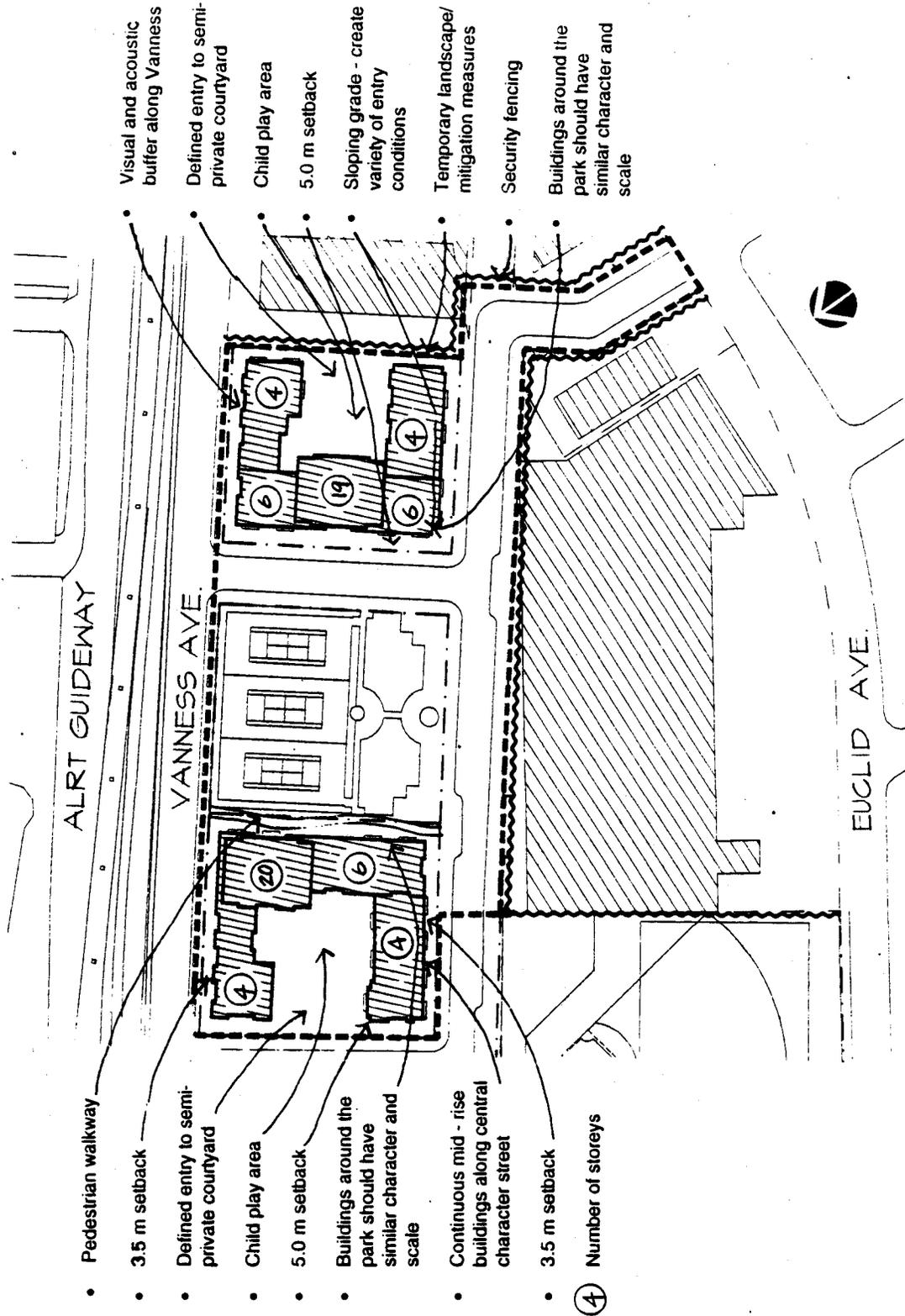
#### 4 SAFETY AND SECURITY

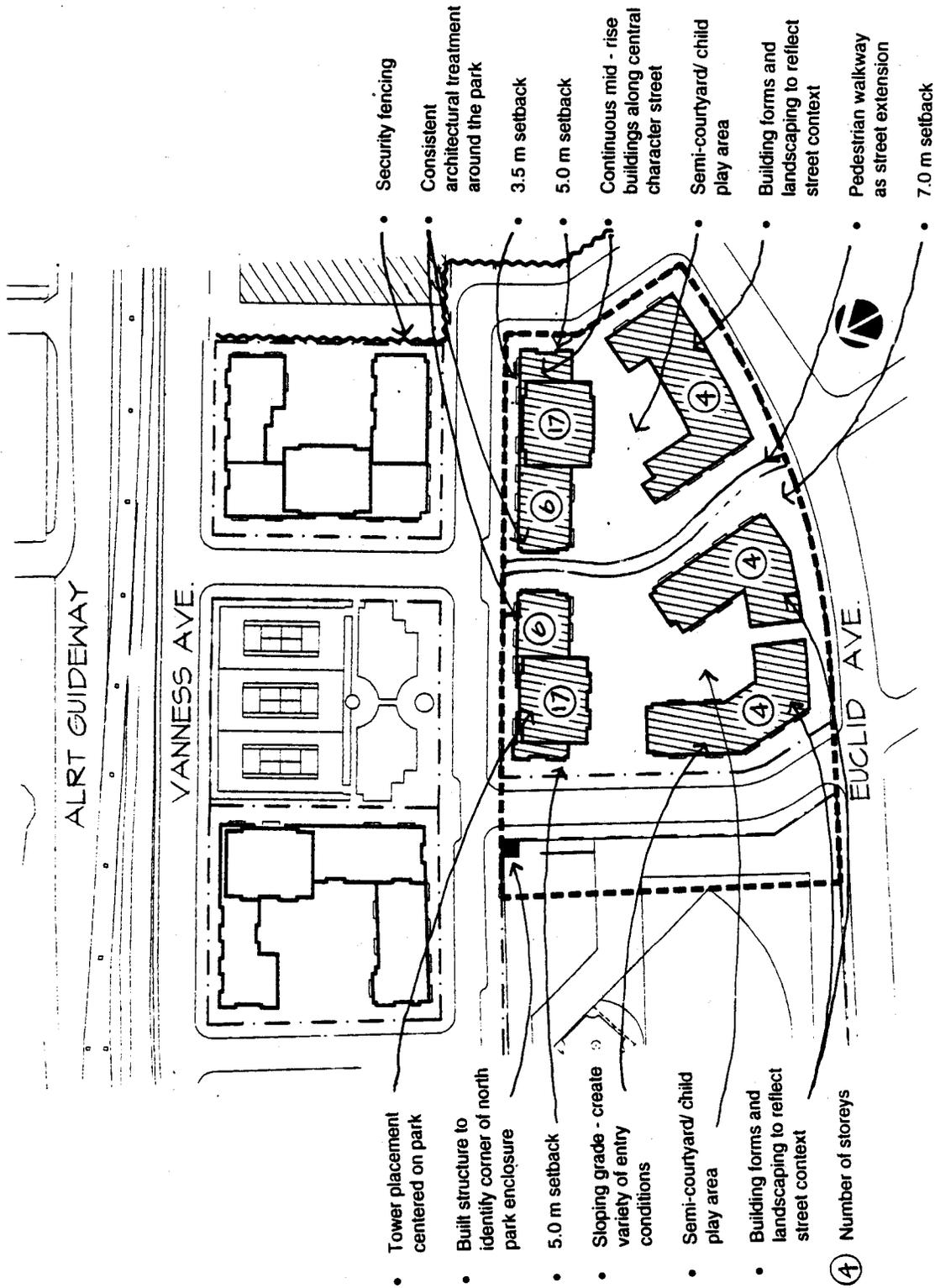
Notwithstanding the previous sections, the principles of Crime Prevention Through Environmental Design (CPTED) should be followed for all aspects of design and planning.

#### 5 PRECINCT GUIDELINES

The guidelines and design concept for each precinct are illustrated in the following annotated plans. The precinct boundaries coincide with the phasing boundaries.

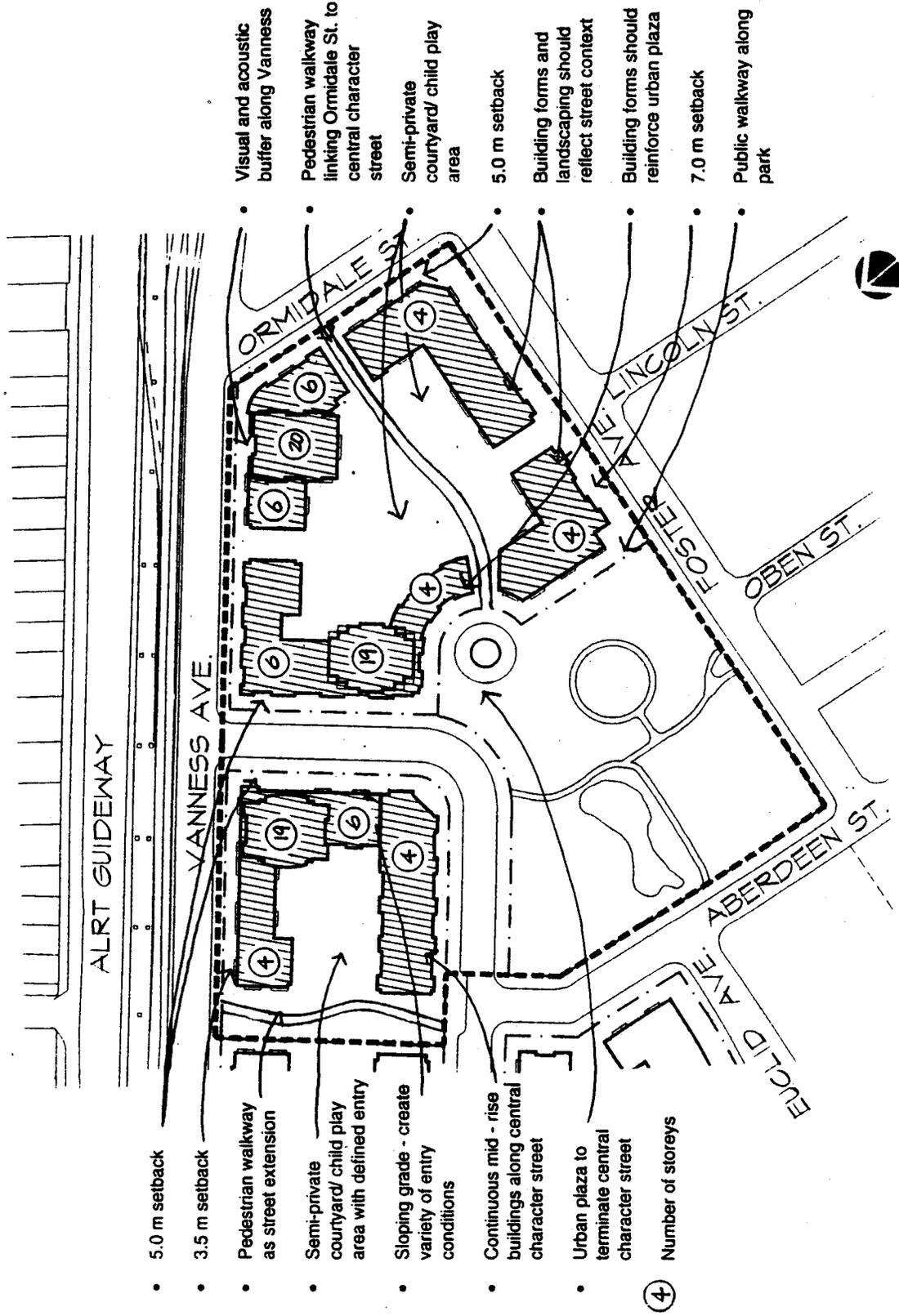






- Security fencing
- Consistent architectural treatment around the park
- 3.5 m setback
- 5.0 m setback
- Continuous mid - rise buildings along central character street
- Semi-courtyard/ child play area
- Building forms and landscaping to reflect street context
- Pedestrian walkway as street extension
- 7.0 m setback

- Tower placement centered on park
- Built structure to identify corner of north park enclosure
- 5.0 m setback
- Sloping grade - create variety of entry conditions
- Semi-courtyard/ child play area
- Building forms and landscaping to reflect street context
- Number of storeys

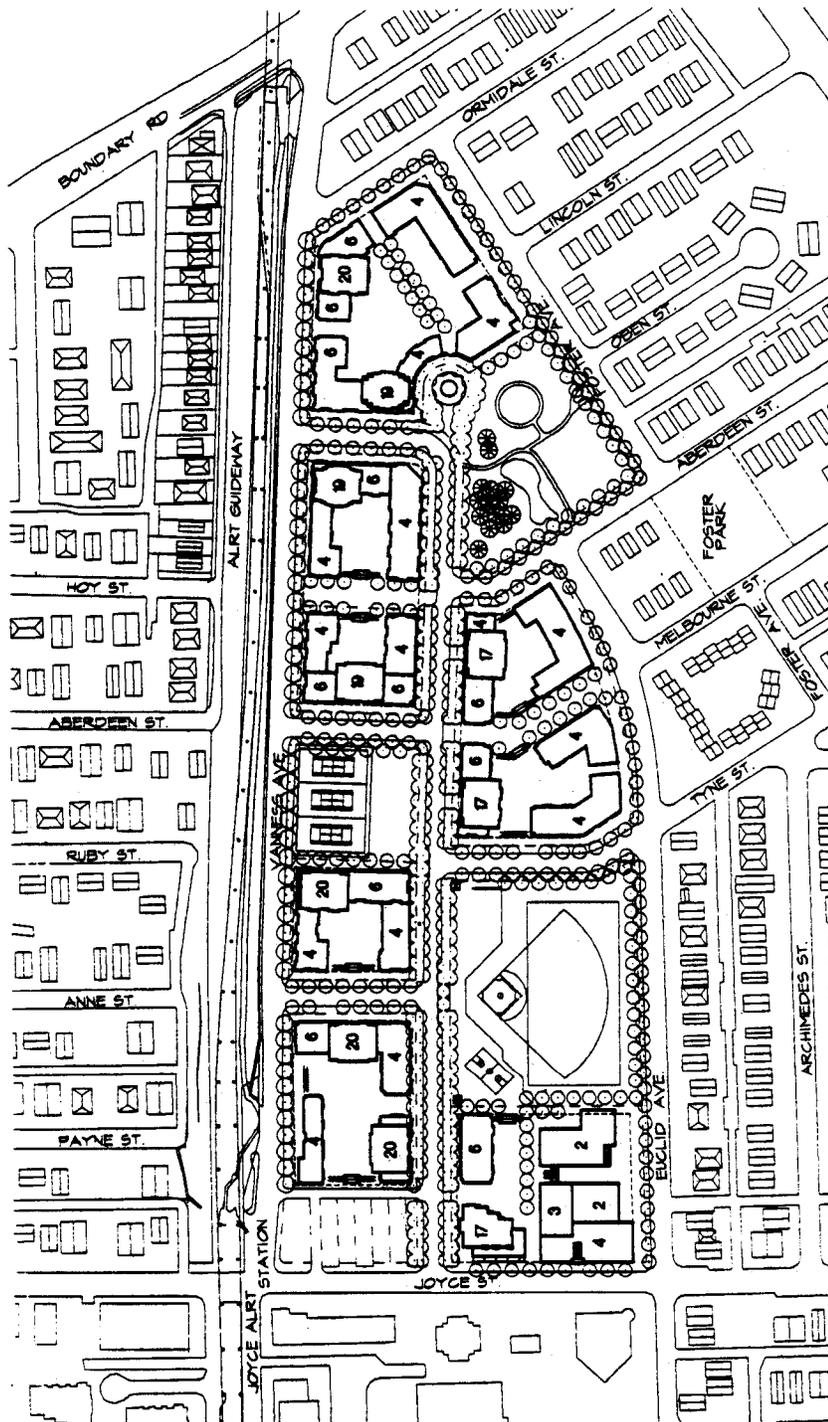


- Visual and acoustic buffer along Vanness
- Pedestrian walkway linking Ormidale St. to central character street
- Semi-private courtyard/ child play area
- 5.0 m setback
- Building forms and landscaping should reflect street context
- Building forms should reinforce urban plaza
- 7.0 m setback
- Public walkway along park

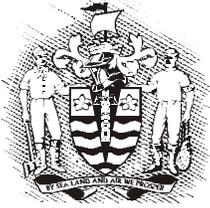
- 5.0 m setback
- 3.5 m setback
- Pedestrian walkway as street extension
- Semi-private courtyard/ child play area with defined entry
- Sloping grade - create variety of entry conditions
- Continuous mid - rise buildings along central character street
- Urban plaza to terminate central character street
- Number of storeys

④

APPENDIX A



**ILLUSTRATIVE SITE PLAN**



**City of Vancouver** *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

# **JOYCE/VANNESS CD-1 GUIDELINES (BY-LAW NO. 7204) (CD-1 NO. 314)**

*Adopted by City Council November 2, 1993  
Amended June 5, 2001*

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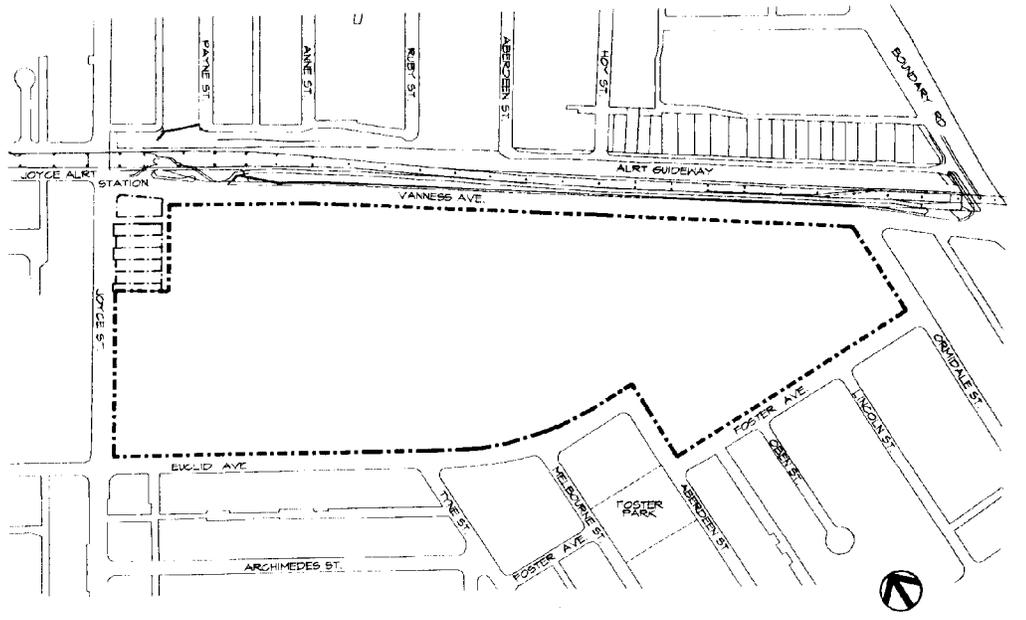
# 1 Application and Intent

These guidelines should be used in conjunction with the Joyce/Vanness CD-1 By-law to guide development of the site (Figure 1). As well as assisting the development permit applicant, the guidelines will be used by City staff in the evaluation of proposed developments.

The guidelines will ensure that the design of individual developments is compatible with the overall design concept for the Joyce/Vanness site and development in adjacent lands.

The site consists of 11.0 hectares of land area. It is bounded to the north by Vanness Avenue, to the south by Euclid and Foster Avenues, to the west by Joyce Street and to the east by Ormidale Street.

Figure 1. Joyce/Vanness Area Boundary



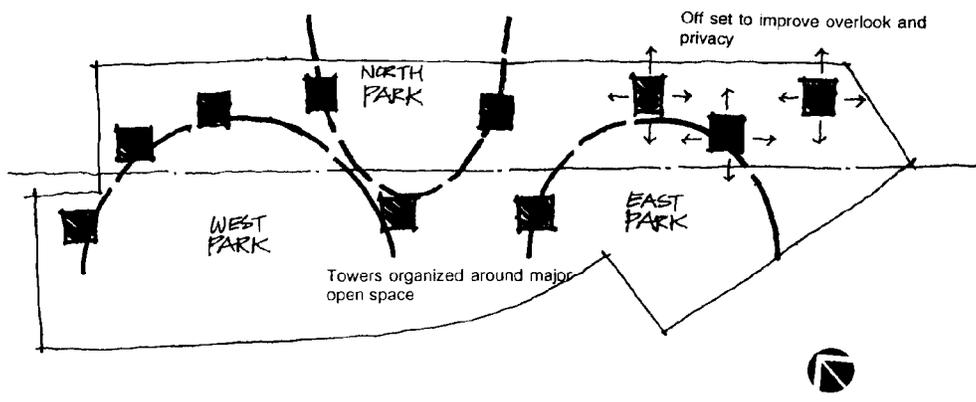
# 2 Urban Design

## 2.1 Urban Design Principles

The urban design principles guiding the pattern of development are:

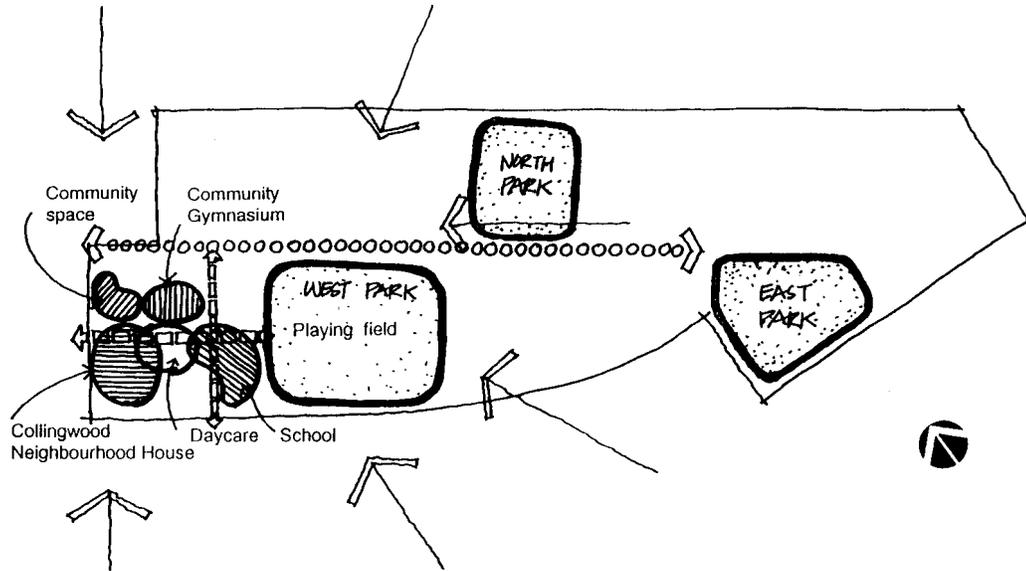
- (a) reducing the potential shadow and overlook impacts associated with the development through careful configuration, sizing and placement of the high-rise towers;
- (b) locating and configuring the community amenities and facilities where they are accessible to

Figure 2. High-Rise Tower Placement



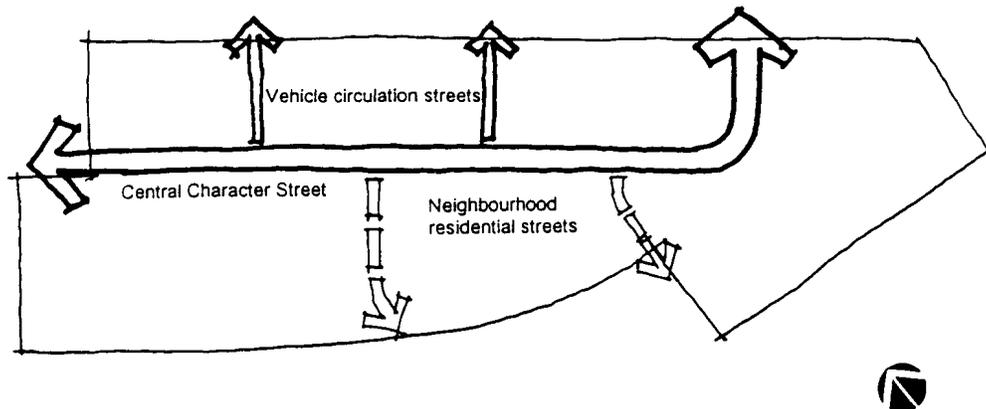
both the new and the existing development;

**Figure 3. Accessible Community Amenities and Facilities**



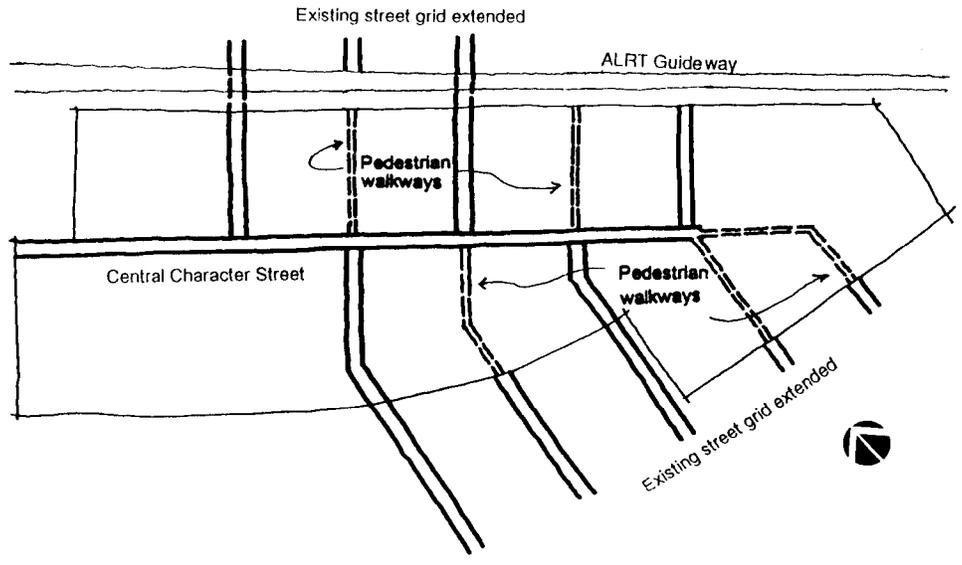
- (c) providing a network of streets including a major character street, vehicle circulation streets and neighbourhood residential streets;

**Figure 4. Street Network**



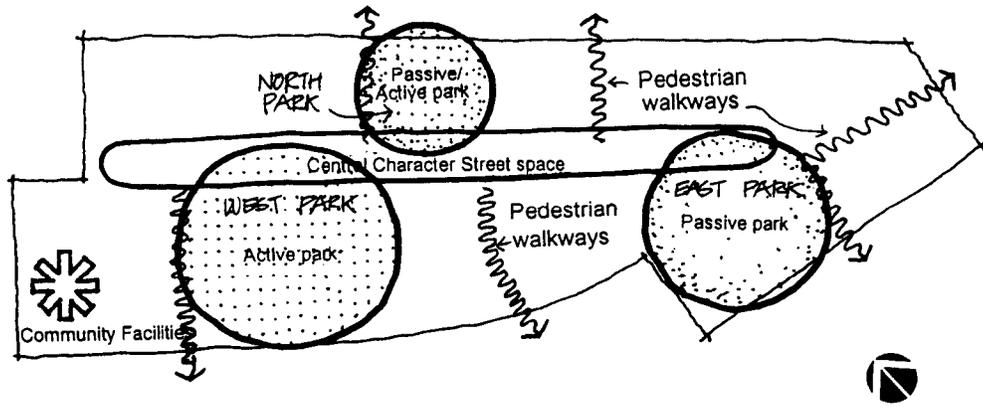
- (d) extending the existing skewed street grids onto the site as both streets and pedestrian walkways, and using the grids as major site organizational elements;

Figure 5. Street Grids



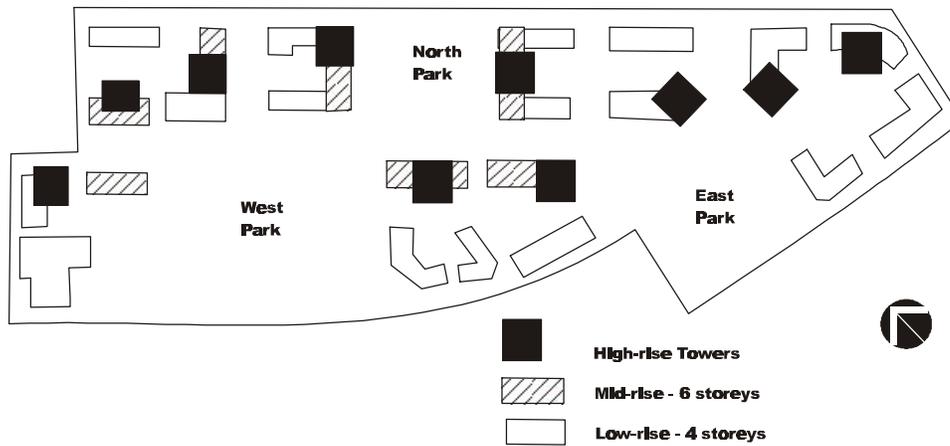
- (e) providing a hierarchy of open spaces and evenly distributing them throughout the site. Directly relating the open spaces to the major community facilities and the new residential units, maximizing sun access and minimizing impacts on the adjacent existing development;

Figure 6. Open Spaces



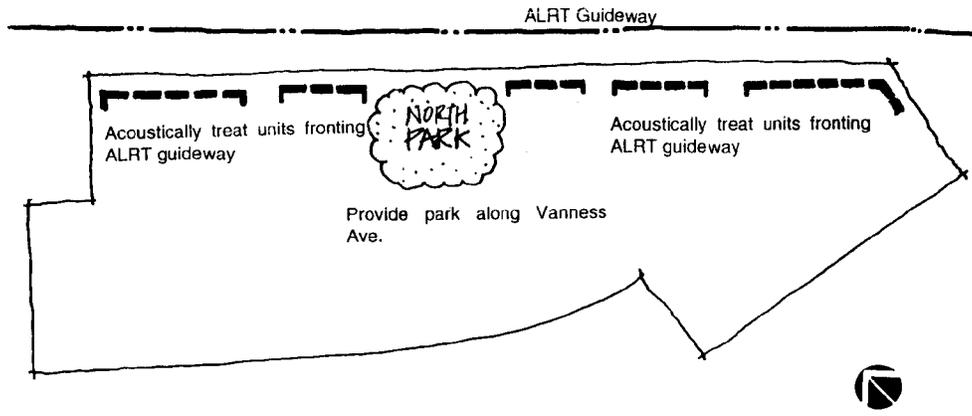
- (f) providing a range of building types including a mix of grade related townhouses and garden apartments (4 storeys), mid-rise buildings (6 storeys) and high-rise towers (17 to 26 storeys). Maximizing the number of units located at and near grade and the number of units with at grade access. Minimizing shadow and overlook impacts through the development of well proportioned high-rise towers;

Figure 7. Building Types



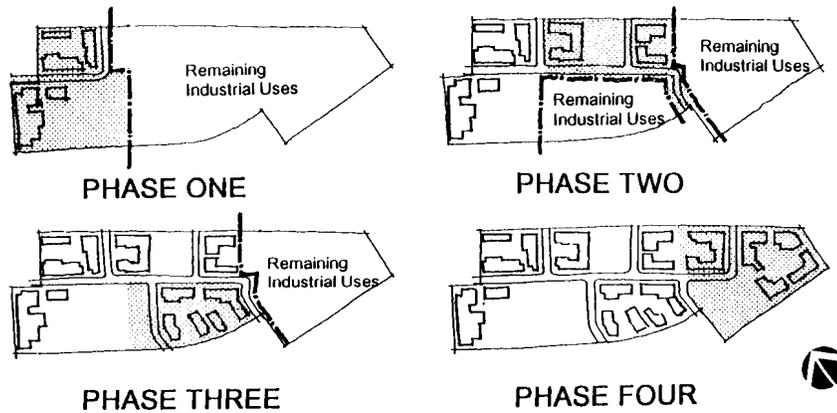
- (g) mitigating the negative impacts of the ALRT guideway on the site through limiting both the number of units oriented to the guideway, and the proximity of the units to the guideway. In addition, allowing views into the site from the guideway and locating active recreation facilities adjacent to the guideway; and

Figure 8. ALRT Impacts



- (h) developing a phasing plan that:
- (i) ensures the image and character of the development is established in Phase 1 and reinforced with each subsequent phase;
  - (ii) ensures each phase in the development provides the facilities and amenities required to support the residential use in that phase;
  - (iii) mitigates negative impacts of the existing industrial uses on the developing residential neighbourhood; and
  - (iv) utilizes the phasing requirements to create distinctive sub-areas within the development.

Figure 9. Phasing

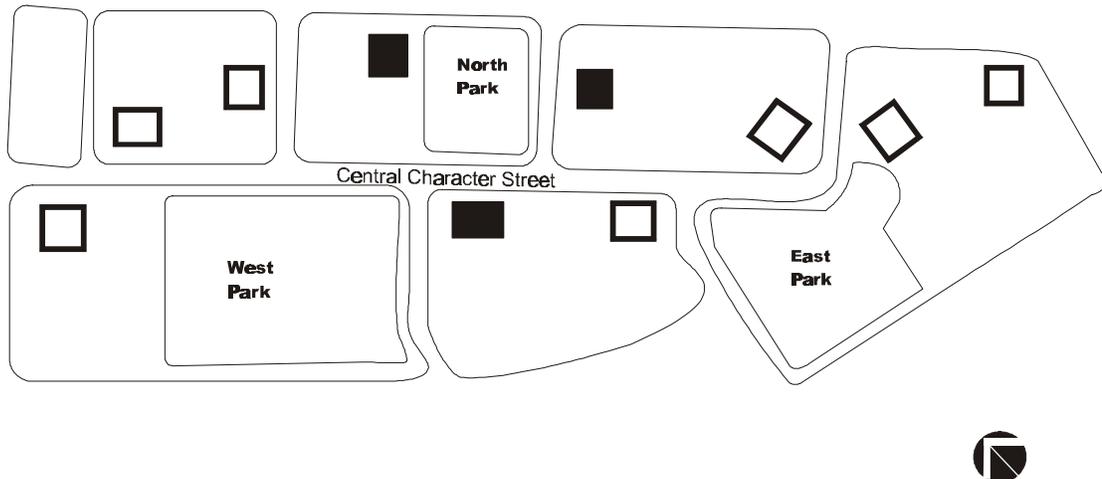


## 2.2 Urban Design Concept

The urban design concept includes:

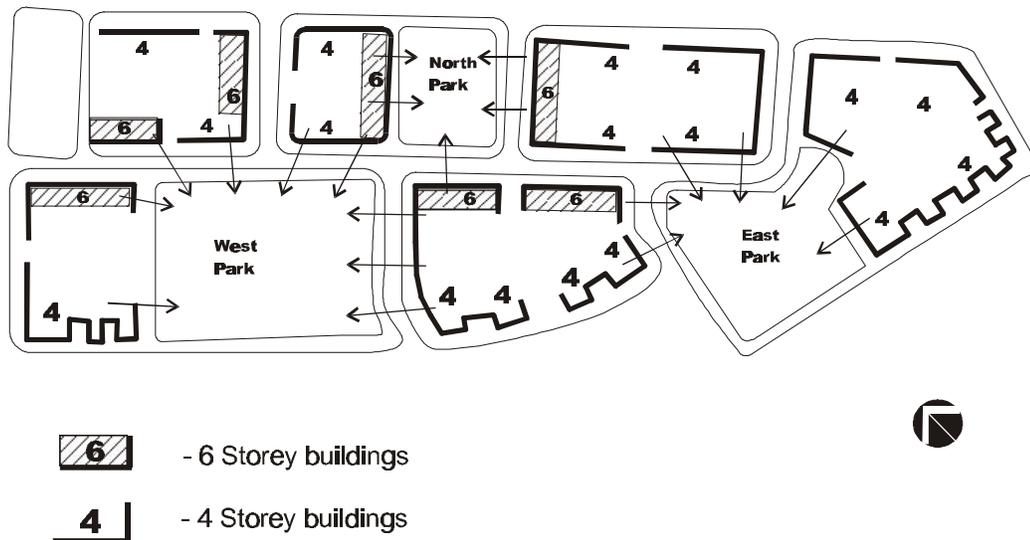
- (a) High-Rise Towers

Figure 10. High-Rise Towers



- (i) The high-rise towers should be located to create a strong pattern of development which responds to the characteristics of the site, as described below:
    - the high-rise towers should be located adjacent or to the north of the central character street to reduce their impact on the existing residential neighbourhood to the south; and
    - the three high-rise towers in the mid portion of the site should be arranged around the north park to visually unite the park and the high-rise towers.
  - (ii) The high-rise towers should reflect their unique context, as described below:
    - the design of each high-rise tower should respond to the near and far views;
    - acoustic treatments should be incorporated into the design of the high-rise towers impacted by noise from the ALRT guideway and the streets; and
    - the design of the high-rise towers should respond to the proximity of the parks.
  - (iii) The two signature towers in Sub-areas 8 and 10 should be articulated to emphasize their slenderness and reduce the apparent size of the floor plates. The top seven storeys should have reduced area no greater than 625 m<sup>2</sup>. The architectural design of the two signature towers should strongly relate to each other, while allowing for individual identity through detailing difference.
- (b) Low and Mid-Rise Buildings

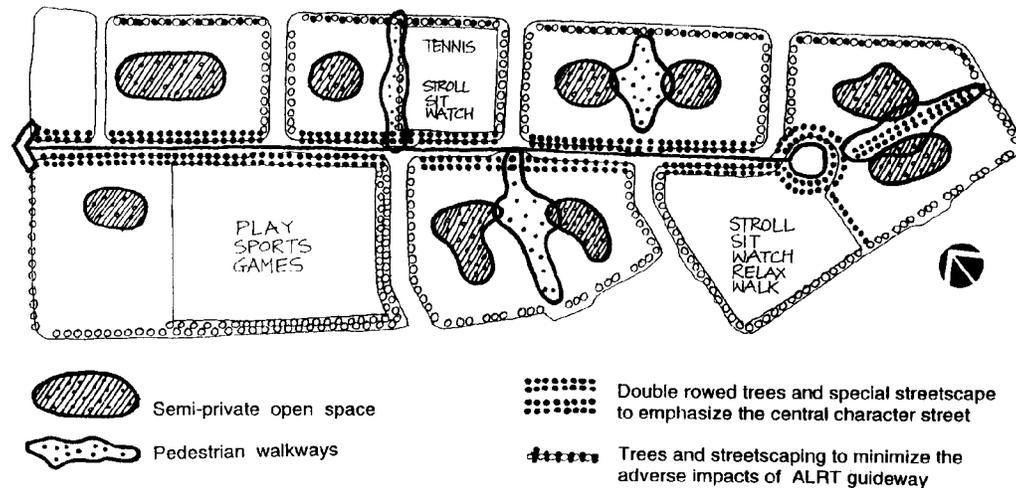
Figure 11. Low and Mid-Rise Buildings



- (i) The location of the mid-rise buildings should reinforce the street and open space pattern, as described below:
  - the mid-rise buildings should line the central character street to define the urban scale and pedestrian qualities of the street; and
  - the locational pattern of 6 storey buildings should define the edges of the north park, and the entrance from Joyce Street.
- (ii) The detailed design of the low and mid-rise buildings should reflect their unique context, as described below:
  - the height of the mid-rise buildings adjacent to the existing residential area, to the south of the development, should be limited to 4 storeys to ensure compatibility of scale between the new and the existing buildings. In addition, in these areas the form and architectural details should reflect the characteristics of the adjacent residential development; and
  - the design of the mid-rise buildings should reflect their proximity to parks, open spaces, the central character street, and other adjacent streets.
- (iii) The detailed design of the low and mid-rise buildings should provide variety in form by articulating long masses and by marking important locations on the site (the north entrance to Crowley, the east end of the central axis) with higher building elements such as towers, decorative roof treatments, roof terraces or similar devices.

### (c) Landscape and Streetscape

Figure 12. Landscape and Streetscape



The landscape and streetscape elements should be located and configured to reflect the diverse and distinctive aspects of the site, as described below:

- the design of the streetscape adjacent to the central character street should contribute to the pedestrian quality of the street;
- the design of the streetscape adjacent to Vanness Avenue should help mitigate the impacts from the ALRT guideway and the street;
- the design of the streetscape adjacent to single-family areas, to the south of the development, should reflect the character of those areas;
- the design of the walkways should provide public access, safety and security; and
- the design of the landscape of the private open spaces should ensure privacy and security.

## 3 Overall Guidelines

### 3.1 Siting

The location of streets, open spaces, development parcels and buildings should generally be as described in the illustrative site plan included in Appendix A.

Building setbacks should respond to the unique characteristics of the site and include:

- (a) Joyce Street - no setback;
- (b) Vanness Avenue - 3.5 m setback (from the new property line);
- (c) Euclid, Foster and Ormidale Avenues - 7.0 m setback;
- (d) Central Character Street - 3.5 m setback;
- (e) all other internal streets - 5.0 m setback; and
- (f) the on-site lane - 2.0 m setback

### 3.2 Building Orientation

All buildings should be oriented to the adjacent street grid. Variations may be considered if they result in an improved relationship of building to street and open space, and improved urban design.

### 3.3 Views

Buildings should be located to preserve public street-end views and private views. The site plan included in Appendix A represents an acceptable response to the views. Variations from this site plan may be considered if they result in improved urban design and do not impact existing views.

### **3.4 Massing**

#### 3.4.1 Height

Residential buildings range in height from 4 to 26 storeys. The primary criteria used to establish the heights include: response to the adjacent built form; impact of shadows on adjacent property; and the provision of sunlight to ground level. Variations may be considered if they result in improvements in terms of the above criteria.

#### 3.4.2 Low-Rise and Mid-Rise Buildings

Low-rise buildings do not exceed 4 storeys in height. Mid-rise buildings range in height from 4 to 6 storeys. These buildings should:

- (a) provide periodic openings through and articulation of the building to break down the scale, define the street and provide public views into private open spaces;
- (b) respond to their location through appropriate variations in height, form, setback and architectural expression;
- (c) create pedestrian scale and character through changes in materials, fenestration and cornice lines; and
- (d) create residential character through provision of grade level entrances to both buildings and units, bay windows, and special paving and landscaping.

#### 3.4.3 High-Rise Towers

High-rise towers range in height from 17 to 26 storeys. These buildings should:

- (a) integrate the architectural design of the high-rise towers with the adjoining low or mid-rise buildings;
- (b) except for the tower in Sub-Area 8 and the west tower in Sub-Area 10, provide floorplates no larger than 625 m<sup>2</sup> average above the sixth floor, with a maximum floorplate of 650 m<sup>2</sup> above the sixth floor. Floorplate areas include all interior circulation space, storage space and mechanical space, and exclude balconies; and
- (c) for the tower in Sub-Area 8 and the west tower in Sub-Area 10, provide floorplates no larger than 675 m<sup>2</sup> average with 700 m<sup>2</sup> maximum above the fourth floor and 625 m<sup>2</sup> maximum for the top seven floors.

### **3.5 Architectural Expression, Materials and Colour**

#### 3.5.1 Materials and Colours

An integrated, consistent palette of materials and colours should be used for each development. High-rise tower and mid-rise building materials may vary, however compatibility and transition between materials should be achieved. The range of appropriate materials includes brick, concrete, stucco, glass and metal framework. In addition, the use of some areas of wood or vinyl siding may be considered on the low and mid-rise buildings. The use of high-quality, durable materials, such as masonry, on portions of the street facades of the low and mid-rise buildings is strongly encouraged.

#### 3.5.2 Roofs

Roofs of mid-rise buildings should incorporate gardens and decks to provide open space. The roofing material and colour should provide visual interest.

Roofs of the high-rise towers should be designed as integral parts of the building and incorporate any mechanical equipment.

#### 3.5.3 Building Sidewalls

Building sidewalls should be designed to be attractive and interesting, when viewed from adjacent buildings, streets and sidewalks, through the use of materials, colours, textures, articulation and plant material. Large expanses of blank sidewall should be avoided.

#### 3.5.4 Balconies

Balconies should be designed as integral parts of the buildings. Balconies may be enclosed for acoustic purposes, subject to conformance with the City's "Balcony Enclosure Guidelines".

### 3.5.5 Awnings, Canopies and Entries

Entries to residential, commercial uses and community facilities should be weather protected. This protection should be utilized to create building identity and address.

Commercial uses and community facilities located adjacent to a street should incorporate continuous weather protection in the form of awnings and canopies.

### 3.5.6 Lighting

A variety of lighting types should be utilized including high-level street lighting, mid-level pedestrian lighting and low-level lighting in localized areas such as plazas, parks, stairways, paths and seating areas.

Glare from lighting near residential units should be minimized.

## 3.6 Residential Livability

### 3.6.1 Family Housing

Dwelling units designed for families with children should comply with the City's "High-Density Housing for Families with Children Guidelines".

### 3.6.2 Private Open Space

The design of each development should:

- (a) provide direct access to a private outdoor space or an enclosed balcony from each unit. Balconies should have a minimum depth of 2.0 m and a minimum area of 4.0 m<sup>2</sup>;
- (b) provide direct sunlight on all outdoor spaces;
- (c) incorporate large calliper trees and extensive planted areas onto the roofs of concrete mid-rise buildings and parking structures; and
- (d) incorporate extensive planted areas onto the roofs of wood frame buildings.

### 3.6.3 Access and Address

The main entrance of all residential buildings should front the street, and the number of primary entrances to units from street and grade level should be maximized.

The length of corridor in any building should not exceed 23.0 m in any one direction, with any intersecting corridor limited to a maximum of 16.0 m. More entries and vertical circulation will help limit long corridors. Corridors should have natural light and ventilation.

Individual unit entries from the street should be designed and detailed as true main entries, to contribute to a stronger sense of neighbourhood and pedestrian interest.

### 3.6.4 Amenities

On-site amenities, suitable for the anticipated population, should be provided within each development.

### 3.6.5 Safety and Security

The residential buildings should be designed to overlook the streets, parks, walkways and private open spaces; landscaping and lighting should be designed to enhance security.

### 3.6.6 Daylight

Habitable rooms should have access to daylight and where possible, direct sunlight.

### **3.7 Landscape, Parks and Open Spaces**

#### 3.7.1 Landscape

The landscape should contribute to the creation of a livable, healthy and environmentally responsive community, through:

- (a) the extensive use of plant material including large calliper trees, and seasonal, coniferous, and successional planting; and
- (b) the use of permeable paving materials and natural drainage.

#### 3.7.2 Parks and Open Spaces

The parks and open spaces should:

- (a) provide for the active and passive recreation needs of residents and visitors;
- (b) ensure safety and security through the provision of visual supervision from surrounding areas and the use of appropriate materials and equipment;
- (c) incorporate diversity through the use of distinctive landscape materials and design;
- (d) incorporate the parks and open spaces into the surrounding walkway and cycling systems; and
- (e) distinguish between public and private open spaces through the use of defined access points, circulation systems, grade changes and plant materials.

#### 3.7.3 Streets, Sidewalks and Walkways

Streets, sidewalks and walkways should be designed to the satisfaction of the City Engineer. The landscape should be used as a unifying element, linking areas of the neighbourhood with the adjacent streetscape. Development on private parcels should coordinate both functionally and aesthetically with the approved street designs.

#### 3.7.4 Crowley Street

Crowley Street is the main character street in the neighbourhood, and its easterly termination should be marked in a suitable manner. While the Telus Building provides a visual anchor to the end of the street, the point at which Crowley turns north should be handled in a unique way that contributes to a strong sense of place. Special landscaping treatments or public amenities such as fountains, public art or a small performance space could be considered. The impact on adjacent residential uses must also be considered.

### **3.8 Disabled Access**

Ensure disabled access to all portions of the development through the provision of accessible public parks and open spaces, public and private walkways, private open spaces (at grade and rooftop), entrances to buildings, and residential units, balconies and patios.

### **3.9 Parking and Loading Areas**

Vehicle and service access should be minimized, and should be combined for adjacent developments where feasible. Parking entrances should be integrated into the buildings or landscape, and exposed walls and soffits should be architecturally treated. Good visibility should be provided at access points. Parking garages should be designed in accordance with the City's "Parking Garage Security Guidelines".

### **3.10 Garbage and Recycling**

Underground recycling and garbage containers should be provided for each development.

### **3.11 Mitigation Measures**

#### 3.11.1 ALRT and Street Noise

The impact of the ALRT and street noise should be mitigated through the use of noise buffers such as glazed balconies, walls, fences and berms.

#### 3.11.2 Phasing

The development will occur in phases. The boundaries and sequence of each phase are indicated in Figure 13. Changes to either the boundaries or the sequences of the phases will require review of planning and urban design issues.

**Figure 13. Phasing**



Mitigation measures to minimize the impact of the existing industrial uses on the new development should be utilized. These measures should include continuous security fencing, screens and landscaping.

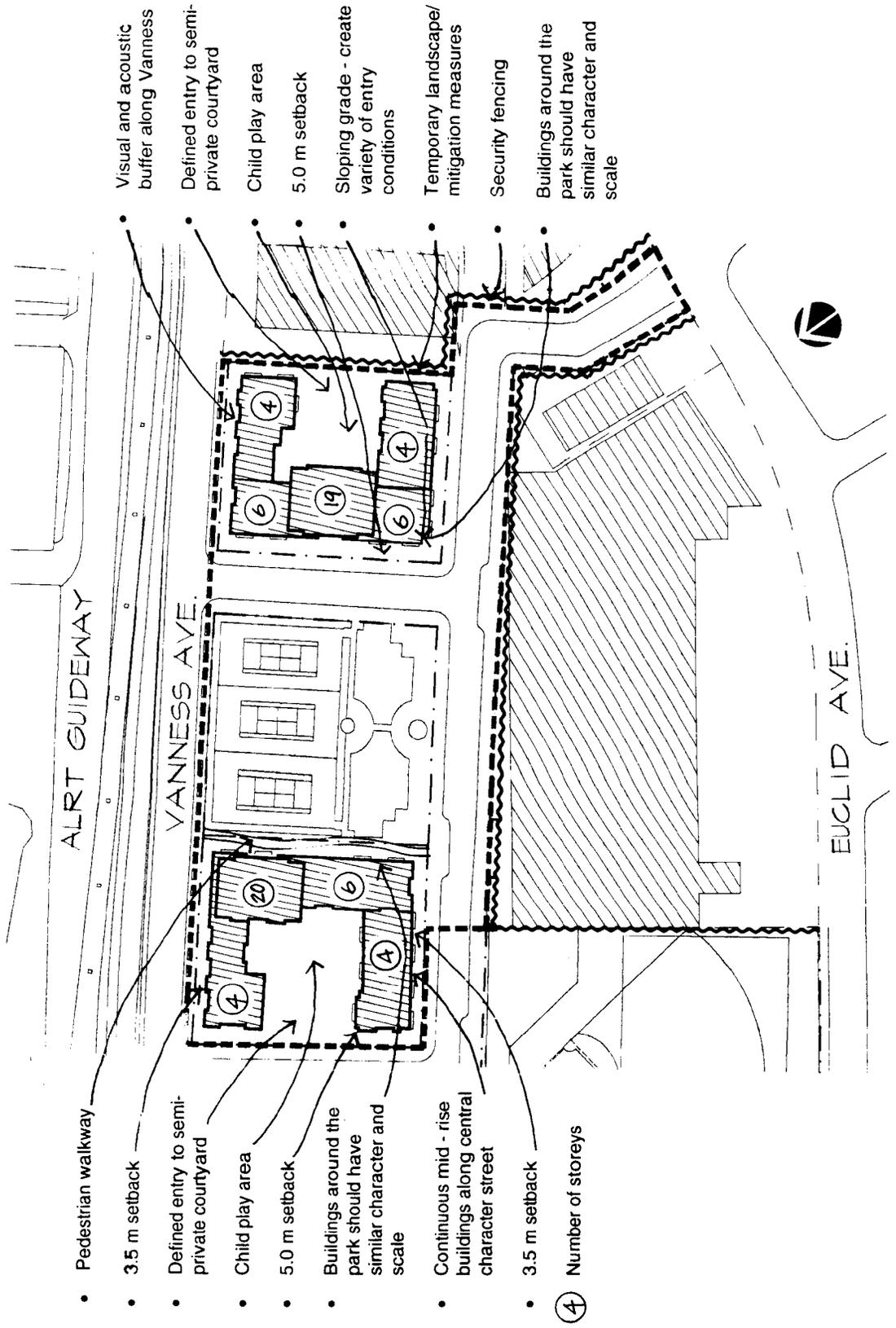
**4 Safety And Security**

Notwithstanding the previous sections, the principles of Crime Prevention Through Environmental Design (CPTED) should be followed for all aspects of design and planning.

**5 Precinct Guidelines**

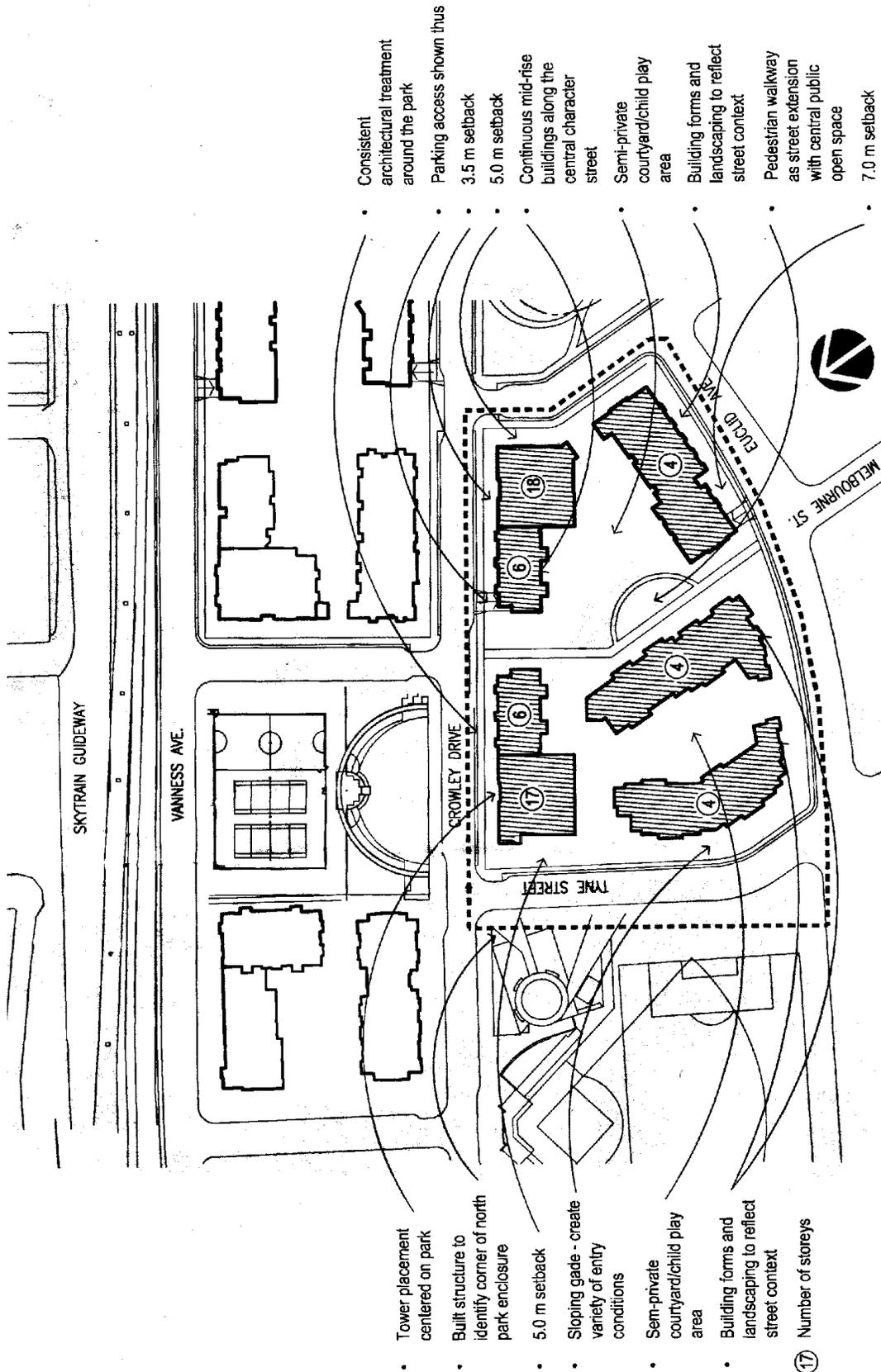
The guidelines and design concept for each precinct are illustrated in the following annotated plans. The precinct boundaries coincide with the phasing boundaries.





- Pedestrian walkway
- 3.5 m setback
- Defined entry to semi-private courtyard
- Child play area
- 5.0 m setback
- Buildings around the park should have similar character and scale
- Continuous mid - rise buildings along central character street
- 3.5 m setback
- (4) Number of storeys

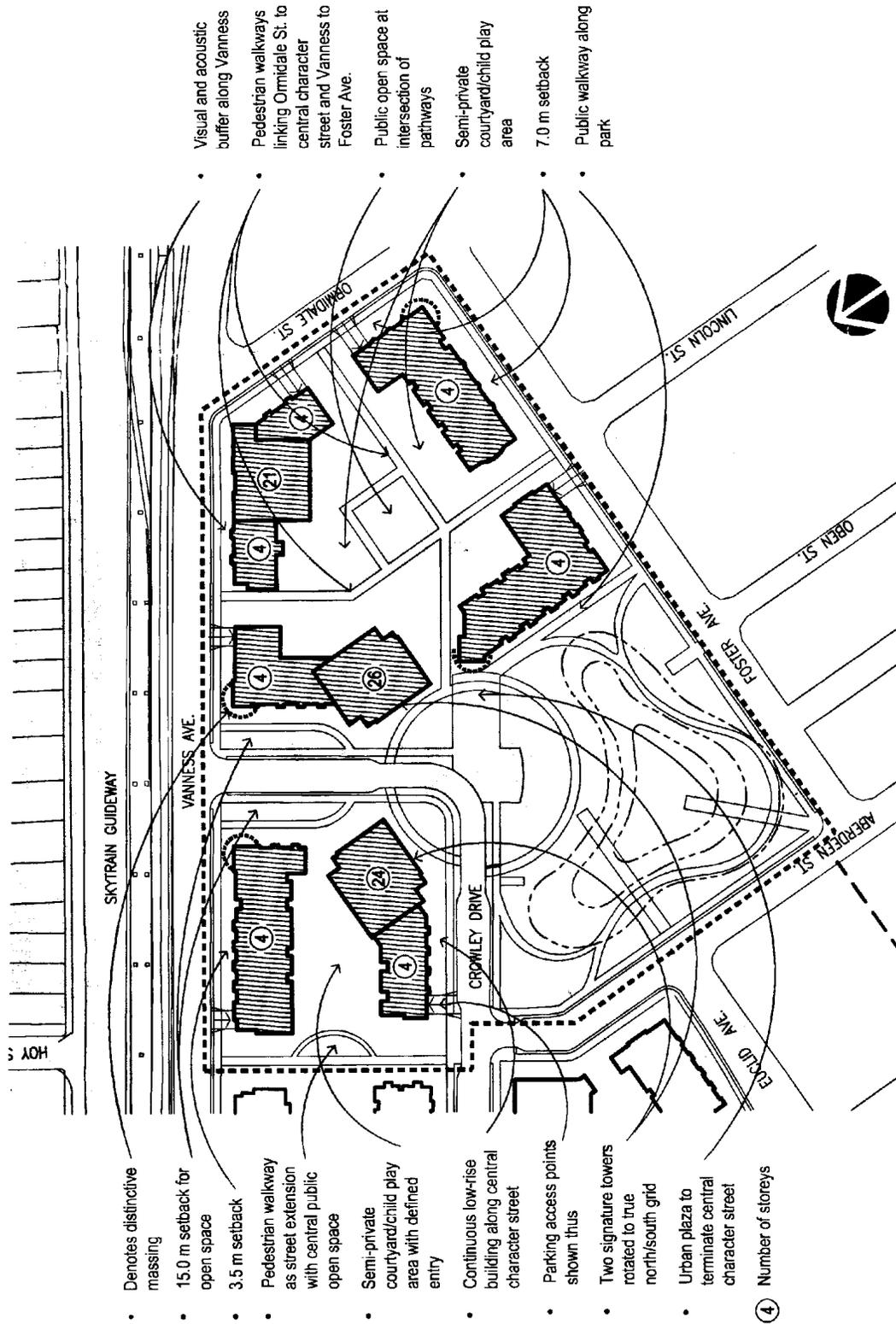
- Visual and acoustic buffer along Vanness
- Defined entry to semi-private courtyard
- Child play area
- 5.0 m setback
- Sloping grade - create variety of entry conditions
- Temporary landscape/mitigation measures
- Security fencing
- Buildings around the park should have similar character and scale



- Tower placement centered on park
- Built structure to identify corner of north park enclosure
- 5.0 m setback
- Sloping gade - create variety of entry conditions
- Semi-private courtyard/child play area
- Building forms and landscaping to reflect street context
- Number of storeys

- Consistent architectural treatment around the park
- Parking access shown thus
- 3.5 m setback
- 5.0 m setback
- Continuous mid-rise buildings along the central character street
- Semi-private courtyard/child play area
- Building forms and landscaping to reflect street context
- Pedestrian walkway as street extension with central public open space
- 7.0 m setback

5.4 Precinct 4



Visual and acoustic buffer along Vanness

Pedestrian walkways linking Omidale St. to central character street and Vanness to Foster Ave.

Public open space at intersection of pathways

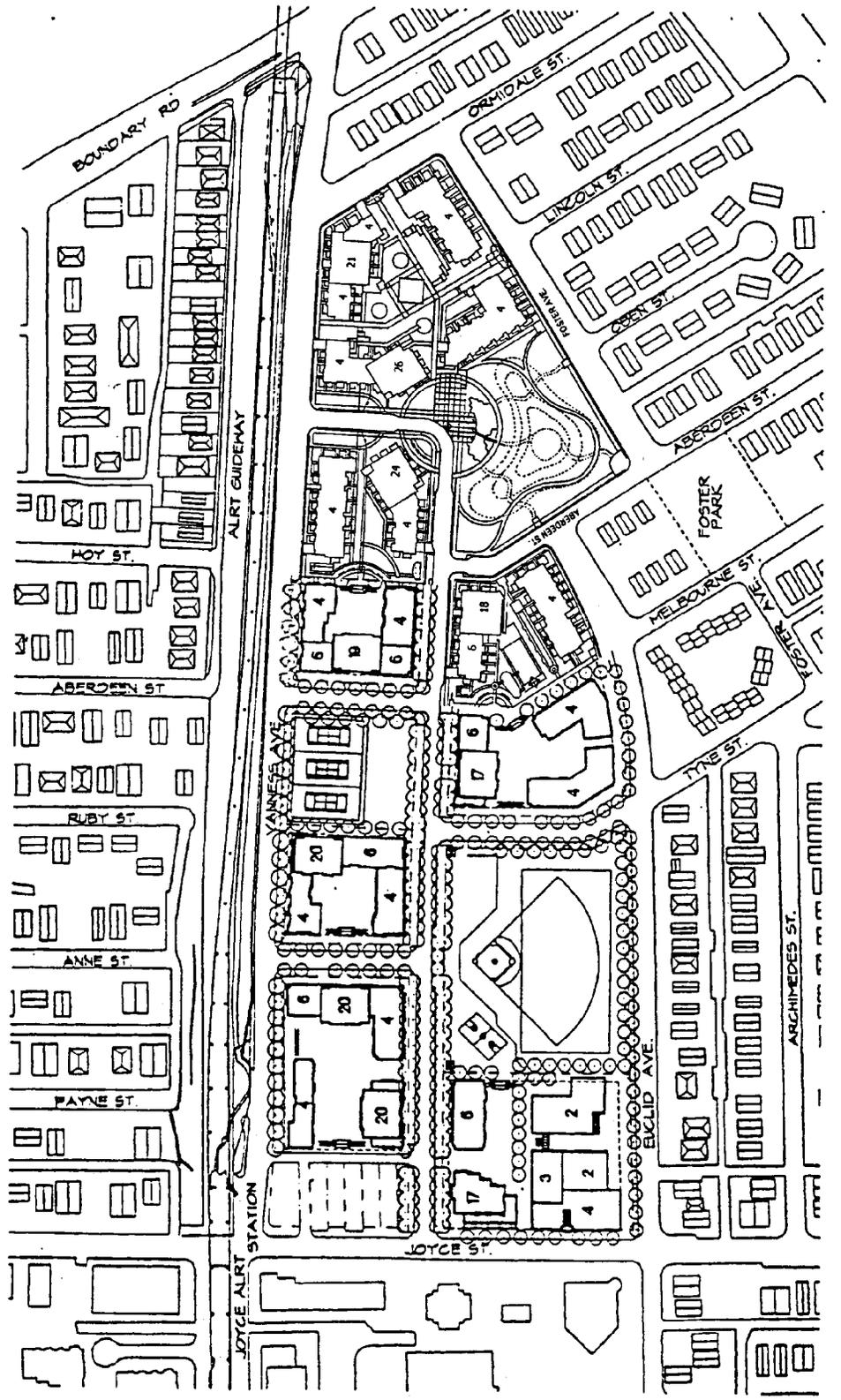
Semi-private courtyard/child play area

7.0 m setback

Public walkway along park

- Denotes distinctive massing
- 15.0 m setback for open space
- 3.5 m setback
- Pedestrian walkway as street extension with central public open space
- Semi-private courtyard/child play area with defined entry
- Continuous low-rise building along central character street
- Parking access points shown thus
- Two signature towers rotated to true north/south grid
- Urban plaza to terminate central character street
- ④ Number of storeys

Illustrative Site Plan



Revised April 2001

## **Joyce/Vanness Redevelopment**

### **Background**

In December 1991, VLC Properties Ltd. applied to rezone the 27-acre Joyce/Vanness industrial area for construction of a large housing development.

City staff, VLC and many members of the community spent several months developing policy directions for the site.

In July 1992, Council set directions for the amount and type of development, park space, and community facilities and services to be included in the project.

On December 21, 1992, VLC Properties Ltd. submitted a revised rezoning application to respond to Council direction.

After further community consultation, in May 1993, Council referred the rezoning application to Public Hearing where citizens had an opportunity to express their opinions on the proposal. At this Public Hearing on June 24, 1993, Council approved the rezoning. The enactment of the new zoning took place on November 2, 1993.

### **Proposed Development**

The proposed development, which will be phased over 10 to 12 years, includes a maximum of 2,800 housing units which will accommodate approximately 4,500 people. Of the residential units, 20% will be rental and 20% will be suitable for families with children. In addition to housing, approximately 13,000 sq. ft. of commercial space is proposed. The buildings will range in height from 4 to 26 floors.

The proposal also includes:

- a building for the Collingwood Neighbourhood House (10,000 sq. ft.);
- a gymnasium (8,000 sq. ft.);
- a site for an elementary school (25,000 sq. ft.);
- one childcare facility (7,000 sq. ft.); and
- 7.4 acres of park space.

The community facilities are to be located at the corner of Joyce and Euclid. The design of the facilities should allow for the possibility of including up to 15,000 sq. ft. of additional community services on this site in the future.

The park space will be divided into three parks. The first park will be near the proposed community facilities at the southwest corner of the site; the second park will be the centre of the site facing Vanness; the third park will be at the east end of the site (see map - Appendix A).

### **Further Information**

For information on the planning process, please contact the Planning Department at 873-7344.

For information on the construction or housing units, please contact Concert Properties Ltd., at 688-9460.

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements /

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

Balcony Exclusions  
Option A.2

BY-LAW NO. 7512

A By-law to amend By-law Nos.  
6421, 6688, 6710, 6731, 6757, 6787, 6817, 7006,  
7156, 7173, 7189, 7193, 7200, [REDACTED], 7209, 7223,  
7224, 7232, 7246, 7248, 7317, 7337, 7340, 7381,  
7431 and 7461, being by-laws which amended the Zoning  
and Development By-law by rezoning areas to CD-1

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

1. The following By-laws are each amended by deleting section 3.4  
and by substituting the following new section 3.4:

"3.4 The Director of Planning may permit the following to be excluded in  
the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of  
Planning first considers all applicable policies and guidelines  
adopted by Council and approves the design of any balcony enclosure  
subject to the following:

(i) the total area of all open and enclosed balcony or sundeck  
exclusions does not exceed eight percent of the residential  
floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor  
area may be enclosed."

6688	7006	7337
6710	7173	7340
6731	7189	7381
6787	7223	7431
6817	7224	

2. By-law Nos. 6421, 7193 and 7209 are each amended in section 3.4 by  
deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of  
Planning first considers all applicable policies and guidelines  
adopted by Council and approves the design of any balcony enclosure  
subject to the following:

(i) the total area of all open and enclosed balcony or sundeck  
exclusions does not exceed eight percent of the residential  
floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

3. By-law No. 7246 is amended in section 3.5 by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

4. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 6.4 by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed;"

5. By-law No. 7317 is amended in section 6.4 by deleting clause (a) and by substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed."

Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Production Studio, Repair Shop - Class A, Restaurant - Class 2, Restaurant Drive-In, and Sign Painting Shop;

- (d) Office Uses;
- (e) Cultural and Recreational Uses, but not including Arcade, Golf Course or Driving Range, Marina, Riding Ring, Rink, Stadium or Arena, Swimming Pool, Theatre, and Zoo or Botanical Garden;
- (f) Institutional Uses, but not including Ambulance Station, Church, Detoxification Centre, Hospital, and School - University or College;
- (g) Public Utility;
- (h) Parking Uses;
- (i) Accessory Uses customarily ancillary to the above uses; and
- (j) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
  - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
  - (ii) the Development Permit Board is satisfied that the use can be easily removed, and is of low intensity or low in capital investment;
  - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
  - (iv) development permits are limited in time to periods not exceeding 3 years.

#### 4. Phases

4.1 The development shall take place in four phases, approximately as illustrated in Figure 3.

4.2 The phases shall be developed sequentially in numerical order commencing with Phase 1 and ending with Phase 4. As long as the prescribed order is maintained, one or more phases may be developed at the same time, provided that this Development Plan and Schedule "C" to the By-law are complied with.

9. 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  
January, 1996.

"(signed) Jennifer Clarke"  
Deputy 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 January 1996, and numbered 7512.

CITY CLERK"

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend  
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,  
5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315,  
6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323,  
6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475,  
6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688,  
6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739,  
6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817,  
6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135,  
7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174,  
7175, 7180, 7189, 7193, 7198, 7200, ██████████ 7209,  
7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337,  
7340, 7381, 7425, 7431, 7434 and 7461, being  
by-laws which amended the Zoning and Development  
By-law by rezoning areas to CD-1

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

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended  
in section 5 by deleting the words "terraces, patios, balconies" from the left  
column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the  
words "terraces, patios, balconies" from the left column and the corresponding  
number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words  
"Terraces, patios, balconies" from the left column and the corresponding  
number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the  
words "terraces, patios, balconies" from the left column and the corresponding  
number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
  - (a) deleting clause (d), and
  - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.



Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

**Clause No. 3 (cont'd)**

Janet Meredith, Vancouver Art Gallery, spoke in favour of the exemption for non-profit societies and public agencies. It is appropriate to assist the aims of such organizations, and Ms. Meredith thanked staff for responding to the Gallery's concerns.

Susan Brinkerman, the Flag Shop, acknowledged that many banners made by the Flag Shop are illegal under the current sign regulations, and it would be in the company's best interests to have the regulations eased as proposed. However, Ms. Brinkerman did not advocate doing away with all regulations, and gave examples of banners which should be regulated. As far as the amount of signage to be permitted on a banner, 20% is better than they have now; higher percentages may well be too gaudy. Perhaps the by-law could refrain from a height to width stipulation for banners under 2 square metres; that would allow 3 foot by 3 foot or 5 foot by five foot banners, but not ten foot by ten foot banners which would not beautify or enhance the city.

**Staff Closing Comments**

Responding to a query, Ms. Johnston confirmed that under the recommended amendments, the Maritime Museum would be able to install banners up to 2 metres square as proposed to be allowed in any area of the city.

**Council Discussion**

Council discussion was postponed to the Regular Council meeting of February 25, 1997.

**4(a). CD-1 Text Amendment: 3550 Vanness Avenue  
(Collingwood Village)**

An application by Greystone Properties Ltd. was considered as follows:

Summary: The proposed text amendment would reduce the required parking for residential uses on all development sites within Collingwood Village by 20-25%, depending on the number and size of dwelling units. The current requirement of "one space per dwelling unit plus one space per 200m<sup>2</sup>" would be placed within "0.75 space per dwelling unit plus one space per 250m<sup>2</sup>".

The Director of Land Use and Development recommended approval of the application, with no conditions.

cont'd....

**Clause No. 4(a) (cont'd)**

**Staff Opening Comments**

Lynda Challis, Planner, reviewed the proposed parking regulations. Following completion of the first phase, it became obvious that parking demand for Collingwood Village was not as high as previously expected. The applicant wishes to reduce the parking requirement by about 700 spaces based on the results of a parking study. Staff and the developer have worked with the community to develop an appropriate parking standard.

Paul Pinsker, Transportation Engineer, recalled the existing requirement was slightly lower than that which would normally have been required in recognition of the proximity of SkyTrain. Even so, after occupancy it became apparent that not all on-site parking was being used. The applicant commissioned a study of sites along the SkyTrain corridor, with assistance from the Engineering Department, which established that there is significantly less vehicle ownership near SkyTrain. Based on these findings, staff now recommend a reduced standard.

Mr. Pinsker noted there is concern over the street parking situation in the area, but this is not related to the Collingwood Village site. Engineering has installed two-hour parking signs on some frontages which should help the situation, but more may be required. Mr. Pinsker also commented on the issue of Park and Ride for SkyTrain.

**Applicant Opening Comments**

Brian McCauley, Greystone Properties, reiterated there has been significantly less demand than expected for parking at Collingwood Village. Therefore, Mr. McCauley requested that the parking requirement be reduced. Collingwood Village is trying to provide affordable housing, and a reduction in parking cost will further this aim.

**Summary of Correspondence**

A review of the correspondence indicated two letters of support received on this item.

**Speakers**

Mayor Owen called for speakers for and against the application and five speakers were heard.

Chris Taulu, Joyce Station Crime Prevention Office, expressed support.

cont'd.....

**Clause No. 4(a) (cont'd)**

Manelito Basilio, area resident, had no objection to the application provided adequate parking space is provided on site for visitors and relatives. Between the community centre and ball games, it can be difficult for residents to find parking in front of their homes. Mr. Basilio requested installation of resident parking only in the area to minimize problems. (Council suggested Mr. Basilio discuss the procedures for such a request with the Engineering Department.)

The following speakers supported the application provided it furthers environmentally sound transportation methods:

- John Wright, Bicycle Advisory Committee (brief filed)
- Tracy Axelsson, Co-op Auto Network
- Gavin Davidson, Better Environmentally Sound Transportation (BEST).

Following are some of the points made by the foregoing speakers:

- if parking requirements are to be reduced successfully, a multimodal view of transportation must be embraced;
- a reduction in parking requirements will only be worthwhile if alternative methods of transportation are fostered, such as bicycle use and an auto co-op;
- it is important to implement programs which reduce reliance on the private vehicle;
- it would be productive to allow long-term parking on city streets if people are required to pay for it, and the funds are used to promote environmentally friendly forms of transportation;
- Greystone's contribution does not go far enough, and the developer should be required to contribute financially to services such as maps of bicycle routes, etc.;
- a blanket rezoning should be undertaken to reduce the parking requirement for all multi-dwellings within 700 feet of SkyTrain stations, perhaps setting a maximum rather than a minimum number of parking spaces.

cont'd.....

**Clause No. 4 (cont'd)**

Mr. Wright also recommended the following bicycle parking requirements:

- A) Bicycles will be parked in lockers or compounds no more than one floor below grade;
- B) Bicycles will be secured in individual lockers or in compounds containing no more than twenty bicycles;
- C) Vertical bicycle racks as required in the Parking By-law will meet specifications set out in the brief on file.

**Applicant Closing Comments**

With respect to the issue of visitors' parking, Mr. McCauley advised difficulties are expected to be rectified in the second phase by the location of an inter-phone at the parkade gate to simplify admission. The study undertaken found no correlation between a decrease in cars and increased use of bicycles. Existing bicycle parking is also underutilised at Collingwood Village. Greystone has contributed much to the Collingwood Village area, and it would be difficult to give more and still provide affordable housing.

**Staff Closing Comments**

Mr. Pinsker commented on Mr. Wright's recommendations, noting (A) is already a requirement; (B) Council decided on 40 bicycles per locker after deliberation; and there is some difficulty with the wording of (C). This will be discussed further with the Bicycle Advisory Committee. It will also be necessary to work further with the Collingwood community to develop appropriate curbside parking regulations for the area.

**Council Discussion**

MOVED by Cllr. Sullivan,  
THAT the foregoing application by Greystone Properties Ltd. be approved.

- CARRIED UNANIMOUSLY

**BY-LAWS (CONT'D)**

6. **A By-law to amend By-law No. 7204, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (Text Amendment - By-law No. 7204 3550 Vanness Avenue)**

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Sullivan,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Sullivan,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

**COUNCILLOR PUIL EXCUSED FROM VOTING ON BY-LAW 6**

3550 Vanness Avenue

BY-LAW NO. 7717

A By-law to amend  
By-law No. 7204,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 10 of Schedule B to By-law No. 7204 is amended by deleting clause (a) and substituting the following:

"(a) multiple dwelling uses shall provide a minimum of one space for each 250 m<sup>2</sup> of gross residential floor area plus 0.75 space for each dwelling unit; and".

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

DONE AND PASSED in open Council this 25th day of March  
1997.

"(signed) Philip W. Owen"

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 25th day of March 1997, and numbered 7717.

CITY CLERK"

**Clause No. 3 (cont'd)**

Janet Meredith, Vancouver Art Gallery, spoke in favour of the exemption for non-profit societies and public agencies. It is appropriate to assist the aims of such organizations, and Ms. Meredith thanked staff for responding to the Gallery's concerns.

Susan Brinkerman, the Flag Shop, acknowledged that many banners made by the Flag Shop are illegal under the current sign regulations, and it would be in the company's best interests to have the regulations eased as proposed. However, Ms. Brinkerman did not advocate doing away with all regulations, and gave examples of banners which should be regulated. As far as the amount of signage to be permitted on a banner, 20% is better than they have now; higher percentages may well be too gaudy. Perhaps the by-law could refrain from a height to width stipulation for banners under 2 square metres; that would allow 3 foot by 3 foot or 5 foot by five foot banners, but not ten foot by ten foot banners which would not beautify or enhance the city.

**Staff Closing Comments**

Responding to a query, Ms. Johnston confirmed that under the recommended amendments, the Maritime Museum would be able to install banners up to 2 metres square as proposed to be allowed in any area of the city.

**Council Discussion**

Council discussion was postponed to the Regular Council meeting of February 25, 1997.

**4(a). CD-1 Text Amendment: 3550 Vanness Avenue  
(Collingwood Village)**

An application by Greystone Properties Ltd. was considered as follows:

Summary: The proposed text amendment would reduce the required parking for residential uses on all development sites within Collingwood Village by 20-25%, depending on the number and size of dwelling units. The current requirement of "one space per dwelling unit plus one space per 200m<sup>2</sup>" would be placed within "0.75 space per dwelling unit plus one space per 250m<sup>2</sup>".

The Director of Land Use and Development recommended approval of the application, with no conditions.

cont'd.....

**Clause No. 4(a) (cont'd)**

**Staff Opening Comments**

Lynda Challis, Planner, reviewed the proposed parking regulations. Following completion of the first phase, it became obvious that parking demand for Collingwood Village was not as high as previously expected. The applicant wishes to reduce the parking requirement by about 700 spaces based on the results of a parking study. Staff and the developer have worked with the community to develop an appropriate parking standard.

Paul Pinsker, Transportation Engineer, recalled the existing requirement was slightly lower than that which would normally have been required in recognition of the proximity of SkyTrain. Even so, after occupancy it became apparent that not all on-site parking was being used. The applicant commissioned a study of sites along the SkyTrain corridor, with assistance from the Engineering Department, which established that there is significantly less vehicle ownership near SkyTrain. Based on these findings, staff now recommend a reduced standard.

Mr. Pinsker noted there is concern over the street parking situation in the area, but this is not related to the Collingwood Village site. Engineering has installed two-hour parking signs on some frontages which should help the situation, but more may be required. Mr. Pinsker also commented on the issue of Park and Ride for SkyTrain.

**Applicant Opening Comments**

Brian McCauley, Greystone Properties, reiterated there has been significantly less demand than expected for parking at Collingwood Village. Therefore, Mr. McCauley requested that the parking requirement be reduced. Collingwood Village is trying to provide affordable housing, and a reduction in parking cost will further this aim.

**Summary of Correspondence**

A review of the correspondence indicated two letters of support received on this item.

**Speakers**

Mayor Owen called for speakers for and against the application and five speakers were heard.

Chris Taulu, Joyce Station Crime Prevention Office, expressed support.

cont'd.....

**Clause No. 4(a) (cont'd)**

Manelito Basilio, area resident, had no objection to the application provided adequate parking space is provided on site for visitors and relatives. Between the community centre and ball games, it can be difficult for residents to find parking in front of their homes. Mr. Basilio requested installation of resident parking only in the area to minimize problems. (Council suggested Mr. Basilio discuss the procedures for such a request with the Engineering Department.)

The following speakers supported the application provided it furthers environmentally sound transportation methods:

- John Wright, Bicycle Advisory Committee (brief filed)
- Tracy Axelsson, Co-op Auto Network
- Gavin Davidson, Better Environmentally Sound Transportation (BEST).

Following are some of the points made by the foregoing speakers:

- if parking requirements are to be reduced successfully, a multimodal view of transportation must be embraced;
- a reduction in parking requirements will only be worthwhile if alternative methods of transportation are fostered, such as bicycle use and an auto co-op;
- it is important to implement programs which reduce reliance on the private vehicle;
- it would be productive to allow long-term parking on city streets if people are required to pay for it, and the funds are used to promote environmentally friendly forms of transportation;
- Greystone's contribution does not go far enough, and the developer should be required to contribute financially to services such as maps of bicycle routes, etc.;
- a blanket rezoning should be undertaken to reduce the parking requirement for all multi-dwellings within 700 feet of SkyTrain stations, perhaps setting a maximum rather than a minimum number of parking spaces.

cont'd....

**Clause No. 4 (cont'd)**

Mr. Wright also recommended the following bicycle parking requirements:

- A) Bicycles will be parked in lockers or compounds no more than one floor below grade;
- B) Bicycles will be secured in individual lockers or in compounds containing no more than twenty bicycles;
- C) Vertical bicycle racks as required in the Parking By-law will meet specifications set out in the brief on file.

**Applicant Closing Comments**

With respect to the issue of visitors' parking, Mr. McCauley advised difficulties are expected to be rectified in the second phase by the location of an inter-phone at the parkade gate to simplify admission. The study undertaken found no correlation between a decrease in cars and increased use of bicycles. Existing bicycle parking is also underutilised at Collingwood Village. Greystone has contributed much to the Collingwood Village area, and it would be difficult to give more and still provide affordable housing.

**Staff Closing Comments**

Mr. Pinsker commented on Mr. Wright's recommendations, noting (A) is already a requirement; (B) Council decided on 40 bicycles per locker after deliberation; and there is some difficulty with the wording of (C). This will be discussed further with the Bicycle Advisory Committee. It will also be necessary to work further with the Collingwood community to develop appropriate curbside parking regulations for the area.

**Council Discussion**

MOVED by Cllr. Sullivan,

THAT the foregoing application by Greystone Properties Ltd. be approved.

- CARRIED UNANIMOUSLY

**BY-LAWS (CONT'D)**

- 6. **A By-law to amend By-law No. 7204, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (Text Amendment - By-law No. 7204 3550 Vanness Avenue)**

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Sullivan,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Sullivan,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**COUNCILLOR PUIL EXCUSED FROM VOTING ON BY-LAW 6**



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

**APRIL 10 AND 24, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 10, 2001, 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 Heritage, Sign, and Zoning and Development By-laws and the Coal Harbour Official Development Plan. Subsequently, the meeting was recessed, and reconvened in the Council Chamber at 7:30 p.m. on Tuesday, April 24, 2001. The Minutes have been consolidated for ease of reference.

**PRESENT:**

Mayor Philip Owen  
 Councillor Fred Bass  
 Councillor Jennifer Clarke  
 \*Councillor Lynne Kennedy  
 \*Councillor Daniel Lee  
 \*Councillor Don Lee  
 Councillor Tim Louis  
 Councillor Sandy McCormick  
 Councillor Gordon Price  
 Councillor George Puil  
 Councillor Sam Sullivan

**ABSENT**

**APRIL 24TH:**

Councillor Lynne Kennedy (Sick Leave)  
 Councillor Daniel Lee (Leave of Absence)  
 Councillor Don Lee (Civic Business)

**CITY CLERK'S**

**OFFICE:**

Denise Salmon, Meeting Coordinator

\*Denotes presence for portion of the meeting

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,  
 SECONDED by Cllr. McCormick,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Heritage, Sign, and Zoning and Development By-laws and the Coal Harbour Official Development Plan.

- CARRIED UNANIMOUSLY

**6. Text Amendment: 3602 Vanness Avenue (Collingwood Village)**

An application by Concert Properties Ltd. was considered as follows:

**Summary:** The proposed text amendment for 3602 Vanness Avenue (Collingwood Village) would alter the form of development of sub-areas 7, 8 & 10 by adjusting tower locations, height and floorplates and increasing the amount of open space.

The Director of Current Planning recommended approval subject to conditions set out in the agenda before Council this evening.

**Staff Comments**

Lynda Challis, Planner, provided a brief overview of the application.

**Applicant Comments**

Linda Moore, Concert Properties Ltd., in response to a question from Council advised Council will be provided with an update on the status of accessible balconies in Collingwood Village.

**Summary of Correspondence**

There was no correspondence received on this application since the date it was referred to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Cllr. McCormick,

THAT the application by Concert Properties Ltd. to amend the CD-1 By-law for 3602 Vanness Avenue (Collingwood Village) to permit alteration of the form of development of sub-areas 7, 8 & 10 by adjusting tower locations, height and floorplates and increasing the amount of open space be approved subject to the following conditions:

**Clause 6 Cont'd**

- (a) THAT the proposed schematic development be approved by Council in principle, generally as prepared by Concert Properties Ltd., and stamped "Received City Planning Department, September 14, 2000", specifically in relation to the siting of buildings, development of ground plane, general building heights and massing, to be further articulated with design guidelines which will guide and adjudicate the scheme through the development permit process.
- (b) THAT amendments to the "Joyce/Vanness CD-1 Guidelines" be submitted for final approval at the time of by-law enactment.
- (c) THAT, prior to approval by Council of the form of development for each portion of the project, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
  - (i) design development to take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) having particular regard for:
    - reducing opportunities for cutting through the blocks while maintaining visual permeability,
    - reducing opportunities for theft in underground parking,
    - reducing opportunities for break and enter into residential units, and
    - reducing opportunities for vandalism such as graffiti; and
  - (ii) design development to the architectural treatment of the two taller towers to emphasize their "signature" role including:
    - highlighting tower lobbies and lower level treatment facing the East Park (Public Realm); and
    - reinforcing the proposed "shoulder" massing as depicted in the model, through materials, detailing and colour; and
  - (iii) design development for bicycle parking combined with bulk storage to ensure that Parking By-law requirements are met to the satisfaction of the General Manager of Engineering Services and the Director of Planning, and to:
    - (1) provide high quality locker construction and security features;
    - (2) locate bicycle parking no lower than the first complete parking level below grade.

**Note to Applicant:** Bicycle parking portion of the storage locker must be in excess of the bulk storage requirement.

**Clause 6 Cont'd**

(d) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

(i) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:

(1) clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services;

Note: This will clarify any servicing requirements that may stem from the various servicing agreements currently charged to title of the land.

(2) dedication of a 2.0 m strip of land from lots A, B, C and D adjacent Vanness Avenue.

Note: This requirement will not supercede any provisions for a similar dedication that may be required from the servicing agreements charged to the title of the lands.

- CARRIED UNANIMOUSLY

**3. Text Amendment: 201 Burrard Street (Burrard Landing)**

An application by Ron Lea, Baker McGarva Hart Architecture was considered as follows:

Summary: The proposed text amendment would amend the CD-1 By-law No. 7679 and the Coal Harbour Official Development Plan, By-law No. 6754, to allow in Sub-Area 1 increases in the height of two buildings and Hotel and Live/Work uses.

The Director of Current Planning recommended approval of Option A - 122 m (400 feet); subject to the conditions as set out in the agenda before Council this evening, and submitted for Council's consideration Option B - 130.5 m (428 feet); and Option C - Applicant's Request - 135.4 m (444 feet).

## ADMINISTRATIVE REPORT

Date: May 19, 1998  
Author/Local: M. Cho/6496  
CC File No. 2609

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and Development

SUBJECT: Form of Development: 3500 Vanness Avenue  
DE402724 - CD-1 By-law Numbers 7203 and 7204  
Owner of Development: Greystone Properties Ltd.

### **RECOMMENDATION**

*THAT the form of development for this portion (Phase 2, Sub-area 4) of the CD-1 zoned site known as 3500 Vanness Avenue be approved generally as illustrated in the Development Application Number DE402724, prepared by Lawrence Doyle Architect Inc. and stamped "Received, City Planning Department March 31, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### **GENERAL MANAGER'S COMMENTS**

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### **COUNCIL POLICY**

*There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

## PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 24, 1993, City Council approved a rezoning of this site from C-2C Commercial, M-1 Industrial and CD-1 Comprehensive Development Districts, to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Numbers 7203 and 7204 were enacted on November 2, 1993. Companion Guidelines (Joyce/Vanness CD-1 Guidelines CD-1 No. 314) were also adopted by Council at that time.

At a subsequent Public Hearing on September 12, 1995, Council approved amendments to balcony enclosures and acoustic requirements. These amendments (By-law Nos. 7512 and 7515) were enacted on January 11, 1996. A further amendment (By-law No. 7717) was enacted on March 25, 1997 following a Public Hearing on February 20, 1997, amending the parking requirement for multiple dwelling uses.

The site (including the outline of the buildings anticipated for this sub-area) and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402724. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

The proposal involves the construction of a 20-storey multiple dwelling (Building A) containing 258 dwelling units with two levels of underground parking having vehicular access from Gaston Street. In addition, 50 off-site parking spaces, of which 42 spaces are required for this development, are located at 3428 Crowley Drive (5202 - 5268 Joyce Street). Separate development applications will be required for Building B and off-site parking spaces.

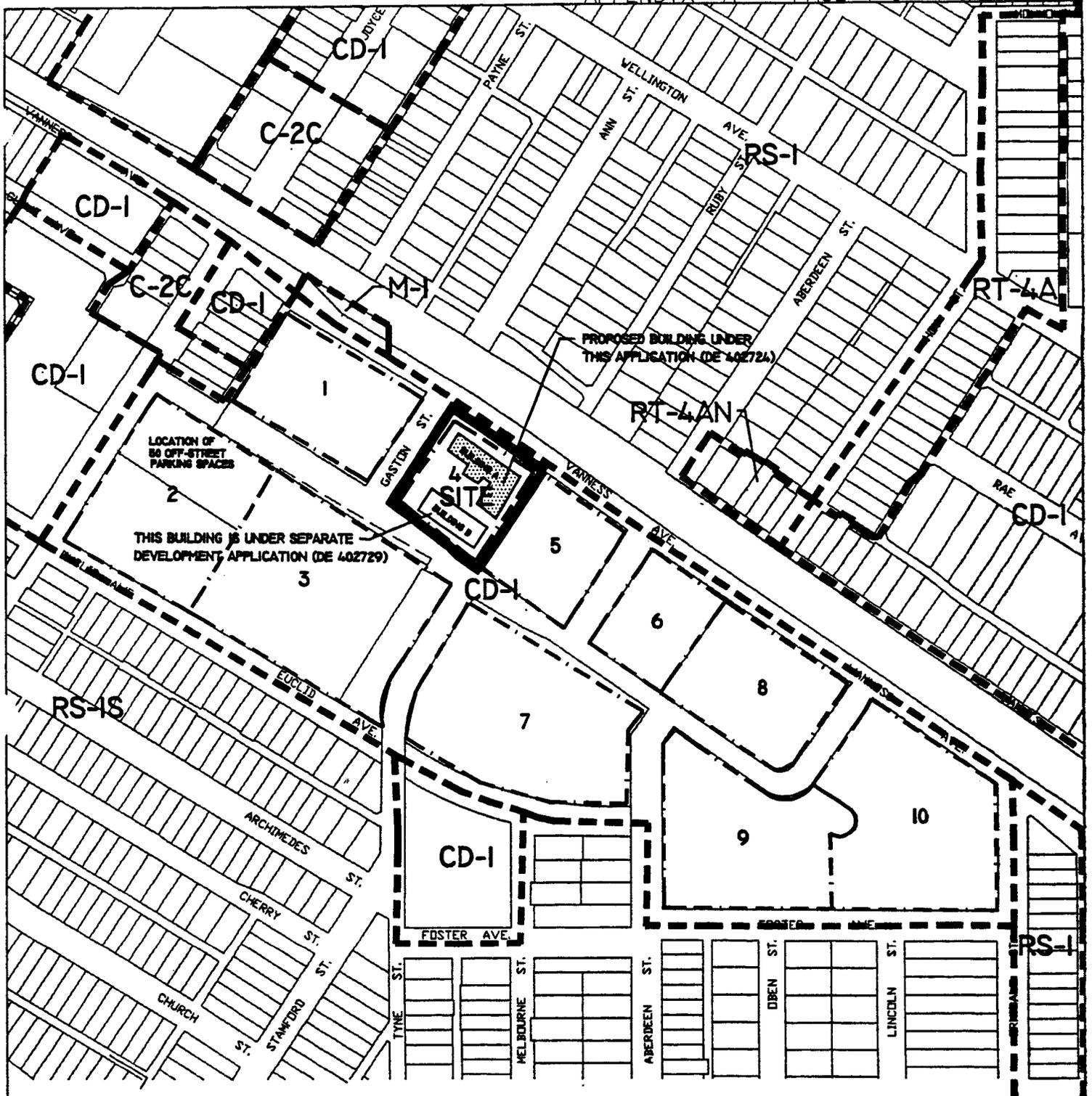
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE402724, 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.

\* \* \* \* \*



- - - - ZONING BOUNDARY  
 - . - . SUB-AREA BOUNDARY

3500 VANNESS AVE. DE 402724

DATE 1998 05 19

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:3600

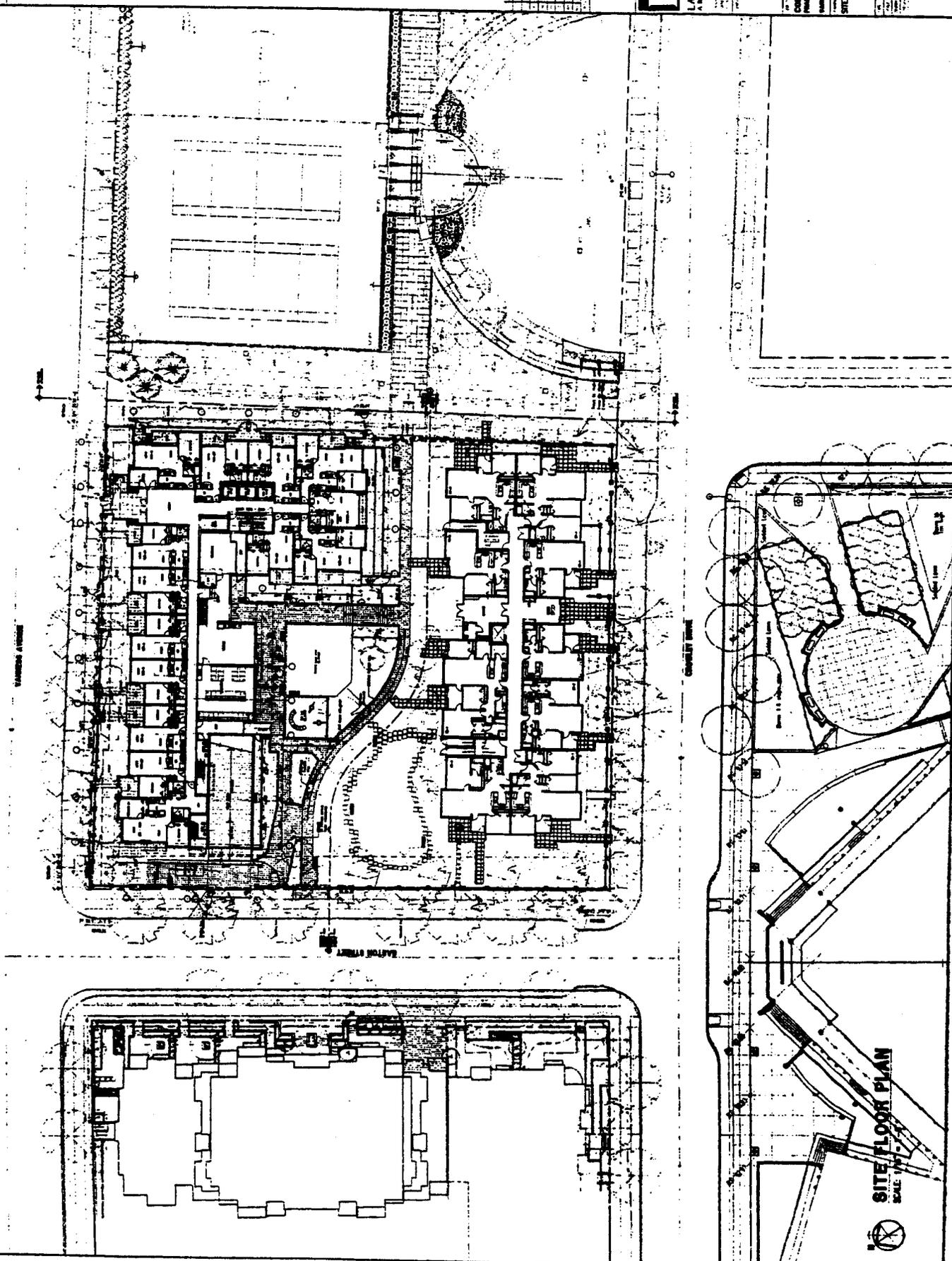


LAWRENCE DOYLE ARCHITECT INC.  
1000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.LDA-ARCHITECT.COM

CHERRYWOOD VILLAGE  
PHASE 1 - 1000 W. 10TH  
DENVER, CO, USA  
SITE PLAN

DATE	10/15/11
PROJECT	CHERRYWOOD VILLAGE PHASE 1
CLIENT	CHERRYWOOD VILLAGE
SCALE	AS SHOWN
DRAWN BY	LD
CHECKED BY	LD
DATE	10/15/11

A-6



SITE FLOOR PLAN  
SCALE 1/8" = 1'-0"











**ADMINISTRATIVE REPORTS (CONT'D)**

2. **Form of Development: 3500 Vanness Avenue** **File: 2609**  
**DE402724 - CD-1 By-law Numbers 7203 and 7204**  
**Owner of Development: Greystone Properties Ltd.**  
**May 19, 1998**

MOVED by Cllr. Clarke,

THAT the form of development for this portion (Phase 2, Sub-area 4) of the CD-1 zoned site known as 3500 Vanness Avenue be approved generally as illustrated in the Development Application Number DE402724, prepared by Lawrence Doyle Architect Inc. and stamped "Received, City Planning Department March 31, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Kennedy absent for the vote)

3. **Appointment of By-law Process Servers** **File: 1368**  
**May 19, 1998**

MOVED by Cllr. Herbert,

THAT Council approve the appointment of David Makarchuk and Andrew Stephens as By-law Process Servers, to serve summonses for infractions of City By-laws, effective immediately.

- CARRIED UNANIMOUSLY

(Councillor Kennedy absent for the vote)

**ADMINISTRATIVE REPORTS (CONT'D)**

314

- 9. **Form of Development: 3500 Vanness Avenue**  
**DE402729 - CD-1 By-law Numbers 7203 and 7204**  
**Owner of Development: Greystone Properties Ltd.**  
**June 23, 1998**

File: 2609

MOVED by Cllr. Sullivan,

THAT the form of development for this portion (Phase 2, Sub-area 4) of the CD-1 zoned site known as 3500 Vanness Avenue be approved generally as illustrated in the Development Application Number DE402729, prepared by Howard/Bingham/ Hill Architects and stamped "Received, City Planning Department April 23, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

- 10. **Interurban Car Operating Agreement**  
**June 23, 1998**

File: 5558

MOVED by Cllr. Bellamy,

- A. THAT Council authorize the General Manager of Engineering Services to negotiate an agreement with the Transit Museum Society (TMS) to operate the City's Interurban street car which will include without limitation the terms and conditions set out in Appendix 1 to the Administrative Report dated June 23, 1998.
- B. THAT Council authorize the General Manager of Engineering Services to execute the necessary documents to effect the above recommendation.

- CARRIED UNANIMOUSLY

## ADMINISTRATIVE REPORT

Date: June 23, 1998  
Author/Local: M. Cho/6496  
CC File No. 2609

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and  
Development

SUBJECT: Form of Development: 3500 Vanness Avenue  
DE402729 - CD-1 By-law Numbers 7203 and 7204  
Owner of Development: Greystone Properties Ltd.

### RECOMMENDATION

*THAT the form of development for this portion (Phase 2, Sub-area 4) of the CD-1 zoned site known as 3500 Vanness Avenue be approved generally as illustrated in the Development Application Number DE402729, prepared by Howard/Bingham/Hill Architects and stamped "Received, City Planning Department April 23, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### GENERAL MANAGER'S COMMENTS

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### COUNCIL POLICY

*There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

## PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on June 24, 1993, City Council approved a rezoning of this site from C-2C Commercial, M-1 Industrial and CD-1 Comprehensive Districts to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Numbers 7203 and 7204 were enacted on November 2, 1993. Companion Guidelines (Joyce/Vanness CD-1 Guidelines CD-1 No. 314) were also adopted by Council at that time.

At a subsequent Public Hearing on September 12, 1995, Council approved amendments to balcony enclosures and acoustic requirements. These amendments (By-law Nos. 7514 and 7515) were enacted on January 11, 1996. A further amendment (By-law No. 7717) was enacted on March 25, 1997 following a Public Hearing on February 20, 1997, amending the parking requirement for multiple dwelling uses.

The site (including the outline of the buildings anticipated for this sub-area) and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402729. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

The proposal involves the construction of a four-storey multiple dwelling (Building B) containing 39 dwelling units with one level of underground parking having vehicular access from Gaston Street. Building A has been approved under a separate development application.

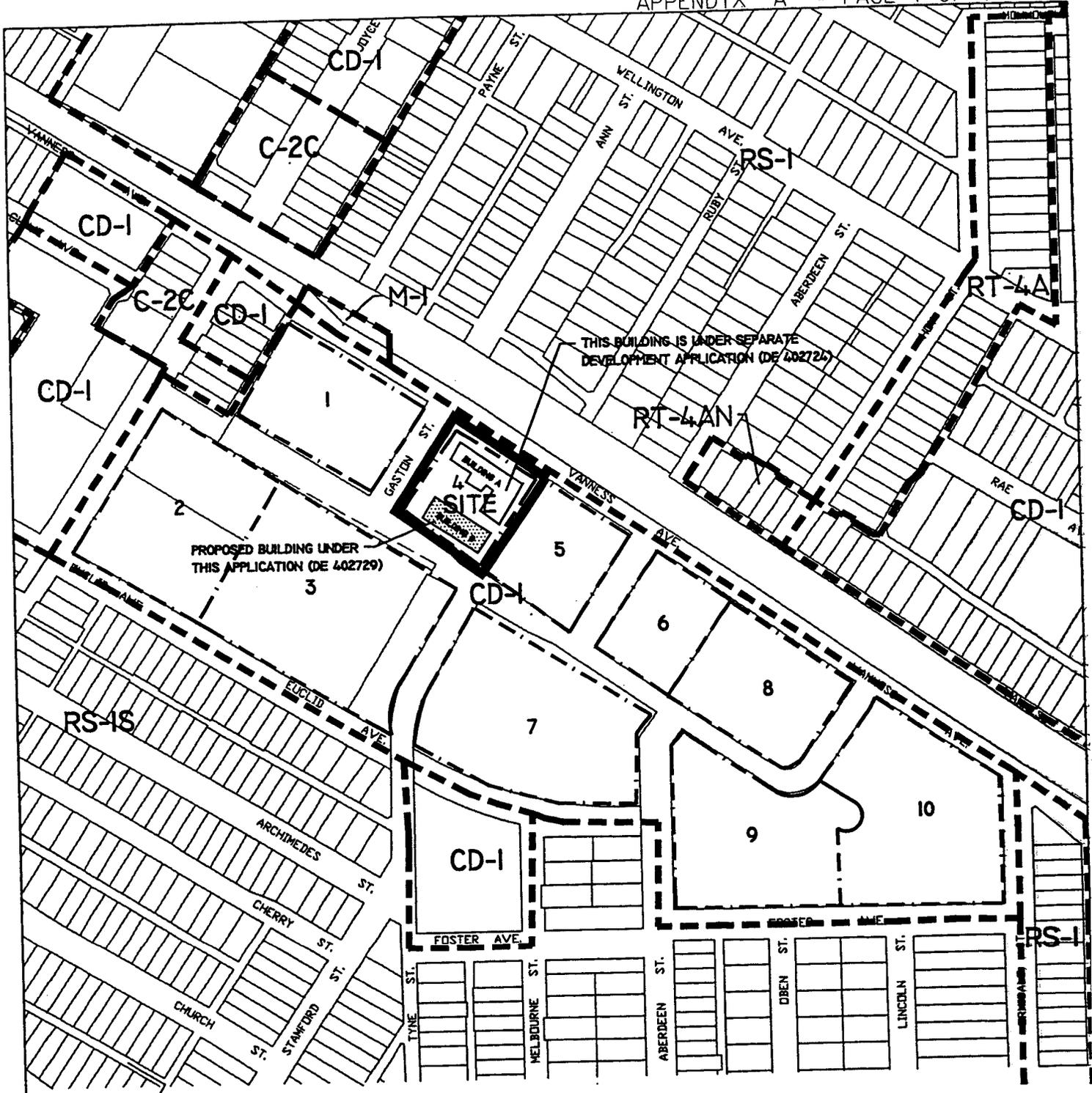
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

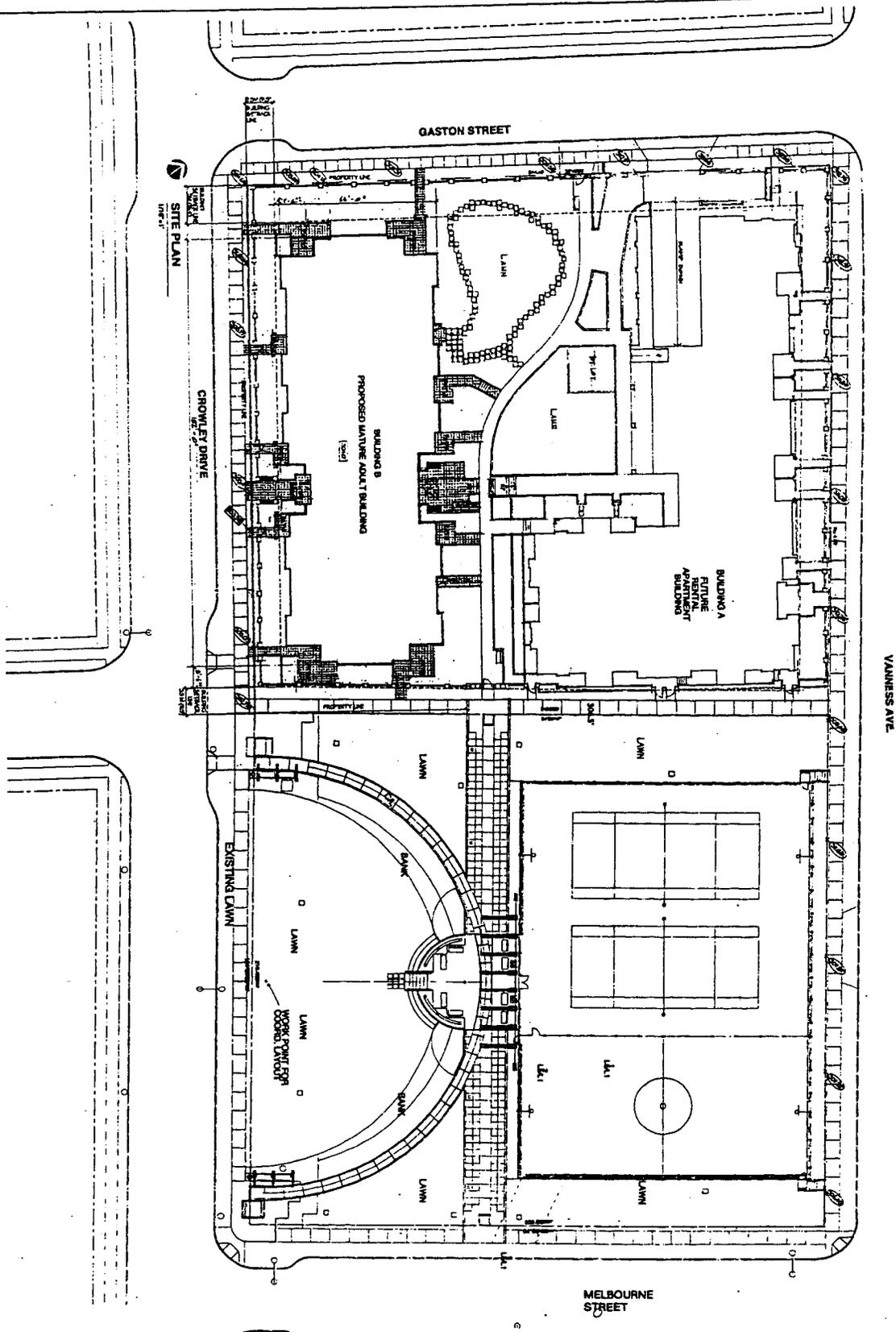
The Director of Planning has approved Development Application Number DE402729, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*



- - - - ZONING BOUNDARY  
 - . - . - SUB-AREA BOUNDARY

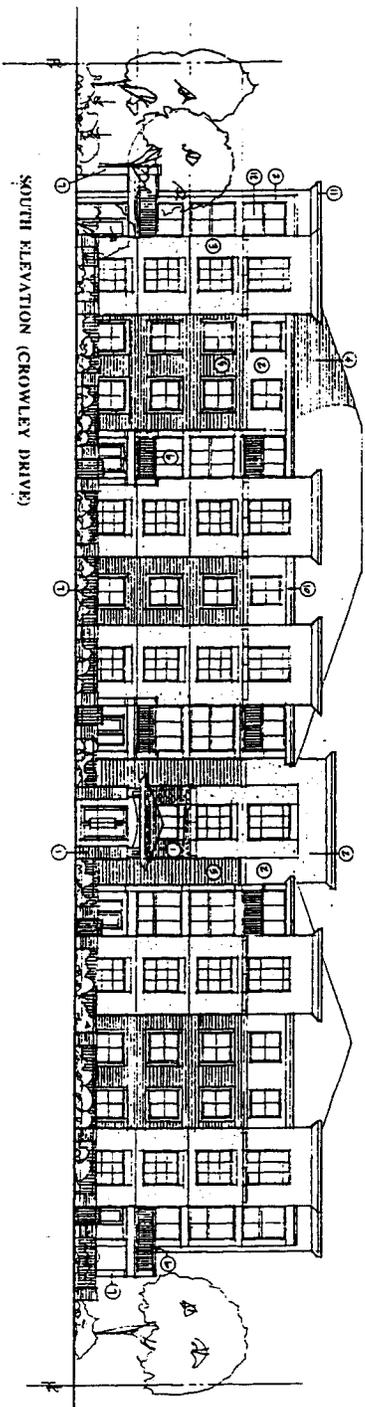
3500 VANNESS AVE. DE 402729 CITY OF VANCOUVER PLANNING DEPARTMENT	DATE 1998 06 22	
	DRAWN WGKS	
SCALE 1:3600		



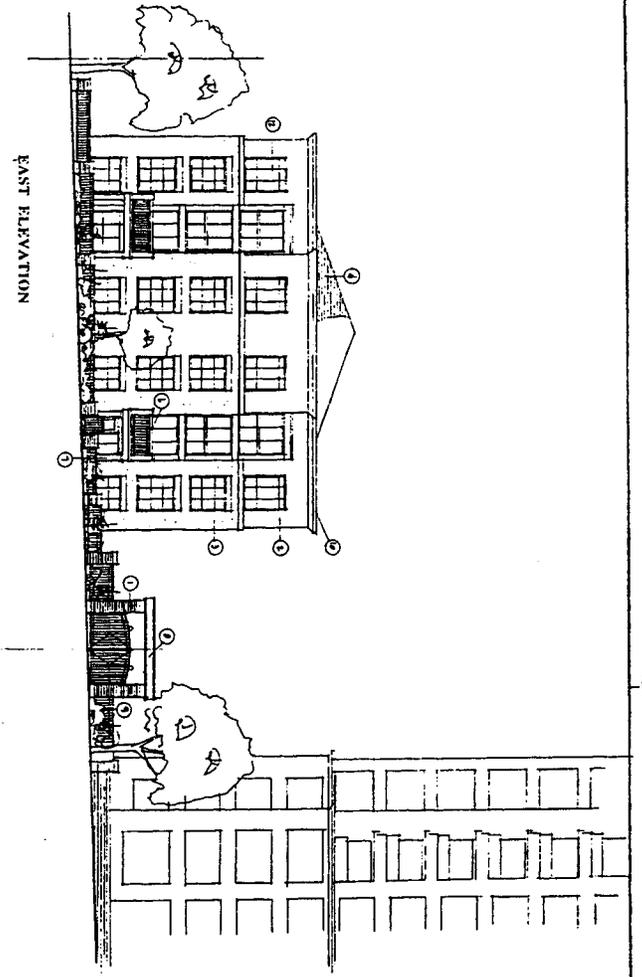
**MATURE ADULT BUILDING  
COLLINGWOOD VILLAGE  
VANCOUVER, B.C.**

**GREYSTONE PROPERTIES**

<p>House of English Hill Architects</p>	
<p>DATE: 2011.08.11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: MATURE ADULT BUILDING</p> <p>NO. 2</p>	<p>DATE: 2011.08.11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: MATURE ADULT BUILDING</p> <p>NO. 2</p>



SOUTH ELEVATION (CROWLEY DRIVE)



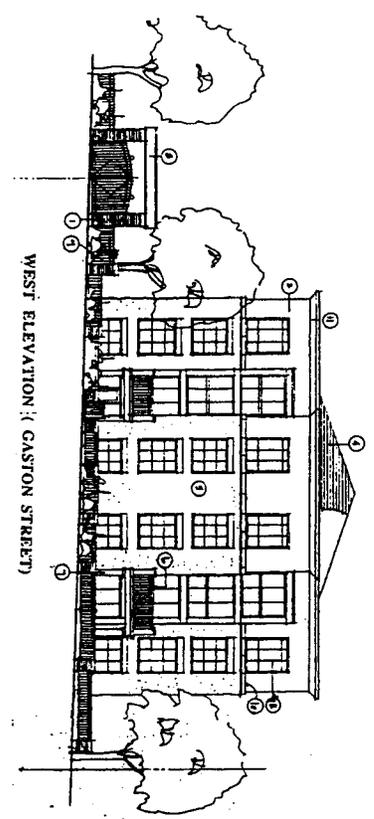
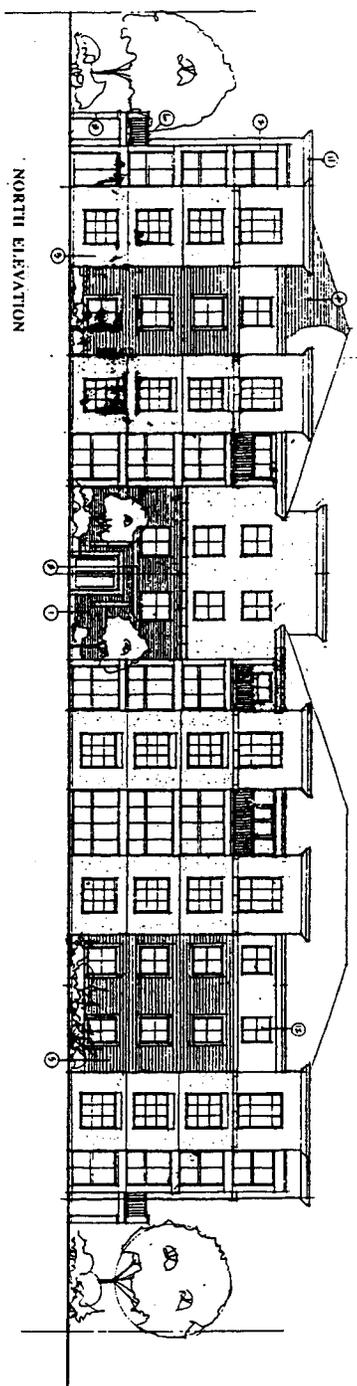
EAST ELEVATION

- FINISH SCHEDULE
- ① BRICK
  - ② STUCCO - SANDY
  - ③ STUCCO - BRICK
  - ④ ASPHALT ROOF SHINGLES
  - ⑤ WHITE SHING AND TRIM
  - ⑥ WOOD SHINGLES ON METAL PLATES W/ WOOD TRIMMER PANELS
  - ⑦ WOOD CLADDING ON CONCRETE BANK
  - ⑧ WOOD TRIM
  - ⑨ METAL SPONTONAL GATE
  - ⑩ METAL FASCIA & FLASHING
  - ⑪ STUCCO FASCIA
  - ⑫ METAL WINDOWS

9/17/17  
 2nd FLOOR  
 7  
 11/17/17  
 7

Howard G. Hingham  
 Architects  
 1000 West 10th Avenue  
 Vancouver, B.C. V6H 1T5  
 Tel: 604-681-1111  
 Fax: 604-681-1112  
 www.howardgillingham.ca

**MATURE ADULT BUILDING**  
**COLLINGWOOD VILLAGE**  
 VANCOUVER, B.C.  
**GREYSTONE PROPERTIES**



- FINISH SCHEDULE**
- ① BRICK
  - ② STUCCO - SANDFILL
  - ③ STUCCO - ROUGH
  - ④ ASPHALT ROOF SHINGLES
  - ⑤ VENT, SIDING AND TRIM
  - ⑥ WOOD CLADDING ON METAL FRAMING
  - ⑦ WOOD CLADDING ON CONCRETE FRAME
  - ⑧ WOOD TRIM
  - ⑨ METAL FRAMING METAL CLADDING
  - ⑩ METAL FRAMING & FLASHING
  - ⑪ STUCCO FINISH
  - ⑫ METAL WINDOWS

**PROFESSIONAL ARCHITECTS**  
 1000 BURNHAMTHORPE AVE. #100  
 VANCOUVER, B.C. V3A 2K9  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW: WWW.PA.ASOCIATION.CA

**8**

**ELEVATIONS**

**MATURE ADULT BUILDING  
 COLLINGWOOD VILLAGE  
 VANCOUVER, B.C.**

**GREYSTONE PROPERTIES**

July 9, 1999

Note for CD # 314:

Interpretation of Interim Uses according to Joanne Baxter (author of CD-1 By-law).

“Interim Uses not listed above” means that any uses listed above including the uses exempted from a use category (but not including . . .) can not be considered as Interim Uses.

BY-LAW NO. 8340

A By-law to amend By-law No. 7204,  
being a By-law which amended  
Zoning and Development By-law 3575  
by rezoning an area to CD-1

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

1. Section 3 of Schedule B to By-law No. 7204 is amended by
  - (a) deleting "25" from clause (a)(i), and substituting "20",
  - (b) deleting "78" from clause (a)(i), and substituting "74",
  - (c) deleting "15" from clause (a)(ii), and substituting "20", and
  - (d) deleting "25" from clause (a)(ii), and substituting "20".
2. Section 7.1 of Schedule B is amended by inserting ", and Special Needs Residential Facility - Congregate Housing" after "Residential Uses" in the first column in Table 1.
3. Section 7.5 of Schedule B is amended by
  - (a) inserting ", and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing" after "Residential Uses" in the first column in Table 2, and
  - (b) deleting "40 500", "20 800", and "43 700" from each of the columns in Table 2 numbered 7, 8, and 10, and substituting "39 100", "22 600", and "43 300" respectively.
4. Section 7.6 of Schedule B is amended by deleting "598", "291", and "611" from each of the columns in Table 2 numbered 7, 8, and 10, and substituting "515", "338", and "647" respectively.
5. Sections 7.6 and 7.7 of Schedule B are re-numbered as sections 7.7 and 7.8 respectively, and the re-numbered section 7.8 is amended by deleting "7.6", and substituting "7.7".

6. Schedule B is amended by inserting the following as section 7.6:

“7.6 Despite sub-section 7.5, the Development Permit Board may permit an increase in the maximum floor area for residential uses and Special Needs Residential Facility - Congregate Housing of 5% in each of sub-areas 7, 8 and 10 but the aggregate maximum floor area for all sub-areas must not exceed 192 000 m<sup>2</sup>.”

7. Section 8 of Schedule B is amended by deleting “48”, “53”, and “56” from each of the columns in Table 4 numbered 7, 8, and 10, and substituting “51”, “67”, and “72” respectively.

8. Section 10 of Schedule B is amended by deleting “and” from the end of clause (a), by re-lettering clause (b) as clause (c), and by inserting the following as clause (b):

“(b) Special Needs Residential Facility - Congregate Housing use shall provide

- (i) a minimum of 1 space for each 100 m<sup>2</sup> of gross floor area for each residential unit consisting of less than 50 m<sup>2</sup> of gross floor area,
- (ii) a minimum of 1 space for each 70 m<sup>2</sup> of gross floor area for each residential unit consisting of 50 m<sup>2</sup> or more and less than 70 m<sup>2</sup> of gross floor area,
- (iii) a minimum of 1 space for each 70 m<sup>2</sup> of gross floor area for each residential unit consisting of 70 m<sup>2</sup> or more of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided,
- (iv) passenger space requirements for Special Needs Residential Facility - Community Care - Class B, and
- (v) a minimum of two disability spaces, and, after the first 30 spaces, a minimum of one disability space for every 15 off-street parking spaces.”

9. Schedule B is amended by deleting the diagrams attached to it as:

“FIGURE 1 - ILLUSTRATIVE SITE PLAN”

“FIGURE 3 - PHASING PLAN”

and by substituting the identically labeled diagrams attached to this By-law as Schedule A and forming part hereof.

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

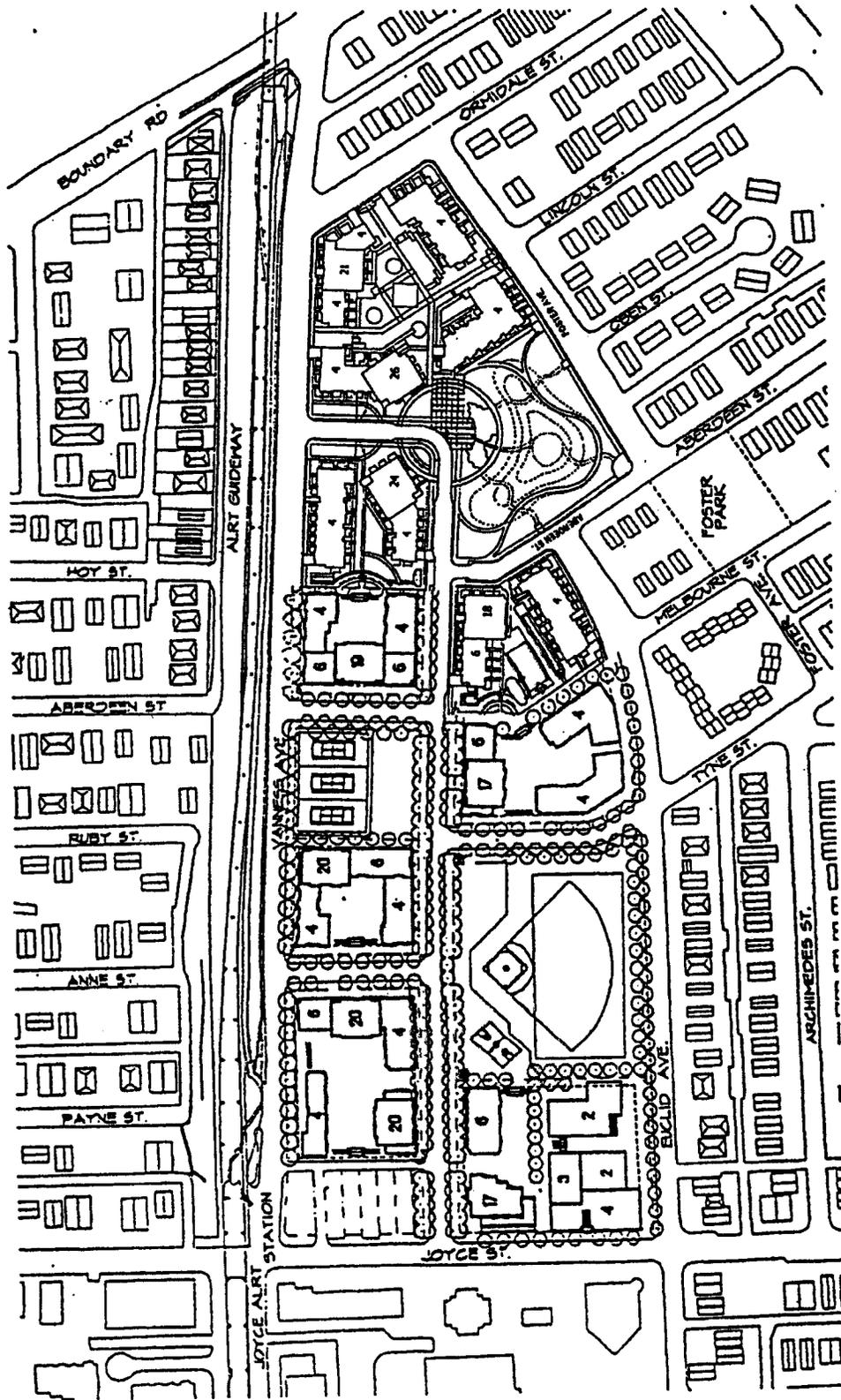
DONE AND PASSED in open Council this 5th day of June, 2001.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
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 5th day of June, 2001, and numbered 8340.

CITY CLERK"



• building heights are stated as number of storeys

**FIGURE 1 - ILLUSTRATIVE SITE PLAN**

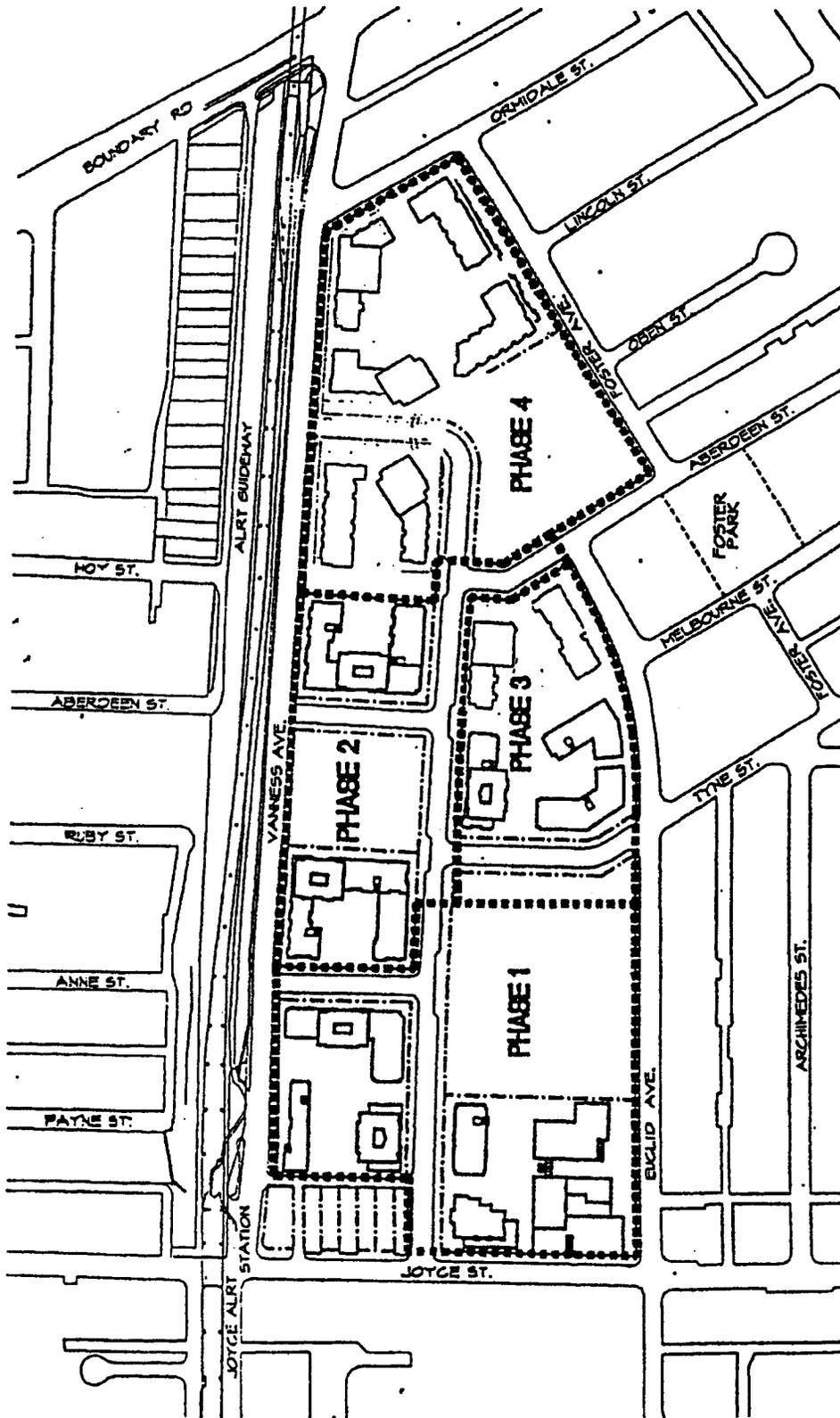


FIGURE 3- PHASING PLAN



#

**CITY OF VANCOUVER**  
**REGULAR COUNCIL MEETING MINUTES**

**June 5, 2001**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 5, 2001, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

<b>PRESENT:</b>	Deputy Mayor Lynne Kennedy Councillor Fred Bass Councillor Jennifer Clarke Councillor Daniel Lee Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor Sam Sullivan
<b>ABSENT:</b>	Mayor Philip Owen (Civic Business) Councillor George Puil (Leave of Absence - Civic Business)
<b>CITY MANAGER'S OFFICE:</b>	Brent MacGregor, Deputy City Manager
<b>CITY CLERK'S OFFICE:</b>	Ulli S. Watkiss, City Clerk Tarja Tuominen, Meeting Coordinator

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

**LEAVE OF ABSENCE - Councillor Puil (File: 1254)**

MOVED by Councillor Don Lee  
 SECONDED by Councillor McCormick

**BY-LAWS**

**1. A By-law to amend By-law No. 7204, being a By-law which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (3400-3600 Vanness, Foster and Euclid Streets) (By-law No. 8340)**

MOVED by Councillor McCormick  
SECONDED by Councillor Price

THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Councillor McCormick  
SECONDED by Councillor Price

THAT the By-law be given second and third readings and the Deputy Mayor and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY

**MOTIONS**

**A. Administrative Resolutions**

**1. CD-1 Guidelines: 3602-3660 Vanness Avenue (File: 2609)**

MOVED by Councillor McCormick  
SECONDED by Councillor Price

THAT the amended document entitled "Joyce/Vanness CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 3602-3660 Vanness Avenue.

CARRIED UNANIMOUSLY

**B. Motions**

**1. Resolution of Transit Strike (File: 5551)**

MOVED by Councillor Bass  
SECONDED by Councillor Louis

WHEREAS the Lower Mainland public transit strike is now in its third month;

AND WHEREAS seniors, students, low-income people, the disabled and others dependent on public transit have had their lives severely disrupted by the strike,



## ADMINISTRATIVE REPORT

Date: October 16, 2001  
Author/Local: J. Baxter/6656

RTS No.02350

CC File No. 2604

Council: October 30, 2001

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 3588 Crowley Drive

### **RECOMMENDATION**

***THAT the form of development for this portion of the CD-1 zoned site known as 3428-3600 Crowley Drive (3588 Crowley Drive being the application address) be approved generally as illustrated in the Development Application Number DE405823, prepared by Lawrence Doyle Architect Inc. and stamped "Received, Community Services, Development Services October 9, 2001" provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.***

### **GENERAL MANAGER'S COMMENTS**

***The General Manager of Community Services RECOMMENDS approval of the foregoing.***

### **COUNCIL POLICY**

***There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.***

### **PURPOSE**

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

### **BACKGROUND AND SITE DESCRIPTION**

At a Public Hearing on June 24, 1993, City Council approved a rezoning of this site from

M-1 (Industrial District), C-2C (Commercial District) and CD-1 (Comprehensive Development District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law Numbers 7203 and 7204 were enacted on November 2, 1993. Companion Guidelines (Joyce/Vanness CD-1 Guidelines CD-1 No. 314) were also adopted by Council at that time.

At a subsequent Public Hearing on February 20, 1997, Council approved an amendment to reduce the required parking for residential uses on all development sites within Collingwood Village by 20 to 25 percent, depending on the number and size of dwelling units proposed. This amendment (By-law Number 7717) was enacted on March 25, 1997. Following a Public Hearing on April 10 and 24, 2001, Council approved a text amendment adjusting the tower locations, height and floor plate, and increasing the amount of open space in Sub-areas 7, 8 and 10. CD-1 By-law Number 8340 was enacted on June 5, 2001.

The site is located at the northeast corner of Crowley Drive and Aberdeen Street. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE405823. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

## DISCUSSION

This CD-1 District consists of 10 sub-areas. The proposal (Sub-area 7, Lot 7D) involves the construction of an 18-storey residential tower (181 dwelling units), with three levels of underground parking providing 190 spaces, having vehicular access from Aberdeen Street.

The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE405823, 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.

[Link to Appendices A and B](#)

\* \* \* \* \*



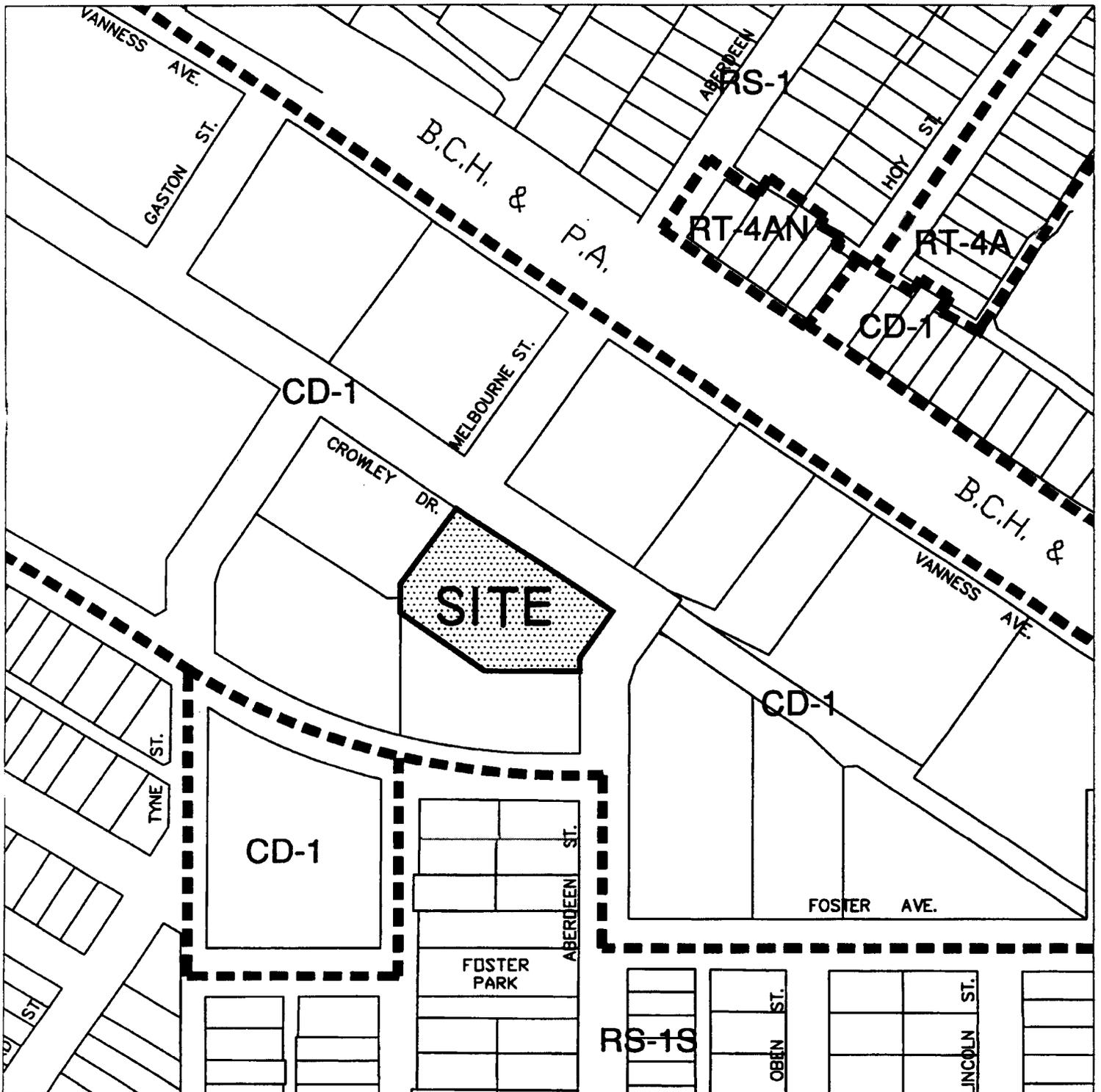
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----- ZONING BOUNDARY

3588 CROWLEY DRIVE DE 405823

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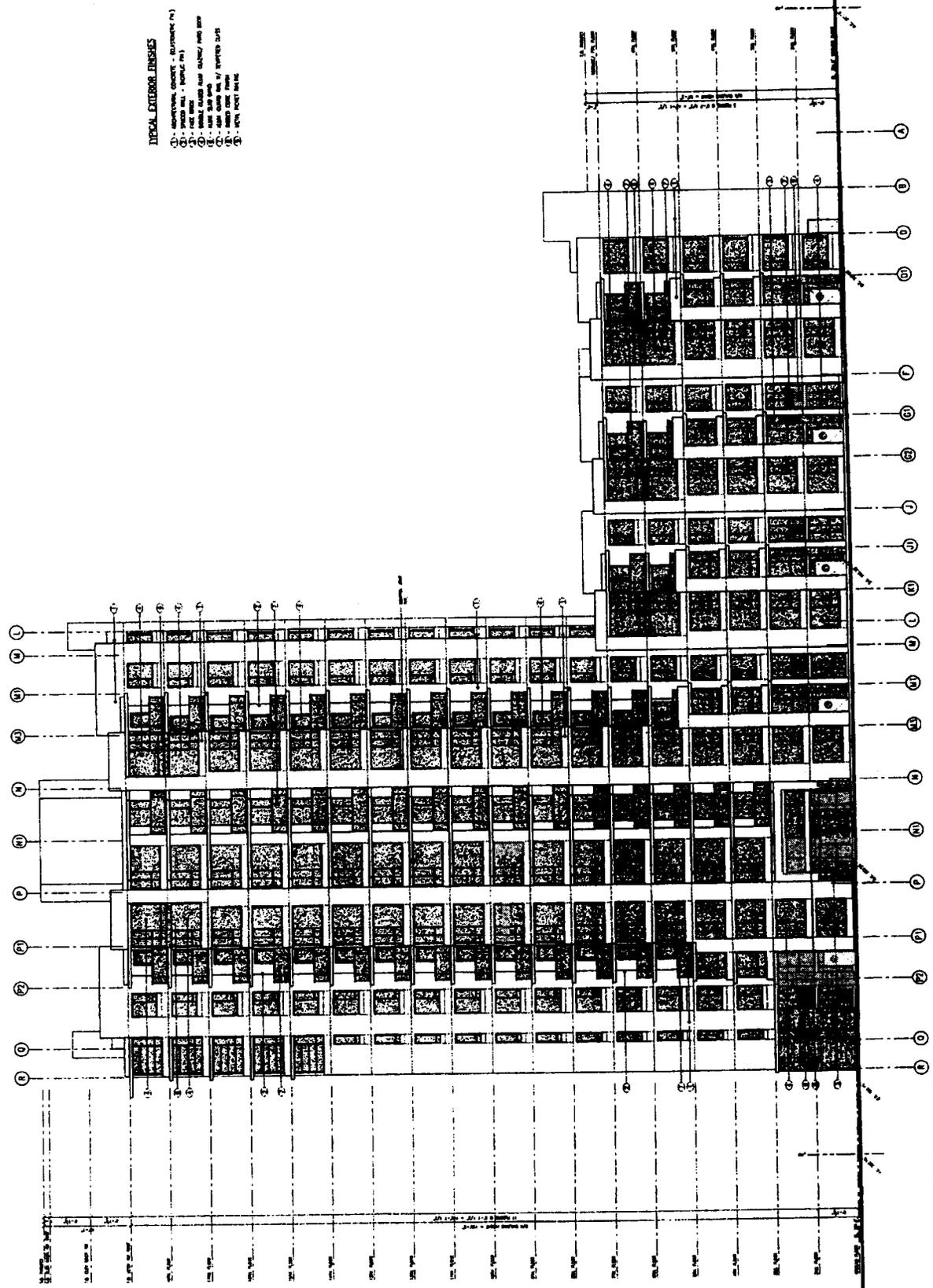
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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



CONCERT PROPERTIES  
NORTH BLVD  
COLUMBIANA VILLAGE  
LOT 78





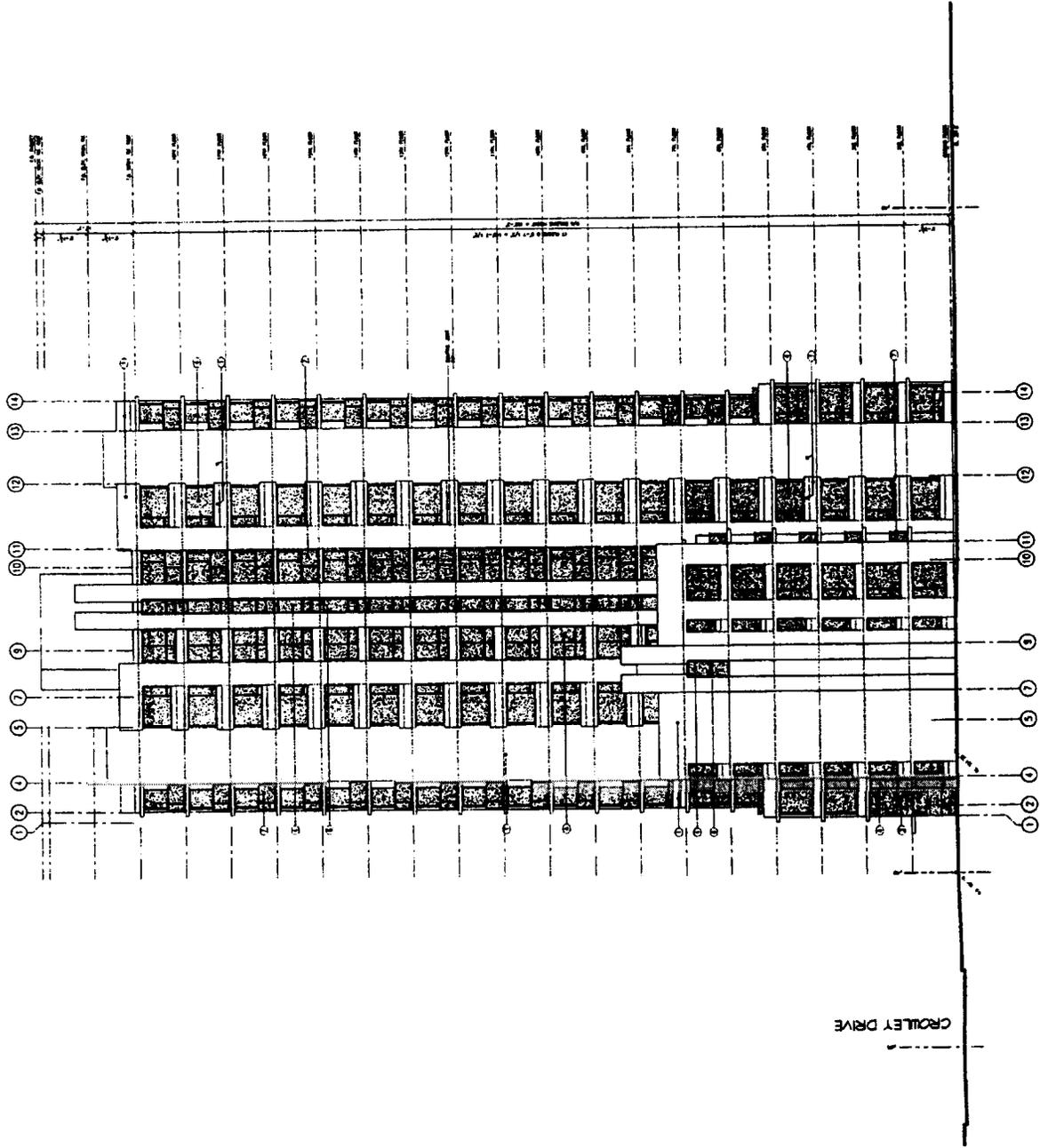


200 W. 100th Street  
Westerville, OH 43081  
Tel: 614-885-1100 Fax: 614-885-1101

WEST ELEVATION  
WEST ELEVATION  
WEST ELEVATION

CONCRETE

- TYPICAL EXTERIOR FINISHES**
- 1 - ADORNATIVE CONCRETE - (BUTTERFLY FIN)
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**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**1. Form of Development: 3588 Crowley Drive**

**October 16, 2001** (File 2604)

MOVED by Councillor McCormick

THAT the form of development for this portion of the CD-1 zoned site known as 3428-3600 Crowley Drive (3588 Crowley Drive being the application address) be approved generally as illustrated in the Development Application Number DE405823, prepared by Lawrence Doyle Architect Inc. and stamped "Received, Community Services, Development Services October 9, 2001" provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY



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)

Seniors supportive or assisted housing

**BY-LAW NO. 8824**

**A By-law to amend By-law No's.  
3568, 3914 (13A), 3914 (13B), 4472, 4634, 4674, 6953, 7091, 7114, 7158, 7204,  
7461, 7651, 7655, 7723, 7852, 7853, 8088, 8097, 8369, 8457 and 8592  
which amended Zoning and Development By-law No. 3575 by  
rezoning certain areas to CD-1**

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

1. In By-law No. 3568, Council:

- (a) from section 2(e), in three instances, strikes out "congregate", and substitutes "seniors supportive or assisted housing";
- (b) from clause 7 of Table A in section 3, strikes out "Congregate", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 4(c), strikes out "congregate", and substitutes "seniors supportive or assisted".

1. In By-law No. 3914 (13A), Council, in section 2:

- (a) re-letters clauses (b) and (c) as (c) and (d); and
- (b) after clause (a), inserts "(b) Seniors Supportive or Assisted Housing;".

2. In By-law No. 3914 (13B), Council:

- (a) from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing";
- (b) from section 2.A.1, strikes out "Congregate Housing", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 8.2, strikes out "congregate", and substitutes "seniors supportive or assisted".

3. In By-law No. 4472, Council, from sections 4.1.3, 4.2.9, 4.3.3, and 4.4.5, strikes out "Special Needs Residential Facility - Congregate", and substitutes "Seniors Supportive or Assisted".
4. In By-law No. 4634, Council, in section 2:
  - (a) re-letters clauses (c), (d), and (e) as (d), (e), and (f); and
  - (b) after clause (b), inserts "(c) seniors supportive or assisted housing;"
5. In By-law No. 4674, Council, from section 2(a), strikes out "Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
6. In By-law No. 6953, Council, from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
7. In By-law No. 7091, Council, in section 2:
  - (a) re-letters clause (d) as (e); and
  - (b) after clause (c), inserts "(d) Seniors Supportive or Assisted Housing;"
8. In By-law No. 7114, Council, in section 2:
  - (a) re-letters clauses (a) and (b) as (b) and (c); and
  - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
9. In By-law No. 7158, Council, in section 2:
  - (a) re-letters clause (c) as (d); and
  - (b) after clause (b), inserts "(c) Seniors Supportive or Assisted Housing;"
10. In By-law No. 7204, Council, in Schedule B:
  - (a) in section 3, re-letters clauses (i) and (j) as (j) and (k);
  - (b) in section 3, after clause (h), inserts "(i) Seniors Supportive or Assisted Housing;" ;
  - (c) from Table 1, strikes out ", and Special Needs Residential Facility - Congregate Housing";

- (d) from Table 2, strikes out “, and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing”;
- (e) from section 7.6, strikes out “and Special Needs Residential Facility - Congregate Housing”; and
- (f) from section 10(b) strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

11. In By-law No. 7461, Council, in Schedule B:

- (a) from section 3(h), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing.”; and
- (b) from sections 3A, 6.3(e), 6.5, and 8, and from footnote 5 to Table 1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

12. In By-law No. 7651, Council, from sections 2(a), 4, and 6, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

13. In By-law No. 7655, Council, from section 2.1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

14. In By-law No. 7723, Council, from section 2(b), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

15. In By-law No. 7852, Council, in section 2.1:

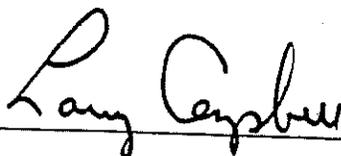
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

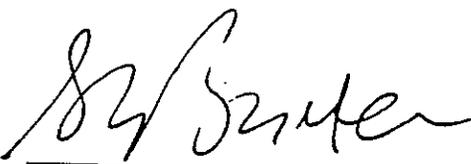
16. In By-law No. 7853, Council, in section 2.1:

- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

17. In By-law No. 8088, Council, in section 2:
- (a) re-letters clauses (a) and (b) as (b) and (c); and
  - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
18. In By-law No. 8097, Council, from sections 2(a) and 3.1, strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
19. In By-law No. 8369, Council, from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
20. In By-law No. 8457, Council, in section 2:
- (a) re-letters clauses (a), (b), and (c) as (b), (c), and (d); and
  - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
21. In By-law No. 8592, Council:
- (a) from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing"; and
  - (b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".
22. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 6<sup>th</sup> day of April, 2004

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 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 and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

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

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

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Roberts  
SECONDED by Councillor Louie

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 and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

**1. Heritage Designation: 450 West 2<sup>nd</sup> Avenue**

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2<sup>nd</sup> Avenue.

The Director of Current Planning recommended approval.

**Staff Comments**

Terry Brunette, Heritage Planner, was present to respond to questions.

**5. Text Amendment: Seniors Supportive or Assisted Housing**

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

Summary: To define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use. If approved, consequential amendments will be required to the Parking By-law and other guideline documents.

The Director of Current Planning recommended approval.

**Staff Comments**

Rob Whitlock, Senior Housing Officer, Housing Centre, in response to a question, noted that the Seniors Advisory Committee had reviewed this application.

**Summary of Correspondence**

Council received no correspondence on this item since referral to Public Hearing.

**Speakers**

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

**Council Decision**

MOVED by Councillor Woodsworth

A. THAT the application by the Director of Current Planning to amend the text of the Zoning and Development By-law and various other by-laws and guidelines to reflect changes related to seniors housing generally as set out in Appendix A of the Policy report dated January 2, 2004 entitled "Zoning and Development By-law: Changes to Facilitate Seniors Housing" be approved.

B. THAT, subject to approval of the zoning by-law amendments, the by-law be accompanied at time of enactment by amendments to the Parking By-law and other guidelines documents.

CARRIED UNANIMOUSLY

## BY-LAWS

MOVED by Councillor Green  
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 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Roberts absent for the vote)

1. A By-law to Alter the Boundaries of the Gastown Business Improvement Area (2004-2009) (By-law No. 8823)
- \* 2. A By-law to amend various by-laws which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (re congregate housing) (By-law No. 8824)
3. A By-law to amend Zoning and Development By-law No. 3575 (re congregate housing) (By-law No. 8825)
4. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re congregate housing) (By-law No. 8826)
5. A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re congregate housing) (By-law No. 8827)
6. A By-law to amend Parking By-law No. 6059 (re congregate housing) (By-law No. 8828)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (55 East Cordova Street) (By-law No. 8829)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1826 and 1830-1850 Blanca Street) (By-law No. 8830)  
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 8)
9. A By-law to designate certain real property as protected heritage property (1826 Blanca Street) (By-law No. 8831)  
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1201 West Hastings Street) (By-law No. 8832)

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

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

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

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

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Mayor

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City Clerk

## EXPLANATION

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

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

Director of Legal Services  
June 24, 2008

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

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

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

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Anton  
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

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

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

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

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

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

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

#### **Staff Opening Comments**

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

#### **Summary of Correspondence**

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

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Chow

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

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

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

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

CARRIED UNANIMOUSLY