

City of Vancouver *Zoning and Development By-law*

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

CD-1 (352)

3438 Vanness Avenue & 5104-56 Joyce Street **By-law No. 7639**

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

Effective October 22, 1996

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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

2 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (352), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Units,
 - (b) Cultural and Recreational Uses, except for Arcades, Billiard Halls, Spas and Steam Baths,
 - (c) Institutional Uses, except for Detoxification Centre and Hospital,
 - (d) Office Uses,
 - (e) Retail Uses, except for Adult Retail Store, Gasoline Station - Full Serve or Gasoline Station - Split Island and Vehicle Dealer,
 - (f) Service Uses, except for Cabaret, Drive-through Service, Funeral Home, Motor Vehicle Repair Shop and Motor Vehicle Wash, and
 - (g) Accessory Uses customarily ancillary to the above uses.
- [8032; 99 06 15]

2.2 For the purpose of section 2.1 the term “Cultural and Recreational Uses” shall not include a theatre which projects or displays adult motion pictures as defined in the *Motion Picture Act*.

[8032; 99 06 15]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 5.60.

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

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

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking, are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total building floor area;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7639 or provides an explanatory note.

- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (f) floor area used by a non-profit society, such as a community crime-prevention office or other use considered to be similar to the foregoing;
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

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.

4 Height

The maximum building height measured above the base surface is 48.0 m.

5 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking Bylaw, except that

- (a) a minimum of 0.75 off-street parking space for every dwelling unit plus one space for each 250 m² of gross residential floor area must be provided, and
- (b) one additional off-street loading space for each 200 dwelling units must be provided. [7722; 97 04 08]

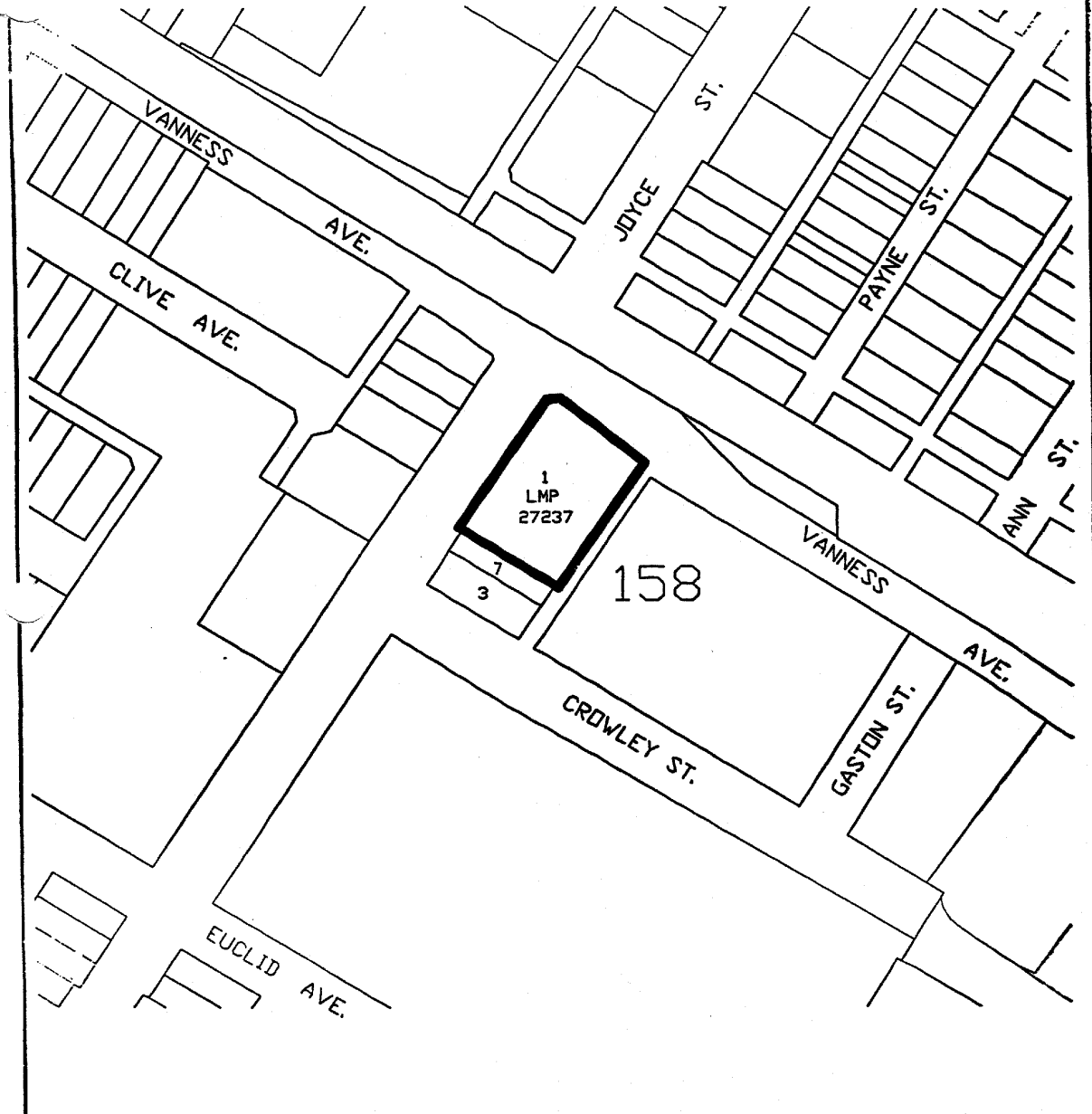
6 Acoustics

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

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

BY-LAW No. 7639 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-453(a)

RZ 5104-5156 Joyce Street

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



4. CD-1 Text Amendment: 475-487 Alexander Street
(Japanese Hall/School)

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

The proposed amendment to CD-1 Comprehensive Development District By-law No. 7434 would permit minor amendments to floor space, height and parking, consistent with the form of development previously approved at Public Hearing.

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

Staff Comments

Staff offered no additional comments in this application.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

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

- CARRIED UNANIMOUSLY

(Councillor Puil was absent for the vote)

5. Rezoning: 5104-5156 Joyce Street
(Collingwood Village)

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

The proposed rezoning from C-2C Commercial District to CD-1 Comprehensive Development District, would:

- permit the development of a 16-storey multiple dwelling project combined with a commercial podium. The commercial area would include space for the Joyce Street Community Crime Prevention Office.

cont'd....

Clause No. 5 (cont'd)

- limit density to a maximum floor space ratio of 5.60;
- limit height to a maximum of 48.0 m (157.5 ft.); and
- require amendment to the Sign By-law.

The Director of Land Use and Development recommended approval of the application, subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Musson Cattell Mackey Partnership and stamped "Received City Planning Department, January 25, 1996", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) 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:
 - i) further design development to the tower to provide for a slimmer appearance, such design review not to include any consideration of additional height;
 - ii) design details to incorporate crime prevention through environmental design (CPTED) principles (refer to Appendix D - Police Department comments);
 - iii) provision of recycling/garbage facilities to the satisfaction of Engineering Services;
 - iv) submission of a detailed landscape plan;
 - v) provision of street trees to the satisfaction of the Vancouver Park Board and the General Manager of Engineering Services; and
 - vi) submission of an acoustical consultant's report assessing noise impacts on the site and recommending noise mitigation measures to achieve noise criteria.
- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

cont'd....

Clause No. 5 (cont'd)

- i) execute agreements to the satisfaction of the Director of Legal Services pertaining to the proposed Crime Prevention Office as follows:
 - Greystone will turn over to the City free of charge the designated grade-level retail unit situated on Joyce Avenue, near Vanness (with a minimum floor area of 139.35 m² (1,500 sq. ft.) as noted on drawings dated January 25, 1996, together with three parking stalls, with legal title satisfactory to the Director of Legal Services;
 - Greystone will install improvements of not less than \$25 per sq. ft. (1995 dollar) of construction cost; details of the improvements to be worked out later;
 - Greystone will pay to the City a cash sum of \$35,000 (1995 dollar) to be used towards the operation of the Crime Prevention Office;
 - Greystone will reimburse the City any GST cost incurred in the above transactions; and
 - the above-mentioned amounts should be indexed for inflation.
- ii) execute an agreement, to the satisfaction of the Director of Legal Services, to not discriminate against families with children in the sale of residential units;
- iii) consolidate the site; and
- iv) make suitable arrangements, to the satisfaction of the Engineering Services, for any new electrical and telephone services to be undergrounded within and adjacent to the site from the closest, existing suitable service point.

Staff Opening Comments

Mr. Rob Whitlock, Planner, advised this application proposes a 16-storey residential tower above a commercial podium which includes space for the Joyce Street Community Crime Prevention Office. Analysis of this application by Planning and Real Estate Services indicate the proposal is marginally feasible from a market perspective.

cont'd....

Clause No. 5 (cont'd)

In terms of public consultation, an open house was attended by 44 people, with only three registering opposition to the application. There has been correspondence received in support of the application based on the provision of space for the Community Crime Prevention Office, while correspondence opposing the application registers concern with density and height.

Summary of Correspondence

A review of the correspondence indicated the following:

- two letters received supporting the application;
- six letters opposing the application; and
- one letter containing 34 names opposing the application.

Applicant Opening Comments

Mr. Brian McCauley, on behalf of Greystone Properties Ltd., asked that Council give consideration to the following four changes in the proposed CD-1 by-law:

- (a) that body rub parlours be excluded as a permissible use in the by-law;
- (b) that the maximum building height be increased from 48 meters to 50 meters to accommodate the form of development. Mr. McCauley explained this change is requested to accommodate the slope of the site, and will not result in a higher building than was originally planned;
- (c) the initial plan was to locate the Community Crime Prevention Office mid-block, but following discussions with the community, it is requested that the southern most retail unit would be the best use for this office space;
- (d) Greystone is awaiting the results of an acoustical report which may require more balcony enclosures than is permitted at present. Mr. McCauley requested additional flexibility in this area in the event the acoustical report requires additional balcony enclosures.

cont'd....

Clause No. 5 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application:

Ms. Dorothy King opposed the application on the basis that the new building will completely block the view from her property. Ms. King advised that when she purchased the property she was told the plans for this site called for a four-storey building, and not the tower being proposed in this application.

Ms. Chris Taulu, on behalf of the Joyce Area Planning Committee, submitted 18 letters of support for the application. Ms. Taulu agreed with the four changes proposed by the application, and explained that the new site proposed for the Community Crime Prevention Office allows for easier bike access for the police and also includes parking space for two to three police cars.

An area resident advised the Community Crime Prevention Office has improved safety in the area, and urged Council to endorse the application because of the provision for this office in the proposed development.

Staff Closing Comments

Responding to questions from members of Council, Mr. Rob Whitlock agreed that additional information was needed requiring the definition of body rub parlours in the by-law, and suggested staff report back on this matter at time of enactment. Staff have no objection to the requested increase in height from 48 to 50 meters, as the form of development will not change, and also have no objection to the proposed change in location of the Community Crime Prevention Office. In terms of the acoustical request, Mr. Whitlock suggested that the best way to handle this request would be to allow the Director of Planning the discretion to make adjustments in the event that the acoustical study reveals that additional balcony enclosures are required.

MOVED by Cllr. Chiavario,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, and subject to the following amendments:

- . That the maximum permitted height be increased from 48 to 50 meters;
- . That the relocation of the community crime prevention office from mid-block to the southern most retail unit be approved;

cont'd....

Clause No. 5 (cont'd)

- . That the Director of Planning report back at the time of by-law enactment with appropriate wording to eliminate body rub parlours as a permitted use, as well as the exclusion of other adult-oriented uses listed in the City's License By-law;
- . That the Director of Planning be permitted to relax the eight percent maximum exclusion of balconies from the computation of floor space ratio, in the event that the acoustical study currently underway requires additional balcony enclosures.

- CARRIED UNANIMOUSLY

(Councillors Kwan and Puil absent for the vote)

Leave of Absence

MOVED by Cllr. Price,
THAT Councillor Kwan be granted leave of absence for the Regular Council Meeting on May 28, 1996.

- CARRIED

(Councillor Chiavario opposed)

(Councillors Kwan and Puil absent for the vote)

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

5104-56 Joyce Street

BY-LAW NO. 7639

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-453(a) 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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(352), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Units.
- (b) Cultural and Recreational Uses, except for Arcade and Billiard Halls.
- (c) Institutional Uses, except for Detoxification Centre and Hospital.
- (d) Office Uses.
- (e) Retail Uses, except for Adult Retail Store, Gasoline Station - Full Serve or Gasoline Station - Split Island and Vehicle Dealer.
- (f) Service Uses, except for Cabaret, Drive-through Service, Funeral Home, Motor Vehicle Repair Shop and Motor Vehicle Wash, and
- (g) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 5.60.

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

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

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total building floor area;
- (e) 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

- (f) floor area used by a non-profit society, such as a community crime-prevention office or other use considered to be similar to the foregoing.

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.

4. Height

The maximum building height measured above the base surface is 48.0 m.

5. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) a minimum of one off-street parking space for every dwelling unit plus one space for each 200 m² of gross residential floor area must be provided, and
- (b) one additional off-street loading space for each 200 dwelling units must be provided.

6. Acoustics

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

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

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

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

DONE AND PASSED in open Council this 22nd day of
October, 1996.

"(signed) Philip W. Owen"

Mayor

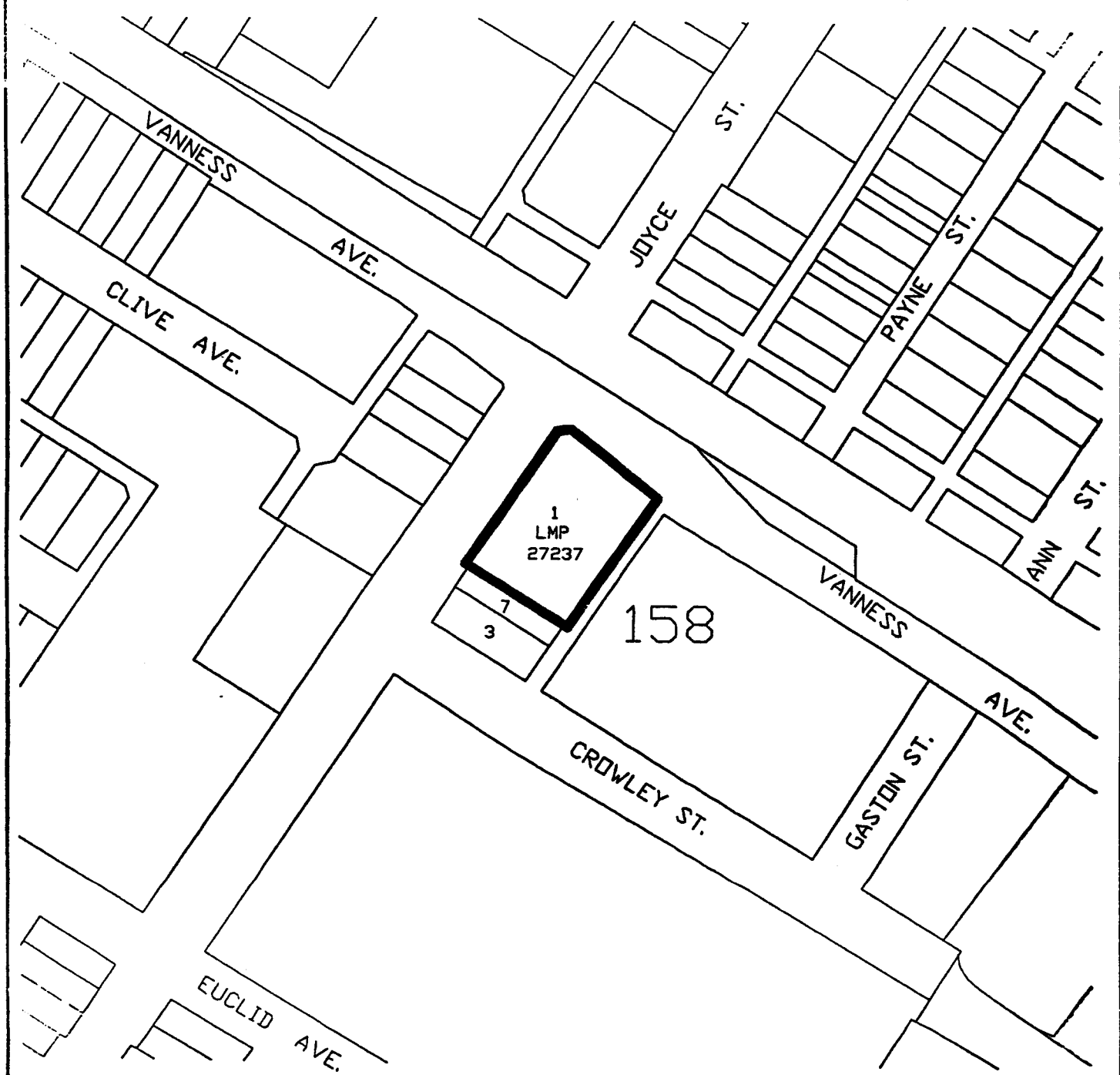
"(signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 22nd day of October 1996, and numbered 7639.

CITY CLERK"

BY-LAW No. 7639 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-453(a)

RZ 5104-5156 Joyce Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



ADMINISTRATIVE REPORT

Date: November 20, 1996
Dept. File No. 5308-3

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development: 3418 Vanness Avenue
D.E. 401424 - CD-1 By-law Number 7639
Owner of Development - Greystone Properties Ltd.

RECOMMENDATION

THAT the approved form of development for the CD-1 Zoned site known as 5104 - 5156 Joyce Street (3418 Vanness Avenue being the application address) be generally approved as illustrated in Development Application Number DE401424, prepared by Musson Cattell Mackey Partnership and stamped "Received, City Planning Department, October 22, 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 the above-noted CD-1 Zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on May 27, 1996, City Council approved a rezoning of this site from C-2C Commercial District to CD-1. CD-1 By-law Number 7639 was enacted on October 22, 1996.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE401424. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

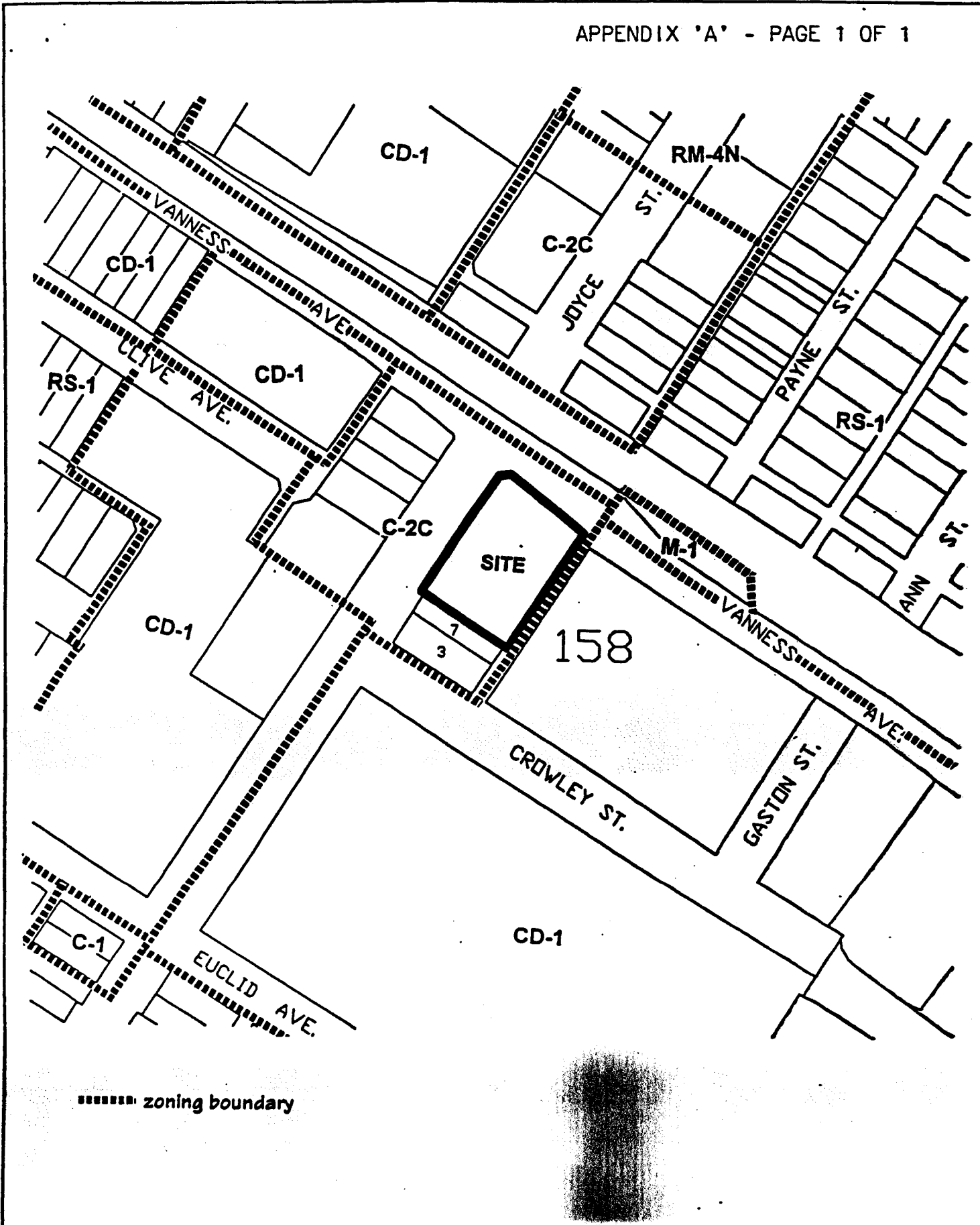
The proposal involves construction of a sixteen-storey mixed-use building containing retail, office and a total of 128 residential dwelling units.

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 DE401424, 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.

* * *



3418 VANNESS AVENUE

DE401424

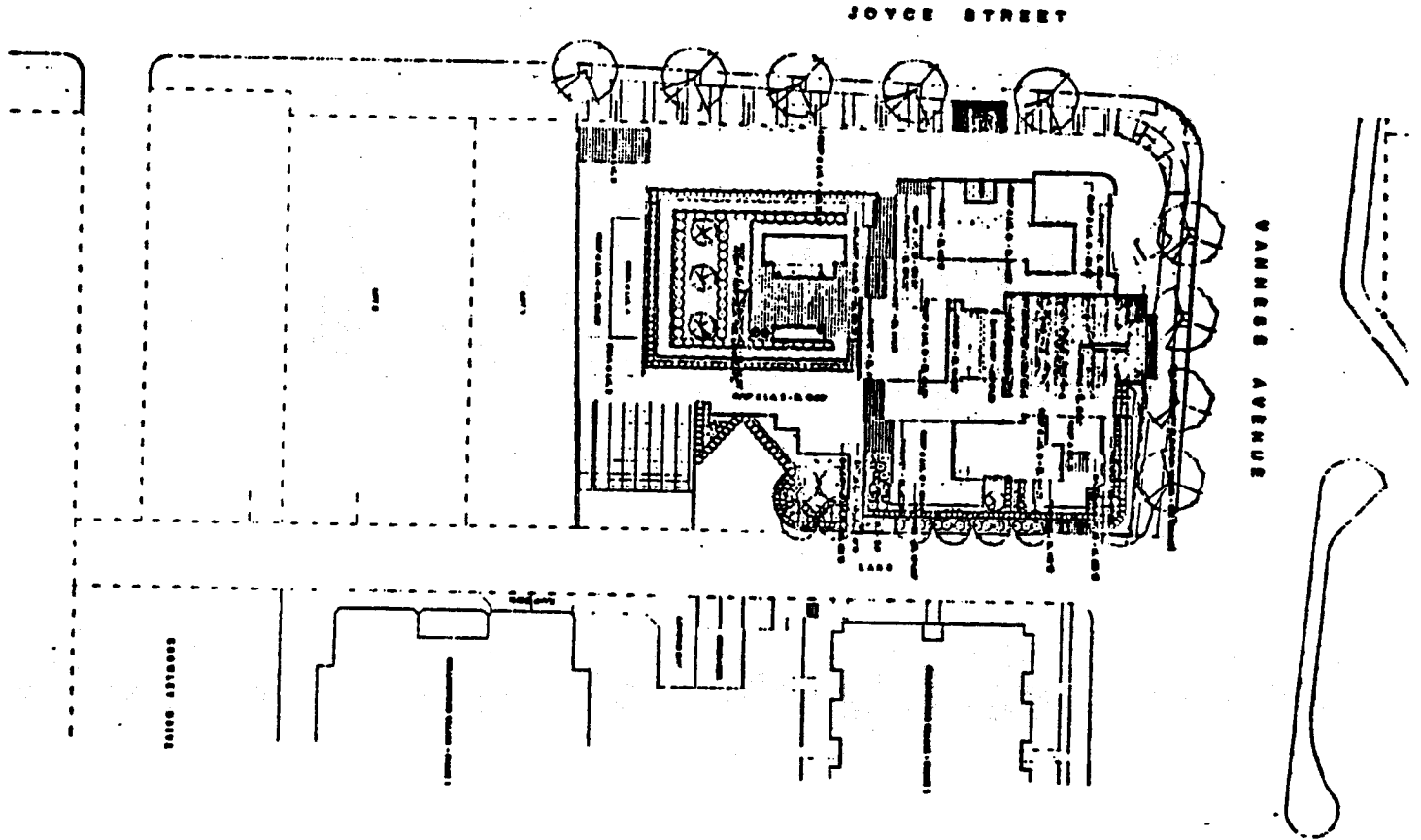
Date NOV. 13 1996

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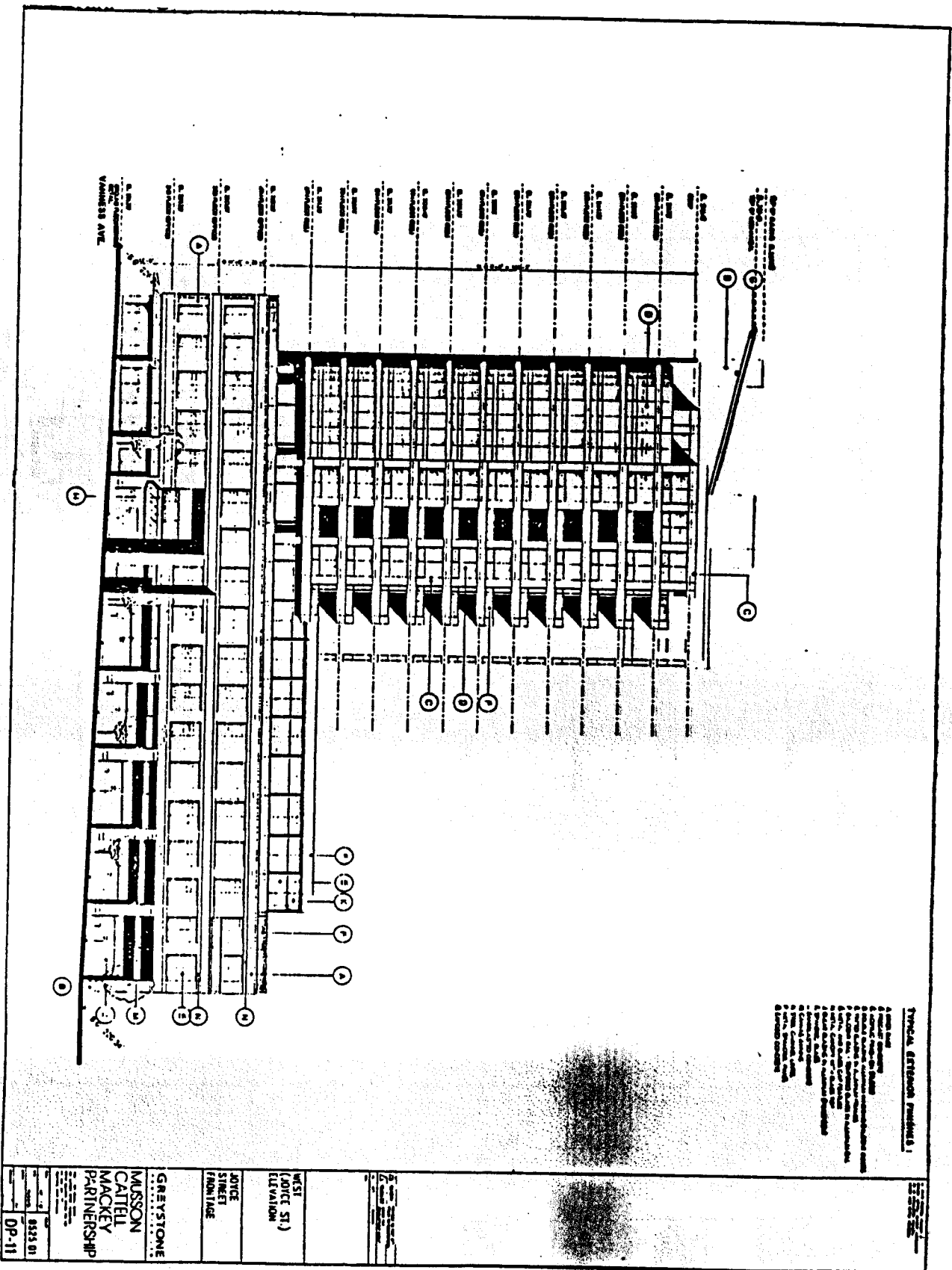
City of Vancouver Planning Department

Scale NTS



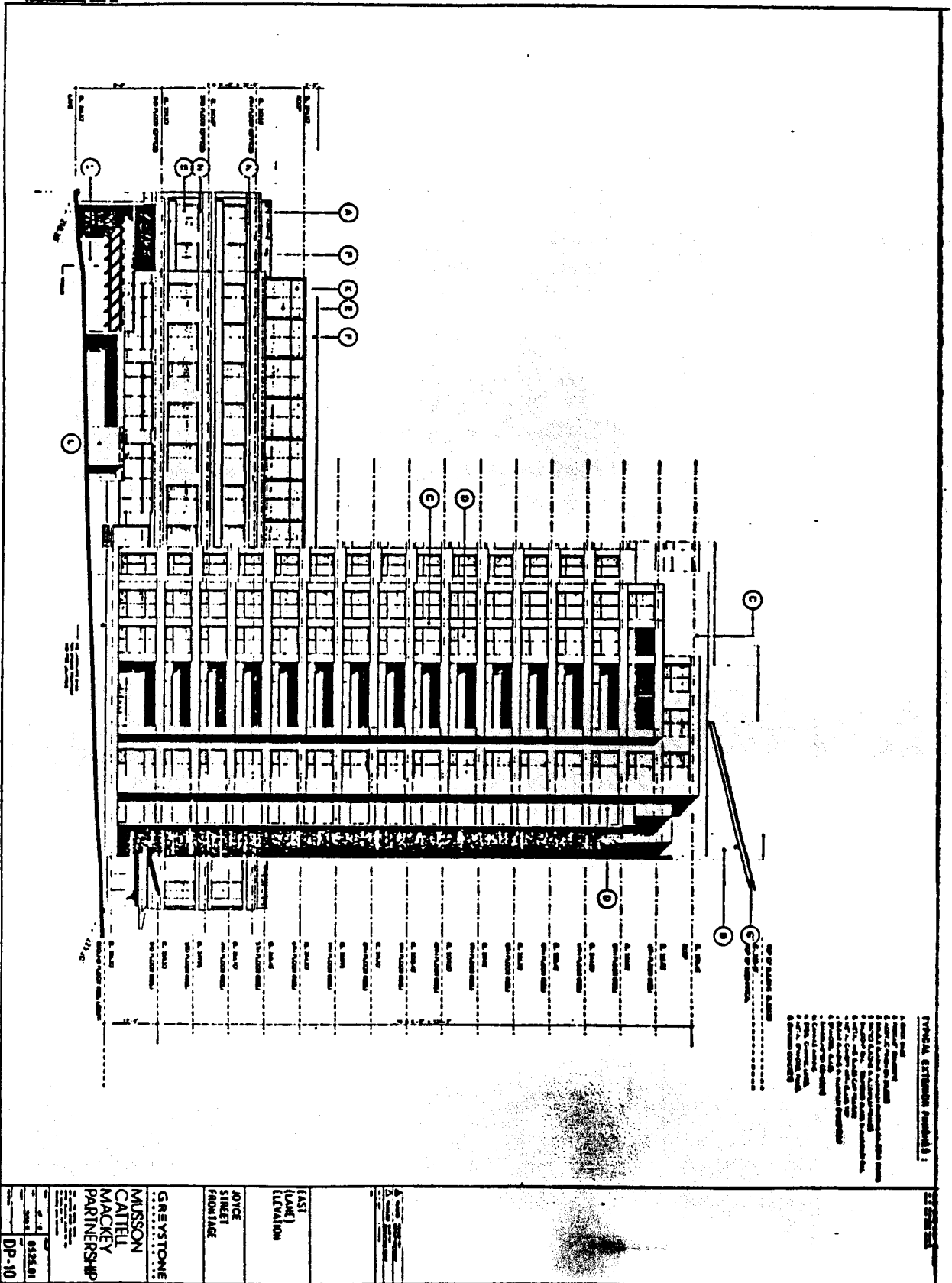


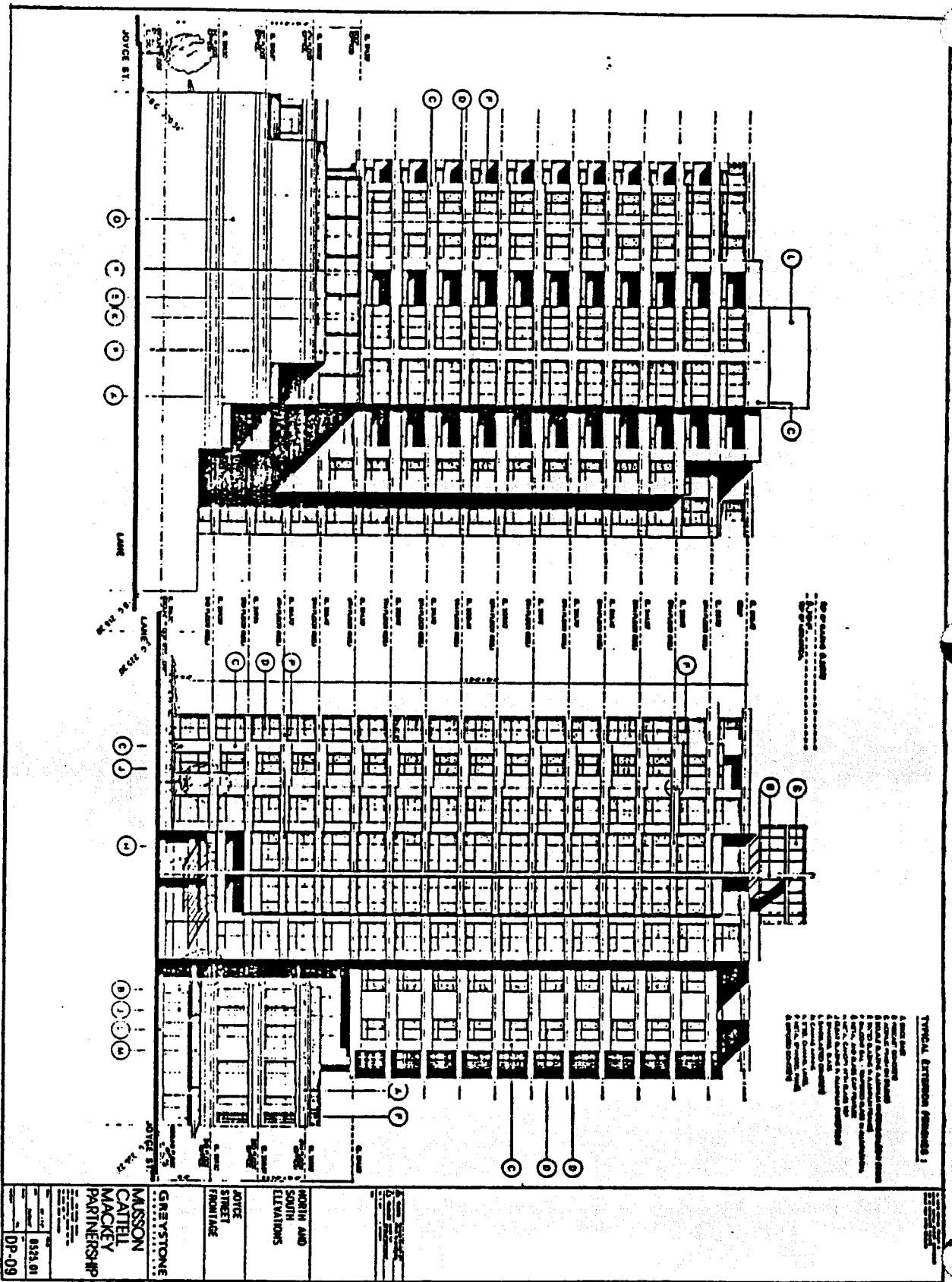
<p>GREYSTONE MUSSON CATTELL MACKEY PARTNERSHIP</p>	<p>JOYCE STREET FRONTAGE</p>	<p>SITE/ROOF PLAN</p>	<p>DP-02</p>
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TYPICAL ELEVATION PROVIDED:
 1. All work shall be in accordance with the specifications and drawings.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for the safety of all workers.
 4. The contractor shall be responsible for the protection of all existing utilities.
 5. The contractor shall be responsible for the removal of all debris.
 6. The contractor shall be responsible for the cleanup of all materials.
 7. The contractor shall be responsible for the disposal of all waste.
 8. The contractor shall be responsible for the maintenance of all equipment.
 9. The contractor shall be responsible for the storage of all materials.
 10. The contractor shall be responsible for the transportation of all materials.

<p>GREYSTONE MASON CATELL MACKAY PARTNERSHIP</p>	<p>WEST (JOYCE ST.) ELEVATION</p>	<p>JOYCE STREET FRONTAGE</p>	<p>DP-11</p>
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TYPICAL ELEVATION (FACADES)

- 1. FINISH: SEE SPECIFICATIONS
- 2. MATERIAL: SEE SPECIFICATIONS
- 3. WINDOW: SEE SPECIFICATIONS
- 4. DOOR: SEE SPECIFICATIONS
- 5. FINISH: SEE SPECIFICATIONS
- 6. MATERIAL: SEE SPECIFICATIONS
- 7. FINISH: SEE SPECIFICATIONS
- 8. MATERIAL: SEE SPECIFICATIONS
- 9. FINISH: SEE SPECIFICATIONS
- 10. MATERIAL: SEE SPECIFICATIONS

**MUSSON
CATELL
MACKAY
PARTNERSHIP**

PROJECT NO. 0521.01
DATE 05/01/09
DRAWN BY [Name]
CHECKED BY [Name]

**JOYCE STREET
FRONTAGE**

**NORTH AND
SOUTH
ELEVATIONS**

GREYSTONE

DP-09

BY-LAW NO. ~~7667~~

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

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

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

✓ "5104-5156 Joyce St.	CD-1(352)	7639	B(C-2C)
303 Railway Ave.	CD-1(354)	7645	B(M-2)
2725 Arbutus St.	CD-1(357)	7654	B(C-2C)
705 West Broadway	CD-1(358)	7648	B(C-3A)
245-295 Alexander St.	CD-1(361)	7652	B(M-2)"

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

DONE AND PASSED in open Council this 26th day of
November , 1996.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the
City of Vancouver on the 26th day of November 1996, and numbered 7667.

CITY CLERK"

BY-LAWS (CONT'D)

- 8. A By-law to amend By-law No. 6510,
being the Sign By-law
(Sign By-law - Various Sites)

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

- 9. A By-law to Designate Heritage
Property, and to amend By-law No.
4837, being the Heritage By-law
(Designation of 901 Seymour Street)

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



MEMORANDUM

cr (200)

From: CITY CLERK'S OFFICE

Date: December 12, 1996
Refer File: 5308-3

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: 3418 Vanness Avenue
D.E. 401424 - CD-1 By-law Number 7639
Owner of Development: Greystone Properties Ltd.

On December 10, 1996, Vancouver City Council approved the following recommendation contained in a November 20, 1996 Administrative Report (A6):

THAT the approved form of development for the CD-1 Zoned site known as 5104 - 5156 Joyce Street (3418 Vanness Avenue being the application address) be generally approved as illustrated in Development Application Number DE401424, prepared by Musson Cattell Mackey Partnership and stamped "Received, City Planning Department, October 22, 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.

Srai

Shobha Rae
Committee Clerk

SRae:dmy

Letter to: Michael Currie
Musson Cattell Mackey Partnership
1825-555 Burrard Street
Vancouver V7X 1M9

RECEIVED	
PLANNING DEPARTMENT	
DEC 13 1996	
NUMBER	S 10723
REFERRED TO	FAS
COPY TO	(RJ)
ANSWER REQ'D	

Clause No. 3 (cont'd)

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

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

Staff Closing Comments

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

Council Discussion

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

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

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

Summary: The proposed text amendment would reduce the required parking for residential uses on all development sites within Collingwood Village by 20-25%, depending on the number and size of dwelling units. The current requirement of "one space per dwelling unit plus one space per 200m²" would be placed within "0.75 space per dwelling unit plus one space per 250m²".

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

cont'd.....

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

Staff Opening Comments

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

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

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

Applicant Opening Comments

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

Summary of Correspondence

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

Speakers

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

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

cont'd.....

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

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

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

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

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

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

cont'd.....

Clause No. 4 (cont'd)

Mr. Wright also recommended the following bicycle parking requirements:

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

Applicant Closing Comments

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

Staff Closing Comments

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

Council Discussion

MOVED by Cllr. Sullivan,

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

- CARRIED UNANIMOUSLY

4(b). CD-1 Text Amendment: 3418 Vanness Avenue

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

Summary: As with 4(a), the proposed text amendment would replace the current requirement of "one space per dwelling unit plus one space per 200m²" with "0.75 space per dwelling unit plus one space per 250m²".

The Director of Land Use and Development recommended approval of the application, subject to the following conditions proposed for adoption by resolution of Council:

THAT, prior to enactment of the CD-1 amending by-law, the registered owner shall, at no cost to the City:

- i) for a reduction in parking spaces of up to 30 spaces less than originally required by CD-1 By-law No. 7639, execute an agreement to the satisfaction of the Director of Legal Services and the Manager of Real Estate Services, to provide during the construction of the project, suitable alternative accommodation for use by the existing Crime Prevention Office, free of charge in terms of rents, heating and electrical charges and property taxes (total value of approximately \$18,000); and
- ii) for a reduction in parking exceeding 30 spaces less than originally required by CD-1 By-law No. 7639, provide a Community Amenity Contribution calculated at \$5,000 per space for each space exceeding 30 spaces, to be calculated and paid at the development permit stage.

Staff Opening Comments

Lynda Challis, Planner, reviewed the proposed parking requirement revisions and conditions recommended by staff. Ms. Challis noted the applicant has agreed to the conditions and requests that the funds generated be spent in the community.

Applicant Opening Comments

Brian McCauley, Greystone Properties, confirmed the applicant wishes to see the Community Amenity Contribution of \$5,000 per stall be placed in the community, in consultation with Greystone Properties and the community.

cont'd....

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

Summary of Correspondence

No correspondence was received on this item.

Speakers

Mayor Owen called for speakers for and against the application and two speakers appeared.

Chris Taulu, Joyce Station Crime Prevention Office, supported the application. Ms. Taulu requested that the record show that there is an agreement with Greystone Properties that the Community Amenity Contribution (CAC) for one parking stall should go to the community police station. Disposition of the CACs should be determined by a committee of community representatives.

Gavin Davidson, Better Environmentally Sound Transportation (BEST), hoped Council would consider revising parking regulations around SkyTrain stations generally, not just for this development. Mr. Davison also requested that CACs go to a car co-op and to measures intended to improve transit and bicycle usage.

Applicant Closing Comments

The applicant made no closing comments.

Staff Closing Comments

Staff made no closing comments.

Council Discussion

Council members expressed appreciation to Ms. Taulu for her efforts on behalf of the community. Council members also felt a significant step had been taken in reducing the parking requirements for a multi-family development close to a SkyTrain station, and felt the issue of parking requirements around SkyTrain merited further investigation in future.

cont'd....

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

MOVED by Cllr. Sullivan,

THAT the foregoing application by Greystone Properties be approved, subject to the conditions set out in this Minute of Public Hearing;

AND THAT disposition of the Community Amenity Contribution be determined in consultation with a committee of community representatives and Greystone Properties.

- CARRIED UNANIMOUSLY

**5. CD-1 Text Amendment: 555 West 12th Avenue
(City Square)**

An application by Moodie Consultants Ltd. was considered as follows:

Summary: The proposed text amendment would increase the permitted range of retail, commercial service, office and cultural/recreational uses in the existing development.

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

Staff Opening Comments

Tom Phipps, Planner, pointed out the application is not controversial, as evidenced by the lack of conditions, a rare occurrence for applications of this type. In part, the proposed amendment is a change in terminology to reflect current terminology which more precisely defines uses; there are also some additions.

Rick Scobie, Director of Land Use and Development, responded to a question concerning arcades as a use, and how this differs from the entertainment centres upon there is currently a moratorium. Mr. Scobie advised the arcade use proposed for City Square is the use permitted in many districts, which restricts admission to adults only. The family entertainment centre previously turned down by Council proposed to admit children, a licensing issue.

cont'd....

BY-LAWS (CONT'D)

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

COUNCILLOR PUIL EXCUSED FROM VOTING ON BY-LAW 6

3550 Vanness Avenue

BY-LAW NO. 7717

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

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

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

"(a) multiple dwelling uses shall provide a minimum of one space for
each 250 m² of gross residential floor area plus 0.75 space for
each dwelling unit; and".

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

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

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 25th day of
March 1997, and numbered 7717.

CITY CLERK"

BY-LAWS (CONT'D)

2. **A By-law to amend By-law No. 7639, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (3418 Vanness Avenue)**

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

COUNCILLOR PUIL WAS EXCUSED FROM VOTING ON BY-LAW 2

3418 Vanness Avenue

BY-LAW NO. 7722

A By-law to amend
By-law No. 7639,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

CD-1(352)

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

1. Section 5 of By-law No. 7639 is amended by deleting clause (a)
and substituting the following:

"(a) a minimum of 0.75 off-street parking space for every dwelling
unit plus one space for each 250 m² of gross residential floor
area must be provided, and".

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

DONE AND PASSED in open Council this 8th day of April
, 1997.

"(signed) Philip W. Owen"

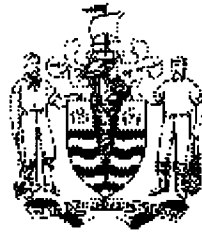
Mayor

"(signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 8th day of
April 1997, and numbered 7722.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

MAY 18, 1999

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1999 at 7:30 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.

PRESENT: Mayor Philip Owen
Councillor Don Bellamy
Councillor Alan Herbert
Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Nancy A. Chiavario (Leave of Absence)
Councillor Jennifer Clarke

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, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment: 5108-5160 Joyce Street & 3438 Vanness Avenue

An application by the Director of Central Area Planning, on behalf of Land Use & Development, was considered as follows:

Summary: The proposed text amendment would delete adult-oriented uses as permitted uses.

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval of the application.

Staff Comments

Rob Whitlock, Planner, briefly reviewed the application which proposes two modest changes to the CD-1 bylaw for the site. The developer and the Community Policing office support the amendment.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

Mayor Owen called for speakers for and against the application.

Richard John Opitz, Vice-Chair, Strata Council at 3438 Vanness Avenue, spoke in favour of the application. The location of the SkyTrain station nearby would increase access to the types of people who would frequent the adult-oriented uses allowed in the existing CD-1 By-law.

MOVED by Cllr. Sullivan,

THAT the application be approved.

- CARRIED UNANIMOUSLY

2. Text Amendment: 6111 Cambie Street (St. John Ambulance)

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

Summary: The proposed text amendment would increase the number of dwelling units from 56 to 62, allow for a small height increase and allow floor space exclusions for a glass-covered entry and walkway connection

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application, subject to the following condition as proposed for adoption by resolution of Council:

THAT the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng & Wright Partners, Architects, as part of the submission for DE 403844, received on December 18, 1998.

Staff Comments

Rob Whitlock, Planner, briefly reviewed the application, and offered to answer any questions.

3438 Vanness Avenue & 5108-5160 Joyce Street

BY-LAW NO. 8032

A By-law to amend
By-law No. 7639,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 7639 is amended
 - (a) in clause (b) by deleting the words "Arcade and Billiard Halls" and substituting the following:

"Arcades, Billiard Halls, Spas and Steam Baths",
 - (b) by numbering the existing text, commencing with the words "The area" and ending with the words "above uses.", as section 2.1, and
 - (c) by adding the following:

"2.2 For the purpose of section 2.1 the term "Cultural and Recreational Uses" shall not include a theatre which projects or displays adult motion pictures as defined in the *Motion Picture Act*."

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

DONE AND PASSED in open Council this 15th day of June ,
1999.

(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 15th day of June 1999, and numbered 8032.

CITY CLERK"



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

NOVEMBER 20, 2003

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

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

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
 SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

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

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Louis

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

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

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

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

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

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

(By-law No. 8767)

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