



City of Vancouver *Zoning and Development By-law*

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CD-1 (341)

2790 Vine Street

By-law No. 7461

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

Effective July 27, 1995

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

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1 and repeals By-law No. 7460.]*

2 In this By-law:

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

“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 includes a Deputy of the Director of Legal Services.

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

“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 includes 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 (341).

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, 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 (341) shall be zoned pursuant to By-law No. 7460.

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 fulfil any condition the Approving Officer may impose as a condition of approval.

7 The amenities, 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.

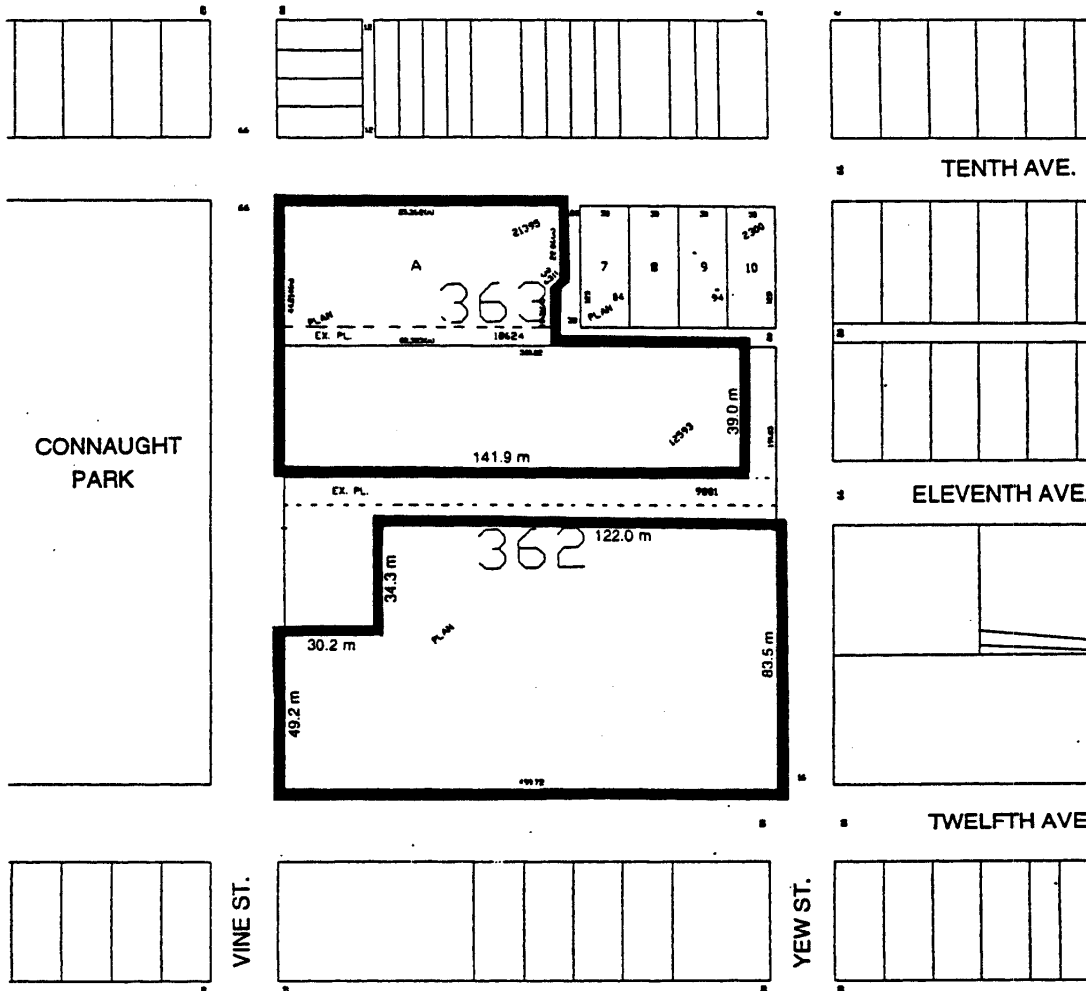
8 The only uses permitted within CD-1 (341), and the only uses for which development permits may be issued, are those set forth in Section 3 of the Development Plan, subject to the form, location and any special characteristics being in conformity with the Development Plan and applicable policies and 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 (341) shall submit such plans and specifications as may be required by the Development Permit Board and obtain the approval of the Council of the City of Vancouver to the form of development.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7461 or provides an explanatory note.*

- 10 Subject to Section 11 of this By-law, the Development Permit Board may exercise the discretion contained in this By-law including Schedule “B” and By-law No. 3575 to issue or withhold any Development Permit.
- 11 The Development Permit Board shall not issue any Development Permit, except for an interim use and uses customarily ancillary thereto:
- (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, 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, utilities, services and land therefor. The amenities, utilities and services 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, utility or service 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;
 - (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; and
 - (d) unless the Council of the City of Vancouver has approved the form of development described in the application for the permit.
- 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 Hereunto annexed as Schedule “B” is the Development Plan which regulates the use and development of the property within CD-1 (341). Any persons 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, the Zoning and Development By-law, 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.]*

BY-LAW No. 7461 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-425(c)

RZ 2790 Vine St.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



THIS IS SCHEDULE "B" TO BY-LAW NO. 7461
DEVELOPMENT PLAN OF CD-1 (341)

The Development Plan contains the regulations for the development of the Comprehensive Development District known as CD-1 (341).

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 district with residential and park 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 of Kitsilano, which may include both residential and industrial character;
- (b) retain and/or replicate architecturally interesting portions of the former brewery [7599; 96 07 25];
- (c) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (d) provide pedestrian links to adjacent areas; and
- (e) provide adequate on-site parking and loading spaces for all uses within the site.

2 Definitions

Words used in this Development Plan shall have the meaning assigned to them in the Zoning and Development By-law, with the following exception:

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) Artist Studio, subject to the provisions of Section 11.18 of the Zoning and Development By-law;
- (b) Child Day Care Facility;
- (c) Cultural and Recreational Uses;
- (d) Dwelling Units (a minimum of 25 percent shall consist of 2 or more bedrooms and shall be suitably designed to accommodate families);
- (e) Park or Playground;
- (f) Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of Section 11.19 of the Zoning and Development By-law;
- (g) School - Elementary or Secondary, including the Fraser Academy;
- (h) Seniors Supportive or Assisted Housing; [8128; 99 11 30] [8824; 04 04 06]
- (i) Accessory Uses customarily ancillary to the above uses; and
- (j) Interim Uses 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 increase in the 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.

3A Conditions of Use

Any development containing a seniors supportive or assisted housing shall include all of the following facilities and amenities:

- (a) a communal dining room;
 - (b) a multi-purpose room;
 - (c) lounges, to be provided on the basis of a minimum of one every other floor; and
 - (d) provision of 24-hour on-site emergency response;
- [8824; 04 04 06]

except that the Director of Planning or the Development Permit Board may, in the case of unnecessary hardship and on the advice of the Director of Social Planning, relax the requirement of clause (c) where it is determined that such relaxation will not adversely impact the livability of residents of the site. [8128; 99 11 30]

4 Parcels

The district will comprise a maximum of 9 development parcels, approximately as illustrated in Figure 3.

5 Subdivision

Approximate parcel boundaries and areas are indicated on Figure 4 The parcel boundaries and areas are approximate and subject to being finalized by survey at the time of subdivision.

6 Floor Space Ratio

6.1 The Development Permit Board may permit a maximum floor space ratio for each parcel that does not exceed that indicated in Table 1 provided that it first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the bulk, location and overall design of a building and its effect on the site, surrounding buildings and streets;
- (c) the design and livability of any dwelling uses;
- (d) the provision of open space, including private patios and balconies, and useable common areas; and
- (e) retention and/or replication of architecturally interesting portions of the former brewery buildings [7599; 96 07 25].

Table 1 - Uses, Floor Space Ratio and Heights

Parcel	Use	FSR ²	Height ³
1	Residential (to include 100% family units)	3.35	6 storeys 21.4 m
2	School - Elementary or Secondary, including the Fraser Academy	[see Section 6.3 (g)]	As represented by existing building
3	Residential (to include 13 dwelling units containing 2 or more bedrooms)	2.00	4 storeys 15.3 m
4	Residential (to include 13 dwelling units containing 2 or more bedrooms)	2.00	4 storeys 15.3 m
5	Residential (to include 36 dwelling units containing 2 or more bedrooms)	3.45	7 storeys 24.4 m
6	Residential (to include 82 dwelling units containing 2 or more bedrooms)	5.10	8 storeys ⁴ 27.4 m
7	Residential (to include 31 dwelling units containing 2 or more bedrooms)	2.10	4 storeys 15.3 m
8	Residential (to include 35 dwelling units containing 2 or more bedrooms)	3.65	6 storeys 21.4 m
9	Residential (to include 7 dwelling units containing 2 or more bedrooms)	2.20	4 storeys 15.3 m

[7599; 96 07 25]

1. Bracketed letter refers to applicant's parcel designation.
2. Calculated on net parcel size excluding roadway areas, with the road width to be 6.1 m for the purpose of calculating parcel size [7599; 96 07 25].
3. Average floor to floor height of a storey considered to be 3.1 m. Maximum floor to floor height to be 3.7 m.
4. The Development Permit Board may relax this height to provide for reconstruction of historical elements which formed part of the original brewery building. Any relaxation will be in accordance with original plans for these elements.
5. For Parcel 6, seniors supportive or assisted housing is exempt from the 2 or more bedroom requirement. [8128; 99 11 30] [8824; 04 04 06]

6.2 The following will be included in the computation of floor space ratio:

- (a) all floors, having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (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.

6.3 The following will 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 open residential balconies or sundecks, and any other appurtenances 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 A-6 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, including recreation facilities and meeting rooms, provided that the total area being excluded shall not exceed 40 m² for each development, parcel, except in the case of non-market housing where the area shall not exceed 100 m²;
- (e) amenity areas accessory to a seniors supportive or assisted housing, including lounges, multi-purpose rooms, recreation facilities and meeting rooms, provided that the total area being excluded shall not exceed 5% of the permitted floor area on a parcel; [8128; 99 11 30] [8824; 04 04 06]
- (f) 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;
- (g) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and
- (h) floor area used primarily by the Fraser Academy, provided that the total area being excluded shall not exceed 2 787 m²
- (i) 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]

6.4 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; [7512; 96 01 11]
- (b) enclosed balconies for residential uses, community care facilities and group residences along 12th Avenue. [8128; 99 11 30] [9674; 08 06 24]

6.5 The following minimum floor areas shall apply in the case of seniors supportive or assisted housing:

- (a) a dwelling unit designed and used for single occupancy shall have a minimum floor area of 25.5 m²;
- (b) a dwelling unit designed and used for double occupancy shall have a minimum floor area of 42.0 m²;
- (c) a communal dining room and multi-purpose room shall each have a minimum floor area in square metres equivalent to the figure obtained from the multiplication of the number of beds provided by 1.33; and
- (d) a lounge shall have a minimum floor area in metres equivalent to the figure obtained from the multiplication of the number of beds utilizing the lounge by 1.4 except that the Director of Planning or the Development Permit Board may, in the case of unnecessary hardship and on the advice of the Director of Social Planning, relax the requirement of clauses (c) or (d) where it is determined that such relaxation will not adversely impact the livability of residents of the site. [8128; 99 11 30] [8824; 04 04 06]

7 Height
The maximum building height measured above the base surface, is as set out in Table 1, subject to the relaxation of limitations on building heights set out in Section 10.11.1 of the Zoning and Development By-law.

The Director of Planning may permit a decorative roof, which may include items referred to in Section 10.11.1 of the Zoning and Development By-law, to exceed the maximum height otherwise specified in this By-law, provided that:

- (a) the Director of Planning is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
- (b) the roof does not add to the floor area otherwise permitted; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

8 Off-street Parking and Loading
Off-street parking must be provided, developed and maintained in accordance With the applicable provisions of the Parking By-law as if the site is zoned RM-4.

Off-street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that the number of loading bays that must be provided will be determined by the Director of Planning in consultation with the City Engineer.
[7930; 98 07 28]

Off-street parking for seniors supportive or assisted housing must be provided at the rate of one space for every four units. [8128; 99 11 30] [8824; 04 04 06]

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

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

[7515; 96 01 11]

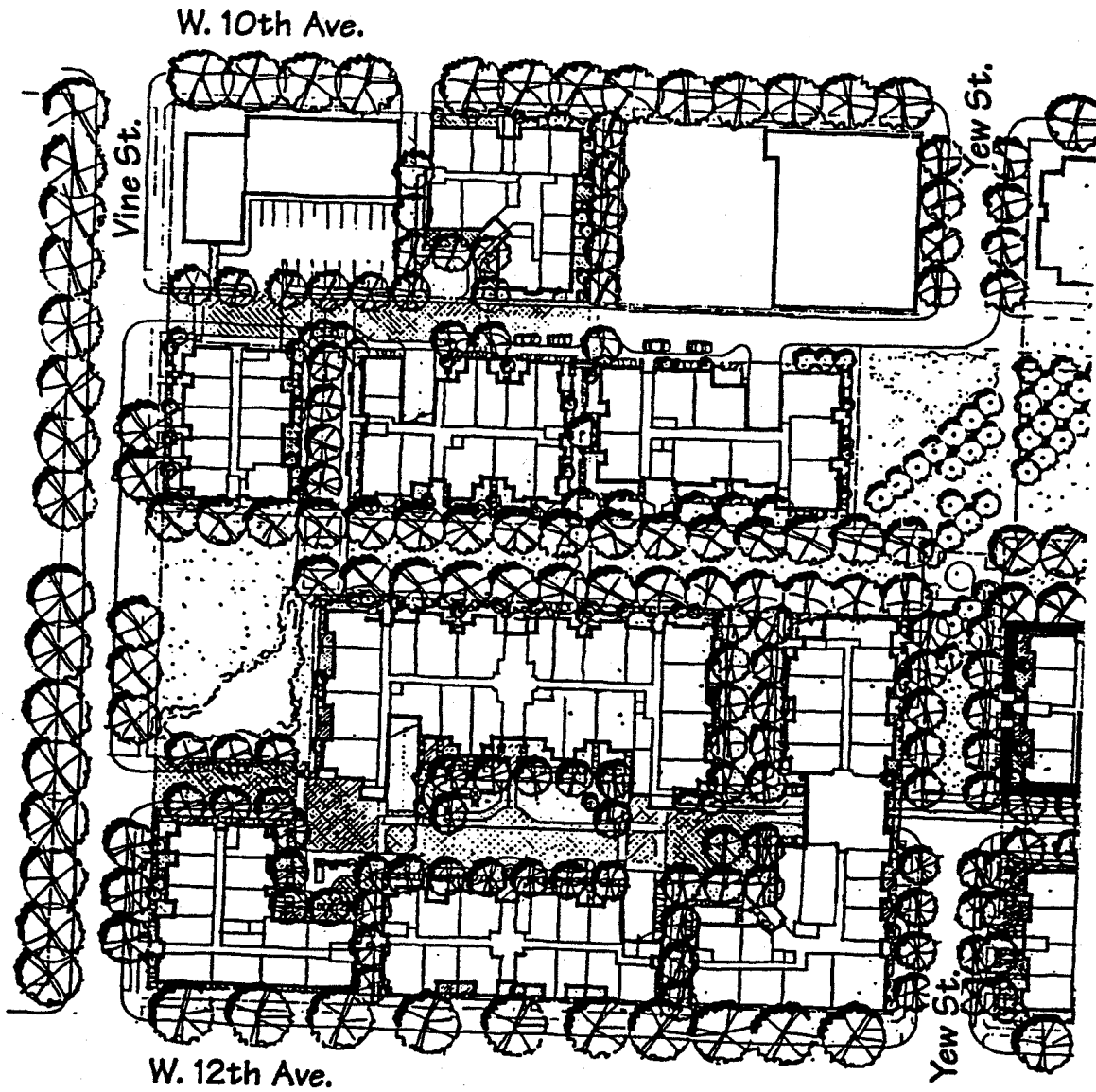
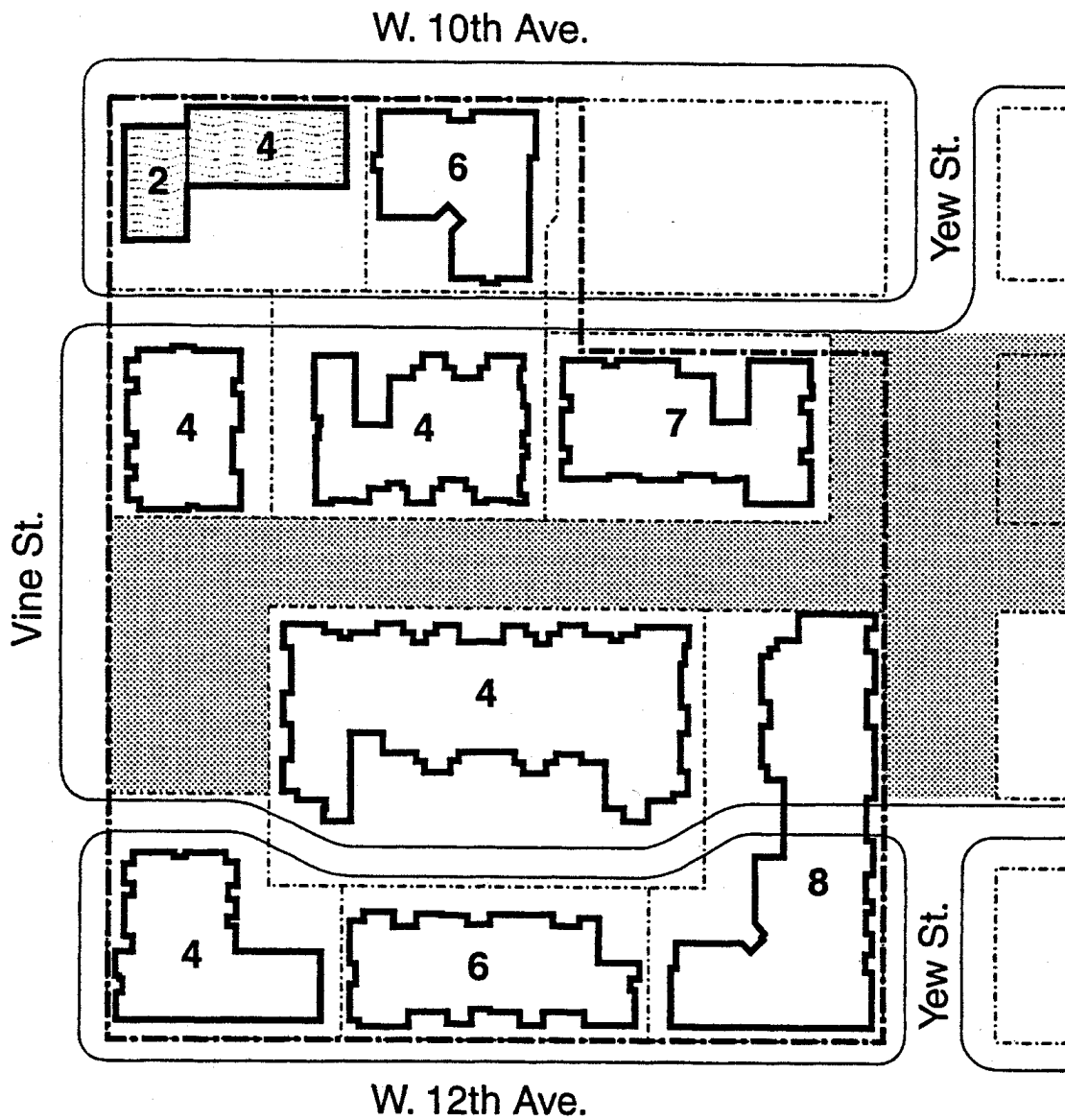


Fig. 1 Illustrative Site Plan



- Residential
- West 11th Avenue greenway / park
- Fraser Academy
- 6** No. of storeys

Fig. 2 Land Use Plan

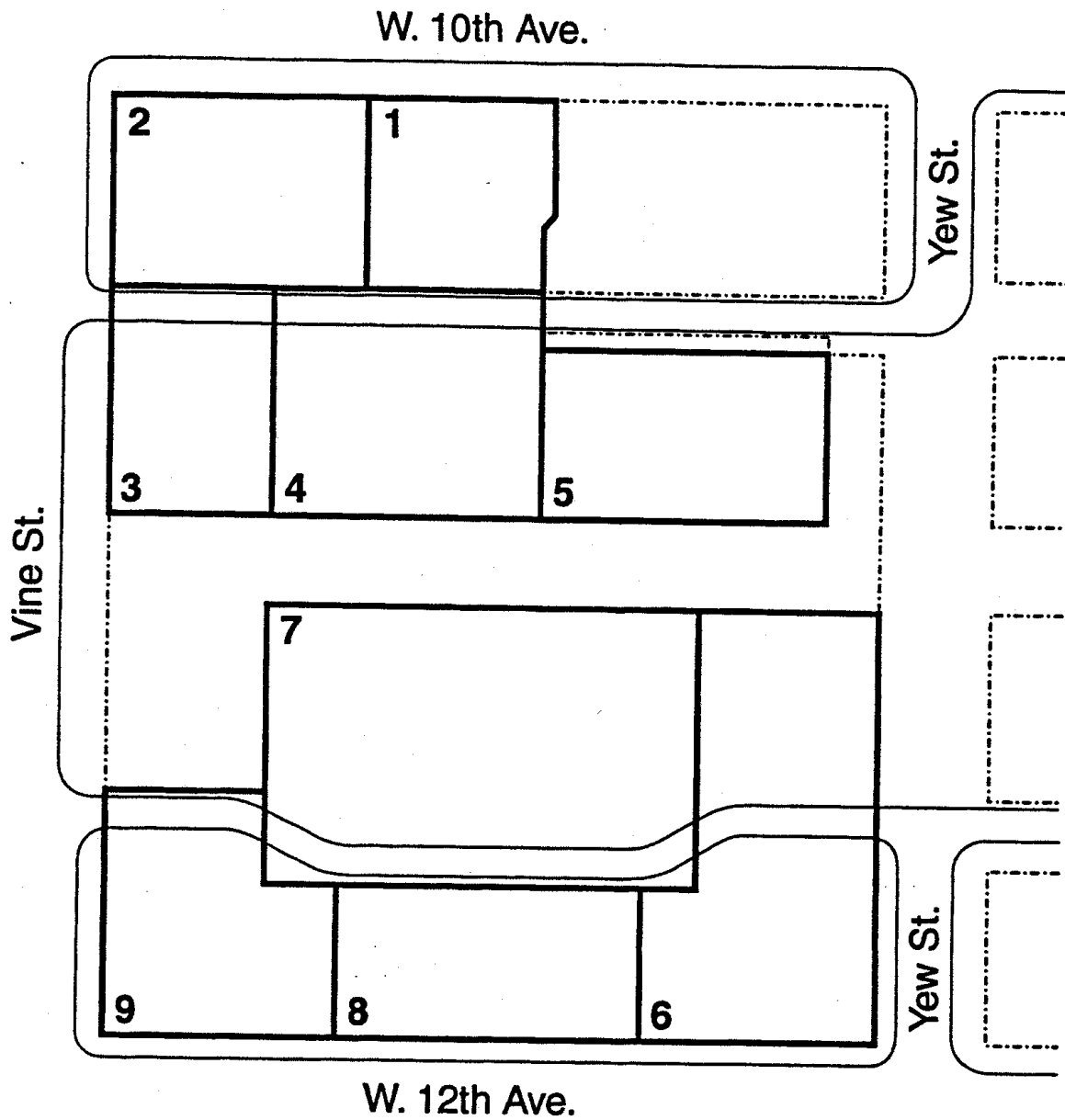


Fig. 3 Parcel Boundaries

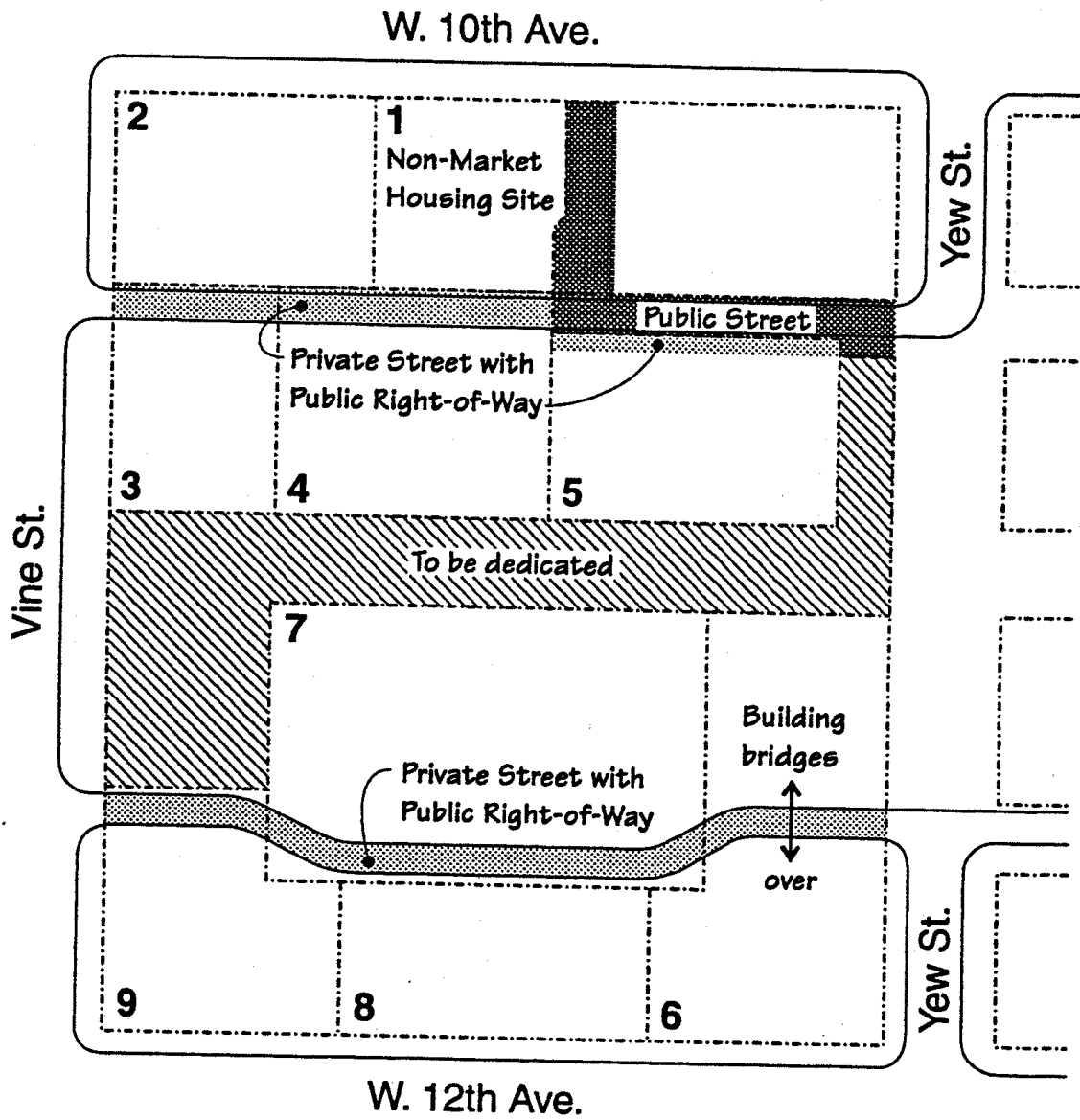


Fig. 4 Subdivision

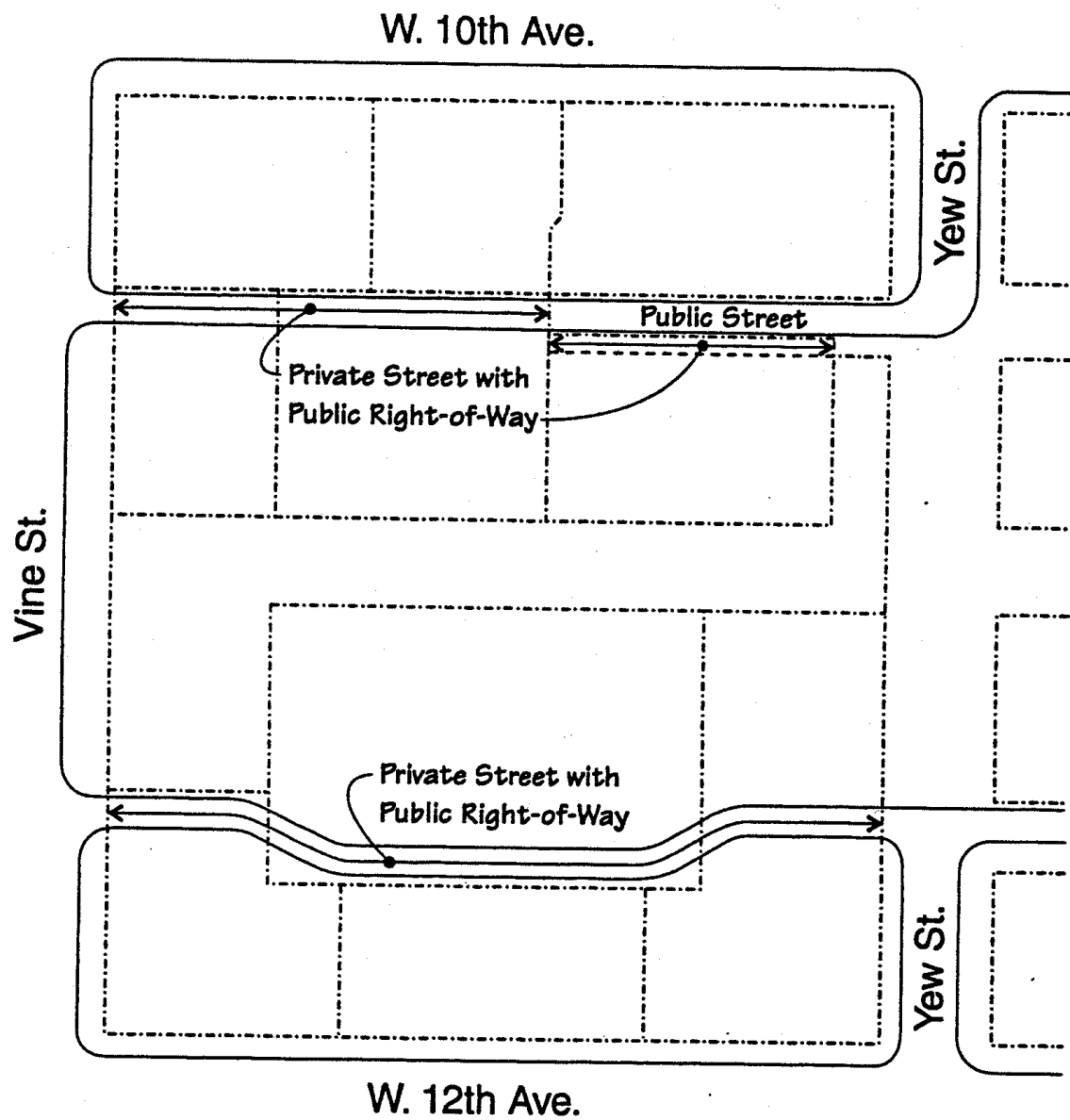


Fig. 5 Streets Plan

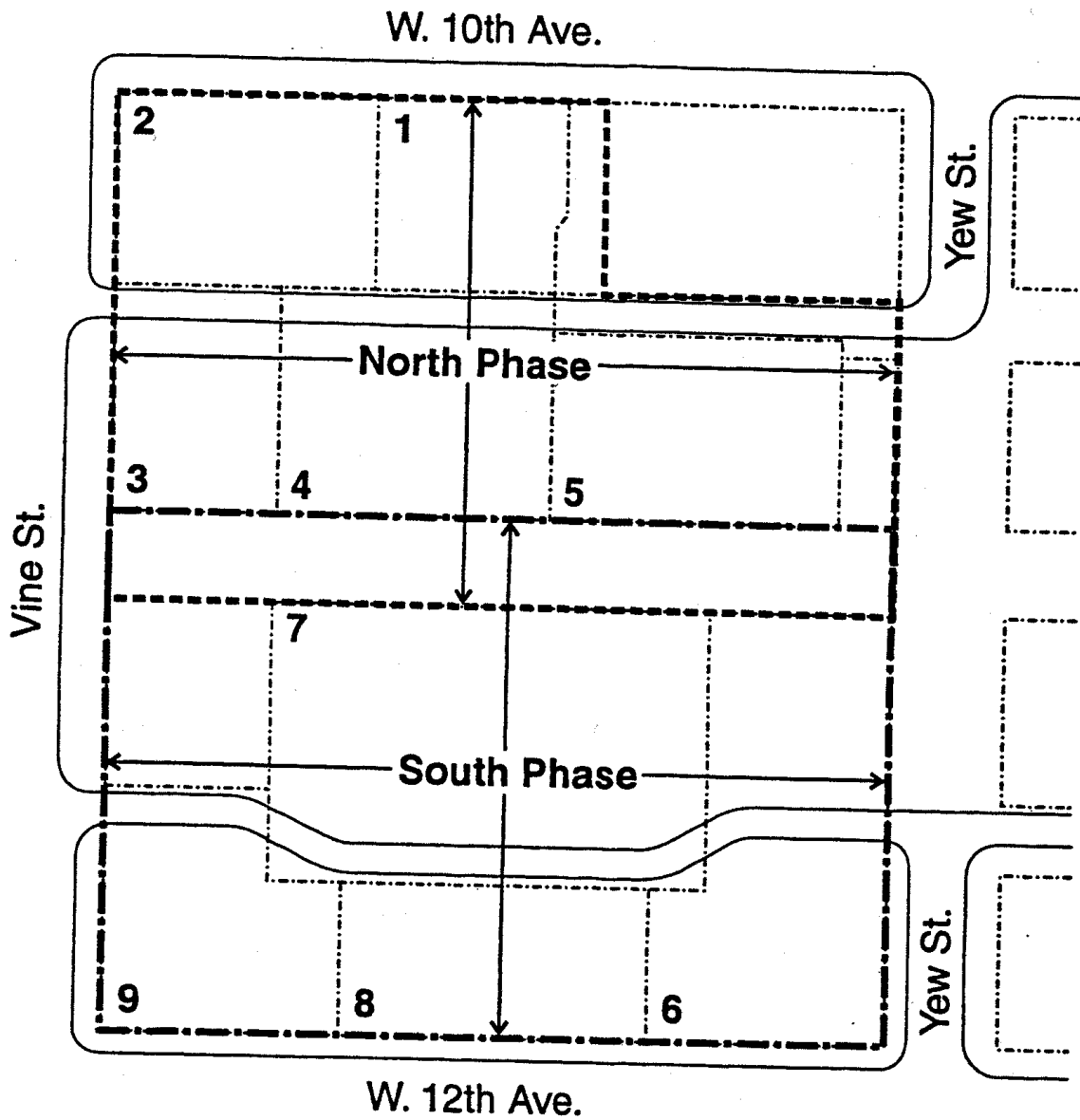


Fig. 6 Phases

This is Schedule "C" to
By-law No. 7461

Development Plan
of CD-1 (341)

1. Intent

The following schedule sets forth the amenities, 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

North Phase

The portion of the street system intended to service the north phase as shown on Figures 5 and 6 of Schedule B, together with any required off-site improvements related to proceeding with this phase, all as 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 and in respect to the north phase.

A system of watermains, pipes, valves, hydrants, meters and other appliances necessary for the distribution of water to service the north phase, 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 described "To be Dedicated" on Figure 4 of Schedule B, together with improvements, all as satisfactory to the General Manager of the Board of Parks and Recreation.

South Phase

That portion of the street system intended to service the south phase as shown on Figures 5 and 6 of Schedule B, together with any required off-site improvements related to proceeding with this phase, all as satisfactory to the City Engineer.

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

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

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

The land described as "To be Dedicated" on Figure 4 of Schedule B, together with improvements, all as satisfactory to the General Manager of the Board of Parks and Recreation.

In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan in respect to the south phase.

1. Rezoning: 2790 Vine Street (Former Carling Brewery Site)
(Lot A, Block 363, D.L. 526, Plan 21395 and Portion of
Block 362, D.L. 526, Plan 12593)

An application by The IBI Group was considered as follows:

REZONING: 2790 VINE STREET (Former Carling Brewery Site)
(Lot A, Block 363, D.L. 526, Plan 21395 and Portion of
Block 362, D.L. 526, Plan 12593)

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

- (i) If approved, the rezoning would permit the use and development of the site generally as follows:
- approximately 620 residential units in eight buildings;
 - accessory uses;
 - the proposal is organized into two precincts, north and south of a greenway/park aligned on the 11th Avenue right-of-way;
 - maximum height ranges from 4 to 8 stories;
 - maximum floor space ratio is 2.29; and
 - off-street parking.
- (ii) Fraser Academy Council will also consider amendments to the proposed CD-1 zoning for 2790 Vine Street to allow the Fraser Academy to remain in an existing building situated on the southeast corner of West 10th Avenue and Vine Street. The Fraser Academy is an independent, non-profit, co-educational school for dyslexic children. Provision may also be made for the school to redevelop the site in the future. These amendments may result in the reduction of monies paid to the City, by the applicant, for provision of community amenities or increased building height, or increased building density, or a combination of these measures.
- (iii) Any consequential amendments.

Clauses 1, 2 and 3 continued

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

- SCHEMATIC DEVELOPMENT** (a) THAT the proposed schematic development be approved by Council in principle, generally as prepared by the IBI Group and stamped "Received City Planning Department - August 10, 1993" and dated August 6, 1993 specifically in relation to the siting of buildings, general building heights and massing, to be further articulated with design guidelines which will guide and adjudicate the scheme through the development permit process.
- DESIGN GUIDELINES** (b) THAT the By-law be accompanied at the time of enactment by the "Arbutus Lands CD-1 Guidelines" to be adopted by resolution of Council.
- FORM OF DEVELOPMENT** (c) THAT, prior to the final 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 Development Permit Board.

(d) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
- DELAY OF DEVELOPMENT** (1) enter into a covenant in favour of the City which the existing buildings may not be renovated or converted to uses permitted by the proposed rezoning by-law and by which development of the site is not permitted until the owner has entered into further agreements with the City by which the owner at his own cost shall be required to:
- FUTURE AGREEMENTS** (1) remediate the soil and water of the site to the standards then required by the Ministry of the Environment or its successor in function and to the standards required to secure building permits; and remediate the soil and water of the parts (to be) transferred or dedicated or under right of way to the City as the City Engineer shall then require;

Remediation

Clauses 1, 2 and 3 continued

- On and off-site services (2) design, construct and install both on site and off site services and utilities as required by the City Engineer to the standards and specifications set by the City Engineer;
- Subdivision (3) subdivide the site in a form suitable to the rezoning and the development proposed for the rezoning;
- Non-market (4) *amended* { convey to the City the east portion of housing the Fraser Academy site for a family non-market housing project of approximately 7060.4 m² (about 76 units), make applications to housing agencies and build the housing approved by any housing agency. The agreement may include provisions to permit other housing initiatives approved by Council;
- Park (5) cause to be developed as park to the satisfaction of the General Manager of the Board of Parks and/or the City Engineer a parcel of approximately 4 236.2 m² in the approximate location of West 11th Avenue and convey same to the City at a nominal price;
- Family units (6) ensure that the number of units two bedroom or larger to be built on the site shall be at least 25% of the units permitted on this site and the 2135 West 12th Avenue rezoning site AND that these units generally meet the City's guidelines for housing families at high density;
- Play areas (7) provide and equip childrens' play areas;
- Access (8) provide an access right of way;
- Non-discrimination (9) refrain from discriminating against the families with children in the sale or occupancy of the residential units.

Clauses 1, 2 and 3 continued

COMMUNITY (ii) pay to the City \$2,468,668 as a community
AMENITY amenity contribution (@ \$4 per MBSF) or, as
CONTRIBUTION the City Manager may approve, enter into an
agreement with the City to pay such amount
plus interest thereon from the date of the
rezoning public hearing adopting this
condition until paid at the per annum rate of
prime plus 2% with principal and interest due
and secured as the City Manager shall approve.
To the extent that the City Manager deems
appropriate, this payment shall be reduced by
the non-market housing land contribution for
this site and the 2135 West 12th Avenue site
and shall be further reduced to compensate the
owner for the City-approved cost of park
development.

DOCUMENTARY CONDITIONS AND REQUIREMENTS

The owner shall bear all costs associated with preparation of legal agreements for this rezoning which will require additional consultant resources, including the future agreements, the necessity of which will be determined by the Director of Legal Services.

All agreements, including the future agreements, shall be written to the satisfaction of the Director of Legal Services in consultation with the appropriate City officials.
Where the Director of Legal Services deems appropriate, the agreements, including the future agreements, are to be drawn not only as personal covenants by the owner, but also as interests in land which shall be tendered for registration in the Land Title Office prior to enactment of the by-law, in priority over such liens, charges and encumbrances as is considered advisable by the Director of Legal Services.

As the Director of Legal Services deems appropriate, the agreements, including the future agreements, shall provide security to the City including indemnities, warranties, options to purchase, prohibitions on development, construction and or use and occupancy, equitable charges and letters of credit.

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.

Clauses 1, 2 and 3 continued

Summary of Proposed Changes
2790 Vine Street

	Current Status	Proposed Amendments
Zone	M-1	CD-1
Use	Manufacturing, Service, Transportation and Storage, Wholesaling, Cultural and Recreational, Institutional, limited Office and Retail	Dwelling Units, Child Day Care, Cultural and Recreational, School and Park, and Interim Uses
Maximum FSR	5.0	2.29
Maximum Height	30.5 m (100 ft.)	27.4 m (90 ft.) 8 storeys

2. Rezoning: 2750 Vine Street (Former Carling Brewery Site)
(Portion of Block 362, D.L. 526, Plan 12593)

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

REZONING: 2750 VINE STREET (Former Carling Brewery Site)
(Portion of Block 362, D.L. 526, Plan 12593)

Present Zoning: M-1 Industrial District
Proposed Zoning: RS-1 One-Family Dwelling District

(i) If approved, the rezoning would permit the use and development of a greenway/park of approximately 4 237 m² (45,604 sq. ft.) along the general alignment of 11th Avenue.

(ii) Any consequential amendments.

The Director of Planning recommended approval of this application.

UNFINISHED BUSINESS

1. Rezoning: 2790 Vine Street, / 2750 Vine Street
2135 West 22th Avenue File: PH283

The Public Hearing for the rezoning of the former Carling Brewery site concluded on February 23, 1994. At that time, Council agreed to defer decision on the applications to the Regular Council meeting this day.

Mayor Owen drew Council's attention to the following communications which were circulated at the commencement of the meeting, as follows:

- letter dated March 7, 1994, from Dr. Mark Battersby, Kitsilano Arbutus Residents' Association;
- petition received requesting a density of no more than 1.9 FSR and buildings no higher than four-storeys, except where there is a building of historical interest;
- letter from Mr. Tony Monaghan.

Also before Council were a number of memoranda from Mr. Rick Scobie, Deputy Director of Planning, previously circulated to Council as follows:

- memorandum dated February 17, 1994, entitled "Arbutus/Vine Industrial Area CD-1 Guidelines: Public Open Space";
- memorandum dated February 21, 1994, concerning the Fraser Academy;
- memorandum dated February 22, 1994, concerning miscellaneous amendments - CD-1 by-laws for Molson's rezoning applications;
- memorandum dated March 4, 1994, concerning Fraser Academy options.

Following a discussion of the applications before Council, the following motions were put.

cont'd

UNFINISHED BUSINESS (CONT'D)

Rezoning: 2790 Vine Street, 2750 Vine Street
2135 West 22th Avenue (cont'd)

MOVED by Cllr. Puil,

- A. THAT the rezoning application for 2750 Vine Street (M1 to RS-1) for greenway/park development be approved.

- B. THAT the rezoning application for 2135 West 12th Avenue (M1 to CD-1) be approved, subject to the following:
 - i) revisions to Sections 4(c), 4(f), 5 and 6.3(a) of the draft by-law, as outlined in the memorandum from the Deputy Director of Planning dated February 22, 1994;

 - ii) revision to Section 6.1 of the draft by-law to increase the maximum permitted floor space ratio from 2.2 to 2.3, in order to accommodate 6,242 sq. ft. of additional floor area as a partial off-set for the retention of the Fraser Academy building and site; and

 - iii) the conditions of approval outlined in the Public Hearing Agenda, including condition (vii) amended to read as follows:

Pay to the City \$575,212.00 as a community amenity contribution (@ \$4 per MBSF) or, as the City Manager may approve, enter into an agreement with the City to pay such amount plus interest thereon from the date of the rezoning Public Hearing adopting this condition until paid at the per annum rate of prime plus 2% with principal and interest due and secured as the City Manager shall approve.

cont'd

UNFINISHED BUSINESS (CONT'D)

Rezoning: 2790 Vine Street, 2750 Vine Street
2135 West 22th Avenue (cont'd)

- C. THAT the rezoning application for **2790 Vine Street** (M-1 to CD-1 and then CD-1 to CD-1) be approved, subject to the following:
- i) revisions to Sections 3, 4 and 6 of Schedule "B" to the draft by-law, as outlined in the memorandum from the Deputy Director of Planning dated February 22, 1994;
 - ii) revision to Section 3(e) of Schedule "B" to the draft by-law to add the words ",including the Fraser Academy" after the words "School - Elementary or Secondary";
 - iii) revision to Section 6.3 of Schedule "B" to the draft by-law, to add an exclusion from floor space ratio computation of up to 2,787 m² (30,000 sq. ft.) of floor area where this space is primarily used by the Fraser Academy;
 - iv) revision to Figures 1 through 6 in Schedule "B" to the draft by-law, to identify the Fraser Academy site at 10th Avenue and Vine Street and correspondingly reduce the areas of parcels 1 and 2;
 - v) revisions to Table 1 in Section 6.1 of Schedule "B" to the draft by-law, to:
 - increase the maximum floor space ratio for parcel 8 (corner of 12th and Vine) from 1.80 to 2.2, in order to accommodate 6,000 sq. ft. of additional floor area as a partial off-set for retention of the Fraser Academy building and site;
 - decrease the maximum floor space ratio for parcel 1 (non-market housing site) from 3.65 to 3.35; and

cont'd

UNFINISHED BUSINESS (CONT'D)

Rezoning: 2790 Vine Street, 2750 Vine Street
2135 West 22th Avenue (cont'd)

- decrease the maximum floor space ratio for parcel 2 from 2.30 to 2.20, and reduce the number of dwelling units with 2 or more bedrooms on this parcel from 29 to 13, to reflect the reduced parcel area to accommodate the Fraser Academy and deletion of 30,000 sq. ft. of proposed market housing;

- vi. The conditions of approval outlined in the Public Hearing Agenda, including:
 - condition (d)(1)(4) amended to read:
"convey to the City the reduced parcel 1, having an area of approximately 15,800 sq. ft., for a non-market housing project of approximately 53,000 sq. ft. buildable, and enter into an agreement to make applications to housing agencies and build the housing approved by any housing agency. The agreement may include provisions to permit other housing initiatives approved by Council;"

 - a new condition (d)(1)(10) to read:
"convey to the City the land and buildings presently occupied by the Fraser Academy, to enable continuation of this use or others as may be approved by Council"; and

cont'd

UNFINISHED BUSINESS (CONT'D)

Rezoning: 2790 Vine Street, 2750 Vine Street
2135 West 22th Avenue (cont'd)

- condition (d)(ii) amended to read:
"pay to the City \$524,788.00 as a community amenity contribution or, as the City Manager may approve, enter into an agreement with the City to pay such amount plus interest thereon from the date of the Council adoption of this condition until paid, at the per annum rate of prime plus 2% with principal and interest due and secured as the City Manager shall approve. To the extent that the City Manager deems appropriate, this payment shall be reduced to compensate the owner for the City-approved cost of greenway/park space development, noting that the specific allocation of community amenity contributions for park design and development for the West 11th Avenue greenway, related park spaces and other community amenities shall be determined in future by Council."

D. THAT the draft "Arbutus/Vine Industrial Area CD-1 Guidelines" be revised as necessary to reflect the foregoing changes to the 12th Avenue and Vine Street Draft CD-1 By-laws, prior to presentation of the guidelines for adoption by Council resolution

- CARRIED

(Councillor Kwan opposed)

*Underlining denotes amendment.

MOVED by Cllr. Clarke,

THAT the City Engineer proceed as expeditiously as possible to implement the traffic plan that has been prepared jointly by City Engineering staff and the neighbourhood adjacent to the development site in order to minimize the impact of this development on the neighbouring community.

- CARRIED UNANIMOUSLY

cont'd

UNFINISHED BUSINESS (CONT'D)

Rezoning: 2790 Vine Street, 2750 Vine Street
2135 West 22th Avenue (cont'd)

MOVED by Cllr. Chiavario,

THAT Staff be requested to apply immediately to B.C. Housing Management Commission for an allocation of non-market housing units for this site.

- CARRIED UNANIMOUSLY

CIVIC MERIT AWARD

Mayor Owen, on behalf of Council, presented a Civic Merit award to Mr. Joe Average, in recognition of his many artistic achievements and the donation of his artistic gift to purchase comfort for children, the hungry, persons with AIDS and his fellow artists.

This was immediately followed by a reception in the foyer.

* * * * *

Council recessed at 4:20 p.m., and following an In Camera meeting in the Mayor's Office, reconvened at 5:35 p.m. with all members present except Councillor Price.

* * * * *

ITEMS ARISING FROM IN CAMERA

Mayor Owen advised that the following items were discussed at an In Camera meeting held earlier this day:

- Approval of the following individuals as Co-chairs of the Family Court/Youth Justice Committee:
 - Dr. Sydney Segal
 - Mr. Jim Siemens.
- An administrative item relative to the Vancouver Police Department.

2790 Vine Street
(CD-1 By-law, No. 1)

BY-LAW NO. 7460

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-425(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (341).
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 27th day of July, 1995.

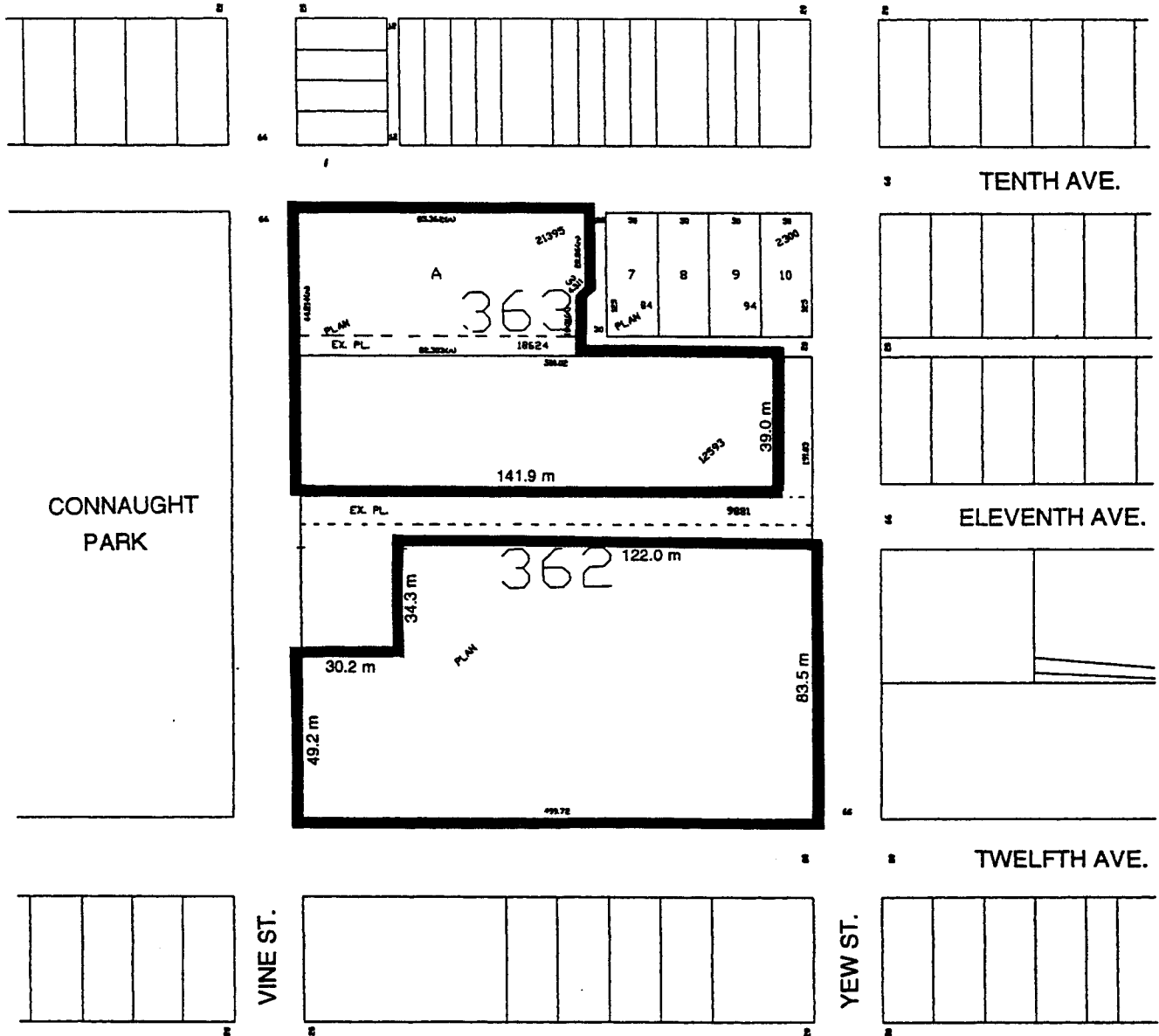
"(signed) Philip W. Owen"
Mayor

"(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 27th day of July 1995, and numbered 7460.

CITY CLERK"

BY-LAW No. 7460 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-425(b)

RZ 2790 Vine Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



2790 Vine Street
(CD-1 By-law, No. 2)

BY-LAW NO. 7461

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

WHEREAS Council of the City of Vancouver has been asked to rezone the land shown in the plan annexed as Schedule "A" 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, 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 and the provision of those amenities, utilities, services and land 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-425(c) 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.
- (b) By-law No. 7460 which amended the Zoning District Plan annexed to By-law No. 3575 by creating a Comprehensive Development District of the lands within CD-1 (341) 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 includes a Deputy of the City Engineer.

"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 includes a Deputy of the Director of Legal Services.

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

"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 includes 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 (341).

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, 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 (341) shall be zoned pursuant to By-law No. 7460.

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 fulfil any condition the Approving Officer may impose as a condition of approval.

7. The amenities, 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 (341), 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 (341) shall submit such plans and specifications as may be required by the Development Permit Board and obtain the approval of the Council of the City of Vancouver to the form of development.

10. Subject to Section 11 of this By-law, the Development Permit Board may exercise the discretion contained in this By-law including Schedule "B" and By-law No. 3575 to issue or withhold any Development Permit.

11. The Development Permit Board shall not issue any Development Permit, except for an interim use and uses customarily ancillary thereto:

- (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, 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, utilities, services and land therefor. The amenities, utilities and services 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, utility or service 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;
- (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; and
- (d) unless the Council of the City of Vancouver has approved the form of development described in the application for the permit.

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. Hereunto annexed as Schedule "B" is the Development Plan which regulates the use and development of the property within CD-1 (341). Any persons 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, the Zoning and Development By-law, 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 27th day of July, 1995.

"(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 27th day of July 1995, and numbered 7461.

CITY CLERK"

BY-LAW No. 7461 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-425(c)

RZ 2790 Vine St.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



This is Schedule "B" to
By-law No. 7461

Development Plan
of CD-1 (341)

The Development Plan contains the regulations for the development of the Comprehensive Development District known as CD-1 (341).

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 district with residential and park 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 of Kitsilano, which may include both residential and industrial character;
- (b) retain architecturally interesting portions of the former brewery;
- (c) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (d) provide pedestrian links to adjacent areas; and
- (e) provide adequate on-site parking and loading spaces for all uses within the site.

2. Definitions

Words used in this Development Plan shall have the meaning assigned to them in the Zoning and Development By-law, with the following exception:

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) Artist Studio, subject to the provisions of Section 11.18 of the Zoning and Development By-law;
- (b) Child Day Care Facility;
- (c) Cultural and Recreational Uses;
- (d) Dwelling Units (a minimum of 25% shall consist of 2 or more bedrooms and shall be suitably designed to accommodate families);
- (e) Park or Playground;
- (f) Residential Unit associated with and forming an integral part of an Artist Studio, subject to the provisions of Section 11.19 of the Zoning and Development By-law;
- (g) School - Elementary or Secondary, including the Fraser Academy;
- (h) Accessory Uses customarily ancillary to the above uses; and
- (i) Interim Uses 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 increase in the 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. Parcels

The district will comprise a maximum of 9 development parcels, approximately as illustrated in Figure 3.

5. Subdivision

Approximate parcel boundaries and areas are indicated on Figure 4. The parcel boundaries and areas are approximate and subject to being finalized by survey at the time of subdivision.

6. Floor Space Ratio

6.1 The Development Permit Board may permit a maximum floor space ratio for each parcel that does not exceed that indicated in Table 1 provided that it first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the bulk, location and overall design of a building and its effect on the site, surrounding buildings and streets;
- (c) the design and livability of any dwelling uses;
- (d) the provision of open space, including private patios and balconies, and useable common areas; and
- (e) retention of architecturally interesting portions of the former brewery buildings.

TABLE 1 - Uses, Floor Space Ratio and Heights

Parcel	Use	FSR ²	Height ³
1 (C) ¹	Residential (to include 100% family units)	3.35	6 storeys 21.4 m
2	School - Elementary or Secondary, including the Fraser Academy	[see Section 6.3(g)]	As represented by existing building
3 (A)	Residential (to include 13 dwelling units containing 2 or more bedrooms)	2.20	4 storeys 15.3 m
4 (B)	Residential (to include 13 dwelling units containing 2 or more bedrooms)	1.80	4 storeys 15.3 m
5 (D)	Residential (to include 36 dwelling units containing 2 or more bedrooms)	3.45	7 storeys 24.4 m
6 (G)	Residential (to include 82 dwelling units containing 2 or more bedrooms)	5.10	8 storeys ⁴ 27.4 m
7 (F)	Residential (to include 31 dwelling units containing 2 or more bedrooms)	2.10	4 storeys 15.3 m
8 (H)	Residential (to include 35 dwelling units containing 2 or more bedrooms)	3.65	6 storeys 21.4 m
9 (I)	Residential (to include 7 dwelling units containing 2 or more bedrooms)	2.20	4 storeys 15.3 m

¹ Bracketed letter refers to applicant's parcel designation.

² Calculated on net parcel size excluding roadway areas.

³ Average floor to floor height of a storey considered to be 3.1 m. Maximum floor to floor height to be 3.7 m.

⁴ The Development Permit Board may relax this height to provide for reconstruction of historical elements which formed part of the original brewery building. Any relaxation will be in accordance with original plans for these elements.

6.2 The following will be included in the computation of floor space ratio:

- (a) all floors, having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (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.

6.3 The following will 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 open residential balconies or sundecks, and any other appurtenances 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, including recreation facilities and meeting rooms, provided that the total area being excluded shall not exceed 40 m² for each development parcel, except in the case of non-market housing where the area shall not exceed 100 m²;
- (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;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit; and
- (g) floor area used primarily by the Fraser Academy, provided that the total area being excluded shall not exceed 2 787 m².

6.4 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, 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.

7. Height

The maximum building height measured above the base surface, is as set out in Table 1, subject to the relaxation of limitations on building heights set out in Section 10.11.1 of the Zoning and Development By-law.

The Director of Planning may permit a decorative roof, which may include items referred to in Section 10.11.1 of the Zoning and Development By-law, to exceed the maximum height otherwise specified in this By-law, provided that:

- (a) the Director of Planning is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
- (b) the roof does not add to the floor area otherwise permitted; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

8. Off-Street Parking and Loading

Off-street parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law as if the site is zoned RM-4.

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

9. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will 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.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
common-use roof decks and patios	55

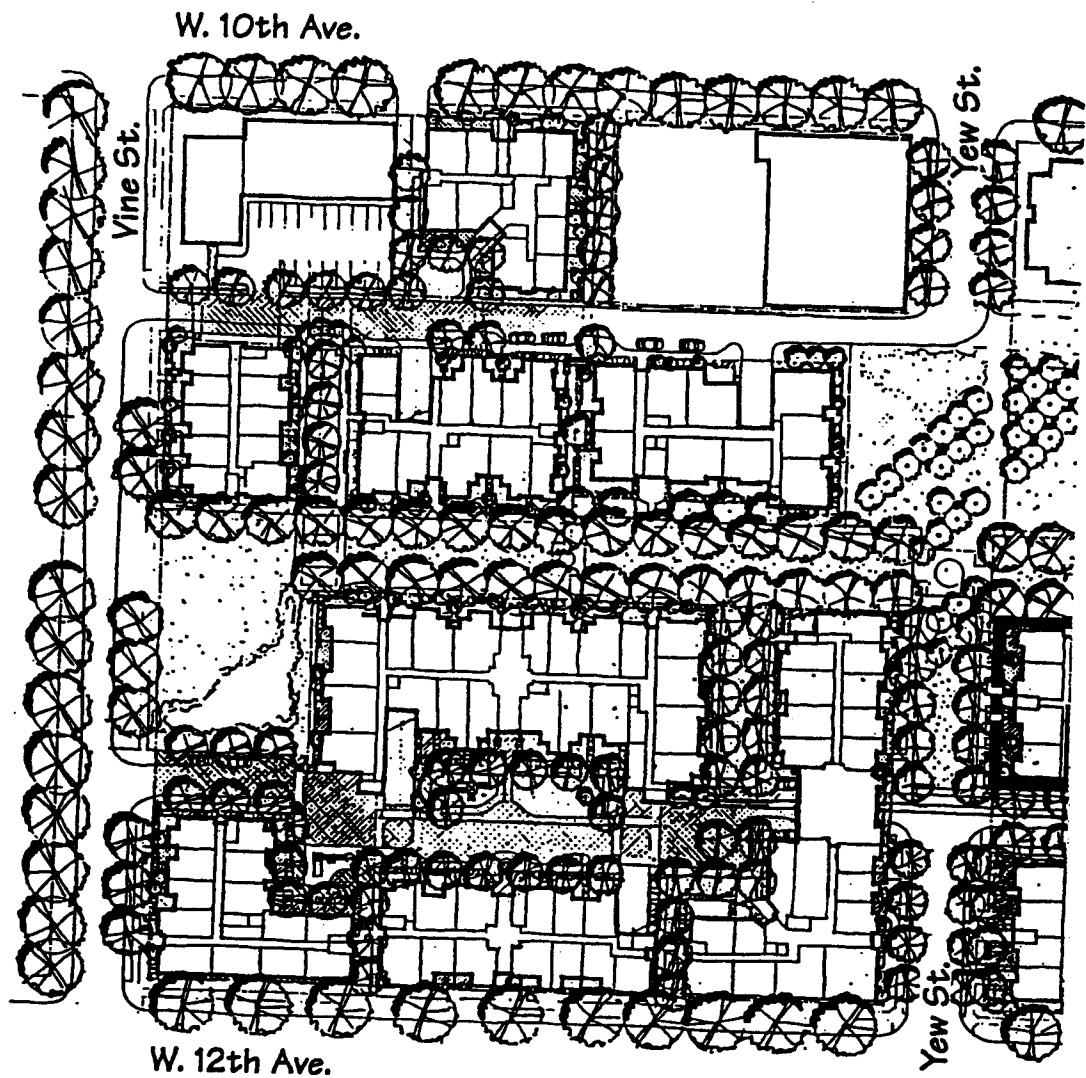
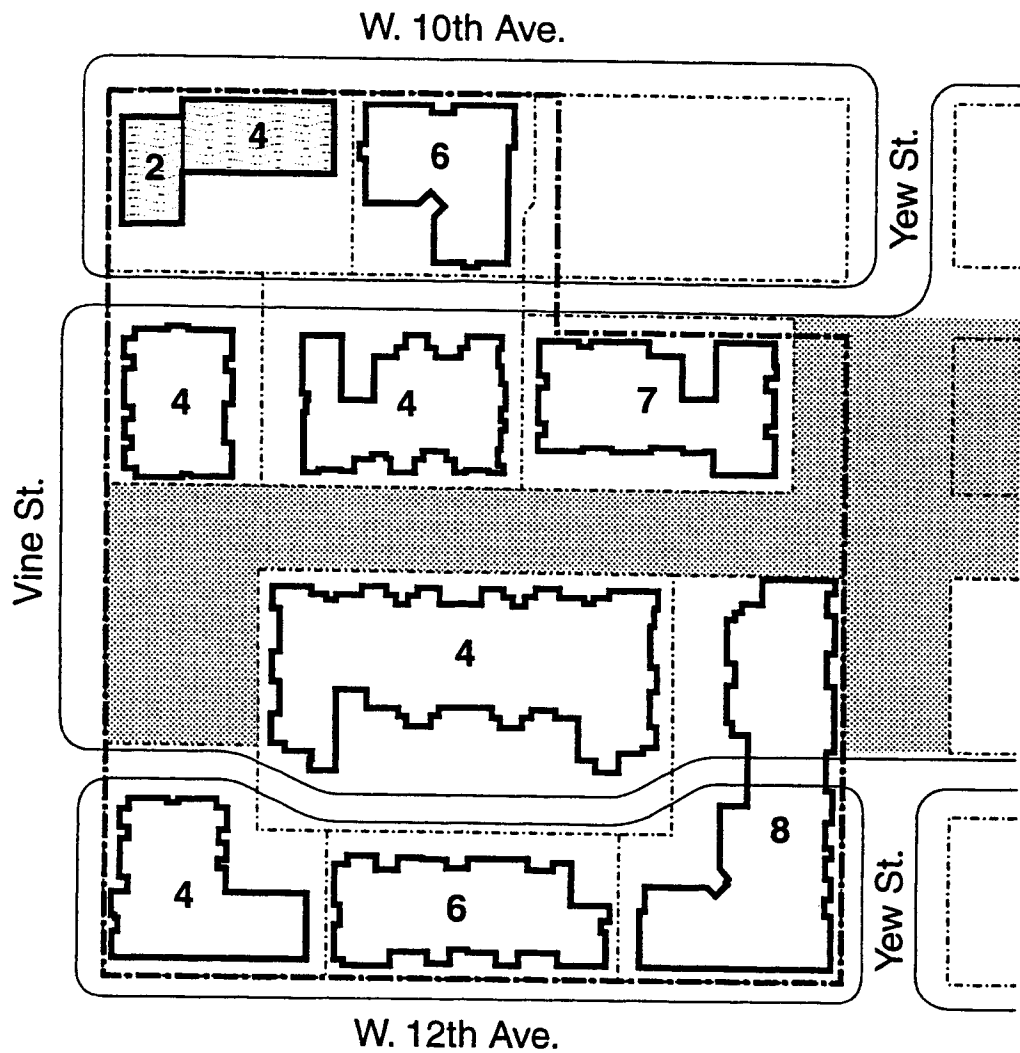


Fig. 1 Illustrative Site Plan



- Residential
- West 11th Avenue greenway / park
- Fraser Academy
- 6 No. of storeys

Fig. 2 Land Use Plan

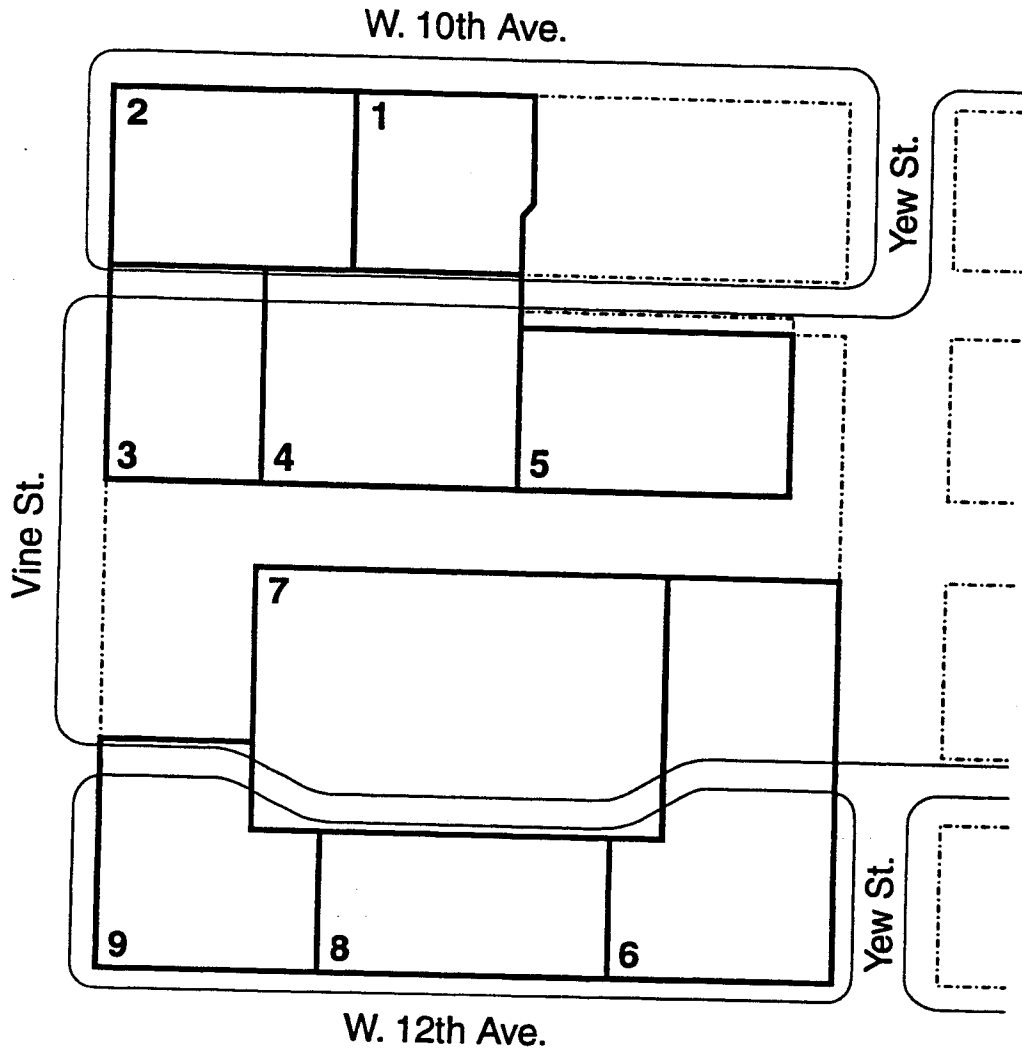


Fig. 3 Parcel Boundaries

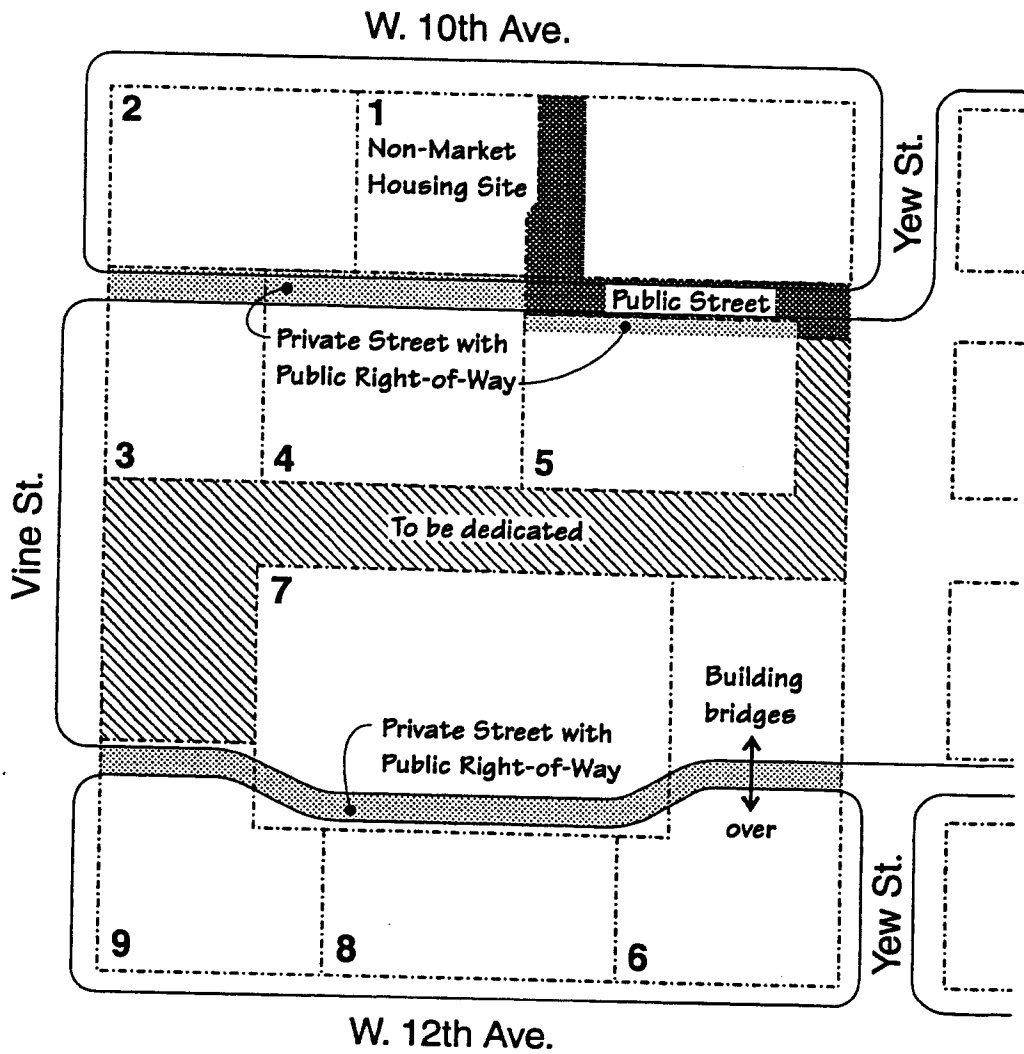


Fig. 4 Subdivision

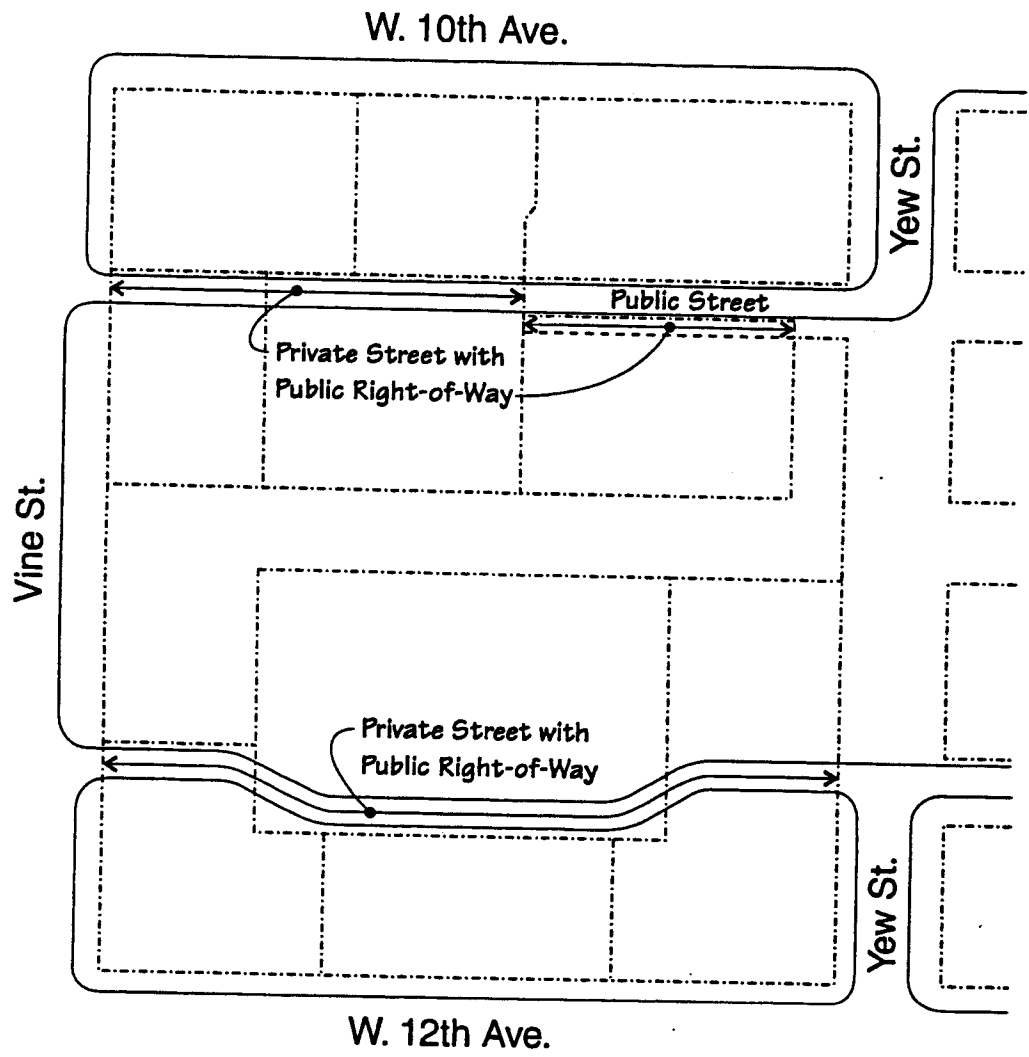


Fig. 5 Streets Plan

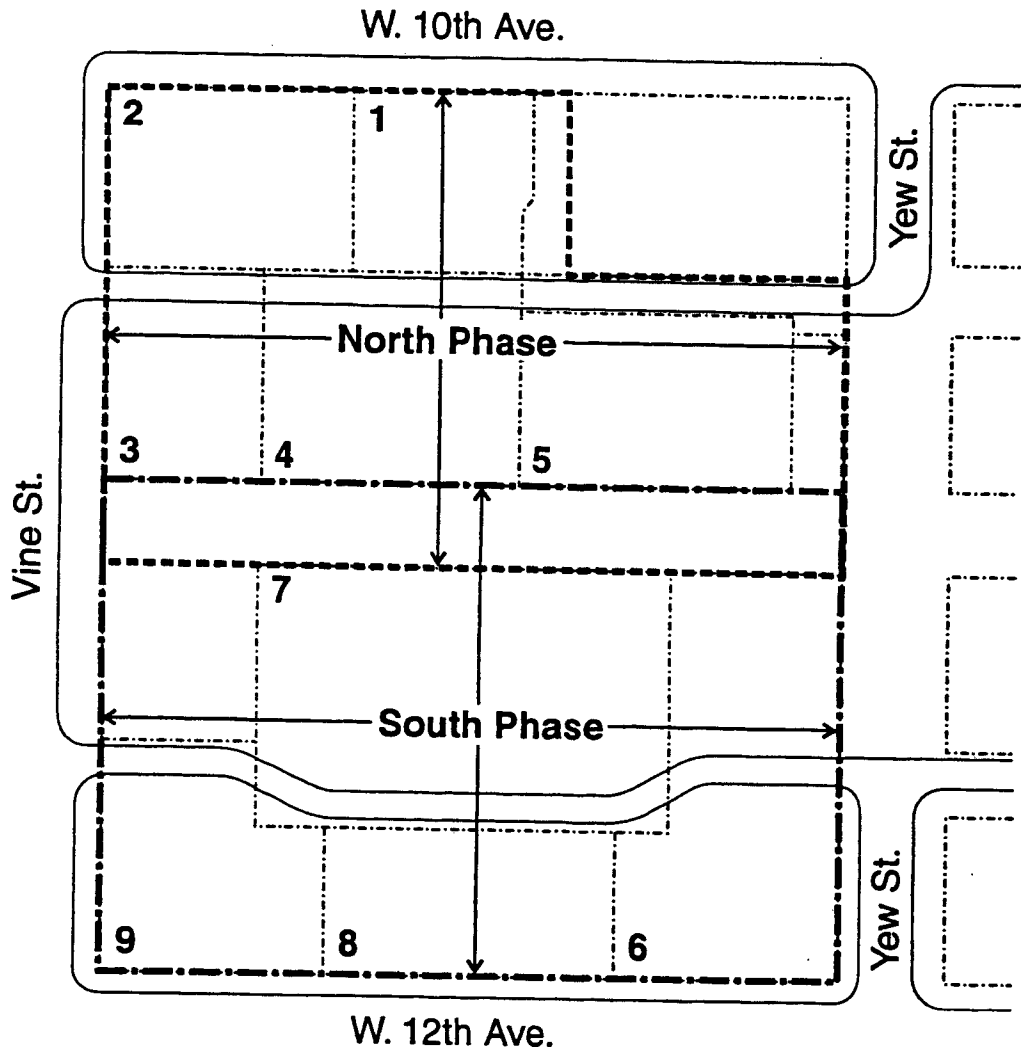


Fig. 6 Phases

This is Schedule "C" to
By-law No. 7461

Development Plan
of CD-1 (341)

1. Intent

The following schedule sets forth the amenities, 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

North Phase

The portion of the street system intended to service the north phase as shown on Figures 5 and 6 of Schedule B, together with any required off-site improvements related to proceeding with this phase, all as 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 and in respect to the north phase.

A system of watermains, pipes, valves, hydrants, meters and other appliances necessary for the distribution of water to service the north phase, 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 described "To be Dedicated" on Figure 4 of Schedule B, together with improvements, all as satisfactory to the General Manager of the Board of Parks and Recreation.

South Phase

That portion of the street system intended to service the south phase as shown on Figures 5 and 6 of Schedule B, together with any required off-site improvements related to proceeding with this phase, all as 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 in respect to the south phase.

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

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

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

The land described as "To be Dedicated" on Figure 4 of Schedule B, together with improvements, all as satisfactory to the General Manager of the Board of Parks and Recreation.

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, 7204, 7209, 7223,
7224, 7232, 7246, 7248, 7317, 7337, 7340, 7381,
7431 and [REDACTED] 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."

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;"

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"

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

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, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and [REDACTED] 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.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.
17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.
18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.
19. This By-law comes into force and takes effect on the date of its passing.

January **DONE AND PASSED** in open Council this 11th day of
 , 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 7515.

CITY CLERK"

3. Text Amendment: 2790 Vine Street (Molsons)

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

The proposed text to CD-1 Comprehensive Development District By-law No. 7461, would:

- correct the maximum floor space ratio of Parcel 4, from 1.8 to 2.0;
- change the word "retain" to "retain and/or replicate", in reference to architecturally interesting portions of the existing brewery building; and
- other consequential amendments.

The Director of Land Use and Development recommended approval.

STAFF OPENING COMMENTS

Rob Whitlock, Planner, advised the application before Council proposes the following four changes to the CD-1 By-law for this site:

- ◆ The present wording for the CD-1 by-law calls for the retention of architecturally interesting portions of the brewery building. However, the accompanying Council-adopted guidelines support retention or replication, which was the understanding throughout the latter stage of the rezoning process and at the Public Hearing. The addition of the wording "and/or replicate", to intent statements will reflect the applicant's position that retention is uneconomical;
- ◆ The FSR for parcel four in the CD-1 by-law should be changed from 1.80 to 2.00, to correct an error;
- ◆ Two additional housekeeping amendments are proposed relating to parcel references and net parcel sizes in the CD-1 by-law.

CORRESPONDENCE

There was no correspondence received on this matter.

Cont'd

Clause No. 3 cont'd

SPEAKERS

Bernie Monaghan, area resident, advised of concerns relating to the heritage retention of the old brewery. Demolition of this site began four weeks ago. Ms. Monaghan advised the proposed by-law amendments represent a change to what was understood to be a commitment from the developers to retain the building. The neighbourhood expect this retention and credibility is now being questioned.

Sean McEwen, area resident, referenced the Council report when the initial application was referred to Public Hearing. At that time the developer committed to retention of heritage portions of the former brewery building. Mr. McEwen suggested that if the developer wishes to pursue the change proposed in the text amendment before Council, the required level of public benefits should be increased as a tradeoff.

Phil Levine, IBI Group, addressed Council as the applicant for the original CD-1 rezoning. Mr. Levine reviewed the sequence of events leading to the enactment of the original CD-1 by-law.

A total of six months elapsed from the time the staff report referring the application to public hearing was prepared, and the actual public hearing was held. At the time of the public hearing in February of 1994, additional staff material was before Council which recommended the heritage retention be left to a technical review. Further study has revealed that the existing structure cannot be retained in an economic manner, and agreement was reached that it would be better to replicate and reconstruct the heritage features of this building.

Mr. Levine stressed the heritage character of this building will reappear, and committed to undertaking discussions with KARA and other community leaders to explain the proposed changes.

STAFF CLOSING COMMENTS

In response to questions from members of Council, Mr. Whitlock reviewed the events leading to the original public hearing on this matter.

The original staff report was written prior to the emergence of the Fraser Academy retention as an issue. In a subsequent memorandum from Planning Staff during the course of the public hearing, it was noted that, given the uncertainty of the amount of heritage retention that could actually be achieved, reconstruction may be involved.

Cont'd

Clause No. 3 cont'd

Given the changes made to accommodate the Fraser Academy, \$1.5 million was the heritage premium. Analysis indicates the cost of retention is significantly higher than originally envisioned at Public Hearing.

COUNCIL DISCUSSION

Members of Council discussed their recollection of the events leading to the Public Hearing. Two members of Council commented they were unable to support the present application, given their understanding that the original commitment made by the developer to Council and the community was to retain the former brewery building.

MOVED by Cllr. Hemer,
THAT the application be approved.

- carried

MOVED by Cllr. Clarke,
THAT the motion by Councillor Hemer be deferred.

- LOST

(Councillors Hemer, Puil, Sullivan and the Mayor opposed)

The motion to defer having LOST, Councillor Hemer's motion was put and CARRIED with Councillors Clarke and Price opposed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MOVED by Cllr. Puil,
SECONDED by Cllr. Hemer,

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

- CARRIED UNANIMOUSLY

* * *

The Special Council adjourned at 9:50 p.m.

2790 Vine Street

BY-LAW NO. 7599

010-1-34

A By-law to amend
By-law No. 7461, 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. Schedule B to By-law No. 7461 is amended
 - (a) in clause (b) of section 1 by inserting immediately after the word "retain" the words "and/or replicate", and
 - (b) in clause (e) of section 6.1 by inserting immediately after the word "retention" the words "and/or replication".
2. Table 1 to By-law No. 7461 is amended
 - (a) in Column 1 entitled "Parcel" by deleting all letters which appear within brackets,
 - (b) in Column 3 entitled "FSR" by deleting the symbol "1.80" and substituting the symbol "2.00", and
 - (c) in the footnote numbered 2 by inserting after the word "areas" a comma and the following:

"with the road width deemed to be 6.1 m for the purpose of calculating parcel size".

3. 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
July , 1996.

"(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 July 1996, and numbered 7599.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: January 17, 1997

Dept. File No. WB

C.C. File 2609-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development - 2698 Vine Street
D.E. 401684 - CD-1 By-law Number 7460
Owner of Development - Intergulf Development Group

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE401684, prepared by Graham Crockart Architects and stamped "Received, City Planning Department, October 30, 1996", 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 final form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

After a Public Hearing on February 22, 1994, Council at its meeting on March 8, 1994, approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460 was enacted on July 27, 1995. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

The site (including the outline of the buildings anticipated for each parcel), as well as the 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 DE401684. 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 a total of nine separate parcels. This proposal is to construct (on Parcel 5) a seven-storey multiple dwelling containing a total of 99 residential dwelling units and having three levels of underground parking.

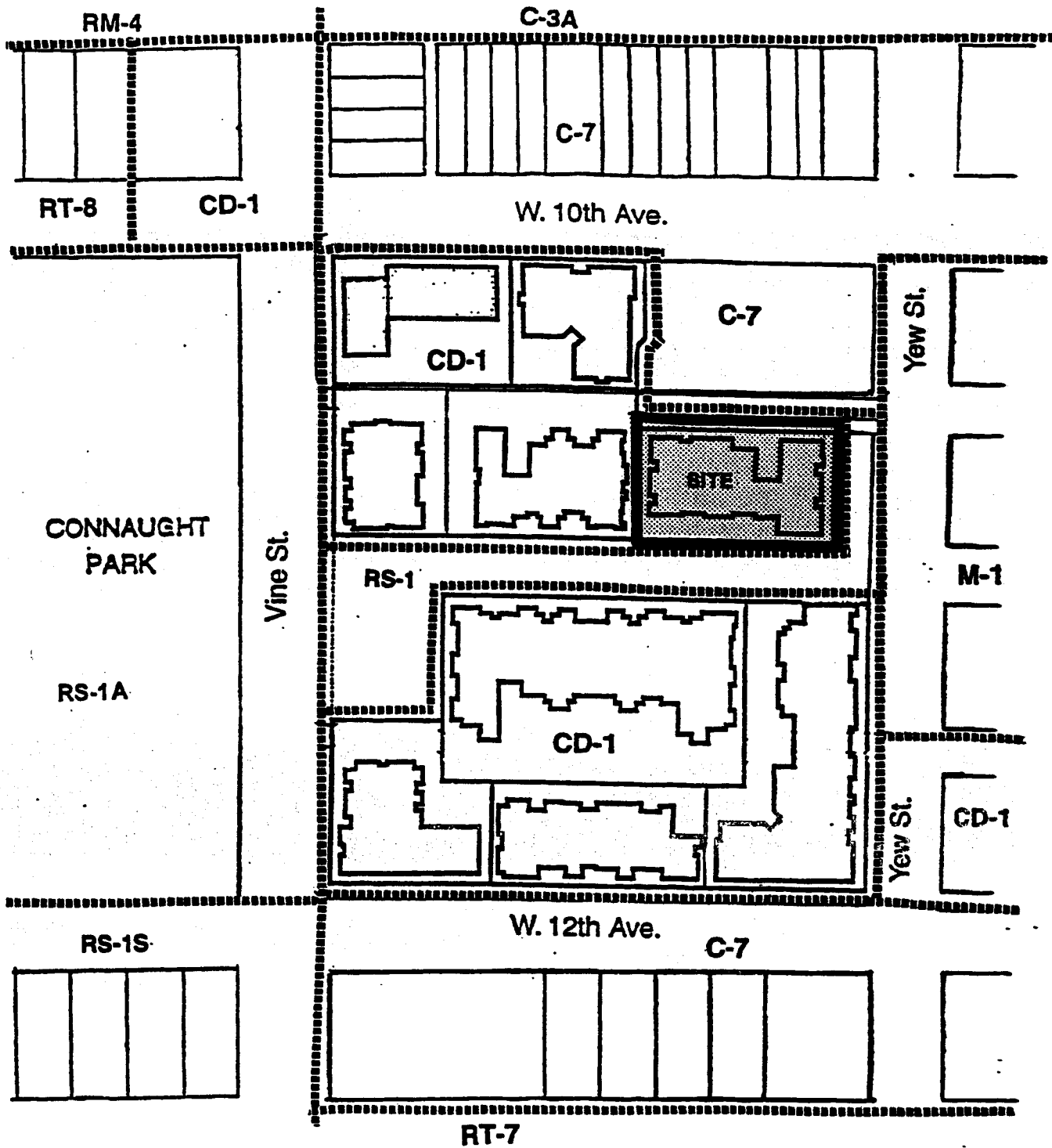
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

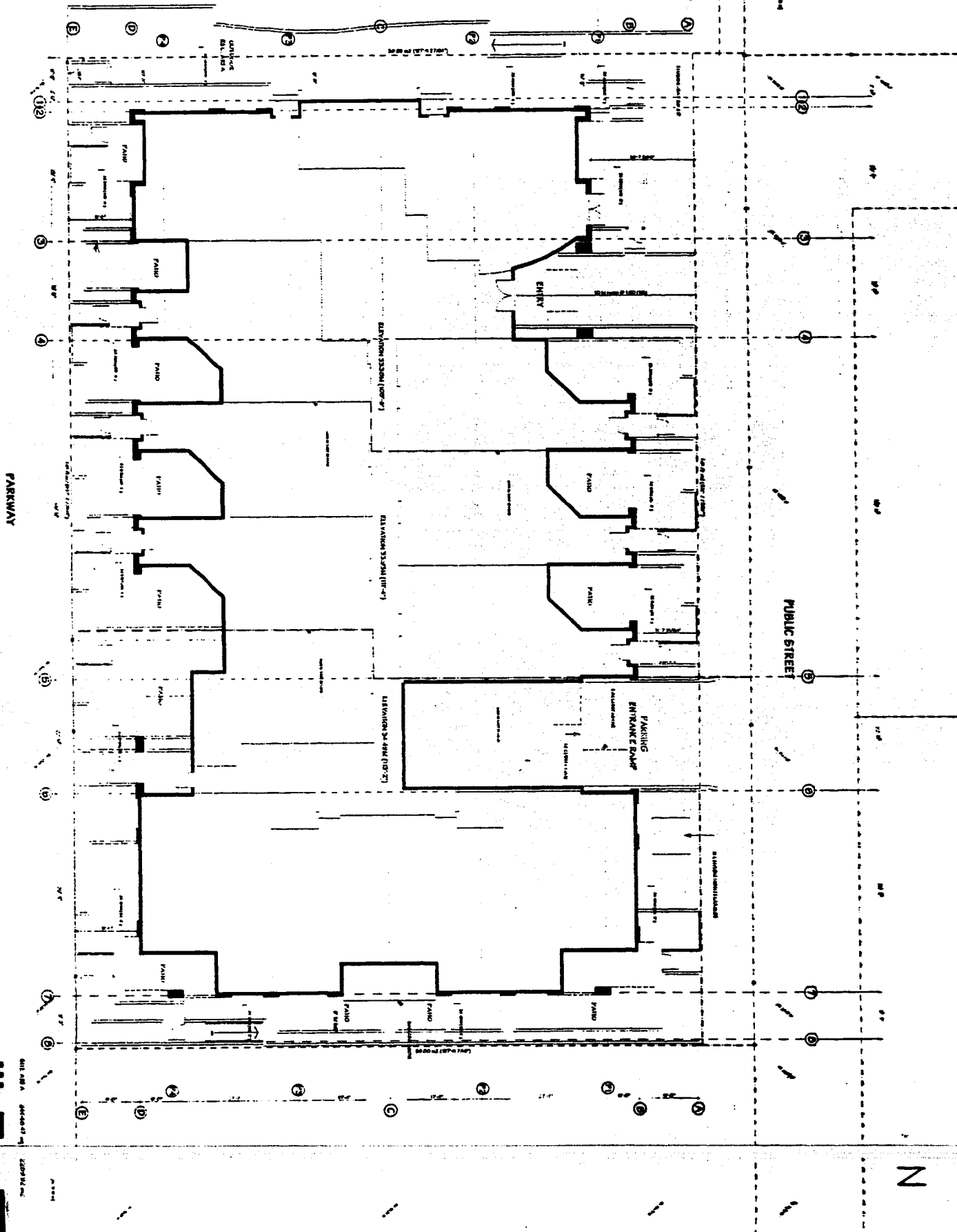
The Director of Planning has approved Development Application Number DE401684, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



..... zoning boundary

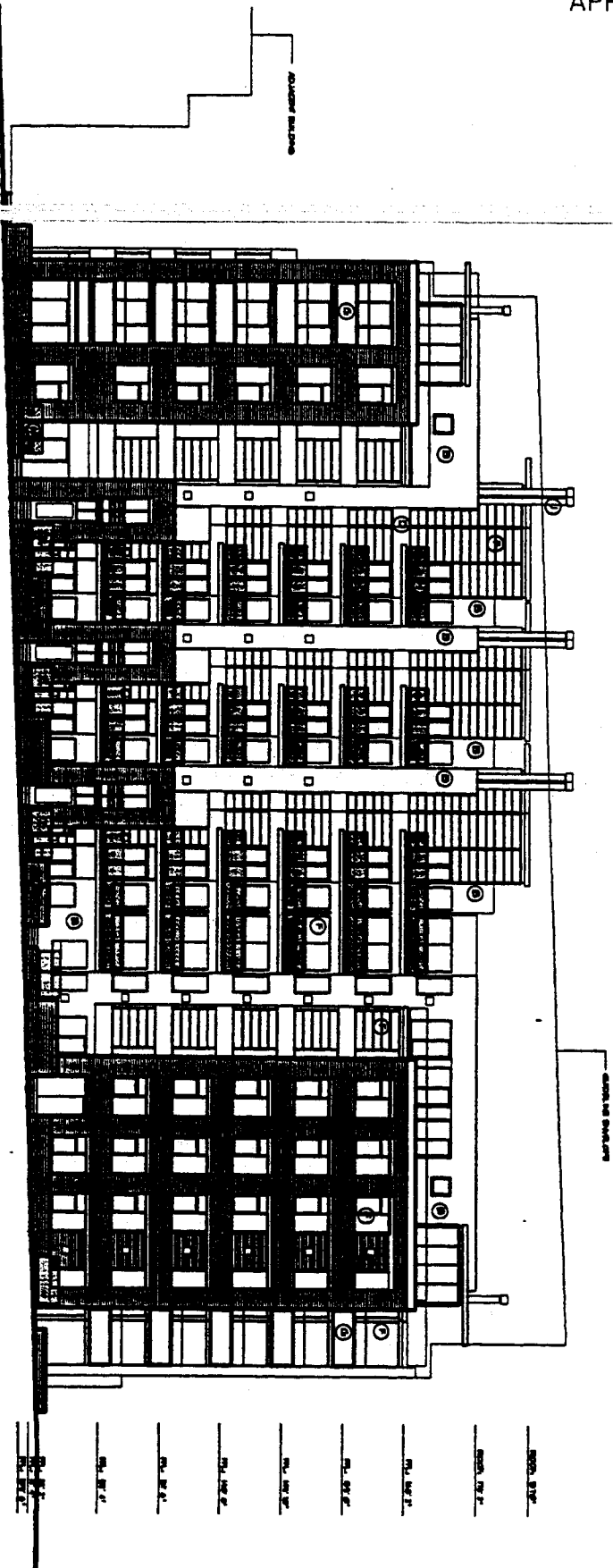
2698 VINE STREET	DE401684	Date JAN. 14 1997	↑
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City of Vancouver Planning Department		Scale NTS	



<p>A-1.00</p> <p>SITE PLAN</p>	<p>MOLSON SITE</p> <p>for INTERGULF DEVELOPMENT GROUP</p>		<p>DATE: 1984.08.01</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO. 84-001</p>
	<p>DESIGN CONSULTANT: NIGEL BALDWIN ARCHITECTS</p>		
	<p>ARCHITECT: GRAHAM F. CROCKART</p>		

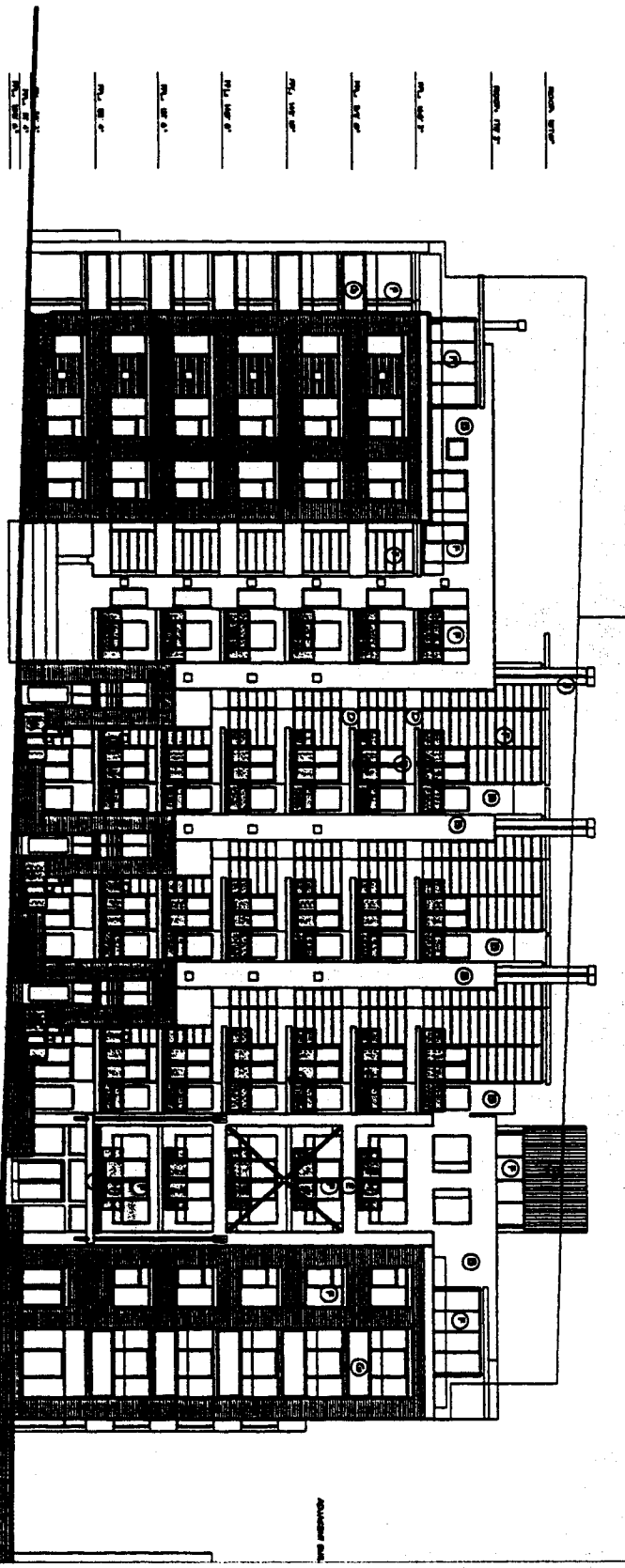
SOUTH ELEVATION

- REVISIONS:**
- 1. INITIAL DESIGN
 - 2. REVISED DESIGN
 - 3. REVISED DESIGN
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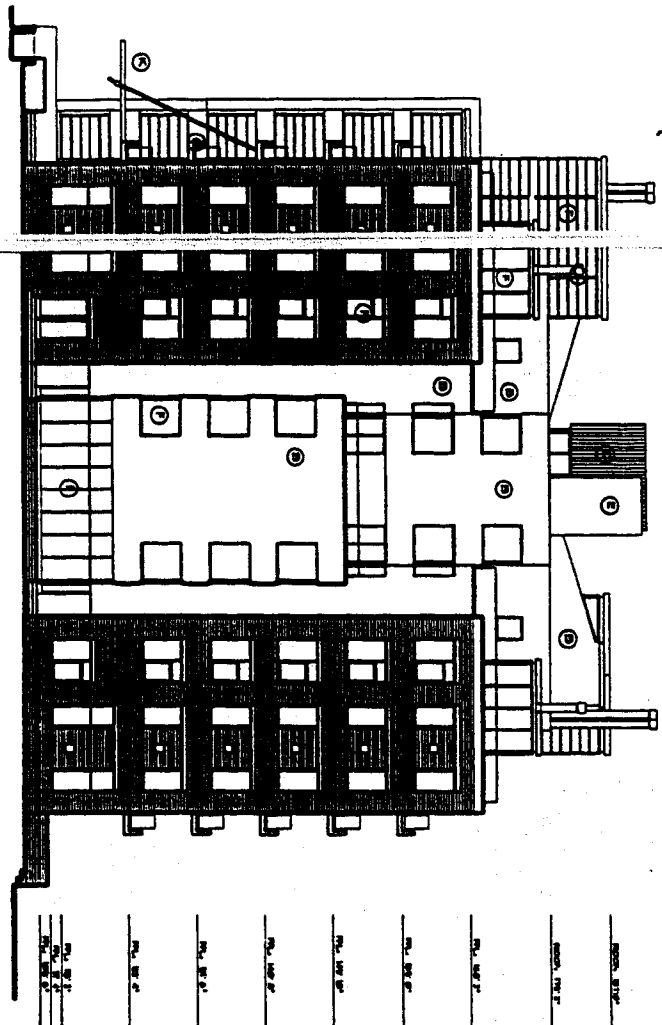
<p>A-400</p>	<p>SOUTH ELEVATION</p>	<p>MOLSON SITE for INTERGULF DEVELOPMENT GROUP</p>		<p>DESIGN CONSULTANT: NISEL BALDWIN ARCHITECTS INC. 3771 GARDNER STREET WOODBRIDGE, ONT. L4L 1L7 416-491-1111 FAX: 416-491-1112</p>
	<p>PROJECT NUMBER: 100-100-100-100 DATE: 10/10/10 DRAWN BY: J. BALDWIN CHECKED BY: J. BALDWIN</p>	<p>ARCHITECT: GRAMATI F. CROOKART ARCHITECT INC. 100-100-100-100 WOODBRIDGE, ONT. L4L 1L7 TEL: 416-491-1111 FAX: 416-491-1112</p>		



NORTH ELEVATION

- 1. FINISH GRADE
- 2. FINISH 2ND FLOOR
- 3. FINISH 3RD FLOOR
- 4. FINISH 4TH FLOOR
- 5. FINISH 5TH FLOOR
- 6. FINISH 6TH FLOOR
- 7. FINISH 7TH FLOOR

A-110	NORTH ELEVATION	MOLSON SITE for INTERGULF DEVELOPMENT GROUP	DESIGN CONSULTANT: NOEL BALDWIN ARCHITECTS 201 - 5711 LAFRANCE STREET VANCOUVER, B.C. Copyright reserved. This plan was designed to meet all or in excess of the minimum requirements of the City of Vancouver. No other person shall be allowed to reproduce this plan. ALL RIGHTS RESERVED BY THE ARCHITECTS FIRM.
DATE: 10/1/01 DRAWN BY: J.P. CHECKED BY: J.P. APPROVED BY: J.P.	PROJECT NO.: SHEET NO.:	GORHAM P. CROOKART ARCHITECT INC. 201 - 201 HASTINGS STREET, VANCOUVER, B.C. V7B 2M4 TEL: 604-681-7871 FAX: 604-681-3488	REGISTERED ARCHITECT NO. 10000 10/1/01



EAST ELEVATION

EAST ELEVATION

- LEGEND**
- A. CORNER
 - B. CORNER
 - C. CORNER
 - D. CORNER
 - E. CORNER
 - F. CORNER
 - G. CORNER
 - H. CORNER
 - I. CORNER
 - J. CORNER
 - K. CORNER
 - L. CORNER
 - M. CORNER

<p>A-420</p>	<p>EAST/EAST ELEVATION</p>	<p>MOLSON SITE for INTERGULF DEVELOPMENT GROUP</p>	<p>DESIGN CONSULTANT: NIGEL BALDWIN ARCHITECTS 20 - 871 GARDEN STREET WILLOWDALE ONT. Copyright reserved. No part may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Nigel Baldwin Architects.</p> <p>GRAPHIC ARCHITECT: GRAHAM F. CROCKFORD ARCHITECTS INC. 100 - 500 BROADVIEW AVENUE WILLOWDALE ONT. M2H 1R1 TEL: (416) 491-1111 FAX: (416) 491-1112</p>
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ADMINISTRATIVE REPORT

Date: January 21, 1997
Dept. File No. WB
C.C. File 2609-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development - 2799 Yew Street
D.E. 401656 - CD-1 By-law Number 7460
Owner of Development - Greystone Properties Ltd.

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2799 Yew Street being the application address) be generally approved as illustrated in Development Application Number DE401656, prepared by Roger Hughes Architects and stamped "Received, City Planning Department, December 11, 1996", 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

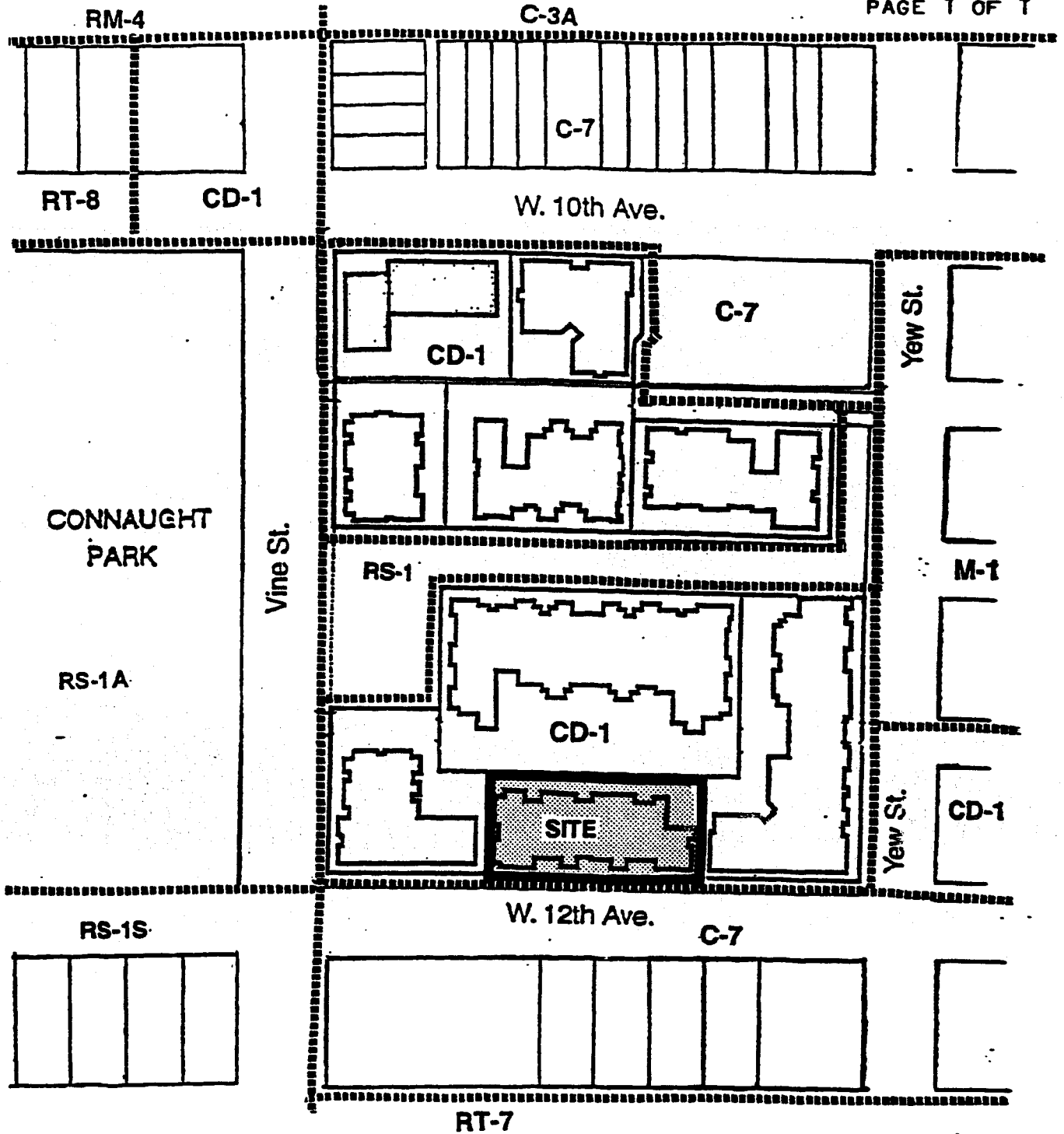
The General Manager of Community Services RECOMMENDS approval of the foregoing.

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 final form of development for this portion of the above-noted CD-1 zoned site.



----- zoning boundary

2799 YEW STREET

DE401656

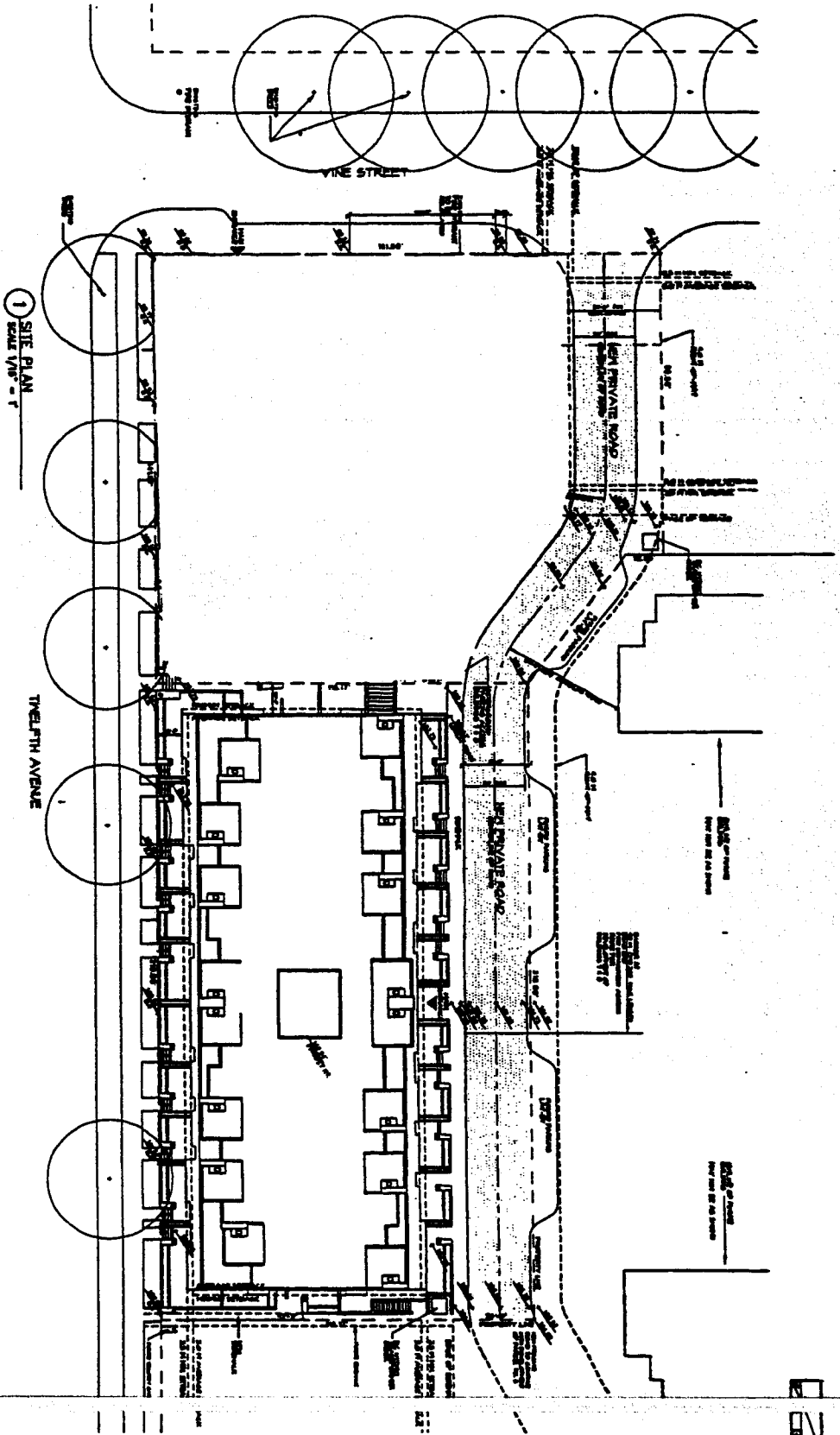
Date JAN.20 1997

Drawn BP



City of Vancouver Planning Department

Scale NTS



1 SITE PLAN
SCALE 1/8" = 1'

- NOTE:
1. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION SCHEDULES.
 2. SEE PRIVATE ROAD SMALL CONCRETE 10' WIDE SIDEWALKS.
 3. NUMBER OF TREES AREA WISE CALCULATED PER PLAN.



100 - 1000 East Street
 Suite 200
 Portland, OR 97202
 Phone: 503 / 233-2200

in association with
**RICHARD HENRY
 ARCHITECT**
 2001 15th St
 SEASIDE, OR 97138

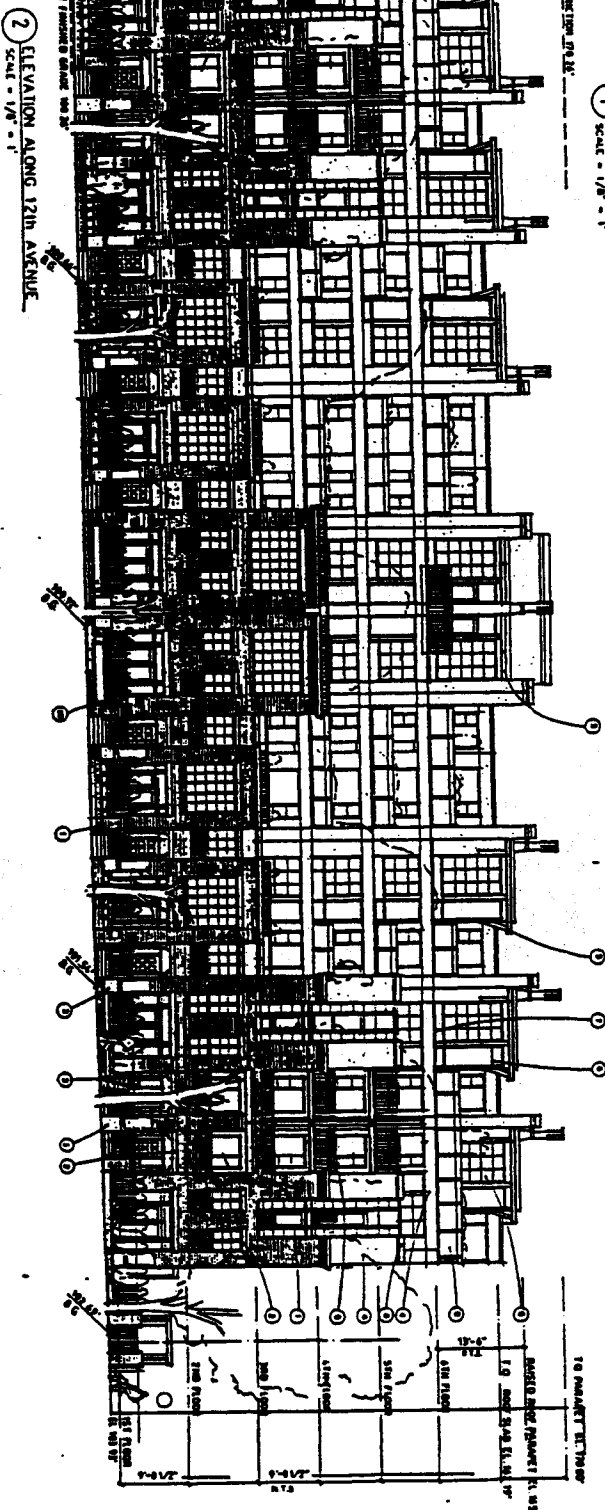
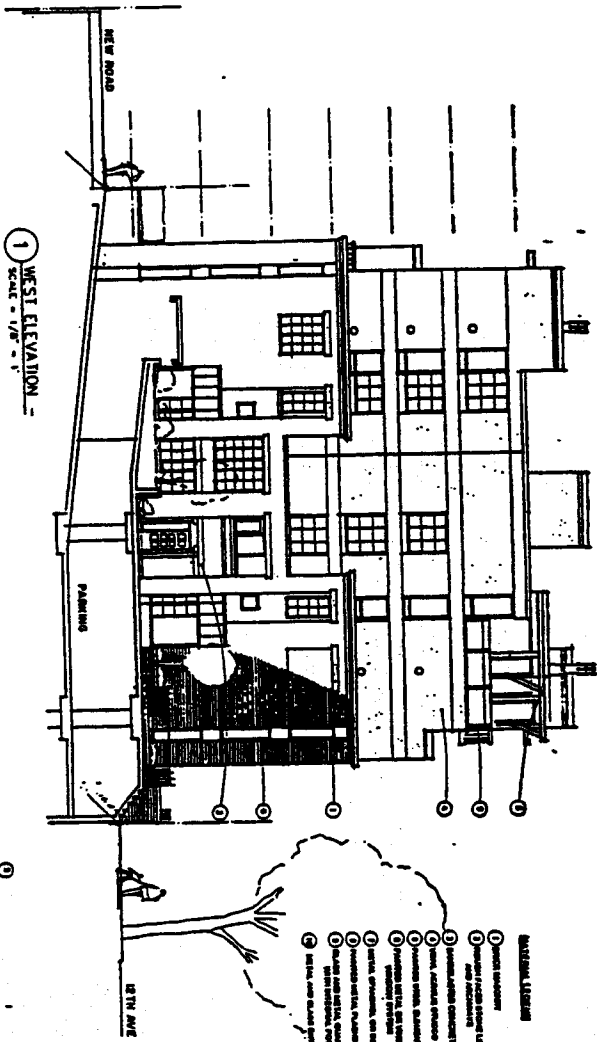
PROJECT: 01-00000000
 DATE: 01/01/00
 DRAWING NO.: 21-000000
ANEBIUS WALK

PREPARED BY: ARCHITECTURE LTD
SITE PLAN

NO.	DATE	DESCRIPTION
1	01/01/00	ISSUED FOR PERMIT
2	01/01/00	ISSUED FOR PERMIT
3	01/01/00	ISSUED FOR PERMIT
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5	01/01/00	ISSUED FOR PERMIT
6	01/01/00	ISSUED FOR PERMIT
7	01/01/00	ISSUED FOR PERMIT
8	01/01/00	ISSUED FOR PERMIT
9	01/01/00	ISSUED FOR PERMIT
10	01/01/00	ISSUED FOR PERMIT

A2

01/01/00 10:00 AM



A12

FOR INFORMATION PURPOSES ONLY

NO.	DESCRIPTION	DATE
1	ISSUED FOR A12	12/15/73
2	REVISED FOR A12	12/15/73
3	REVISED FOR A12	12/15/73
4	REVISED FOR A12	12/15/73
5	REVISED FOR A12	12/15/73
6	REVISED FOR A12	12/15/73
7	REVISED FOR A12	12/15/73
8	REVISED FOR A12	12/15/73
9	REVISED FOR A12	12/15/73
10	REVISED FOR A12	12/15/73

ARCHITECT

RICHARD HENRY ARCHITECT

1000 BROADWAY
NEW YORK, N.Y. 10018

ENGINEER

ARTHUR WALKER

1000 BROADWAY
NEW YORK, N.Y. 10018

ARCHITECT

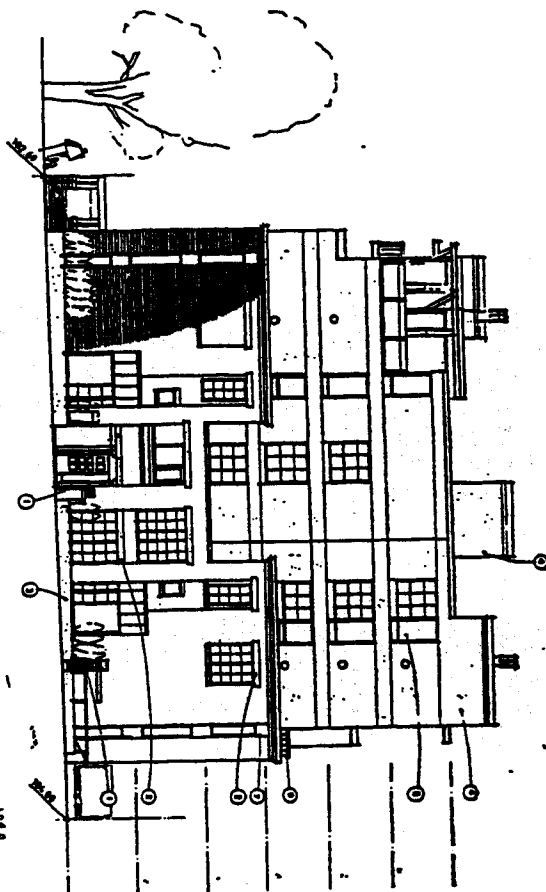
RICHARD HENRY ARCHITECT

1000 BROADWAY
NEW YORK, N.Y. 10018

ENGINEER

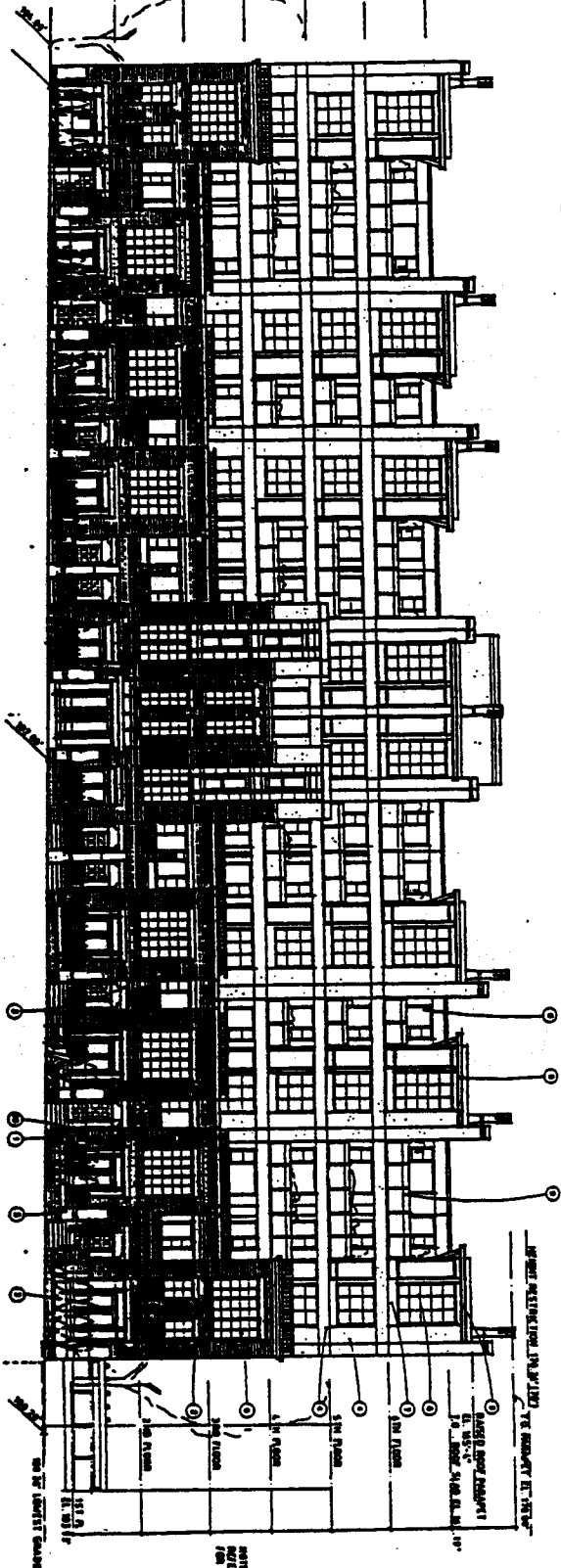
ARTHUR WALKER

1000 BROADWAY
NEW YORK, N.Y. 10018



① EAST ELEVATION -
SCALE = 1/8" = 1'

- MATERIAL LEGEND**
- ① BRICK
 - ② BRICK WITH GLAZED TERRAZZO
 - ③ BRICK WITH TERRAZZO
 - ④ BRICK WITH TERRAZZO AND GLAZED TERRAZZO
 - ⑤ BRICK WITH TERRAZZO AND GLAZED TERRAZZO
 - ⑥ BRICK WITH TERRAZZO AND GLAZED TERRAZZO
 - ⑦ BRICK WITH TERRAZZO AND GLAZED TERRAZZO
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 - ⑨ BRICK WITH TERRAZZO AND GLAZED TERRAZZO
 - ⑩ BRICK WITH TERRAZZO AND GLAZED TERRAZZO



② NORTH ELEVATION -
SCALE = 1/8" = 1'



100 - 10th and Grand Ave
 100 - 10th and Grand Ave
 100 - 10th and Grand Ave

**RICHARD HENRY
 ARCHITECT**

ARCHITECTURAL FIRM
 100 - 10th and Grand Ave
 100 - 10th and Grand Ave
 100 - 10th and Grand Ave

413

ADMINISTRATIVE REPORT

Date: January 21, 1997
Dept. File No. WB
C.C. File 2609-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development - 2788 Yew Street
D.E. 401657 - CD-1 By-law Number 7460
Owner of Development - Greystone Properties Ltd.

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2788 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE401657, prepared by Roger Hughes Architects and stamped "Received, City Planning Department, December 11, 1996", 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 final form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

After a Public Hearing on February 22, 1994, Council at its meeting on March 8, 1994, approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460 was enacted on July 27, 1995. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

The site (including the outline of the buildings anticipated for each parcel), as well as the 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 DE401657. 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 a total of nine separate parcels. This proposal is to construct (on Parcel 9) a four-storey multiple dwelling containing a total of 30 residential dwelling units and having one level of underground parking.

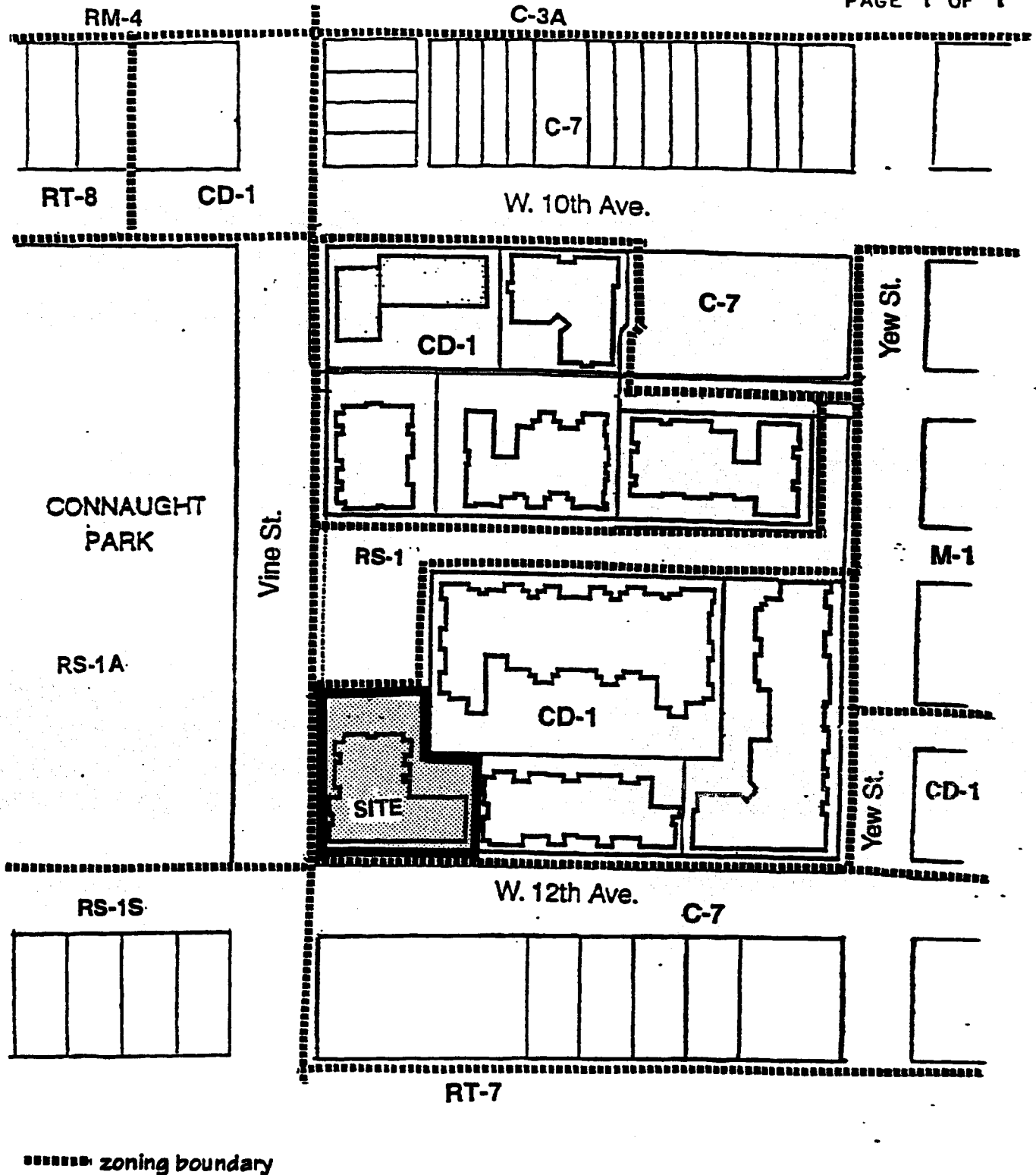
The proposed development has been assessed against the CD-1 By-law and the Council-approved guidelines and responds to the stated objectives.

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 DE401657, 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.

* * * * *



2788 VINE STREET

DE 401657

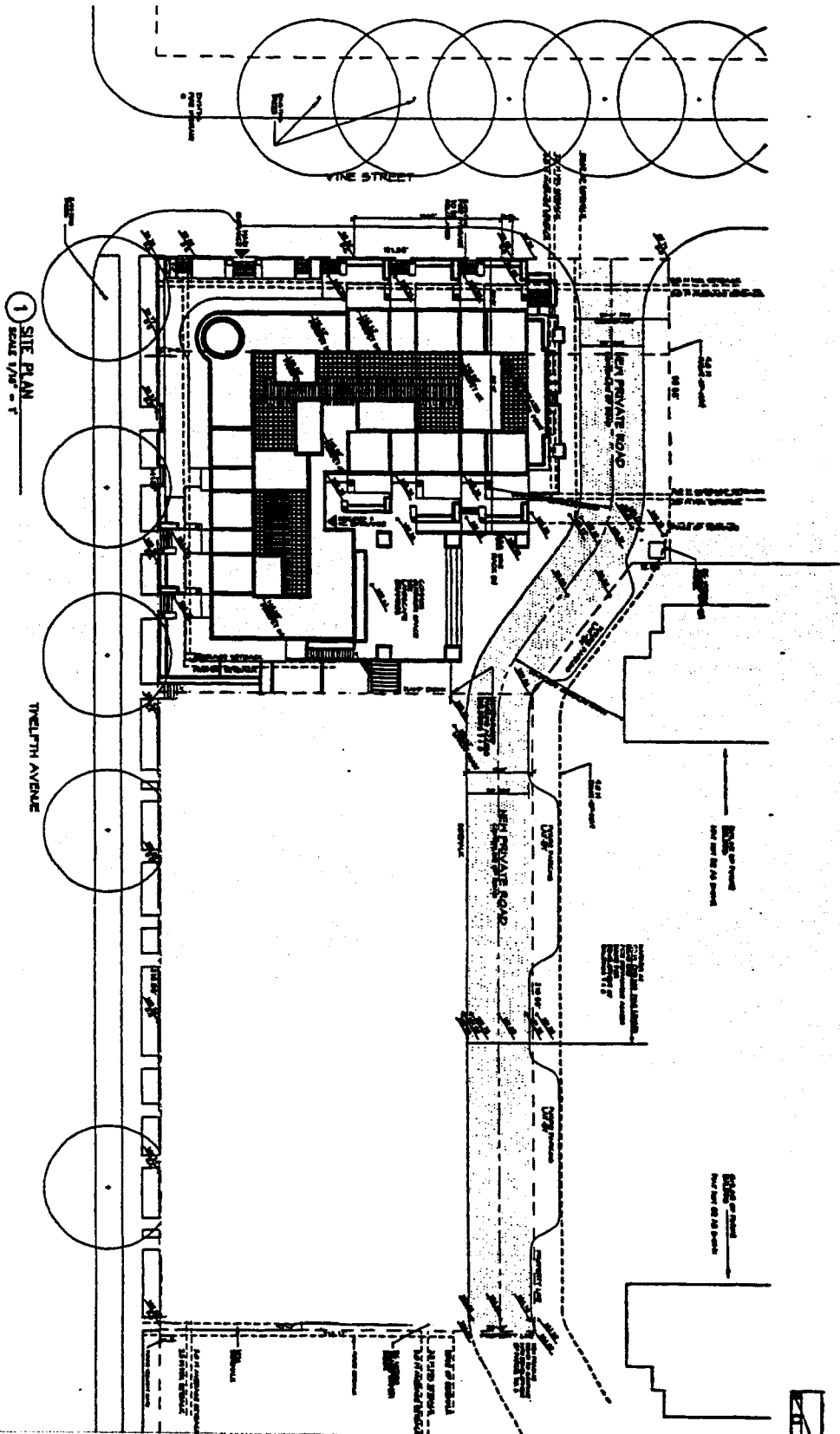
Date JAN.20 1997

Drawn BP



City of Vancouver Planning Department

Scale NTS



NOTES:
 1. NOTES TO LANDSCAPE REMOVED FROM PLANS AND NOTATIONS FOR THE WORK.
 2. NOT PRIVATE ROAD SHALL CONFORM TO THE ADDRESS NUMBER.
 3. PROPERTY AREA EXCLUDED IN THE SITE AREA FOR CALCULATION PER.



Jughes
 ARCHITECTS
 1001 - 10th Street, Suite 100
 Berkeley, CA 94710
 Telephone: 510 / 224-1111
 Fax: 510 / 224-1112

Prepared by:
RICHARD HENRY
ARCHITECT
 1001 - 10th Street, Suite 100
 Berkeley, CA 94710

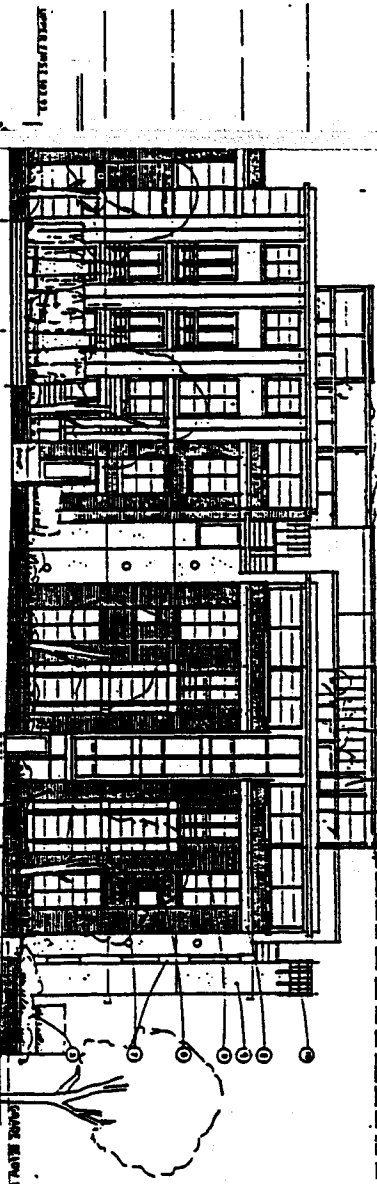
Project Name: **ARBITRUS WALK**
 Project Location: 1001 - 10th Street, Suite 100
 Project Description: ARCHITECTURAL SITE PLAN
 Project Number: 1001-10

Site Plan
 Scale: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	10/15/01	ISSUED FOR PERMIT
2	10/15/01	ISSUED FOR PERMIT
3	10/15/01	ISSUED FOR PERMIT
4	10/15/01	ISSUED FOR PERMIT
5	10/15/01	ISSUED FOR PERMIT
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10	10/15/01	ISSUED FOR PERMIT

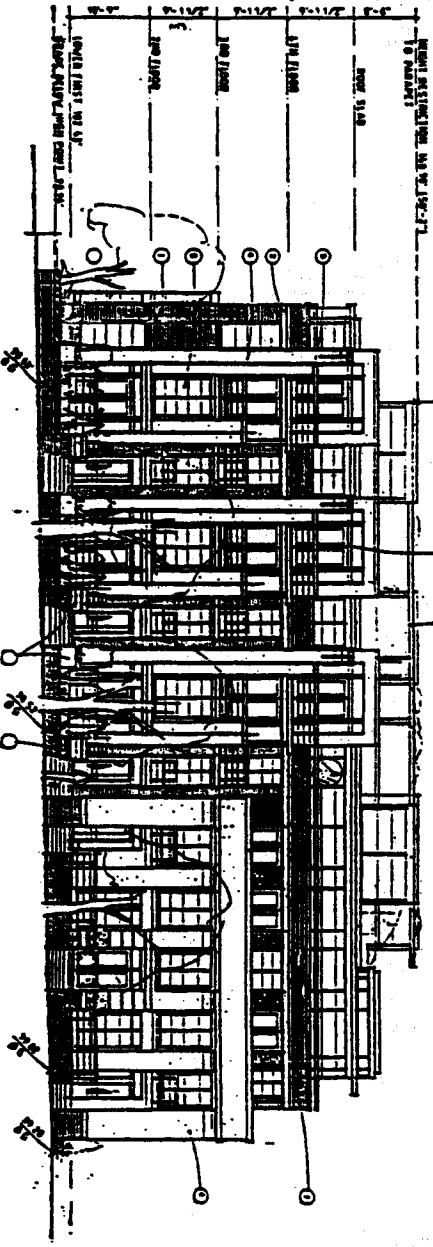
A2

1001 - 10th Street, Suite 100
 Berkeley, CA 94710
 Telephone: 510 / 224-1111
 Fax: 510 / 224-1112



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

- MATERIAL LEGEND**
- ① Concrete masonry - exterior
 - ② Concrete masonry - interior
 - ③ Brick - exterior
 - ④ Brick - interior
 - ⑤ Wood - exterior
 - ⑥ Wood - interior
 - ⑦ Metal - exterior
 - ⑧ Metal - interior
 - ⑨ Glass - exterior
 - ⑩ Glass - interior
 - ⑪ Stone - exterior
 - ⑫ Stone - interior
 - ⑬ Asphalt - exterior
 - ⑭ Asphalt - interior
 - ⑮ Carpet - exterior
 - ⑯ Carpet - interior
 - ⑰ Tile - exterior
 - ⑱ Tile - interior
 - ⑲ Plaster - exterior
 - ⑳ Plaster - interior

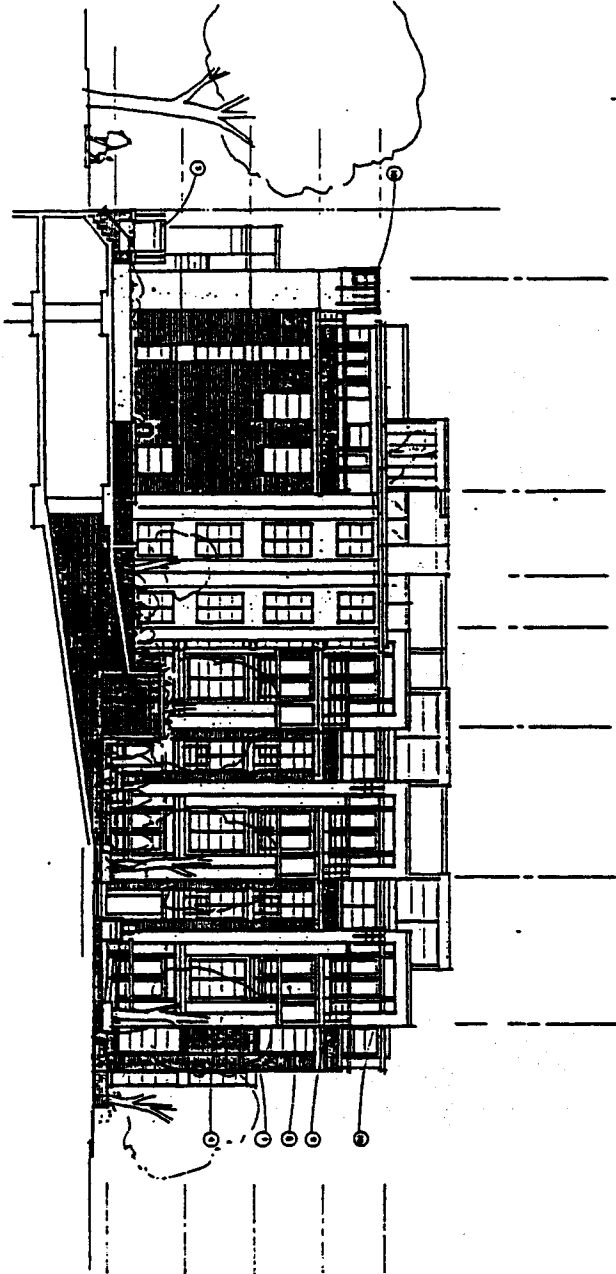


ELEVATION ALONG VINE STREET
SCALE - 1/8" = 1'-0"



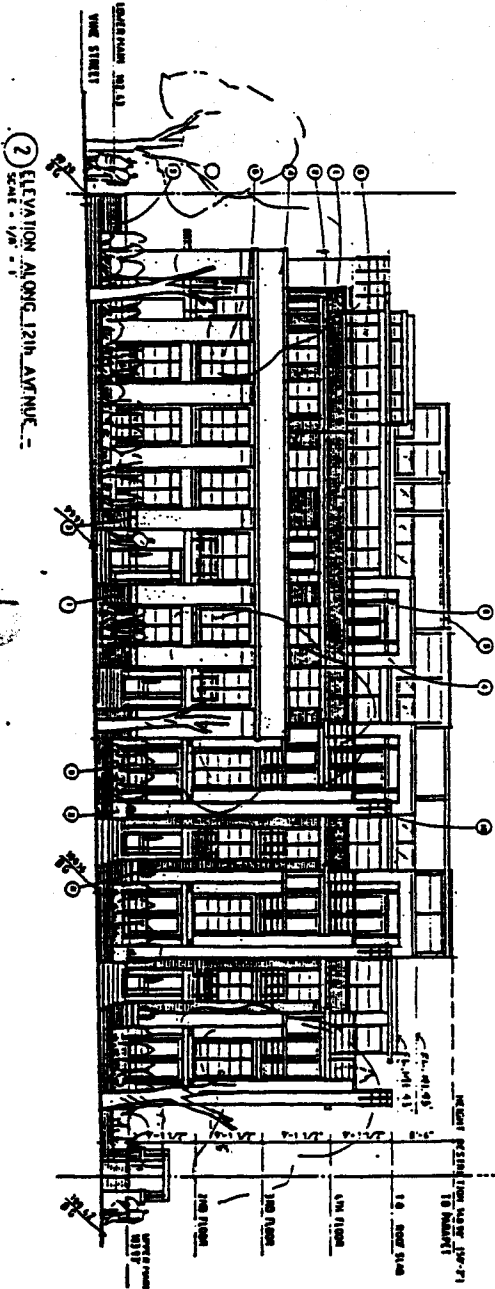
RICHARD HENRY ARCHITECT
 1000 ...
 123 ...
 456 ...

ASSEMBLY ...
 ARCHITECT ...
 BUILDING ...
 ELEVATIONS ...
A26



1 EAST ELEVATION -
SCALE = 1/8" = 1'

- NOTES:**
- 1. See Section - Section
 - 2. See Section - Section
 - 3. See Section - Section
 - 4. See Section - Section
 - 5. See Section - Section
 - 6. See Section - Section
 - 7. See Section - Section
 - 8. See Section - Section
 - 9. See Section - Section
 - 10. See Section - Section



2 ELEVATION ALONG 12th AVENUE -
SCALE = 1/8" = 1'

GENERAL NOTES

- 1. See Section - Section
- 2. See Section - Section
- 3. See Section - Section
- 4. See Section - Section
- 5. See Section - Section
- 6. See Section - Section
- 7. See Section - Section
- 8. See Section - Section
- 9. See Section - Section
- 10. See Section - Section



RICHARD HENRY ARCHITECT
 1200 12th Avenue, S.W.
 Seattle, WA 98144
 Phone: 206 / 462-1100
 Fax: 206 / 462-1101

APPROVED FOR THE CITY OF SEATTLE
 PROJECT NO. 120012
 DATE: 12/15/01

ARCHITECT
 RICHARD HENRY ARCHITECT

NO.	DATE	DESCRIPTION
1	12/15/01	ISSUED FOR PERMITS
2	12/15/01	ISSUED FOR PERMITS
3	12/15/01	ISSUED FOR PERMITS
4	12/15/01	ISSUED FOR PERMITS
5	12/15/01	ISSUED FOR PERMITS

A27

COMMUNICATIONS AND/OR PETITIONS (CONT'D)

- 2. **Molson Indy Vancouver**
Site Considerations after 1997 Race File: 1605-1

In a Communication dated February 4, 1997, Mayor Owen advised that over the past few weeks, his office has been contacted in writing and by telephone by concerned residents responding to the Molson Indy Vancouver organization's attempt to secure a new race site in the Hastings Park Area.

Given the overwhelming response by the citizens, both in favour and opposed to the Indy race, staff have been instructed to work with the Molson Indy Vancouver organization to investigate the options available for an appropriate site after the 1997 race. Council will receive a full report back on this issue from staff within two weeks.

MOVED by Cllr. Bellamy,
THAT this communication be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S ADMINISTRATIVE REPORTS

- 1. **Form of Development - 2698 Vine Street** 341
D.E. 401684 - CD-1 By-law Number 7460
Owner of Development - Intergulf Development Group
January 17, 1997 File: 2609-1

MOVED by Cllr. Bellamy,
THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE401684, prepared by Graham Crockart Architects and stamped "Received, City Planning Department, October 30, 1996", 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 Don Lee was absent for the vote)

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

6. Form of Development - 2799 Yew Street
D.E. 401656 - CD-1 By-law Number 7460
Owner of Development - Greystone Properties Ltd.
January 21, 1997

File: 2609-1

MOVED by Cllr. Bellamy,

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2799 Yew Street being the application address) be generally approved as illustrated in Development Application Number DE401656, prepared by Roger Hughes Architects and stamped "Received, City Planning Department, December 11, 1996", 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

CD-1 (341)

7. Form of Development - 2788 Yew Street
D.E. 401657 - CD-1 By-law Number 7460
Owner of Development - Greystone Properties Ltd.
January 21, 1997

File: 2609-1

MOVED by Cllr. Bellamy,

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2788 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE401657, prepared by Roger Hughes Architects and stamped "Received, City Planning Department, December 11, 1996", 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

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: February 6, 1997

Refer File: 2609-1

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Bill Boons, Land Use & Development Division

Subject: Form of Development - 2698 Vine Street
D.E. 401684 - CD-1 By-law Number 7460
Owner of Development: Intergulf Development Group

On February 4, 1997, Vancouver City Council approved the following recommendation contained in a January 17, 1997 Administrative Report (A1):

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE401684, prepared by Graham Crockart Architects and stamped "Received, City Planning Department, October 30, 1996", 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.

Shobha Rae
Committee Clerk

RECEIVED	
PLANNING DEPARTMENT	
FEB 11 1997	
NUMBER.....	T 1001
REFERRED TO.....	FAS
COPY TO.....	(RJ)
ANSWER REC.....	

SRae:dmy

Letter to: Rick Bleiker
Graham F. Crockart, Architect Inc.
104-3151 Woodbine Drive
North Vancouver V7R 2S4

A3

ADMINISTRATIVE REPORT

Date: April 4, 1997
Dept. File No. WB
C.C. File: 2609-1

TO: Vancouver City Council
FROM: Director of Land Use and Development
SUBJECT: Form of Development: 2698 Vine Street
D.E. 402007 - CD-1 By-law Number 7460
Owner of Development: Intergulf Development Group

CD-1 (341)

RECOMMENDATION

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE402007, prepared by Graham Crockart Architect and stamped "Received, City Planning Department, April 2, 1997", 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 final form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

Following a Public Hearing on February 22, 1994, Council at its meeting on March 8, 1994, approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460 was enacted on July 27, 1995.

Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

The site (including the outline of the buildings anticipated for each parcel), as well as the 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 DE402007. 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

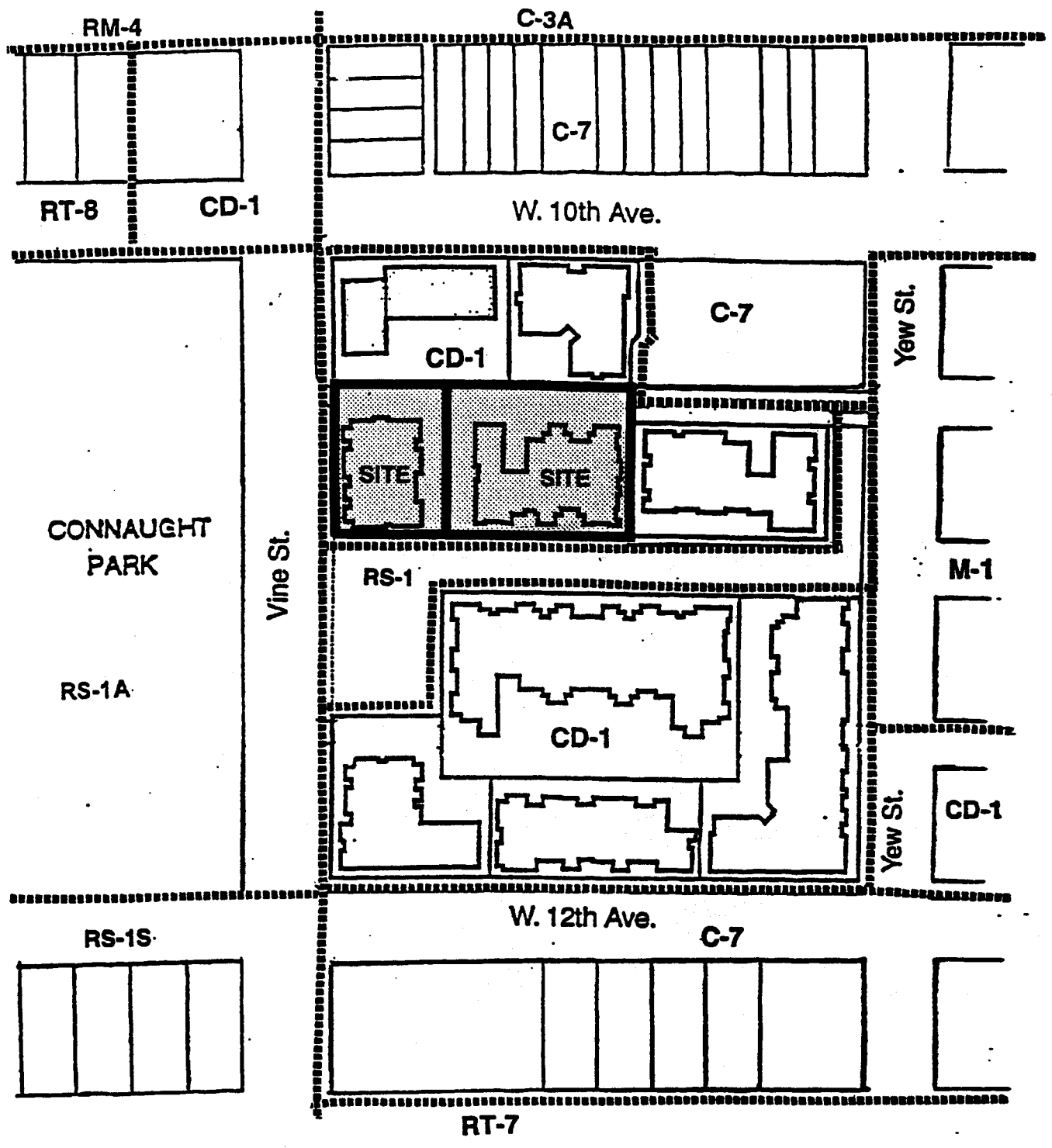
This CD-1 district consists of a total of nine separate parcels. This proposal is to construct (on Parcel 3) a four-storey multiple dwelling containing a total of 26 residential dwelling units and to construct (on Parcel 4) a four-storey multiple dwelling containing a total of 49 residential dwelling units. Two levels of shared underground parking are to be provided.

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 DE402007, 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.

* * * * *



2698 VINE STREET

DE402007

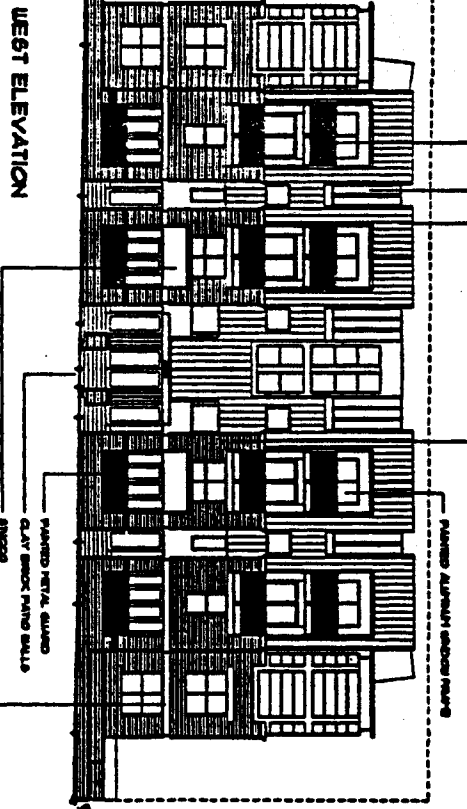
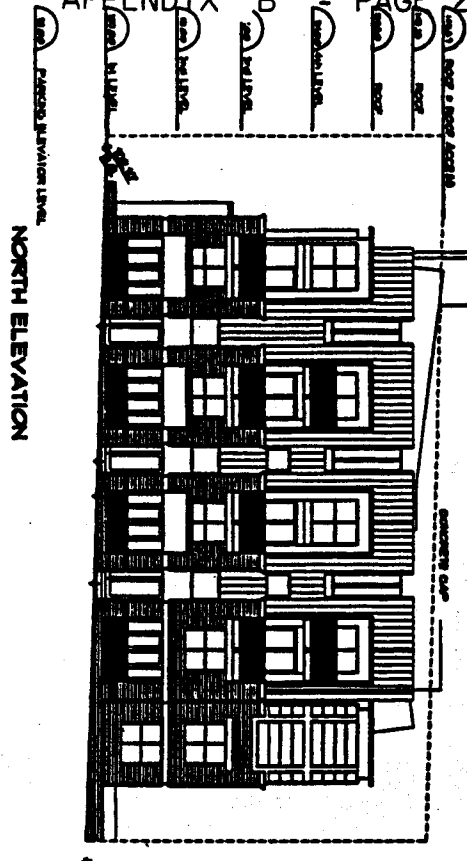
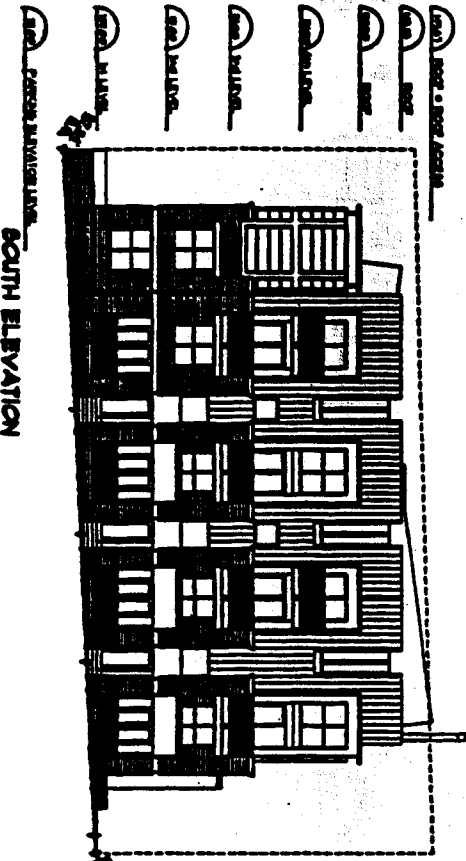
Date April 4 1997

Drawn BP



City of Vancouver Planning Department

Scale NTS



MOLSON SITE
for INTERGULF DEVELOPMENT GROUP

DESIGN CONSULTANT: NGEL BALDWIN ARCHITECTS 201 - 571 GARDNER STREET WINDSOR, ONT.

Copyright reserved. The plans are made to order and all items remain the exclusive property of InterGulf. Consent to use cannot be granted by the architect's office.

GRANT F. CROOKART ARCHITECTS INC.
100 - 200 BROADVIEW DRIVE, NORTH WINDSOR, ONT. L9R 2M4
Tel: (519) 253-1211 Fax: (519) 253-1212

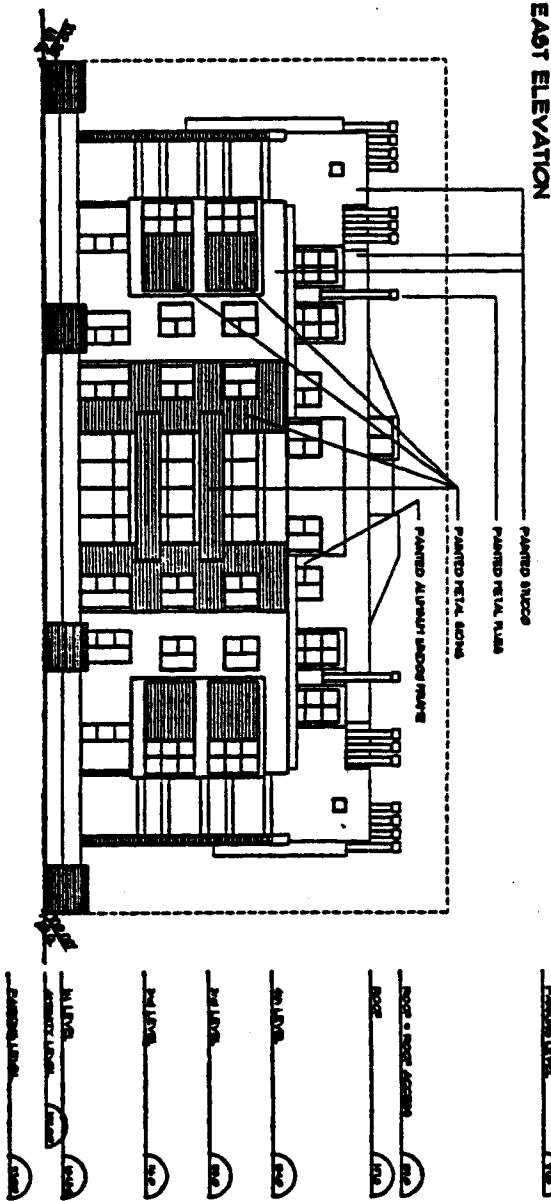
NO.	DATE	BY	REVISION
1	01/15/03	NGEL BALDWIN	FINAL DESIGN
2	01/22/03	NGEL BALDWIN	REVISED PER COMMENTS
3	02/05/03	NGEL BALDWIN	REVISED PER COMMENTS
4	02/12/03	NGEL BALDWIN	REVISED PER COMMENTS
5	02/19/03	NGEL BALDWIN	REVISED PER COMMENTS
6	02/26/03	NGEL BALDWIN	REVISED PER COMMENTS
7	03/05/03	NGEL BALDWIN	REVISED PER COMMENTS
8	03/12/03	NGEL BALDWIN	REVISED PER COMMENTS
9	03/19/03	NGEL BALDWIN	REVISED PER COMMENTS
10	03/26/03	NGEL BALDWIN	REVISED PER COMMENTS
11	04/02/03	NGEL BALDWIN	REVISED PER COMMENTS
12	04/09/03	NGEL BALDWIN	REVISED PER COMMENTS
13	04/16/03	NGEL BALDWIN	REVISED PER COMMENTS
14	04/23/03	NGEL BALDWIN	REVISED PER COMMENTS
15	04/30/03	NGEL BALDWIN	REVISED PER COMMENTS
16	05/07/03	NGEL BALDWIN	REVISED PER COMMENTS
17	05/14/03	NGEL BALDWIN	REVISED PER COMMENTS
18	05/21/03	NGEL BALDWIN	REVISED PER COMMENTS
19	05/28/03	NGEL BALDWIN	REVISED PER COMMENTS
20	06/04/03	NGEL BALDWIN	REVISED PER COMMENTS

ELEVATIONS

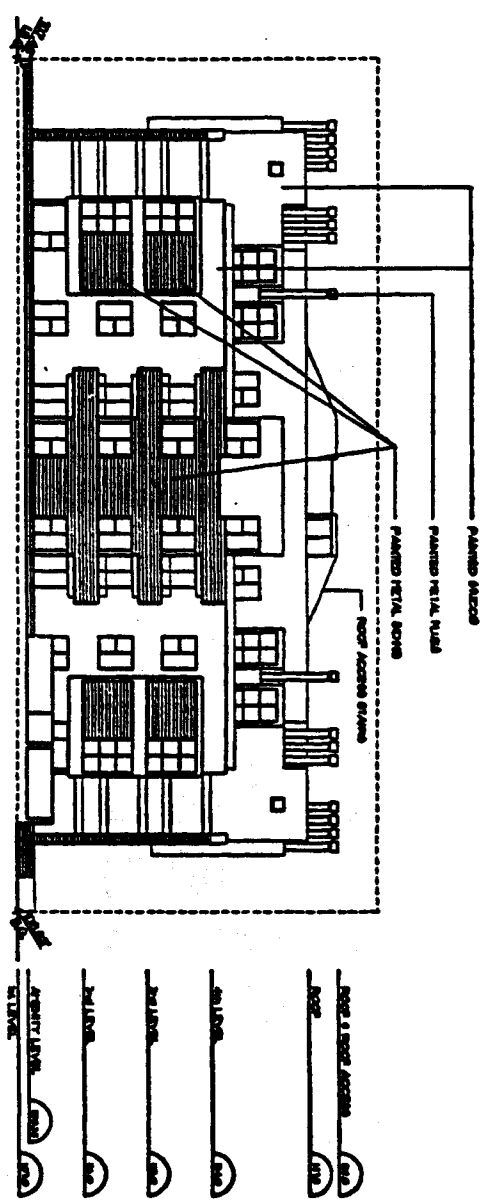
A-261

WEST ELEVATION

PARCEL 4



EAST ELEVATION

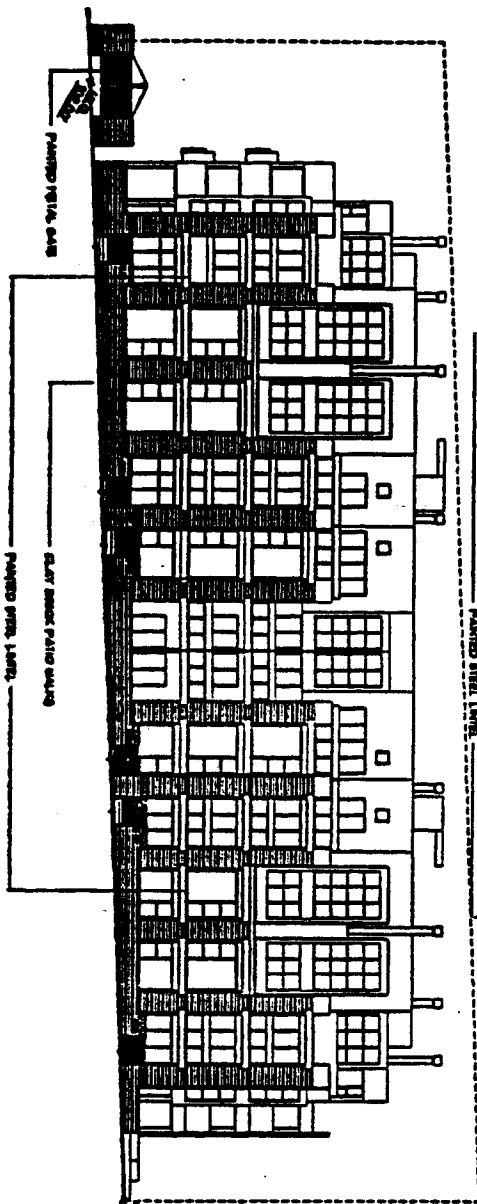


<p>ELEVATIONS</p> <p>A-362</p>	<p>PROJECT NAME:</p> <p>MOLSON SITE for INTERGULF DEVELOPMENT GROUP</p>	<p>DESIGN CONSULTANT: NISSEL BALDWIN ARCHITECTS 200 - 27th Avenue Street West, Winnipeg, MB, R2S 2S8</p>	<p>ARCHITECT: GRAHAM F. CROOKART ARCHITECT INC. 100 - 4th Street West, Suite 200, Winnipeg, MB, R2S 2S8</p>
	<p>DATE:</p> <p>1998</p>	<p>SCALE:</p> <p>1/4" = 1'-0"</p>	<p>PROJECT NO.:</p> <p>1998-001</p>

SOUTH ELEVATION

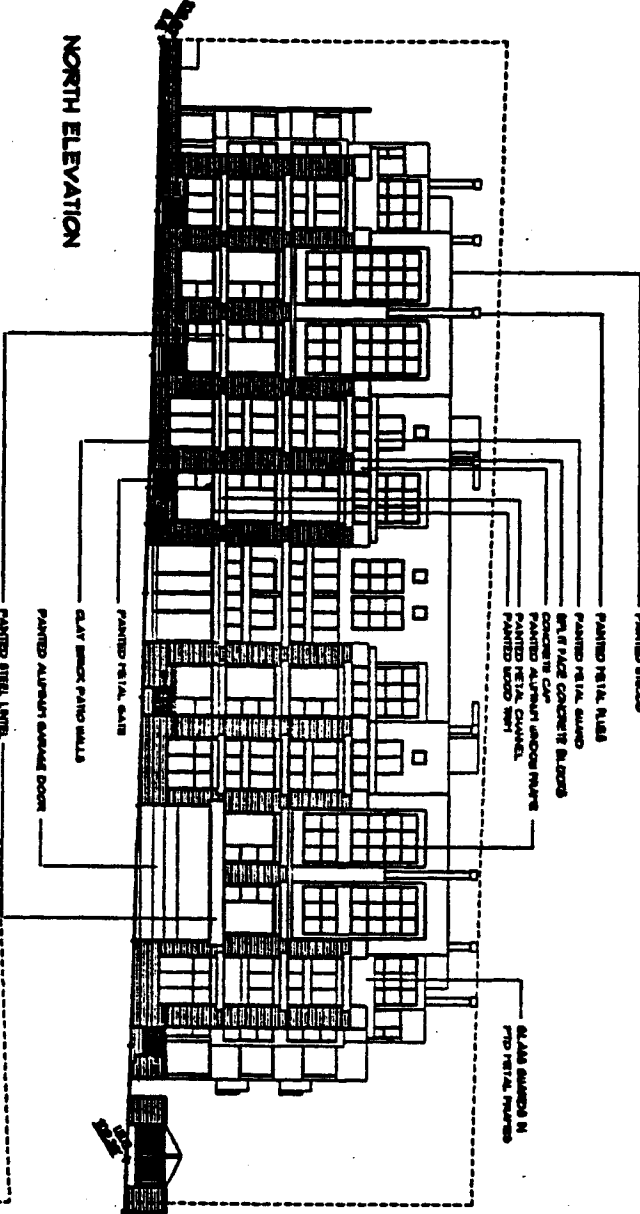
PARCEL 4

- ROOF & ROOF ACCESS
- ROOF
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR
- 1st FLOOR
- GROUND FLOOR - EAST SIDE
- GROUND FLOOR - WEST SIDE



- ROOF & ROOF ACCESS
- ROOF
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR
- 1st FLOOR
- GROUND FLOOR - EAST SIDE
- GROUND FLOOR - WEST SIDE

NORTH ELEVATION



- ROOF & ROOF ACCESS
- ROOF
- 4th FLOOR
- 3rd FLOOR
- 2nd FLOOR
- 1st FLOOR
- GROUND FLOOR - EAST SIDE
- GROUND FLOOR - WEST SIDE

<p>ELEVATIONS</p> <p>A-361</p>	<p>MOLSON SITE for INTERGULF DEVELOPMENT GROUP</p>		<p>DESIGN CONSULTANT: HOGL BALDWIN ARCHITECTS INC. 270 GARDEN STREET WINDSOR ONT. L9A 5G1</p> <p>ARCHITECT: GRAHAM F. CROOKART ARCHITECT INC. 1000 WILSON AVENUE SUITE 100 WINDSOR ONT. L9A 5G1</p>
	<p>PROJECT NO. 1000 WILSON AVENUE SUITE 100 WINDSOR ONT. L9A 5G1</p> <p>DATE: 1988</p>		

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

- 3. **Form of Development: 2698 Vine Street**
D.E. 402007 - CD-1 By-law Number 7460
Owner of Development: Intergulf Development Group
April 4, 1997

(341)

File: 2609-1

MOVED by Cllr. Clarke,

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE402007, prepared by Graham Crockart Architect and stamped "Received, City Planning Department, April 2, 1997", 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

- 4. **Extension of Building Permit No. BU402592**
328 - 342 West 8th Avenue
April 3, 1997

File: 2605-1

MOVED by Cllr. Price,

THAT City Council approve an extension of Building Permit No. BU402592 until October 4, 1997.

- CARRIED UNANIMOUSLY

- 5. **Extension of Building Permit No. BU402235**
7850 Champlain Crescent
March 26, 1997

File: 2604-1

MOVED by Cllr. Bellamy,

THAT City Council approve an extension of Building Permit No. BU402235 until October 24, 1997.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



PLANNING DEPARTMENT
 APR 23 1997
 NUMBER: T 4034
 REFERRED TO: FAS
 COPY TO: (RJ)
 ANSWER REQ'D.

MEMORANDUM

FROM: City Clerk's Office

DATE: April 23, 1997

FILE: 2609-1

TO: Ken Dobell, City Manager
 Ted Droettboom, General Manager of Community Services
 Rick Scobie, Director of Land Use and Development
 Bill Boons, Land Use and Development Division

SUBJECT: Form of Development: 2698 Vine Street
 D.E. 402007 - CD-1 By-law Number 7460
 Owner of Development: Intergulf Development Group

(341)

On April 22, 1997, Vancouver City Council approved the following recommendation contained in an April 4, 1997 Administrative Report (A3):

THAT the approved form of development for this portion of the CD-1 zoned site known as 2790 Vine Street (2698 Vine Street being the application address) be generally approved as illustrated in Development Application Number DE402007, prepared by Graham Crockart Architect and stamped "Received, City Planning Department, April 2, 1997", 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.

COMMITTEE CLERK

SRae:dmy

Letter to: Nigel Baldwin
 c/o Graham F. Crockart, Architect Inc.
 104 - 3151 Woodbine Drive
 North Vancouver V7R 2S4

**LATE DISTRIBUTION
FOR COUNCIL - JUNE 16, 1998**

A17

ADMINISTRATIVE REPORT

Date: June 5, 1998
Author/Local: M.Cho/6496
CC File No. 2608

TO: Vancouver City Council
FROM: Director of Community Planning on behalf of Land Use and
Development
SUBJECT: Form of Development: 2263 Redbud Lane
DE402993 - CD-1 By-law Number 7460
Owner of Development: Greystone Properties Ltd.

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 2790 Vine Street (2263 Redbud Lane being the application address) be approved generally as illustrated in the Development Application Number DE402993, prepared by Downs/Archambault & Partners and stamped "Received, City Planning Department May 22, 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

After a Public Hearing on February 22, 1994, City Council at its meeting on March 8, 1994 approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460 was enacted on July 27, 1995. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

The site (including the outline of the buildings anticipated for each parcel) as well as the 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 DE402993. 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 a total of nine separate parcels. This proposal involves the construction of a four-storey multiple dwelling, on Parcel 7, containing 77 dwelling units with one-and-one-half levels of underground parking having vehicular access from Redbud Lane.

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 DE402993, 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.

* * * * *

RT-8

CD-I

TENTH C-7 AVE.

CD-I

M-I

RS-IA

ELEVENTH AVE.

RS-I

VINE ST.

SITE

REDBUD LANE

CD-I

TWELFTH AVE.

CD-I

C-7

RS-5S

RT-7

..... ZONING BOUNDARY

2263 REDBUD LANE DE 402993

DATE 1998 06 03



DRAWN WGKS

CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:2000

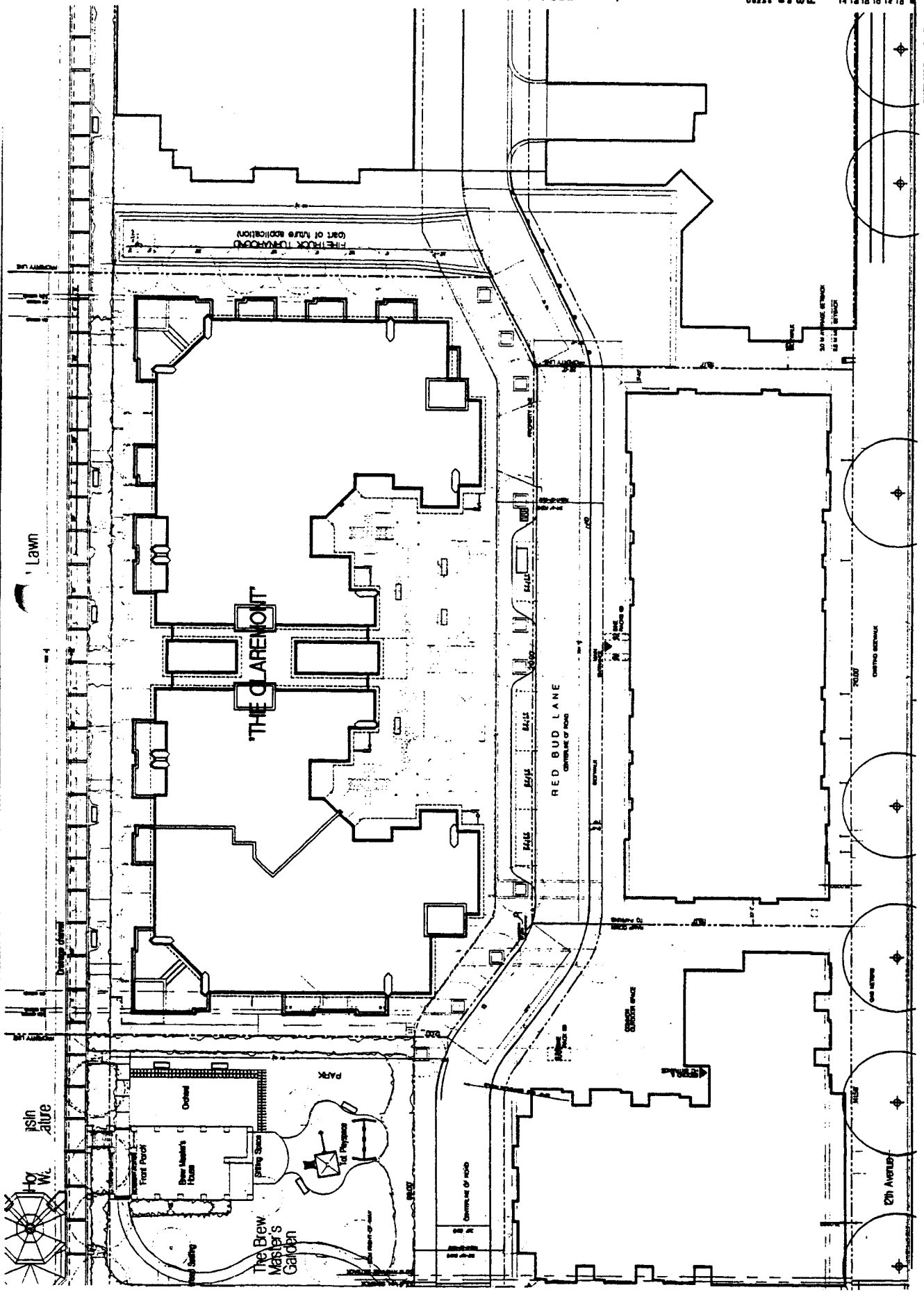
FILE: C:\FROFDEV\2263REDB.DWG

Deves/Archambault
 & Partners
 Architects/Planners
 4800-1014 Brimmer St.
 Vancouver, B.C.
 Canada V6B 2G9
 Tel: (604) 681-1111
 Fax: (604) 681-0986

THE CLAREMONT


APPENDIX
 SITE CONTEXT/
 ROOF PLAN

Project No.	100-000-00
Client	UBC
Location	AJ
Scale	AS SHOWN
Revision	A-2A



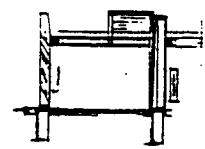
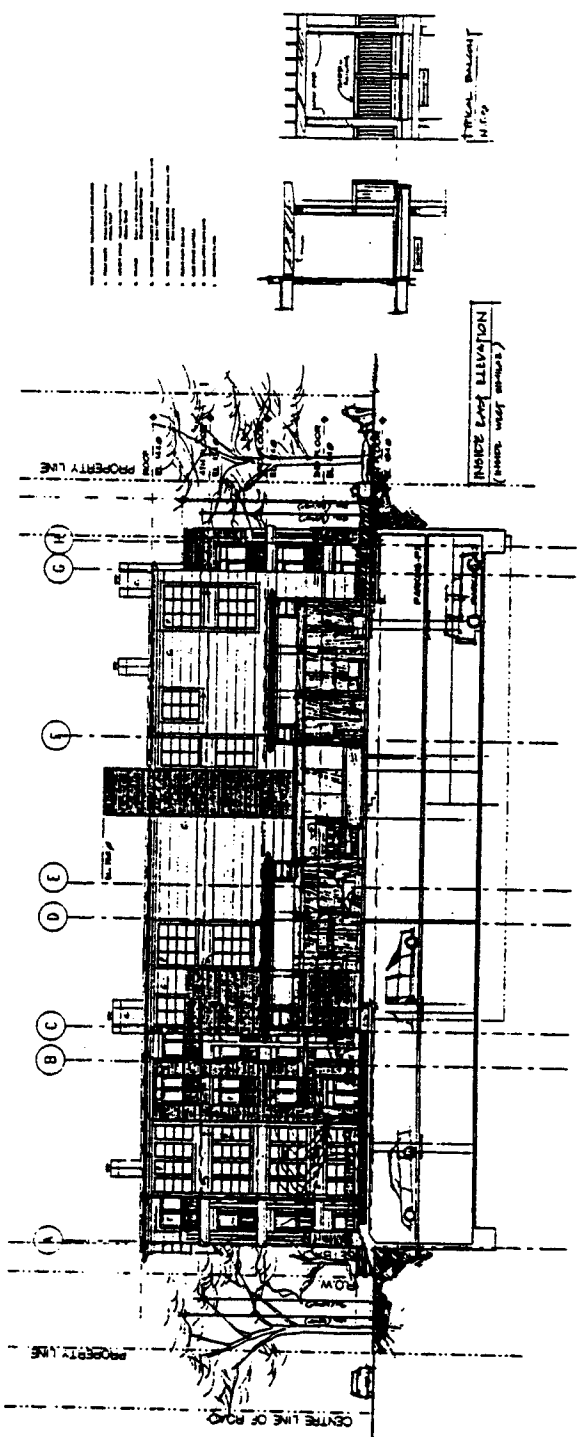
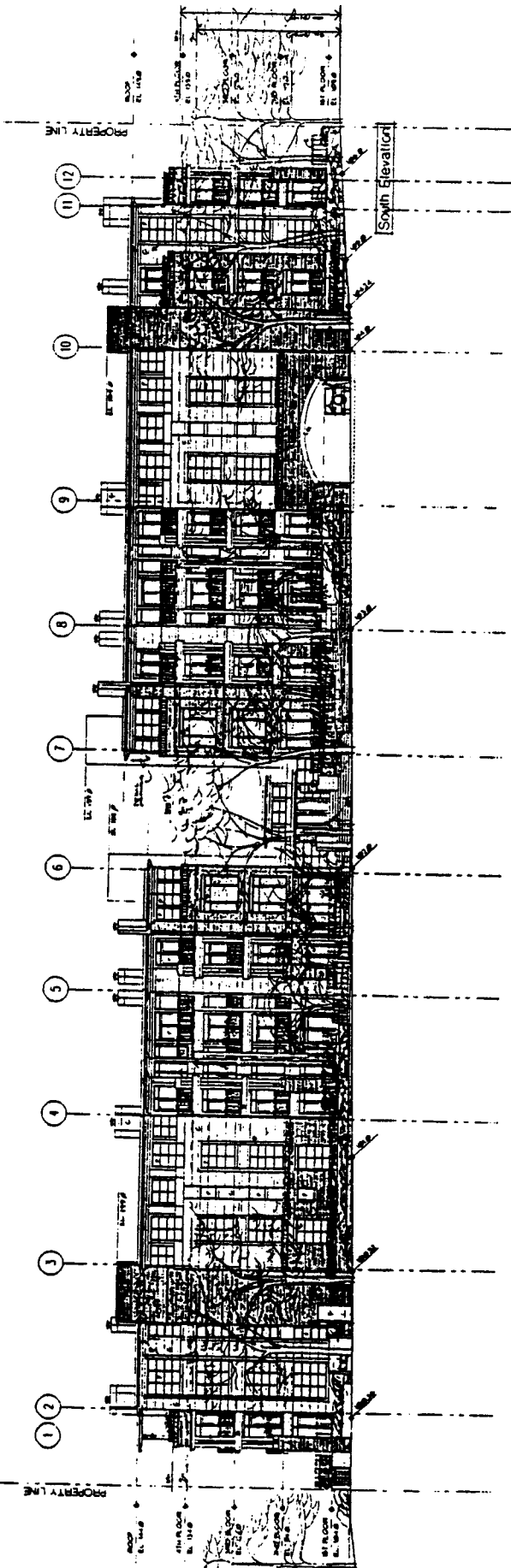
100-000-00.dwg (part of future application)

Project: 1000-1015
Architect: [Name]
City: [City]
Date: [Date]

THE CLAREMONT

GREYSTONE
ELEVATIONS

Scale	1/8" = 1'-0"
Date	
Sheet	A-12
Total	



Window Detail Elevation
(shown with sill)

Room	
Area	
Volume	
Notes	

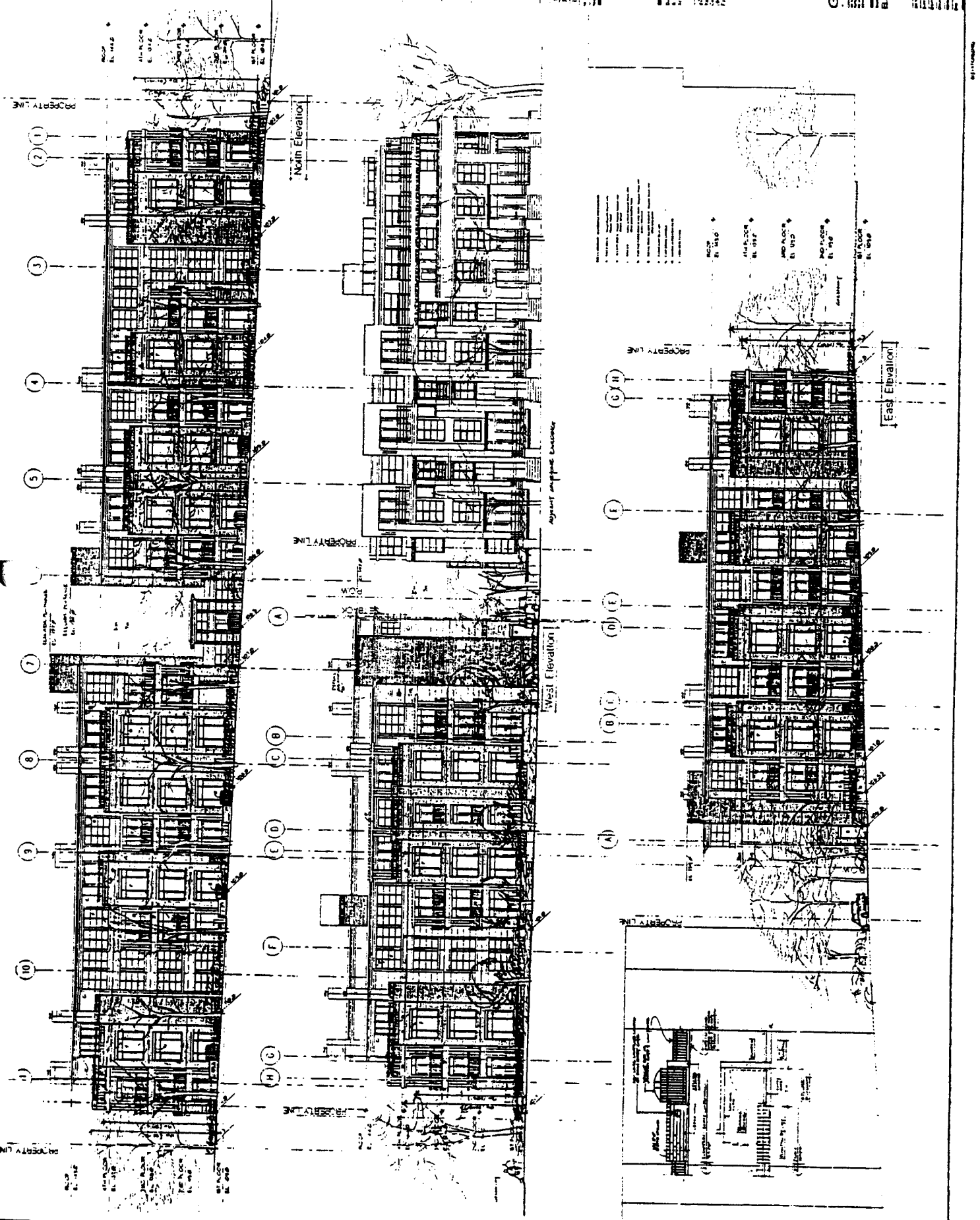
KEY PLAN

GREYSTONE
 ARCHITECTS
 1000 15th Street, N.W.
 Washington, D.C. 20004
 Phone: 202-331-1111
 Fax: 202-331-1112

THE CLAREMONT

ELEVATIONS

Scale	1/8" = 1'-0"
Date	10/15/00
Project	CLAREMONT
Sheet	A-11



ADMINISTRATIVE REPORTS (CONT'D)

**16. Boundary Road Maintenance Agreement
May 19, 1998**

File: 1203

MOVED by Cllr. Sullivan,

- A. THAT Council authorize the Director of Legal Services to bring forward a by-law authorizing a replacement maintenance agreement for Boundary Road, between Vancouver and Burnaby, to be effective on receipt of approval from the Minister of Municipal Affairs.

- B. THAT a replacement Boundary Road maintenance agreement be negotiated to the satisfaction of the City Engineer, such agreement to include an indemnity by the City of Vancouver in favour of the City of Burnaby, and that the City Engineer be authorized to execute the maintenance agreement substantially in the form attached to the Administrative Report dated May 19, 1998.

- CARRIED UNANIMOUSLY

**17. Form of Development: 2263 Redbud Lane
DE402993 - CD-1 By-law Number 7460
Owner of Development: Greystone Properties Ltd.
June 5, 1998**

File: 2608

MOVED by Cllr. Daniel Lee,

THAT the form of development for the CD-1 zoned site known as 2790 Vine Street (2263 Redbud Lane being the application address) be approved generally as illustrated in the Development Application Number DE402993, prepared by Downs/Archambault & Partners and stamped "Received, City Planning Department May 22, 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

Miscellaneous Text (Various CD-1s)

BY-LAW NO. 7930

A By-law to amend By-laws
No. 7461, 7654 and 7879
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 No. 7461 is amended in section 8 of Schedule B by deleting the words "one loading bay must be provided for every 200 dwelling units" and substituting the words "the number of loading bays that must be provided will be determined by the Director of Planning in consultation with the City Engineer".
2. By-law No. 7654 is amended in section 7.2 by deleting the words "one loading bay must be provided for every 200 dwelling units" and substituting the words "the number of loading bays that must be provided will be determined by the Director of Planning in consultation with the City Engineer".
3. By-law No. 7879 is amended in section 7 by deleting the words "one loading bay must be provided for every 200 dwelling units" and substituting the words "the number of loading bays that must be provided will be determined by the Director of Planning in consultation with the City Engineer".

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

DONE AND PASSED in open Council this 28th day of July
1998.

(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 28th day of July 1998, and numbered 7930.

CITY CLERK"

**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****OCTOBER 19, 1999**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1999, 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.

PRESENT: Councillor George Puil, Deputy Mayor

Councillor Don Bellamy
Councillor Alan Herbert
Councillor Lynne Kennedy
Councillor Don Lee
Councillor Gordon Price
Councillor Sam Sullivan (Clauses 2 to 6)

ABSENT: Mayor Philip Owen (Civic Business)

Councillor Nancy A. Chiavario (Civic Business)
Councillor Jennifer Clarke
Councillor Daniel Lee (Sick Leave)

**CLERK TO THE
COUNCIL:** Tarja Tuominen

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

trees are to be removed or retained).

(v) provision of layered foundation planting along the 48th Avenue elevation of the building;

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

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

A. widening of the existing utility right-of-way that passes through the site from ten feet to fifteen feet wide (no permanent portion of the proposed development should be within this widened right-of-way);

B. provision of a sidewalk on the west side of Vivian Street for the full length of the site; and

C. provision of street trees on Vivian Street adjacent the site and on 48th and 49th Avenues where space permits;

(ii) provide clarification of charges shown on title (a charge summary should be provided);

(iii) make suitable arrangements for all new electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point including a review of overhead plant upgrading that may be necessary to serve this project in order to determine its impact on the surrounding neighbourhood (this may result in the telephone and/or electrical service points being changed in order to reduce the impact on the neighbourhood); and

(iv) enter into an agreement, to the satisfaction of the Manager, Housing Centre and Director of Legal Services, providing that the owner of the development shall not strata-title any of the buildings developed on the property.

- CARRIED UNANIMOUSLY

5. Text Amendment: 2799 Yew Street [2790 Vine Street]

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

Summary: To permit Special Needs Residential Facility-Congregate Housing as a permitted use on the site.

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

Staff Comments

Rob Whitlock, Planner, brief reviewed the application, noting the applicant wishes to raise several minor issues relating to amenity provisions.

Applicant Comments

Rene Rose, Concert Properties Ltd., advised the applicant is willing to work with the draft congregate housing guidelines but requests there be some flexibility on the amenity guidelines. The proposed development will have larger than average bedrooms and therefore the requirement for a lounge on every other floor may not be required. In addition, the requirements of service providers vary with each, and the ability to have flexibility will allow the application to proceed without having to come back to Council for further zoning text amendments. The applicant requests amendments to the following conditions: delete condition 3A(c) - to provide a lounge on every other floor; and amend sections 6.5 (c) and (d) to allow for having several smaller multi-purpose rooms and lounges.

Summary of Correspondence

Council was advised one letter opposing the application was received since the date the application was referred to Public Hearing.

Speakers

Deputy Mayor Puil called for speakers for and against the application.

Rita Coutier requested clarification on the two addresses for the application.

Applicant Closing Comments

Rene Rose reiterated the applicant feels the congregate housing guidelines are draft guidelines and requests dropping the guidelines as conditions to the application.

Staff Closing Comments

Mr. Whitlock advised the guidelines have been applied to three other applications. Staff have found residents in congregate housing sites are generally approximately 75 to 80 years old and would require a lounge to be located nearby. However, Council may wish to either include a relaxation clause in the by-law to give the Director of Planning and the Development Permit Board some authority to relax the conditions, or to drop the draft guidelines from the bylaw. Staff would prefer the relaxation option and maintain the guidelines in the bylaw.

MOVED by Cllr. Price,

THAT the application by Greystone Properties Ltd. [now 'Concert Properties Ltd.'] to amend the CD-1 By-law No. 7461 for 2799 Yew Street (Lot C of Group 1, Blk. 362, DL 526, LMP32154) to permit Special Needs Residential Facility - Congregate Housing as a listed use, be approved, subject to the following conditions, and giving the Director of Planning and the Development Permit Board authority to relax Sections 3A and 6.5 of Schedule B to By-law No. 7461:

(a) THAT prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following safety enhancements:

provide for horizontal exiting by having a minimum two fire compartments within a floor area;

the fire alarm system should incorporate other signals to supplement the audibility within suites; in accordance with the Vancouver Building By-law as described in sentence 3.2.4.20.(7) [proposed 1999 version];

provide a fire safety plan that includes staff assistance to residents in case of emergency;

provide emergency power of a minimum of one hour duration; and

provide a fire fighter's elevator in buildings that are above three storeys to assist with evacuation.

Note to Applicant: The building's life safety systems should take into account the eventual change in the mental and/or physical state of the residents, and provide a safe environment for them.

(b) THAT prior to enactment of the amending by-law, the owner shall enter into an agreement to the satisfaction of the Director of Legal Services, the Manager of the Housing Centre and the Director of Social Planning, agreeing to deal with the following matters at the development application stage:

1. clarification of the rights of strata owners and tenants in a mixed strata/rental situation as proposed;
2. clarification of administration and voting rights of the two groups within the strata, as well as administration and access to amenities;
3. overall plan for dealing with individual and group emergencies, including use of a variety of call systems, personal pendants and/or special telephones, and areas of refuge;
4. life safety enhancements, including on-site, 24-hour emergency response; and
5. general design in accordance with draft congregate housing guidelines.

(c) THAT prior to enactment of the amendment, the non-discrimination clause related to families for all sites in this CD-1 be altered to eliminate this site.

- CARRIED UNANIMOUSLY

6. Rezoning: 600 Nicola Street

An application by Henriquez Partners was considered as follows:

Summary: To rezone the site and amend the Coal Harbour Official Development Plan to permit the development of a commercial, residential and "live/work" building.

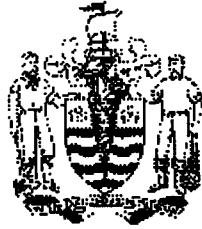
The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

Staff Comments

Michael Gordon, Planner, advised he was present to answer questions.

Applicant Comments

Richard Henriquez, representing the applicant, advised the proposed development



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, 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.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage;
staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal;
letters of assurance from a building envelope specialist are redundant at an early stage;
the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

* * * * *



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[SEARCH](#)

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EXPLANATION

**Zoning and Development
Various CD-1 by-laws**

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7166 7173
7174 7175 7189 7193 7196 7198 7200 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

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 No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) 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."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

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

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) 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."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) 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."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

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

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) 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."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

- " (f) 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."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

- "(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."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

- "(h) 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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

- "(i) 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."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

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

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

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

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

- "4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."
41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:
- "(b) 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."
42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:
- "(d) 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."
43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:
- "(e) 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."
44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:
- "(f) 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."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) 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."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) 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."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) 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."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) 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;"

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

DONE AND PASSED in open Council this 14th day of March , 2000.

(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 14th day of March 2000, and numbered 8169.

CITY CLERK"

ADMINISTRATIVE REPORT

Date: July 11, 2000
Author/Local: M.Cho/6496
RTS No. 01625
CC File No. 2609
Council: July 25, 2000

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 2799 Yew Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 2799 Yew Street be approved generally as illustrated in the Development Application Number DE404825, prepared by Davidson Yuen Simpson Architects and Downs/Archambault & Partners and stamped "Received, City Planning Department January 24, 2000", 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 22, 1994, City Council approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460/7461 was enacted on July 27, 1995. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosures and acoustic requirements. These amendments (By-laws Numbered 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on July 11, 1996, Council approved an amendment to correct the maximum floor space ratio. This amendment (By-law Number 7599) was enacted on July 25, 1996.

At a subsequent Public Hearing on October 19, 1999, Council approved amendments to permit a special needs residential facility - congregate housing. CD-1 By-law Number 7930 was enacted on November 19, 1999.

On February 24, 2000 at a Public Hearing, Council approved amendments to provide floor space exclusions to provide construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was enacted on March 14, 2000.

The site (including the outline of the buildings anticipated for each parcel), as well as the 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 DE404825. 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 CD-1 District consists of a total of nine separate parcels. The proposal involves the construction of an eight-storey special needs residential facility - congregate housing, Parcel 6, with one-level of underground parking, having vehicular access from Redbud Lane.

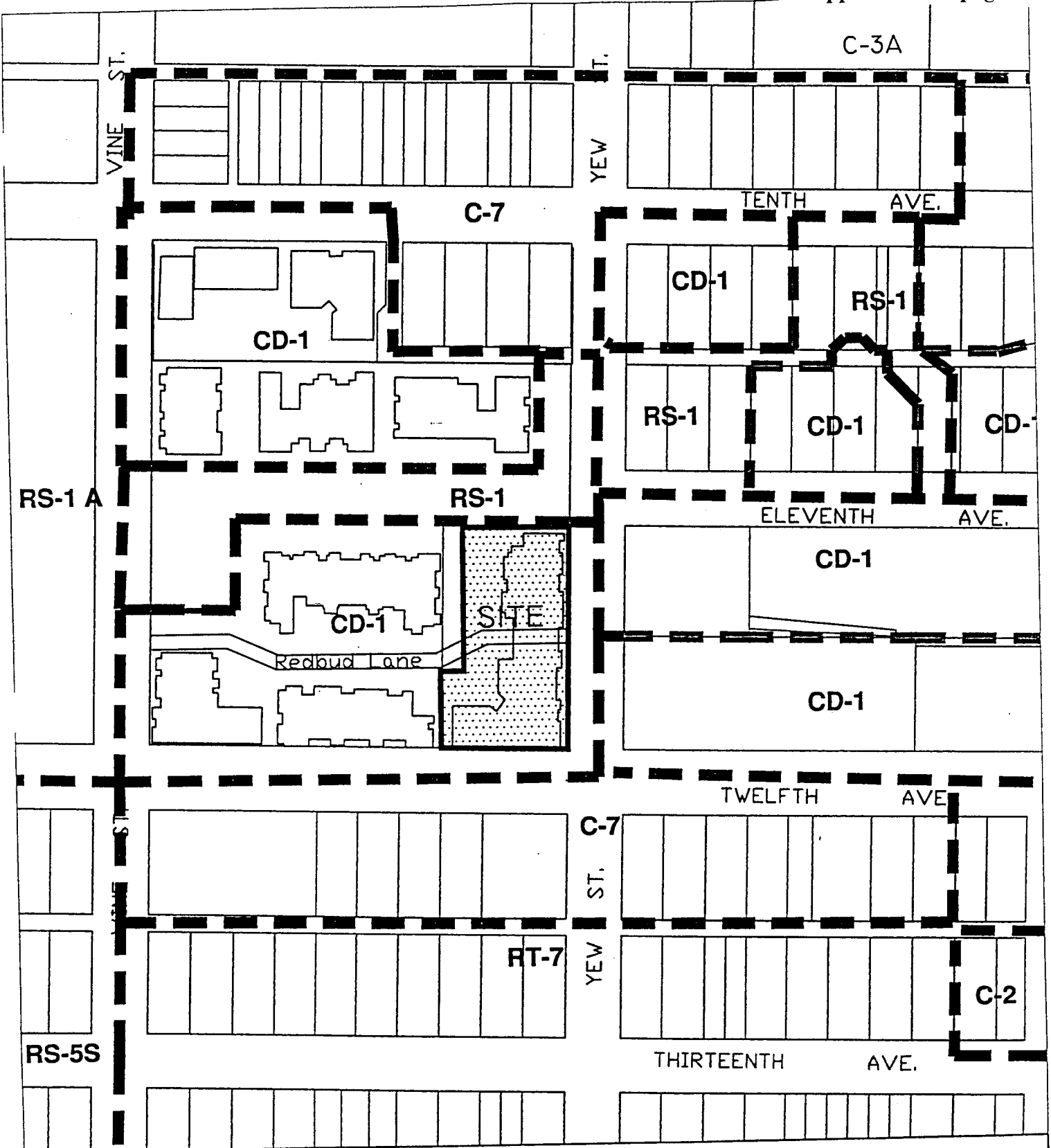
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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 DE404825, 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

2799 YEW ST. DE 404825

DATE 2000 07 10

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILE: F:\FROFDEV\2799YEW.DWG

PROVISION
3 1/2" x 5 1/2" x 1/4"
1/4" = 1'-0"

DATE: 07/11/00
BY: [Signature]
CHECKED: [Signature]

Project/Architect
Architect/Planner
6100 19th Avenue SE
Cedar Rapids, IA 52402
Tel: (515) 251-1000
Fax: (515) 251-1000



Scale: 1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"
1/32" = 1'-0"

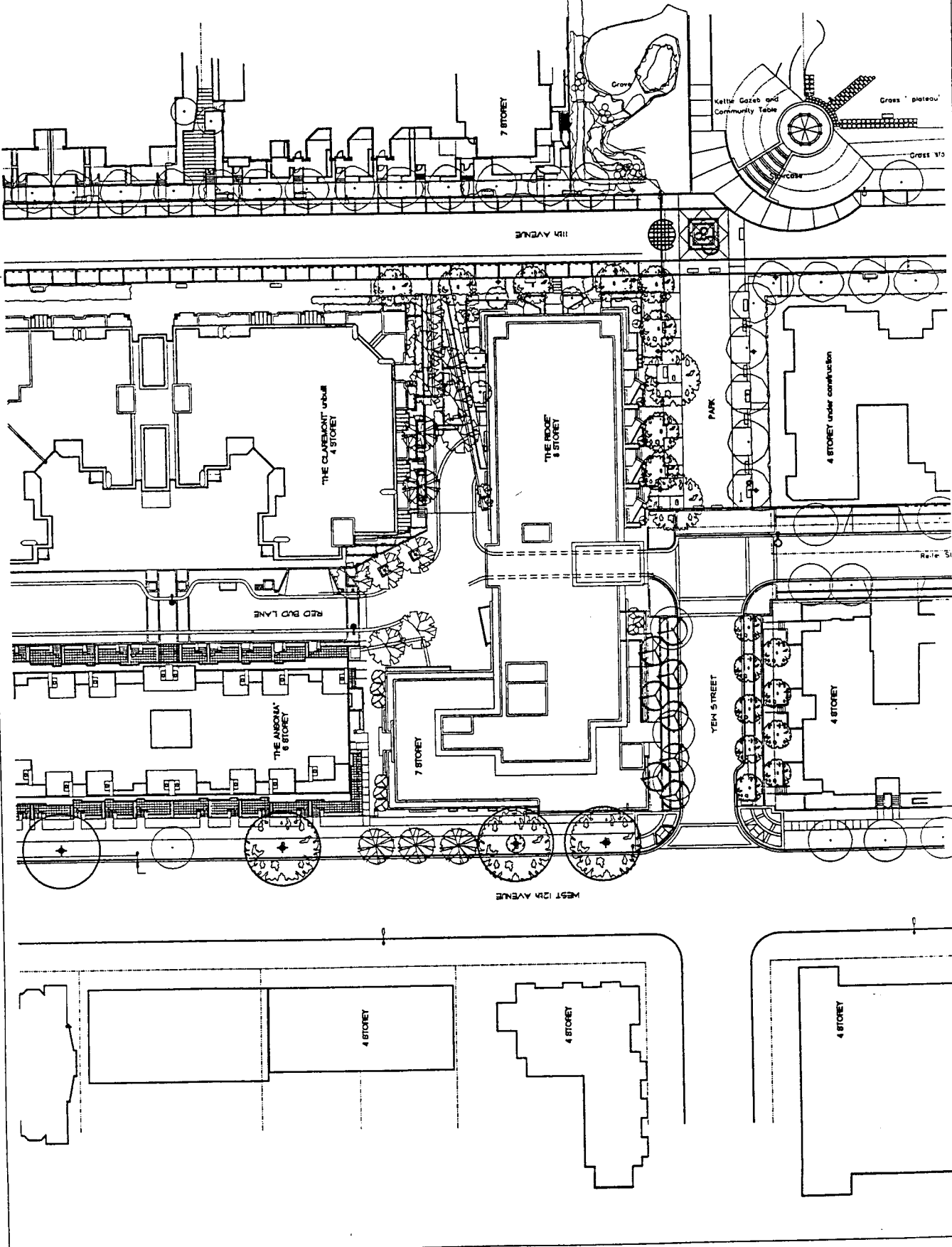
THE RIDGE
CONCERT
PROPERTIES

SITE CONTEXT/
ROOF PLAN

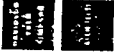
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THE RIDGE
CONCERT PROPERTIES

FLOOR PLAN
 LEVEL 1

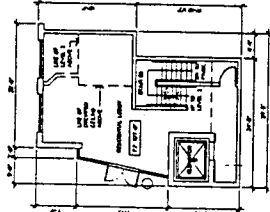
DATE: 3.14.2009
 SCALE: 1/8" = 1'-0"
 PROJECT: THE RIDGE
 SHEET: 101010



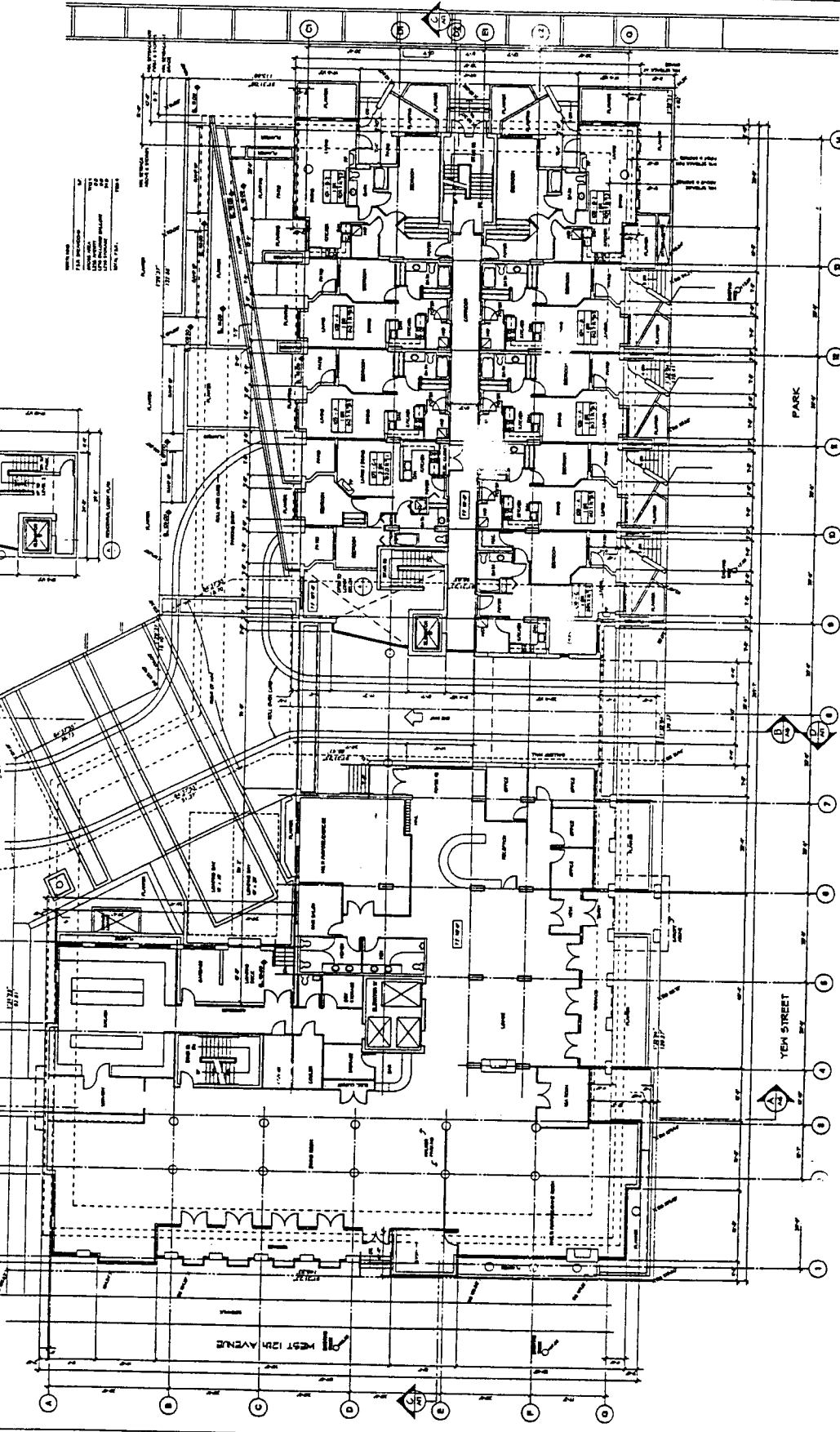
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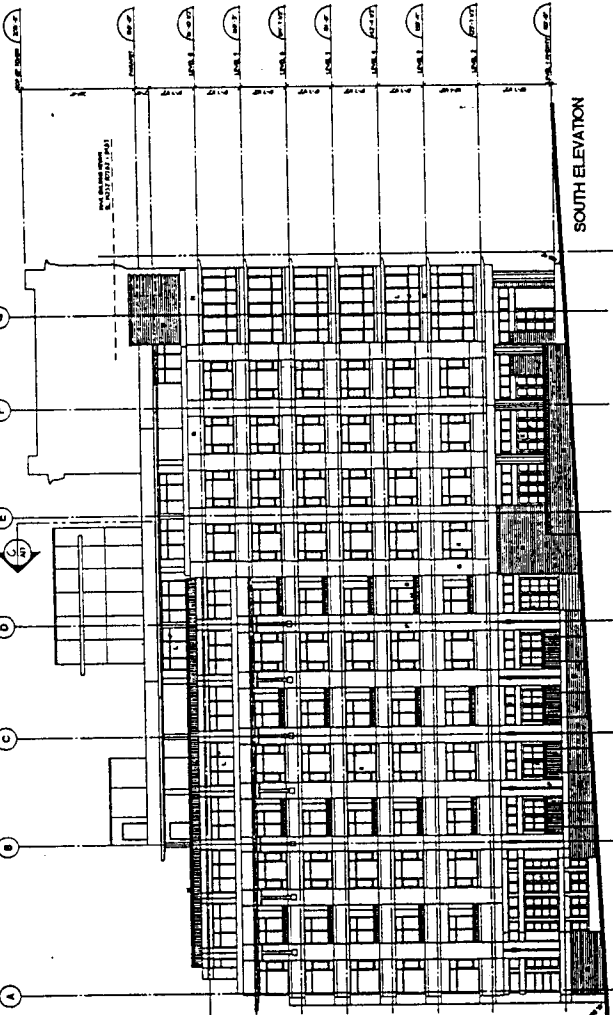
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2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION SAFETY, AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA BUILDING CODE.

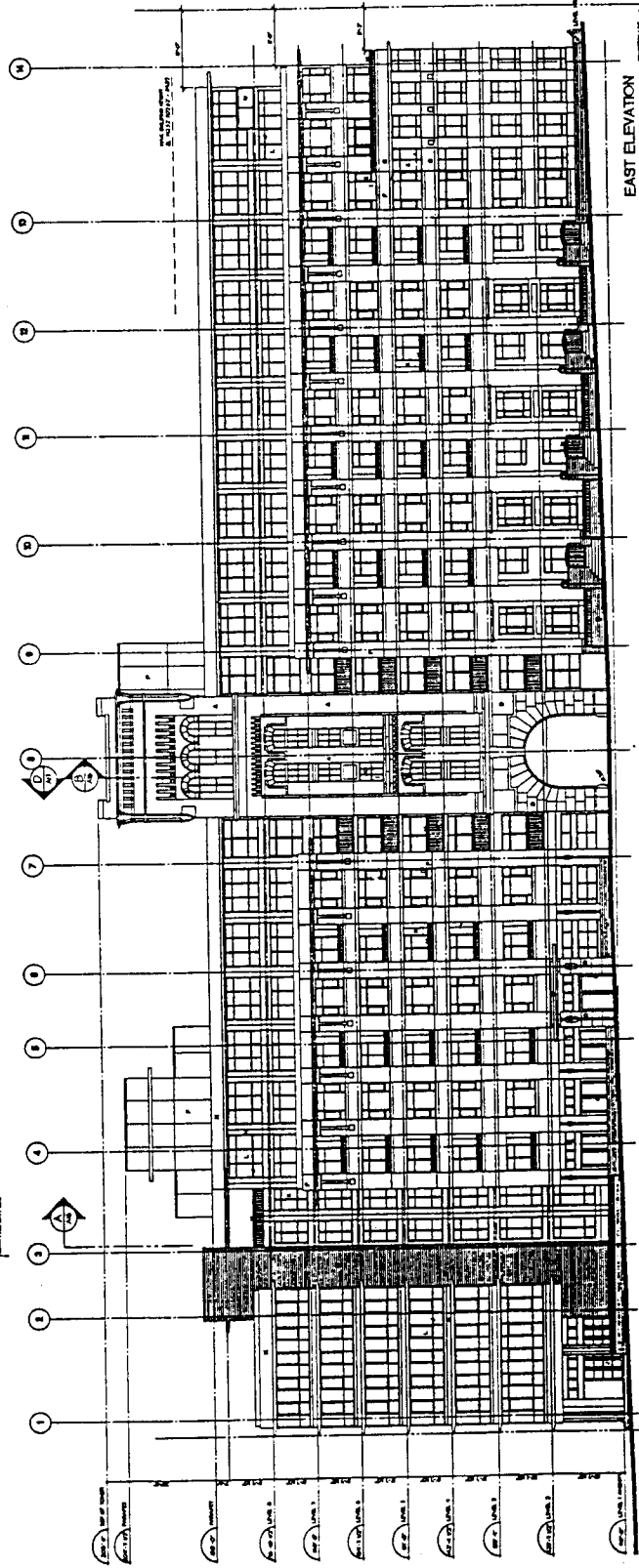


3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION SAFETY, AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA BUILDING CODE.





SOUTH ELEVATION



EAST ELEVATION



CONCEPT ARCHITECTS
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THE RIDGE
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 PROPERTIES

BUILDING
 ELEVATIONS

3 JUL 2000
 1/8" = 1'-0"
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MATERIAL LEGEND

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3. GLASS
4. METAL
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Owner/Architectural Firm
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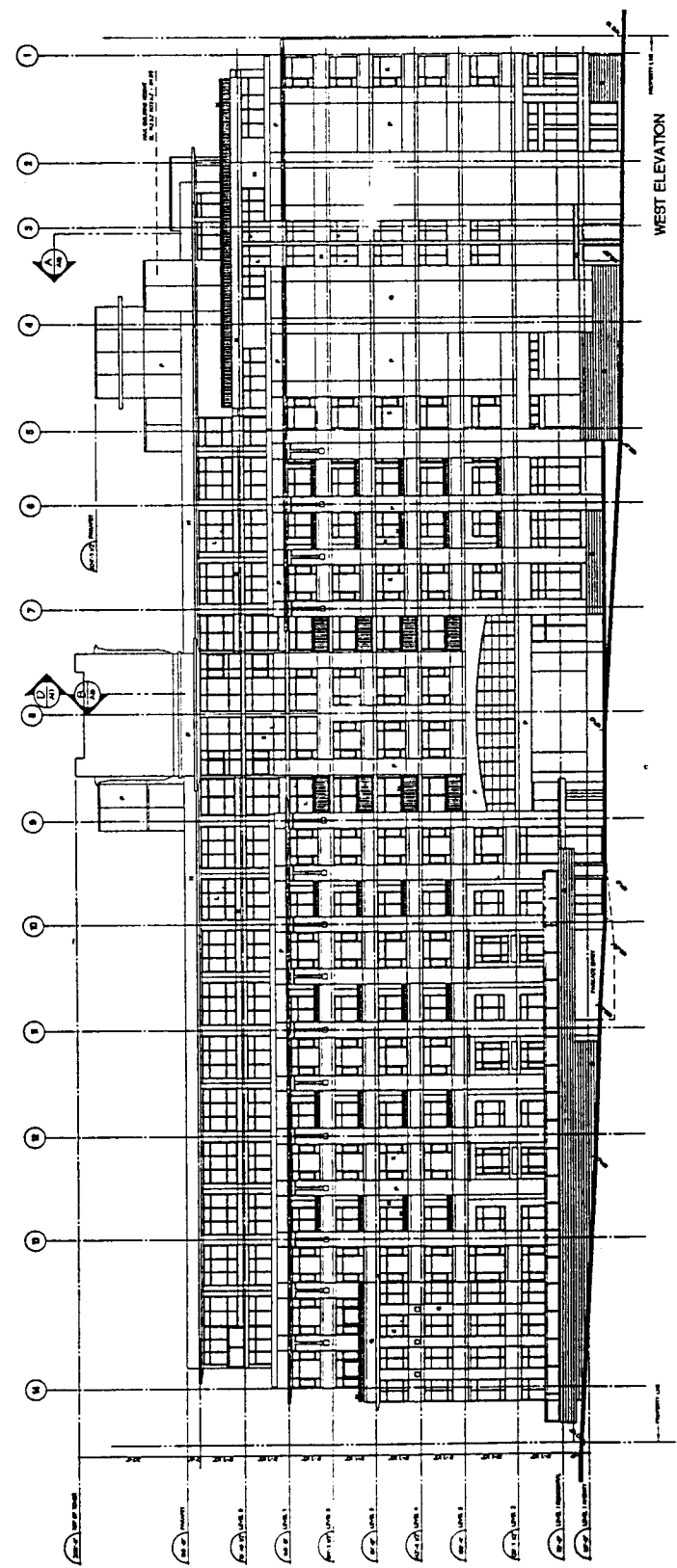
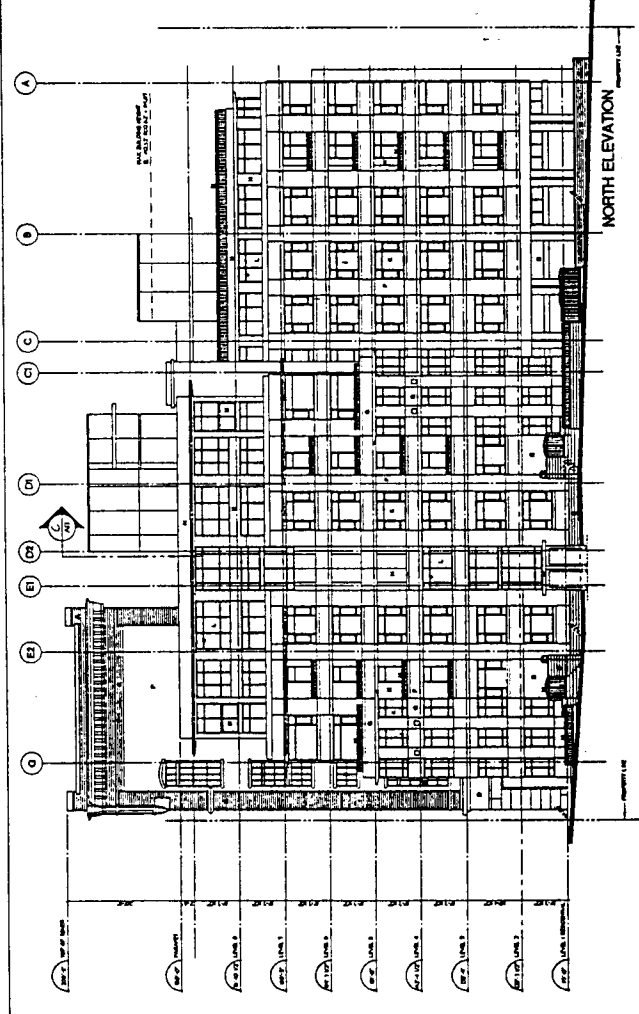
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**"THE RIDGE"
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PROJECT TYPE
**BUILDING
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PROJECT ADDRESS
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12. False Creek Pedestrian and Cyclist Crossings

July 4, 2000 File: 5702/5553/RTS: 1443

MOVED by Cllr. Louis,

A. THAT the Terms of Reference, as included in Appendix A of the Administrative Report, dated July 4, 2000, form the basis for the retention of consulting services to study the feasibility of False Creek crossing options and associated costs and impacts, with funding of \$75,000 from Streets Basic Capital Account No. 3000 1337, Burrard Bridge Bikeway Project.

B. THAT a Stakeholders' Group be organized to review the progress and results of the study, as outlined in the Administrative Report, dated July 4, 2000, for report back to Council.

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

13. Extension of Existing Natural Gas Supply Contract

(Proposal No. 28-97-02) for 2 Years

June 30, 2000 File: 1805/RTS: 1447

MOVED by Cllr. Louis,

THAT Council approve a two-year extension of the City's existing contract with Premstar Pacific (formerly, ECNG Inc.) for consulting and brokerage services in the purchase and delivery of natural gas, appointing Premstar Pacific as the City's agent with respect to direct purchasing, administration and management of the City's natural gas requirements including the arrangement of "Buy/Sell", "T-Service" agreements and gas supply arrangements with distributors of natural gas, based on existing agency agreements, to be effective between November 1, 2000 and October 31, 2002.

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

14. Form of Development: 2799 Yew Street

July 11, 2000 File: 2609/RTS: 1625

MOVED by Cllr. Daniel Lee,

THAT the form of development for the CD-1 zoned site known as 2799 Yew Street be approved generally as illustrated in the Development Application Number DE404825, prepared by Davidson Yuen Simpson Architects and Downs/Archambault & Partners and stamped "Received, City Planning Department January 24, 2000", 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.



ADMINISTRATIVE REPORT

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

RTS No. 01856

CC File No. 2608

Council: January 23, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 2263 Redbud Lane

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 2790 Vine Street (2263 Redbud Lane being the application address) be approved generally as illustrated in the Development Application Number DE405332, prepared by Lawrence Doyle Architects Inc. and stamped "Received, City Planning Department August 22, 2000", 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 the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

After a Public Hearing on February 22, 1994, City Council at its meeting on March 8, 1994 approved a rezoning of this site from M-1 Industrial District to CD-1

Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7460 was enacted on July 27, 1995. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council on June 21, 1994, as part of the rezoning of 2135 West 12th Avenue (CD-1 By-law Number 7317).

On September 12, 1995 at a Public Hearing, Council approved amendments to the balcony enclosure and acoustic requirements. These amendments (By-laws numbered 7512 and 7515) were enacted on January 11, 1996.

At a Public Hearing on July 11, 1996, Council approved an amendment to correct the maximum floor space ratio. This amendment (By-law Number 7599) was enacted on July 25, 1996.

At a subsequent Public Hearing on June 25, 1998, Council approved an amendment for loading bay requirements. By-law Number 7930 was enacted on July 28, 1998.

On February 24, 2000 at a Public Hearing, Council approved amendments to provide floor space ratio exclusions to provide construction incentives to control building envelope leaks. This amendment (By-law Number 8169) was enacted on March 14, 2000.

The site (including the outline of the buildings anticipated for each parcel), as well as the 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 DE405332. 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 CD-1 District consists of a total of nine separate parcels. In June, 1998 Council approved a previous form of development (DE402993) for Parcel 7 involving a four-storey multiple dwelling containing 77 dwelling units with one- and one-half levels of underground parking. However, due to changing conditions, this development did not proceed.

The current proposal involves the construction of a four-storey multiple dwelling building, on Parcel 7, containing 87 dwelling units atop two levels of underground parking, having vehicular access from Redbud Lane.

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 DE405332, 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.

* * * * *



Comments or questions? You can send us [email](#).

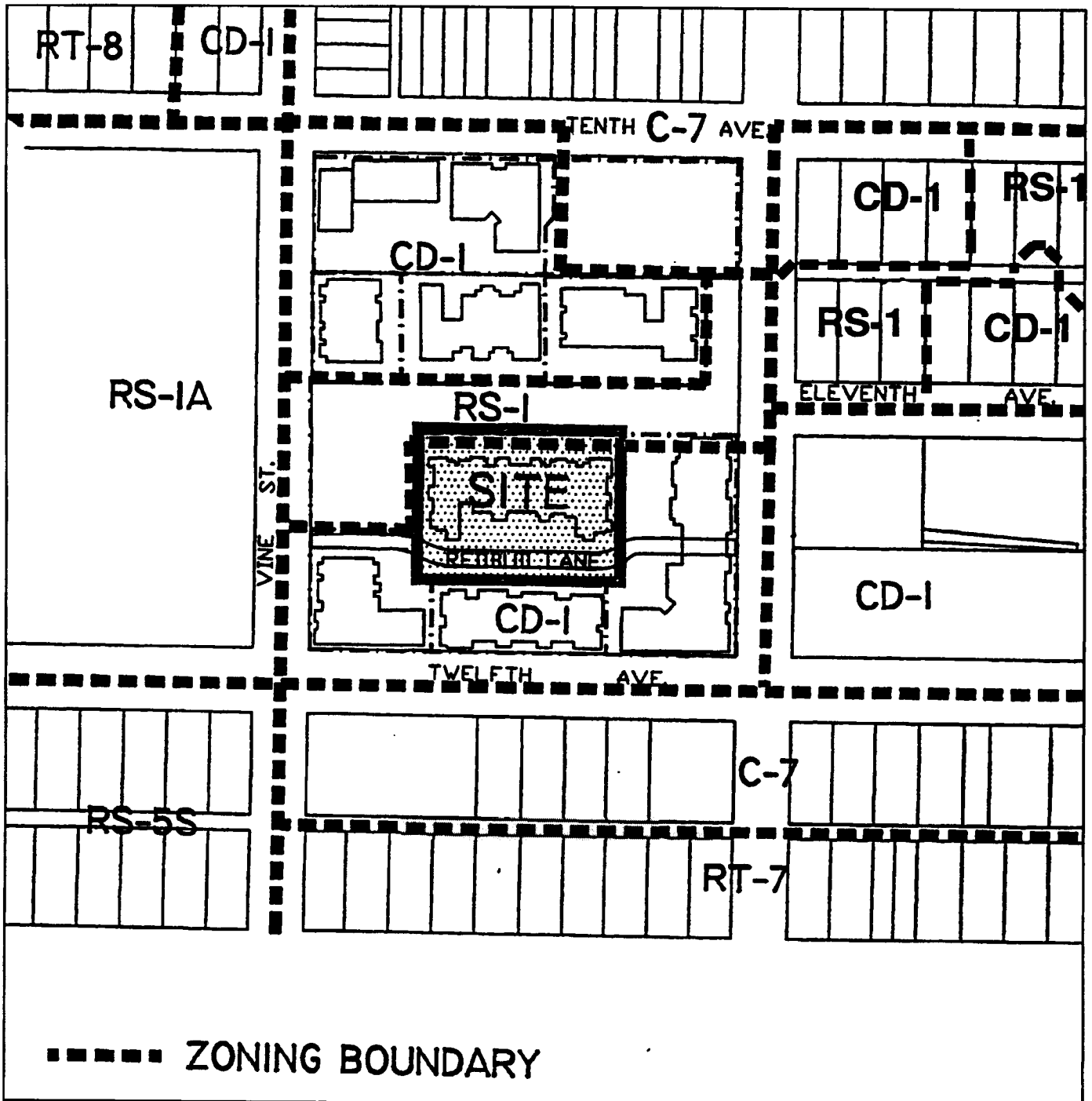
[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



2263 REDBUD LANE DE 405332

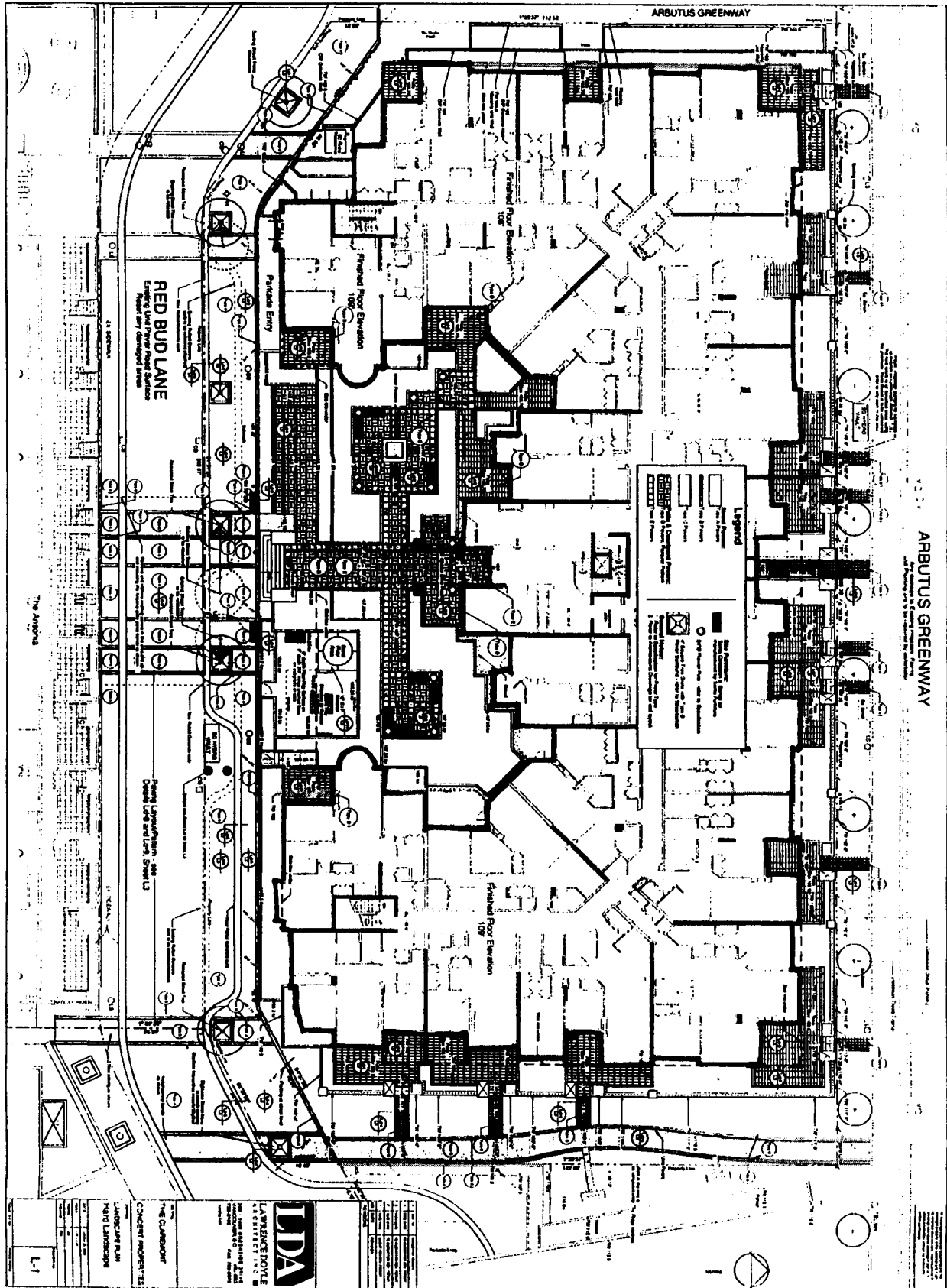
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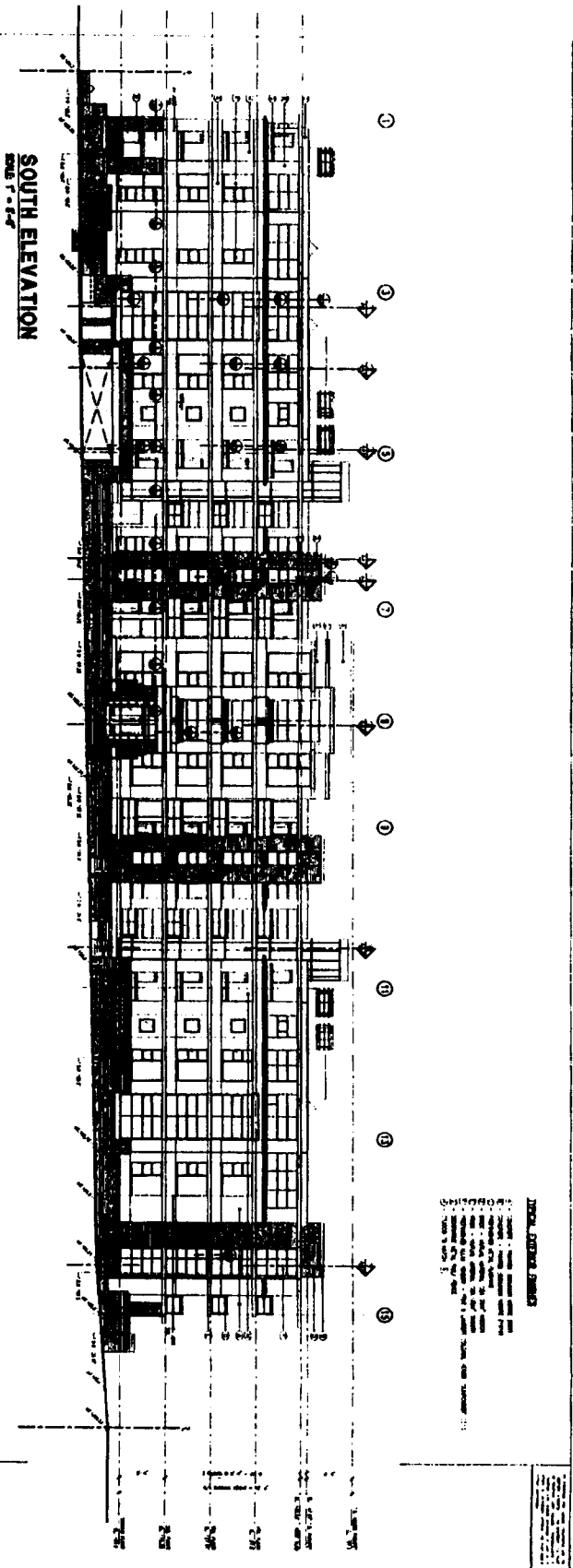
DRAWN WGKS

CITY OF VANCOUVER PLANNING DEPARTMENT

FILE: F:\FRM\FDEV2001\2263REDBUDLANE2.DWG







TYPICAL EXTERIOR FINISHES

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2. EXTERIOR WALLS: 1/2\"/>

3. EXTERIOR WALLS: 1/2\"/>

4. EXTERIOR WALLS: 1/2\"/>

5. EXTERIOR WALLS: 1/2\"/>

6. EXTERIOR WALLS: 1/2\"/>

7. EXTERIOR WALLS: 1/2\"/>

8. EXTERIOR WALLS: 1/2\"/>

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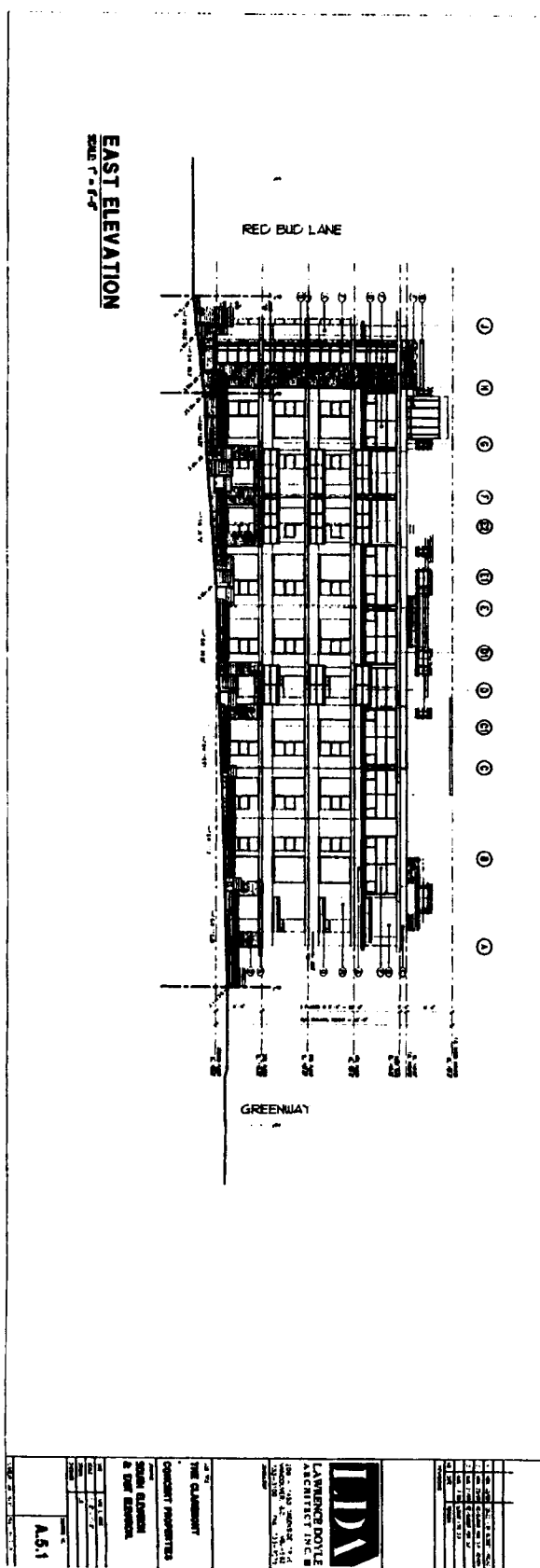
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13. EXTERIOR WALLS: 1/2\"/>

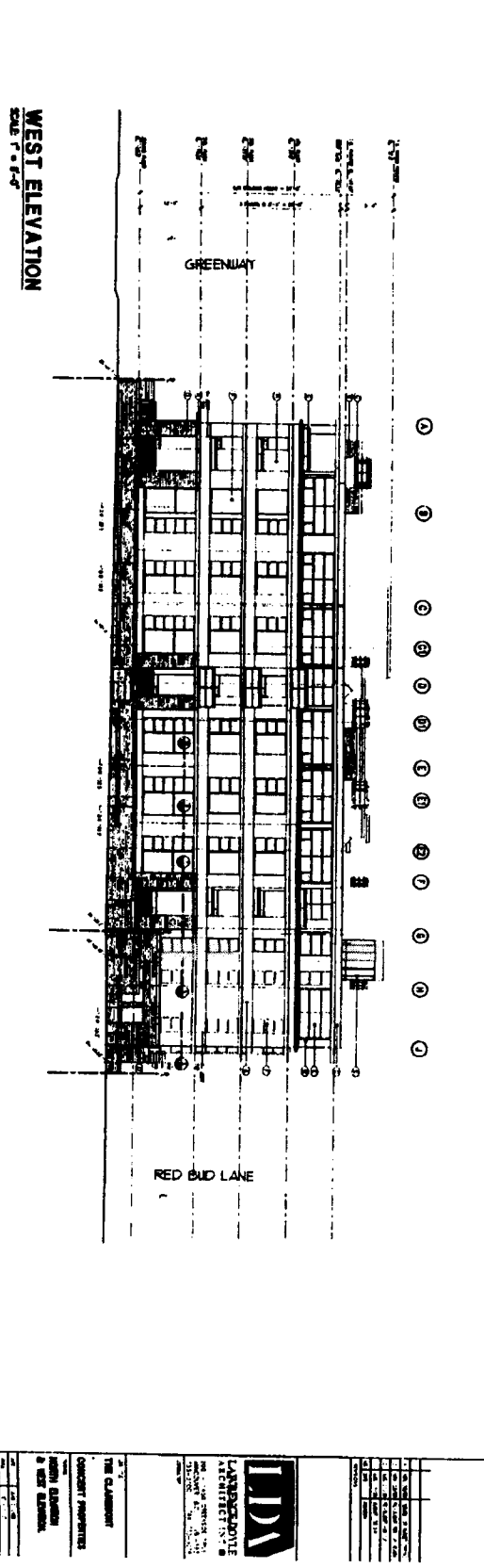
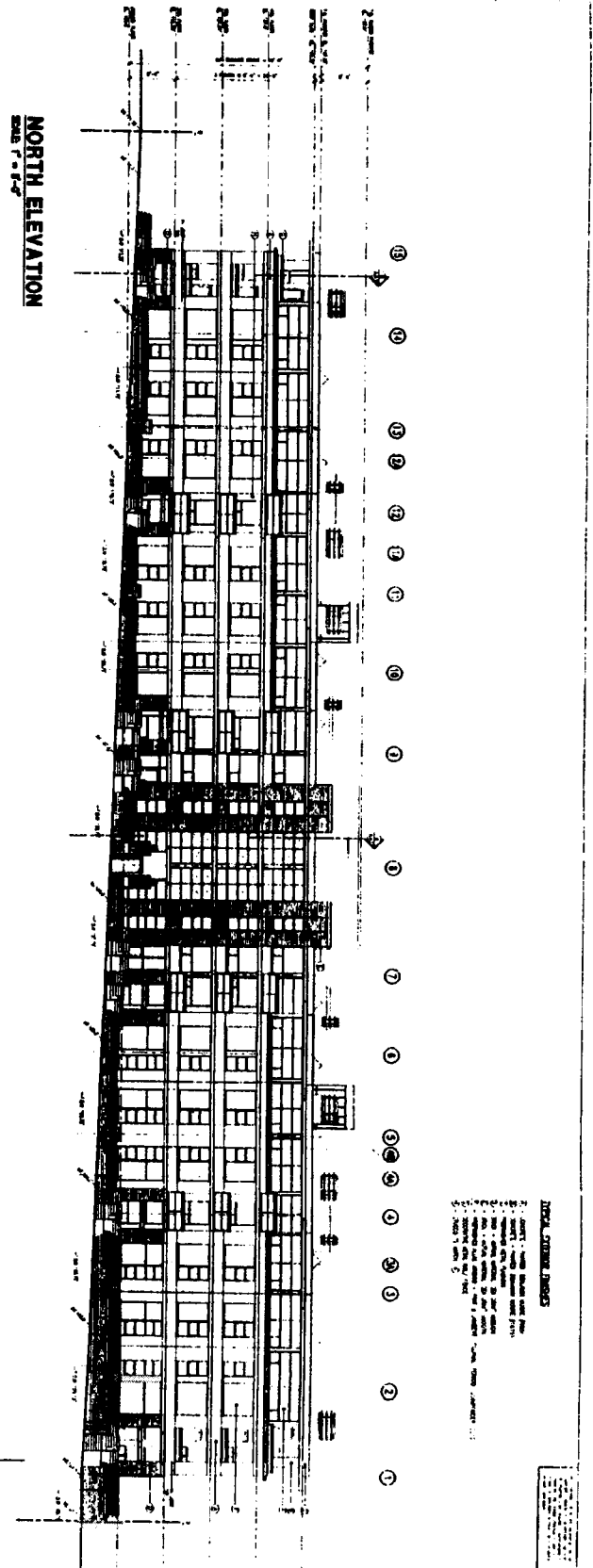
14. EXTERIOR WALLS: 1/2\"/>

15. EXTERIOR WALLS: 1/2\"/>

EAST ELEVATION
SCALE 1/8\"/>



<p>LDV LAWRENCE DOWLE ARCHITECT INC. 100 N. 10th Street, 7th Fl. Minneapolis, MN 55401 Tel: 612.338.1111 Fax: 612.338.1112</p>	
<p>THE CLAYBERRY PROJECT PROPERTIES 3000 CLAYBERRY & 5000 CLAYBERRY</p>	
<p>DATE: 11/11/11 DRAWN BY: JLD CHECKED BY: JLD SCALE: 1/8\"/> </p>	<p>DATE: 11/11/11 DRAWN BY: JLD CHECKED BY: JLD SCALE: 1/8\"/> </p>
<p>15.1</p>	



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AS2

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:

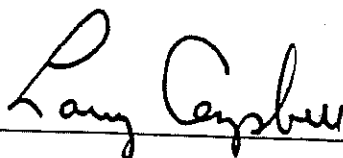
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

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

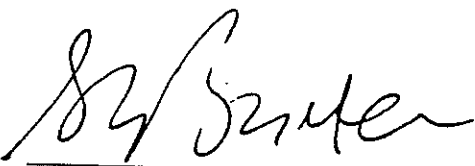
- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

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 6th 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 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd 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 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

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

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

Director of Legal Services
June 24, 2008

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

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

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

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

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

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

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

Staff Opening Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Chow

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

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

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

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

CARRIED UNANIMOUSLY