



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 (391)

6184 Ash Street

By-law No. 8044

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

Effective July 20, 1999

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

1 Application

The provisions of this by-law apply to the area shown included within the heavy black outline on Schedule “A”, which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 3907) shall be more particularly described as CD-1(391).

2 Uses

The only uses permitted within the area outlined on Schedule “A”, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Child Day Care Facility,
- (b) Cultural Centre, containing uses common to a Community Centre or Neighbourhood House,
- (c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, [8116; 99 11 02] [8298; 01 02 20]
- (d) Social Service Centre, and
- (e) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio for residential uses shall not exceed 1.20.

3.2 The floor space ratio for cultural centre uses shall not exceed 0.50.

3.3 For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 994.78 m², being the site size at time of application for rezoning, prior to any dedications.

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

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

- (c) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (d) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (e) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

- (f) 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]
- (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. [8298; 01 02 20]

4 Height

- 4.1 The maximum building height measured above the base surface is 9.8 m on the southerly 9.1 m of the site and 12.8 m on the remainder of the site.
- 4.2 The Director of Planning may, provided he first considers applicable policies and guidelines adopted by Council, relax the height provisions of section 4.1 by up to 5 percent, where it is determined that the base surface is different from that shown in plans prepared by Nigel Baldwin Architects and stamped “Received, Planning Department, April 21, 1998”.

5 Setbacks

- 5.1 The minimum setback of a building is
 - (a) 2.1 m from south property line,
 - (b) 6.1 m from Ash Street for a distance of 36 m from the southerly property line, and
 - (c) 3.7 m from Ash Street for the remaining frontage.
- 5.2 The Director of Planning may relax the provisions of section 5.1, where he is satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development.

6 Off-Street Parking and Loading

- 6.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that
 - (a) parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law, and
 - (b) parking for cultural and recreational uses must be provided at the rate of a minimum of one space for each 18.6 m² of floor area.
- 6.2 The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

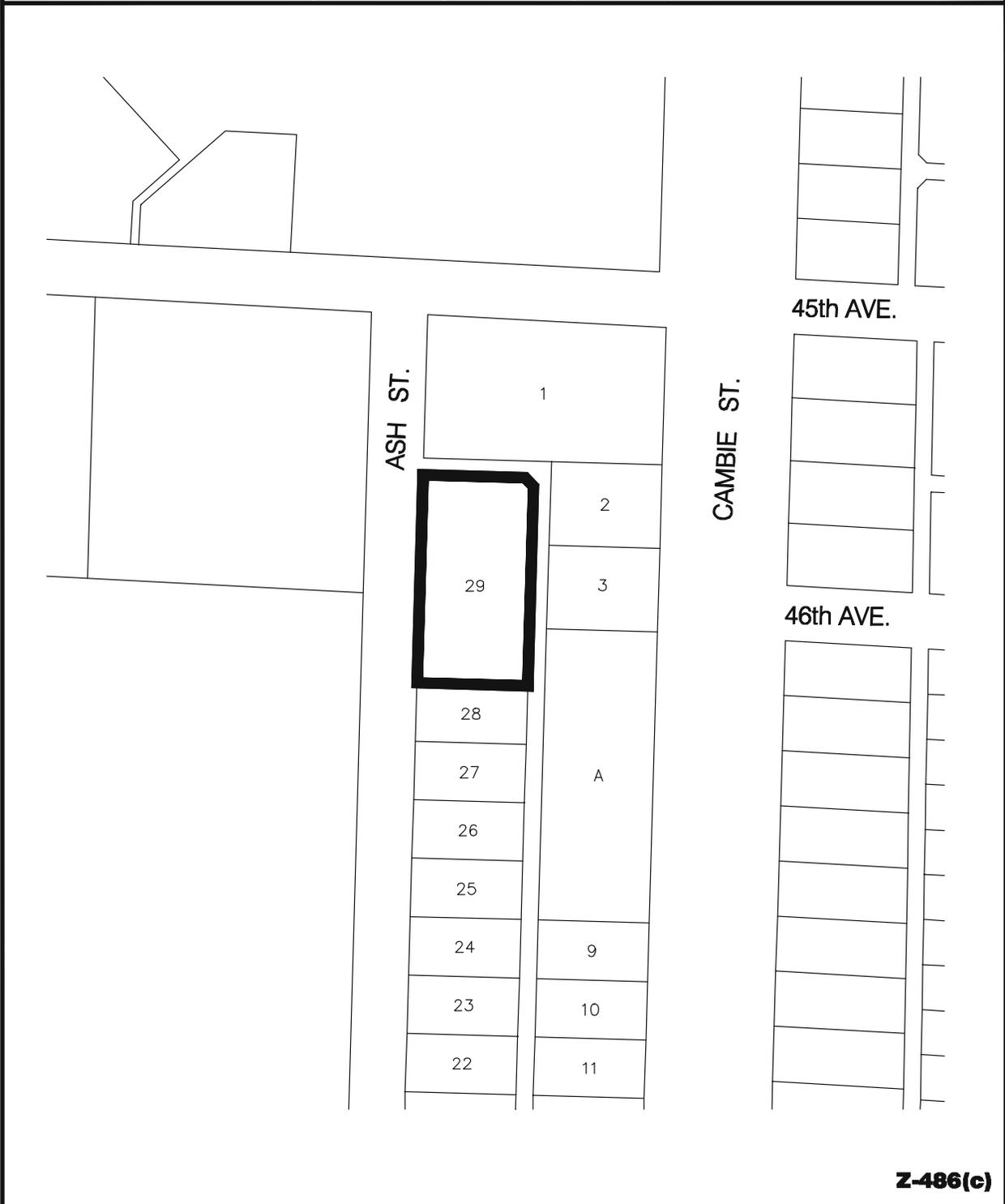
7 Acoustics

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

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8044 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



RZ - 6184 Ash Street

map: 1 of 1

scale: 1:2000



City of Vancouver

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

BY-LAWS

1. Amend Zoning & Development By-law No. 3575

(RM-5A to CD-1: 1005 Beach Avenue) By-law No. 8043

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

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. Don Lee,

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

Cllr. Clarke excused from voting on By-law 1

BY-LAWS (CONT'D)

2. Amend Zoning & Development By-law No. 3575

**(Uses and Regulations for Land Already Zoned CD-1:
6184 Ash Street) By-law No. 8044**

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

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. Herbert,
SECONDED by Cllr. Don Lee,

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

Cllrs. Chiavario, Price and Puil excused from voting on By-law 2

BY-LAWS (CONT'D)

3. Amend By-law No. 5258 (6184 Ash Street, Peretz Institute;

and 6111 Cambie Street, St. John Ambulance) By-law No. 8045

MOVED by Cllr. Clarke,
SECONDED by Cllr. Herbert,

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. Clarke,
SECONDED by Cllr. Herbert,

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

6184 Ash Street

BY-LAW NO. 8044

A By-law to amend
By-law No. 3575, being the
Zoning and Development By-law,
to provide uses and regulations for a portion
of an area zoned CD-1 by By-law No. 3907

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

1. Application

The provisions of this by-law apply to the area shown included within the heavy black outline on Schedule "A", which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 3907) shall be more particularly described as CD-1(391).

2. Uses

The only uses permitted within the area outlined on Schedule "A", subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Child Day Care Facility,
- (b) Cultural Centre, containing uses common to a Community Centre or Neighbourhood House,
- (c) Multiple Dwellings, containing a maximum of 50 dwelling units, of which a minimum of 13 shall have direct exterior grade access,
- (d) Social Service Centre, and
- (e) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

- 3.1 The floor space ratio for residential uses shall not exceed 1.20.
- 3.2 The floor space ratio for cultural centre uses shall not exceed 0.50.

3.3 For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 994.78 m², being the site size at time of application for rezoning, prior to any dedications.

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

3.5 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;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or

(ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

and

(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.

4. Height

4.1 The maximum building height measured above the base surface is 9.8 m on the southerly 9.1 m of the site and 12.8 m on the remainder of the site.

4.2 The Director of Planning may, provided he first considers applicable policies and guidelines adopted by Council, relax the height provisions of section 4.1 by up to 5 percent, where it is determined that the base surface is different from that shown in plans prepared by Nigel Baldwin Architects and stamped "Received, Planning Department, April 21, 1998".

5. Setbacks

5.1 The minimum setback of a building is

- (a) 2.1 m from south property line,
- (b) 6.1 m from Ash Street for a distance of 36 m from the southerly property line, and
- (c) 3.7 m from Ash Street for the remaining frontage.

5.2 The Director of Planning may relax the provisions of section 5.1, where he is satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development.

6. Off-Street Parking and Loading

6.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law, and
- (b) parking for cultural and recreational uses must be provided at the rate of a minimum of one space for each 18.6 m² of floor area.

6.2 The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

7. 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

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

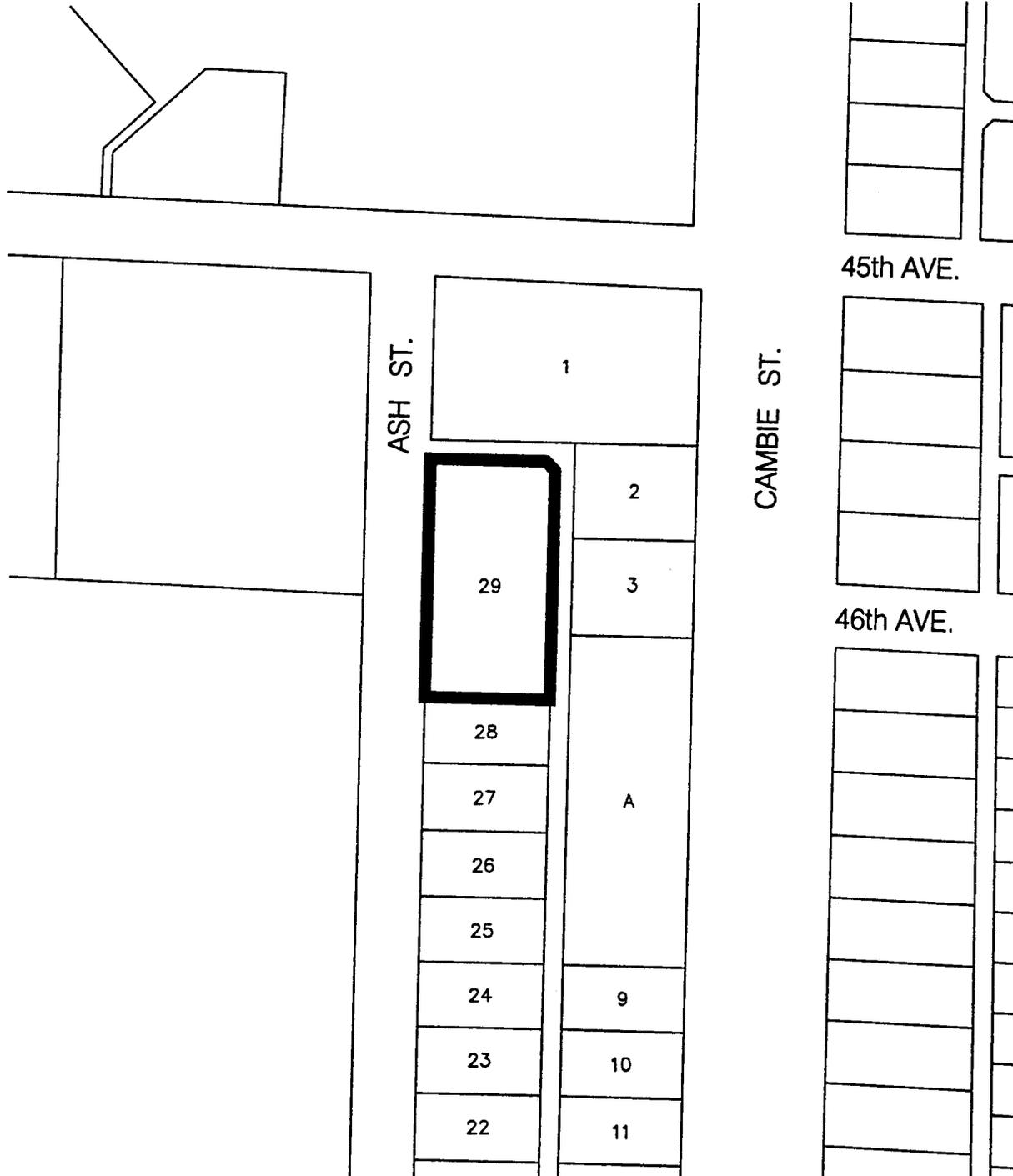
DONE AND PASSED in open Council this 20th day of July
1999.

(Signed) Philip W. Owen
Mayor

(Signed) Gail Johnson
Administrative Assistant
to Council

"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 20th day of July 1999, and numbered 8044.

Proposed Amendment to the Zoning & Development By-law No. 3575



Z-486(c)

RZ - 6184 Ash Street

map: 1 of 1

scale: 1:2000



EXPLANATION

Zoning and Development By-law
6184 Ash Street
Uses and Regulations for Land Already Zoned CD-1

Following a public hearing on September 15, 1998 Council approved the application noted above. The Director of Central Area Planning, on behalf of Land Use and Development, has advised that the prior-to conditions have been fulfilled. The attached by-law, amended as requested by Council following the public hearing, can now therefore be enacted to implement Council's resolution.

Director of Legal Services
20 July 1999

**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

1. Text Amendment: 6184 Ash Street & 951 Boundary Road

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

Summary: The proposed amendment would allow fewer ground access units at 6184 Ash Street and additional floor area exclusions at 951 Boundary Road.

The Director of Current Planning recommended approval.

Staff Comments

Rob Whitlock, Planner, advised he was present to answer questions.

Summary of Correspondence

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

Speakers

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

MOVED by Cllr. Herbert,

THAT the application by the Director of Current Planning to amend CD-1 By-laws No. 7158 for 951 Boundary Road (Taylor Manor) and No. 8044 for 6184 Ash Street (Peretz Institute) to allow fewer ground access units at 6184 Ash Street and additional floor area exclusions at 951 Boundary Road, be approved.

- CARRIED UNANIMOUSLY

2. Text Amendment: 3624 Fraser Street

An application by the Gospel Church in Christ was considered as follows:

Summary: To allow church, public authority, community centre and library in conjunction with community centre as permitted uses on the site.

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

Also circulated this day, was a Memorandum, dated October 19, 1999, from the Senior Rezoning Planner, bringing forward for consideration the following changes to the conditions:

(a) THAT prior to enactment of the amending by-law, the registered owner shall ~~enter into an agreement to the satisfaction of the Director of Legal Services, the General Manager of Engineering Services and the Medical Health Officer, agreeing to deal with the following matters at the development application stage:~~

(i) clarify to the satisfaction of the General Manager of Engineering Services and the

6184 Ash Street

BY-LAW NO. 8116

A By-law to amend
By-laws No. 8044,
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. 8044 is amended in clause (c) by deleting the number "13" and substituting the number "9".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of November , 1999.

(Signed) Philip W. Owen
Mayor

(Signed) Jan Gibson
Acting City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 2nd day of November 1999, and numbered 8116.

CITY CLERK"

- CARRIED UNANIMOUSLY

(Councillors Chiavario, Clarke, Daniel Lee and the Mayor
excused from voting on By-law 5)

6. A By-law to amend By-law No. 8044, being a By-law which

**amended the Zoning and Development By-law by rezoning an
area to CD-1 (6184 Ash Street) By-law No. 8116**

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

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. Herbert,
SECONDED by Cllr. Don Lee,

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

~~**7. A By-law to amend By-law No. 6555,**~~

~~**being the Noise Control By-law (400 Great Northern Way) By-law No. 8117**~~

~~MOVED by Cllr. Herbert,
SECONDED by Cllr. Daniel Lee,~~

~~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. Herbert,
SECONDED by Cllr. Daniel Lee,~~

~~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.~~

ADMINISTRATIVE REPORT

Date: November 16, 1999
Author/Local: M.Cho/6496
RTS No. 01126
CC File No. 2604
Council: November 30, 1999

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 6184 and 6198 Ash Street

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 6184 and 6198 Ash Street be approved generally as illustrated in the Development Application Numbers DE404314 and DE404334, prepared by Nigel Baldwin Architects and stamped "Received, City Planning Department August 27, 1999", 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.

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. The proposed development will replace the existing Peretz Institute with a new cultural building and multiple dwelling residences.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on May 2, 1960, City Council approved a rezoning of this site from RS-1 One-Family Dwelling and RT-2 Two-Family Dwelling Districts to CD-1 Comprehensive Development District. CD-1 By-law Number 3907 was enacted on March 21, 1961.

On May 29, 1979, Council approved a text amendment to provide uses and regulations and also enacted CD-1 By-law Number 5258.

At a Public Hearing on November 23, 1982, Council amended the floor space ratio (FSR) from 0.60 to 0.635. CD-1 By-law Number 5638 was enacted on March 8, 1983.

At a subsequent Public Hearing on July 28, 1998, Council amended the boundaries of the area already zoned CD-1, and also amended the uses and regulations. CD-1 By-law Numbers 8044 and 8045 were enacted on July 20, 1999.

On October 19, 1999 at a Public Hearing, Council approved the reduction of the minimum number of units requiring direct exterior grade access from 13 to 9. CD-1 By-law Number 8116 was enacted November 2, 1999.

The site is located on the east side of Ash Street and immediately south of West 45th Avenue. 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 Numbers DE404314 and DE404334. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of:

- a two-storey cultural building with two levels of underground parking at 6184 Ash Street under Development Permit Number DE404314; and
- a four-storey multiple dwelling containing 35 dwelling units with two levels of underground parking at 6198 Ash Street under Development Permit Number DE404334.

The two buildings are under separate development applications, however, the buildings are interconnected at the underground parking levels.

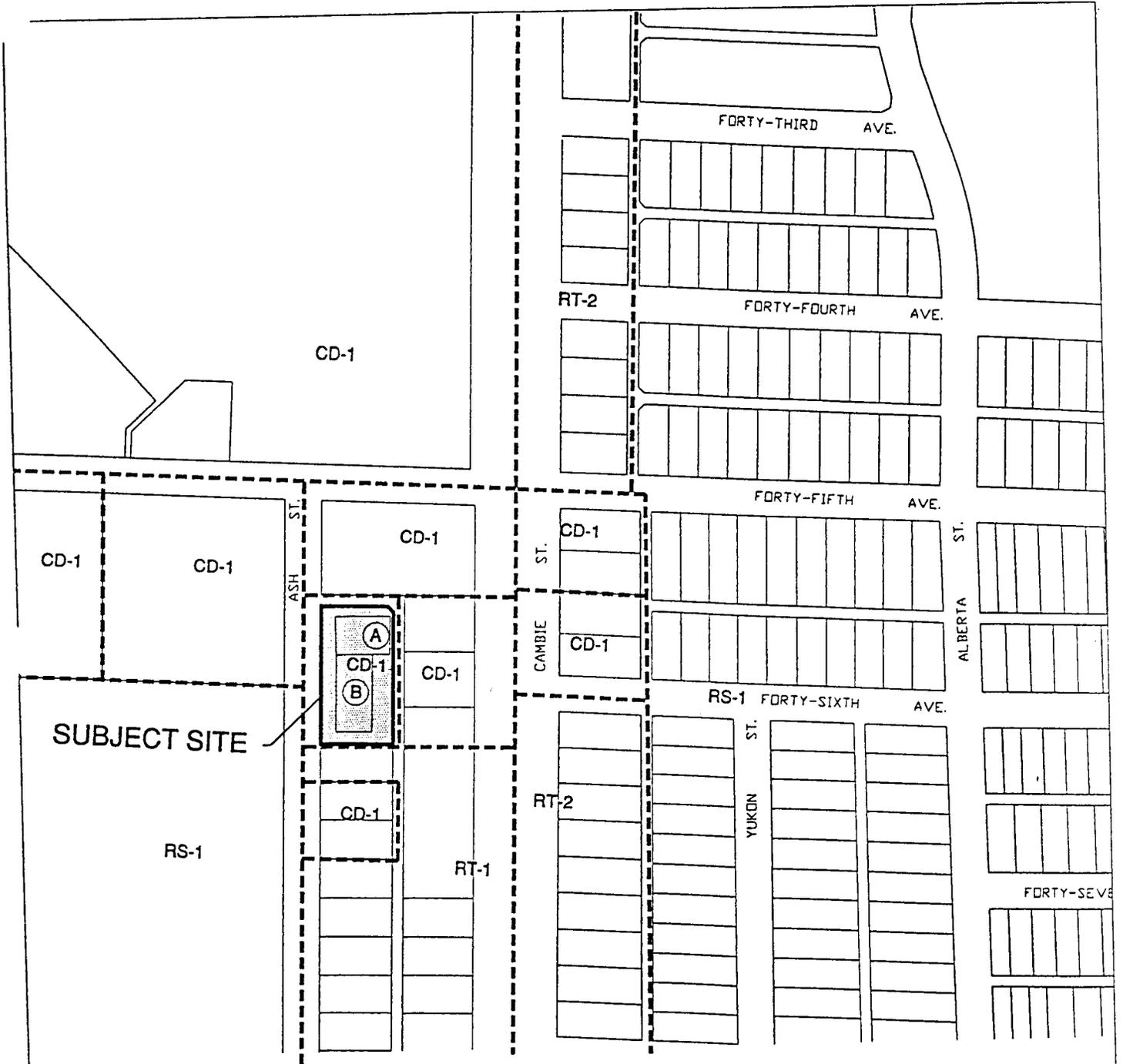
The proposed development has been assessed against and complies with the provisions of the CD-1 By-law.

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 Numbers DE404314 and DE404334, 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
- (A) DE 404314 - CULTURAL BUILDING AND CHILD DAYCARE FACILITY
- (B) DE 404334 - MULTIPLE DWELLING

5184 AND 6198 ASH ST. DE 404314 AND DE 404334

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE 1999 11 15
 DRAWN WGKS

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Nigel Baldwin Ltd
 100 King Street
 London W1B 5AL
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 Fax: 01-235 8889

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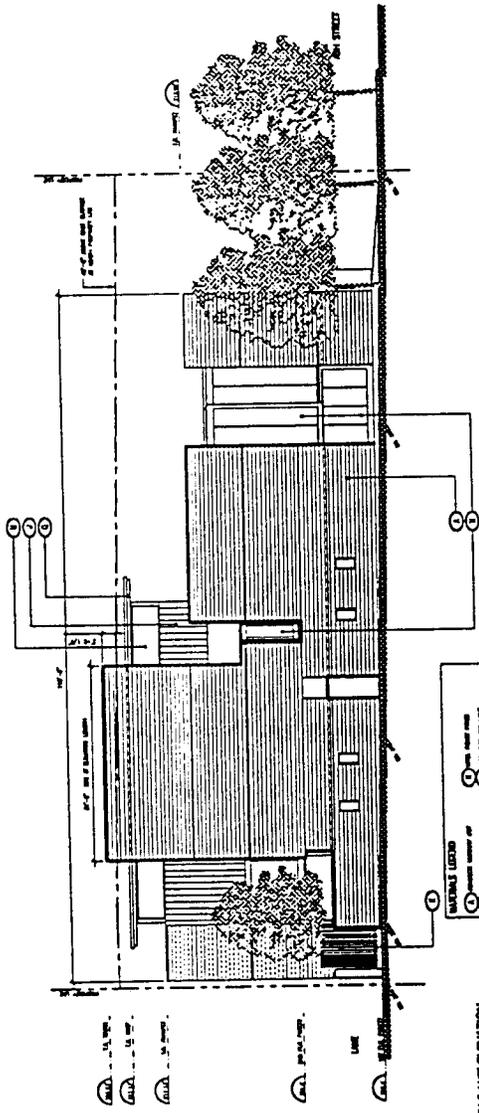
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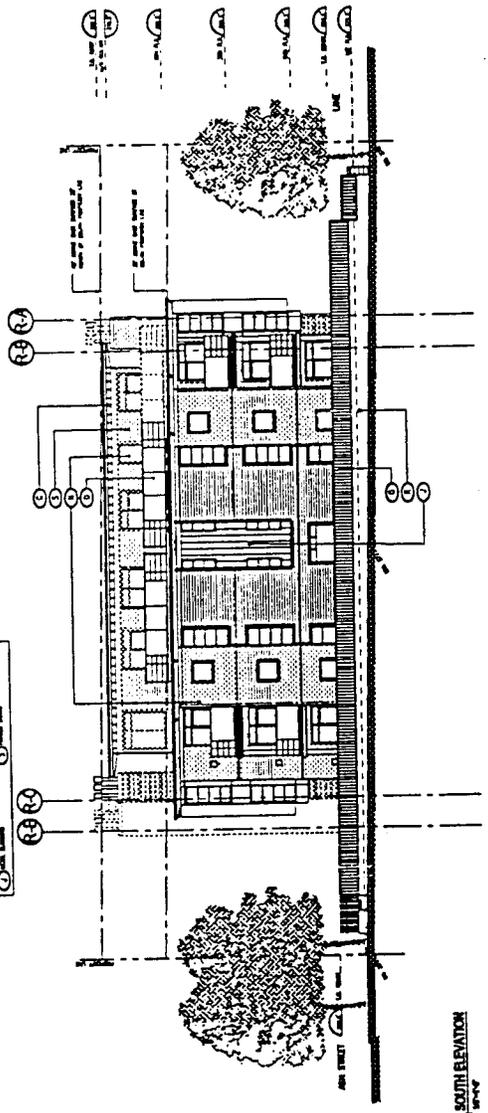
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 Tel: 01-235 8888
 Fax: 01-235 8889

Nigel Baldwin Architects
 A402



1 NORTH (SAME) ELEVATION
 100 King Street

MATERIALS LEGEND
 1. Brickwork
 2. Concrete
 3. Glass
 4. Metal
 5. Stone
 6. Timber
 7. Plaster
 8. Paint
 9. Render
 10. Slate
 11. Tiles
 12. Asphalt
 13. Grass
 14. Trees
 15. Fences



2 SOUTH ELEVATION
 100 King Street



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, 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 Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

- Councillor Fred Bass
- Councillor Don Lee
- Councillor McCormick
- Councillor Gordon Price
- Councillor George Puil
- Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

- Councillor Lynne Kennedy (Civic Business)
- Councillor Daniel Lee (Sick Leave)
- Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

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

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. Text Amendments: 1299 West Hastings Street (501 Bute Street)

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

Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.

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. Don Lee,
SECONDED by Cllr. McCormick,

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

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

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

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. Don Lee,
SECONDED by Cllr. McCormick,

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

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
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. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - 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."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting 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-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting 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."

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

DONE AND PASSED in open Council this 20th day of February ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

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)