



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (410)

7250 Oak Street

By-law No. 8457

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

Effective April 9, 2002

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

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

2 Uses

The area shown included within the heavy black outline on Schedule A shall be more particularly described as CD-1(410), 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) Seniors Supportive or Assisted Housing;
- (b) Community Care Facility - Class B except that all persons in care in the facility must be 65 years or older, the facility must provide shared kitchens, dining and amenity areas, and staff may provide care, supervision, guidance or counseling related to physical disabilities and to mental disabilities arising from Alzheimer's Disease, senile dementia, or other forms of memory impairment, [9674; 08 06 24]
- (c) Parking Area on grade limited to space for parking no more than 18 motor vehicles ancillary to the principal use on that portion of PID: 025-372-351, Lot 1, Block 16A, District Lot 526, Plan LMP53218 not included within the heavy black outline on Schedule "A" so long as permitted by development permits limited to periods not exceeding five years, and [8522; 02 07 25]
- (d) Accessory Uses customarily ancillary to the above uses. [8824; 04 04 06]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.10.

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

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

3.3 The following must be excluded from the computation of floor space ratio:

- (a) open residential balconies or sun decks, open porte cochere to a maximum exclusion of 75.62m², and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, [8522; 02 07 25]
- (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

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8457 or provides an explanatory note.*

- (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, library, lounges, activity 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] and
- (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.

4 Height

The Director of Planning may permit a maximum building height measured above the base surface of 14.63 m or four storeys, provided the following are taken into consideration:

- (a) the relationship of the development with nearby residential buildings and sites,
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and existing views, and
- (c) the submission of any advisory group, property owner or tenant.

5 Setbacks

5.1 The minimum setback of a building is 12.2 m from the west property boundary.

5.2 The minimum setback of a building is 6.55 m from the south property boundary. [8461; 02 04 23]

5.3 The minimum setback of a building is 6.1 m from the north property boundary of the area shown within the heavy black outline on Schedule "A".

6 Off-street Parking and Loading

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 minimum of one off-street parking space for every four beds must be provided, and a minimum of one disability space for every 15 parking spaces must be provided, with a minimum provision of two disability spaces.

7 Acoustics

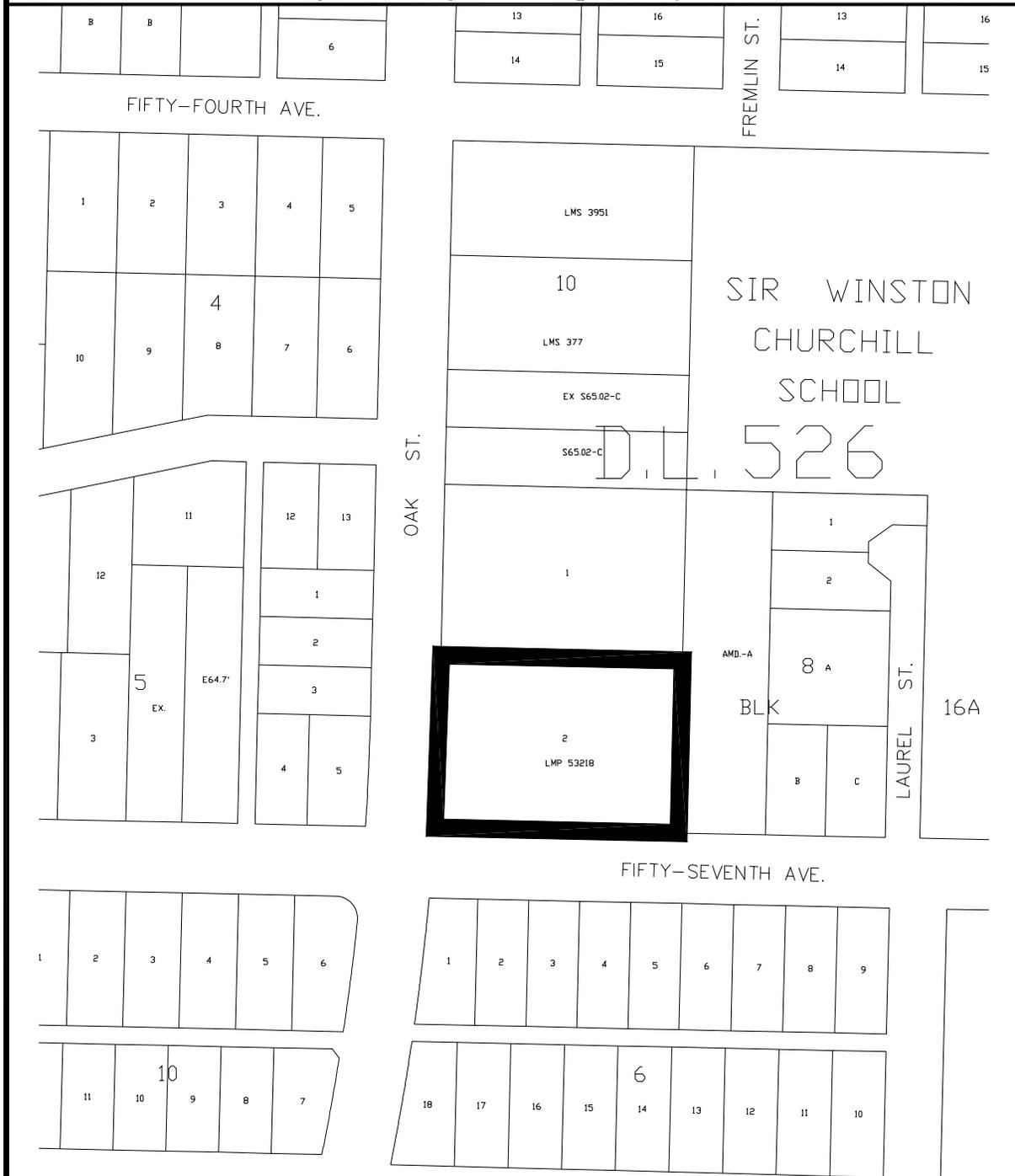
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

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

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

By-law No. 8457 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:

From **RS-1** to **CD-1**

Z-519

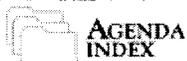
RZ - 7250 Oak Street

map: 1 of 1

scale: 1:2000



City of Vancouver



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JUNE 14, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 14, 2001, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor McCormick
Councillor Gordon Price
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Leave of Absence)

Councillor George Puil (Civic Business)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor 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: 1088 Burrard Street (Wall Centre)

An application by Calmont Investments Ltd. was considered as follows:

Summary: The proposed amendment would permit motor vehicle wash as a permitted use in the underground car park.

The Director of Current Planning recommended approval.

Staff Comments

Rob Jenkins, Assistant Director - Current Planning, briefly reviewed the application and advised the proposed amendment was supported by staff. The car wash use is also supported in the area. A development permit is required and will be subject to review.

Applicant Comments

Jennifer Low, representing the applicant, responded to questions on the background of the application and the operation of the car wash. She explained she was in the process of applying for all necessary permits when someone complained about the operation. She continued the car wash operation during the rezoning process because she did not want to lose her clientele.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Kennedy

THAT the application by Calmont Investments Ltd. to amend the CD-1 By-law for 1088 Burrard Street (Wall Centre) to permit motor vehicle wash as a permitted use in the underground car park be approved.

CARRIED
(Councillors Bass and Louis opposed)

2. Rezoning: 7250 Oak Street

An application by Sunrise Assisted Living Inc. was considered as follows:

Summary: The proposed rezoning would permit a 92 unit Special Needs Residential Care Facility.

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

Staff Comments

Rob Whitlock, Planner, described the application, which is within the boundaries of the Oakridge Langara Policy Statement (OLPS). The proposal is consistent in density with high priority sites in the area. The only point of disagreement between staff and the applicant is the payment of a Community Amenity Contribution (CAC). The applicant would like consideration under the OLPS institutional replacement policy. However Council's stated policy allows replacement of the existing institutional floor space only and no other substitution. The applicant is proposing to replace a non-profit service offered by the former facility with a private facility providing residences to middle- and upper-income seniors. From an equity point of view, staff treat all market initiatives the same and require the CAC.

Applicant Comments

Dan Zemanek, representing the applicant, described the proposal and the background of Sunrise Assisted Living Inc. The development will take care of frail to very frail seniors in a residential environment.

Brian Barber, representing the applicant, agreed with the policy report, except for the requirement of the payment of a CAC. The application will be trading a contemporary Special Needs Residential Facility on the site for an old non-viable one. The OLPS is overly restrictive; the applicant is already paying a quarter of a million dollars in Development Cost Levies.

Summary of Correspondence

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

Speakers

Mayor Owen called for speakers for and against the application.

Margaret Burns spoke in support of the application, noting there is a need for this type of intermediate care home. The proposed development will retain a park-like setting. She also thought visitors parking will not be a concern for the neighbourhood.

The following opposed the application, noting concerns with increased traffic and noise; lack of parking; safety concerns due to elderly drivers; and potential impacts on residential values in the immediate neighbourhood:

Eric Hong Tai
Susanna Hoy

Gary Stevens, representing the Salvation Army, supported the application and the applicant's request to be exempted from paying the CAC. Development of the site will be an automatic benefit to the City. Any money that will accrue to the applicant by not having to pay for the CAC will benefit the residents of the facility.

Applicant Closing Comments

Mr. Zemanek advised very few of the seniors living in the proposed facility will be

driving.

Staff Closing Comments

Mr. Whitlock reiterated staff are strongly supportive of the application. The only issue is the requested CAC; staff's position is consistent with Council's stated policy. The CAC will go to mitigating any impact the development may have in the area, such as traffic calming measures or for park use.

Council Decision

MOVED by Councillor Bass

THAT the application by Sunrise Assisted Living Inc. to rezone the southerly portion of 7250 Oak Street from RS-1 to CD-1 to permit a 92 unit Special Needs Residential Care Facility be approved, subject to the following conditions:

(a) That the proposed form of development be approved by Council in principle, generally as prepared by Mithun Partners, Inc. Architects, and stamped "Received Planning Department, August 10, 2000", 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 reduce the overall bulk of the building through the consideration of fourth floor setbacks and different and lighter materials for the fourth floor;

(ii) a 2.74 m x 2.74 m (9 ft. x 9 ft.) corner cut-off will be necessary at the right angle turn at the bottom of the parking ramp;

(iii) recycling storage and pickup should be clearly shown on the plans;

(iv) submission of a legal survey illustrating the following information:

- existing trees 20 cm caliper or greater on the development site;
- the public realm (property line to curb), including existing street trees, street utilities such as lamp posts, fire hydrants, etc. adjacent to the development site;

(v) submission of a Certified Arborist assessment of all the existing trees on site, to the satisfaction of the Landscape Architectural Technician;

(vi) submission of a detailed Landscape Plan illustrating both common and botanical name, size and quantity of all proposed plant material. Proposed plant material should be clearly illustrated on the Landscape Plan;

(vii) parking is to be rearranged in order to retain the existing Douglas Fir tree located between parking spaces 5 and 6.; and

(viii) further design development to include the principles of CPTED (Crime Prevention Through Environmental Design) for the next design development phases of the project.

(c) That, prior to enactment of the CD-1 By-law, the registered owner shall:

(i) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for provision for the following:

- subdivision of Lot 7 in accordance with the rezoning proposal, including appropriate access agreements for the proposed northerly parcel;
- provision of sidewalk on the north side of West 57th Avenue adjacent to the site;
- provision of street trees adjacent the site where space permits;

(ii) make arrangements for all new hydro, telephone and cablevision services to the site from the closest existing suitable service point, including a review of the overhead plant upgrading that may be necessary to serve this project in order to determine its impact on the surrounding neighbourhood (this may result in the servicing points to the site being changed to reduce neighbourhood impacts); and

(iii) provide security to the City in an amount determined by the Director of Current Planning to be sufficient to cover the value of the retained and relocated trees prior to the issuance of the development permit, or prior to any site work, whichever is sooner. The security will be held until following occupancy, when a certified Arborist confirms with the City, in a Site Inspection Report, that the retained and relocated trees are in healthy condition and that the longer term management guidelines have been confirmed. The security will be 150% of an estimated dollar value for the replacement cost of the retained and relocated trees completed by a certified Arborist. This security obligation will be a separate written agreement between the applicant and the City. Such security to be satisfactory to the Director of Legal Services in her sole discretion and may include, without limitation, a letter of credit; and

(iv) pay a Community Amenity Contribution (CAC) based on the following:

CAC = floor space above 1.0 x Buildable (in dollars per sq. ft. as determined by the Manager of Real Estate services), preliminary estimate of this value is \$365,800.

The payment shall be made in a form acceptable to the City Manager, with the advice of the Director of Legal Services.

(v) execute an agreement to the satisfaction of the Director of Legal Services and the Manager of the Housing Centre restricting occupancy to persons at least 65 years of age, to be registered in priority over all charges which may defeat or delay the agreement.

CARRIED
(Councillor Sullivan opposed to Condition c(iv))

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louis

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louis

SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY

The Special Council adjourned at 9:00 p.m.

* * * *



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

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

APRIL 9, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 9, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Philip Owen
- Councillor Fred Bass
- Councillor Jennifer Clarke
- Councillor Lynne Kennedy
- Councillor Daniel Lee
- Councillor Don Lee
- Councillor Tim Louis
- Councillor Sandy McCormick
- Councillor Gordon Price

*Councillor George Puil

CITY MANAGER'S OFFICE:

- Councillor Sam Sullivan
- Judy Rogers, City Manager

CITY CLERK'S OFFICE:

- Syd Baxter, City Clerk
- Tarja Tuominen, Meeting Coordinator

*Denotes presence for a portion of the meeting.

PRAYER

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

ANNOUNCEMENT

One Book, One Vancouver

7. A By-law to amend Zoning and Development By-law No. 3575 (7250 Oak Street)

(By-law No. 8457)

MOVED by Councillor Bass
SECONDED by Councillor 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 Councillor Bass
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY
(Councillors Clarke and Puil excused from voting)

8. A By-law to amend Subdivision By-law No. 5208 (7250 Oak Street) (By-law No. 8458)

MOVED by Councillor Bass
SECONDED by Councillor 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 Councillor Bass
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY
(Councillors Clarke and Puil excused from voting)

7250 Oak Street

BY-LAW NO. 8457

**A By-law to amend
Zoning and Development By-law No. 3575**

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-519 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(410), 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) Special Needs Residential Facility - Community Care - Class B except that all persons in care in the facility must be 65 years or older, the facility must provide shared kitchens, dining and amenity areas, and staff may provide care, supervision, guidance or counseling related to physical disabilities and to mental disabilities arising from Alzheimer's Disease, senile dementia, or other forms of memory impairment,
- (b) Parking Area on grade limited to space for parking no more than 15 motor vehicles ancillary to the principal use on that portion of PID: 025-372-351, Lot 1, Block 16A, District Lot 526, Plan LMP53218 not included within the heavy black outline on Schedule "A" so long as permitted by development permits limited to periods not exceeding five years, and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 1.10.

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

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

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

- (a) open residential balconies or sundecks, 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, library, lounges, activity 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) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit, and
- (g) 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.

4. Height

The Director of Planning may permit a maximum building height measured above the base surface of 14.63 m or four storeys, provided the following are taken into consideration:

- (a) the relationship of the development with nearby residential buildings and sites,
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings, streets and existing views, and
- (c) the submission of any advisory group, property owner or tenant.

5. Setbacks

5.1 The minimum setback of a building is 12.2 m from the west property boundary.

5.2 The minimum setback of a building is 7.62 m from the south property boundary.

5.3 The minimum setback of a building is 6.1 m from the north property boundary of the area shown within the heavy black outline on Schedule "A".

6. Off-Street Parking and Loading

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 minimum of one off-street parking space for every four beds must be provided, and a minimum of one disability space for every 15 parking spaces must be provided, with a minimum provision of two disability spaces.

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 LEVELS (DECIBELS)

bedrooms	35
living, dining, recreation rooms	40
kitchens, 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 9th day of April, 2002.

(Signed) Philip W. Owen
Mayor

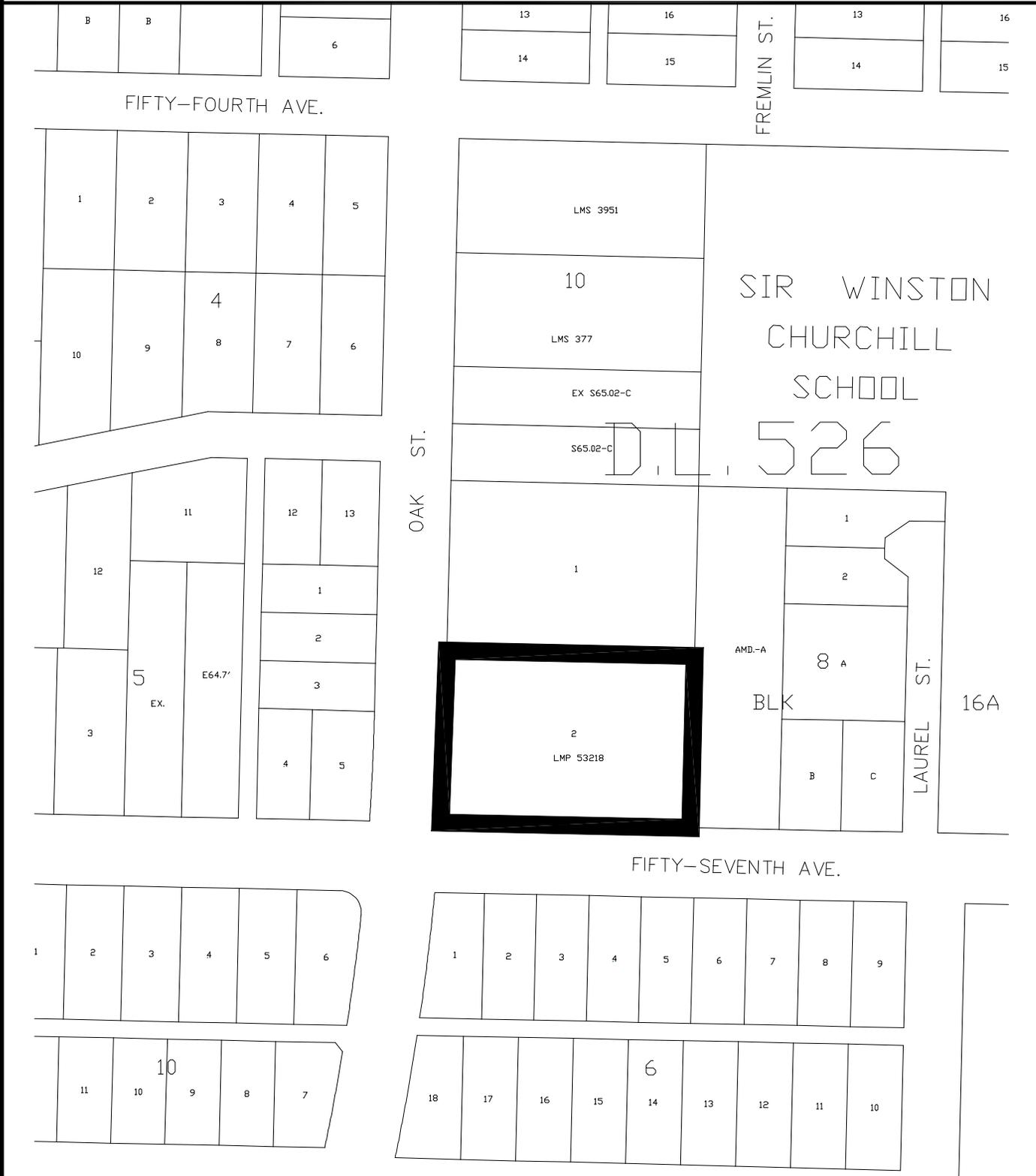
(Signed) Syd Baxter
City Clerk

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 9th day of April, 2002, and numbered 8457.

CITY CLERK

By-law No. 8457 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black () is rezoned:

From RS-1 to CD-1

Z-519

RZ - 7250 Oak Street

map: 1 of 1

scale: 1:2000



**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****April 11, 2002**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 11, 2002, 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 Bylaw.

PRESENT:

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

ABSENT:

Councillor Lynne Kennedy (Sick Leave)

CITY CLERK'S OFFICE: Nancy Largent, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

SECONDED by Councillor Daniel Lee

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development Bylaw.

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: RT-7 & RT-8 DISTRICT SCHEDULES

An application by the Director of City Plans was considered as follows:

Summary: The proposed miscellaneous housekeeping amendments to the RT-7 & RT-8 District Schedules would provide additional clarity in the interpretation of existing regulations. Amendments to the Kitsilano RT-7 & RT-8 Guidelines are also presented for adoption in principle by Council.

(ii) in section 4.7.3 (c) (i) concerning maximum excluded parking floor space in an accessory building in the case of multiple conversion dwellings having three or more units, or in an infill building, to a maximum of 48 m².

B. THAT the following clause be added to the proposed amendments to the RT-7 and RT-8 Guidelines:

4.9.2 The intent of the floor space relaxations provided for in Section 5.4 is to allow for additional bicycle parking only to be located in the garage of an MCD containing 3 or more units, or in the garage under an infill building. The increase is not intended to accommodate more than two vehicles. Garage doors should be limited to two single doors, or one double size door. Doors large enough to accommodate three vehicle spaces should not be considered;

FURTHER THAT an additional guideline be added to Section 4.9 of the Guidelines, to clarify how the proposed Section 5 relaxation should be used.

(italics denote amendment)

C. THAT the application by the Director of City Plans to amend the RT-7& RT-8 District Schedules of the Zoning and Development By-law to make housekeeping amendments, generally in accordance with Appendix A of the Policy Report dated February 26, 2002, be approved as amended in the foregoing Resolution A.

D. That the RT-7 & RT-8 guideline amendments, generally as outlined in Appendix B of the Policy Report dated February 26, 2002, be approved as amended in the foregoing Resolution B.

CARRIED

~~(Councillors Daniel Lee, Louis and McCormick opposed to Sections 5.3 and 5.4)~~

2. TEXT AMENDMENT: 7250 Oak Street

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

Summary: The proposed amendment would reduce the building's required southern setback.

The Director of Current Planning recommended approval.

Staff Opening Comments

Dave Thomsett, Senior Planner, briefly introduced the application and offered to answer any questions.

Summary of Correspondence

No correspondence was received.

Speakers

Jim Corlett deplored the condition of a nearby site, and felt Council should not amend the by-law to permit one property to have less setback than is required for other properties.

Mr. Thomsett clarified that the proposed amendments will not affect the land referenced by Mr. Corlett..

The Mayor called for any further speakers and none came forward.

Council Decision

MOVED by Councillor McCormick

THAT the application by the Director of Current Planning to amend the CD-1 By-law for 7250 Oak Street to decrease the minimum southerly building setback from 7.62 m (25 ft.) to 6.55 m (21.5 ft.), generally in accordance with Appendix A of the Policy Report dated February 25, 2002, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

The Special Council adjourned at 9:00 p.m.

* * * * *



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES

APRIL 23, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 23, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke

*Councillor Lynne Kennedy

Councillor Daniel Lee
 Councillor Don Lee
 Councillor Tim Louis
 Councillor Sandy McCormick
 Councillor Gordon Price
 Councillor George Pui

ABSENT:

Councillor Sam Sullivan (Leave of Absence)

**CITY MANAGER'S
 OFFICE:**

Judy Rogers, City Manager

**CITY CLERK'S
 OFFICE:**

Syd Baxter, City Clerk
 Tarja Tuominen, Meeting Coordinator

*Denotes presence for a portion of the meeting.

PRAYER

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

CONDOLENCES

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor McCormick
SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY

BY-LAWS

1. A By-law to amend Zoning and Development By-law No. 8457 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (7250 Oak Street Setback) (By-law No. 8461)

MOVED by Councillor Bass
SECONDED by Councillor 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 Councillor Bass
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY

2. A By-law to amend Noise Control By-law No. 6555 (MC-1 and MC-2 Districts Schedule) (By-law No. 8462)

MOVED by Councillor Price
SECONDED by Councillor 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

BY-LAW NO. 8461

**A By-law to amend Zoning and Development By-law No. 8457
which amended Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

PREAMBLE

On April 9, 2002, Council enacted a by-law (the "April 9 By-law"), substantially in the form and substance of the by-law attached hereto as Schedule A, to include certain lands and premises bearing the civic address of 7250 Oak Street within the CD-1 Zone.

Council wishes to amend the April 9 By-law to reduce the setback from the south property boundary.

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

1. From section 5.2 of the April 9 By-law, delete "7.62", and substitute "6.55".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of April, 2002.

(Signed) Philip W. Owen
Mayor

(Signed) Syd Baxter
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of April, 2002, and numbered 8461.

CITY CLERK

7. Form of Development: 999 West 57th Avenue

June 14, 2002 (File 2605)

MOVED by Councillor Kennedy

THAT the form of development for the CD-1 zoned site known as 7250 Oak Street (999 West 57th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE406022, prepared by Sunrise Development Inc. and stamped "Received, Community Services, Development Services June 13, 2002," provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Daniel Lee absent for the vote)

ADMINISTRATIVE REPORT

Date: June 14, 2002
Author/Local: B. Boons/7678
RTS No. 02793
CC File No. 2605
Council: June 25, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 999 West 57th Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 7250 Oak Street (999 West 57th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE406022, prepared by Sunrise Development Inc. and stamped "Received, Community Services, Development Services June 13, 2002," provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on June 14, 2001, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 8457 was enacted on April 9, 2002.

At a subsequent Public Hearing on April 11, 2002, Council approved a text amendment to reduce the building's required southern setback from 7.62 metres (25 feet) to 6.55 metres (21.49 feet). CD-1 By-law No. 8461 was enacted on April 23, 2002.

The site is located at the northeast corner of West 57th Avenue and Oak Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406022. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

DISCUSSION

The proposal involves the construction of a four-storey Special Needs Residential Facility (Community Care - Class B) building on this site, having 51 parking spaces with vehicular access from West 57th Avenue.

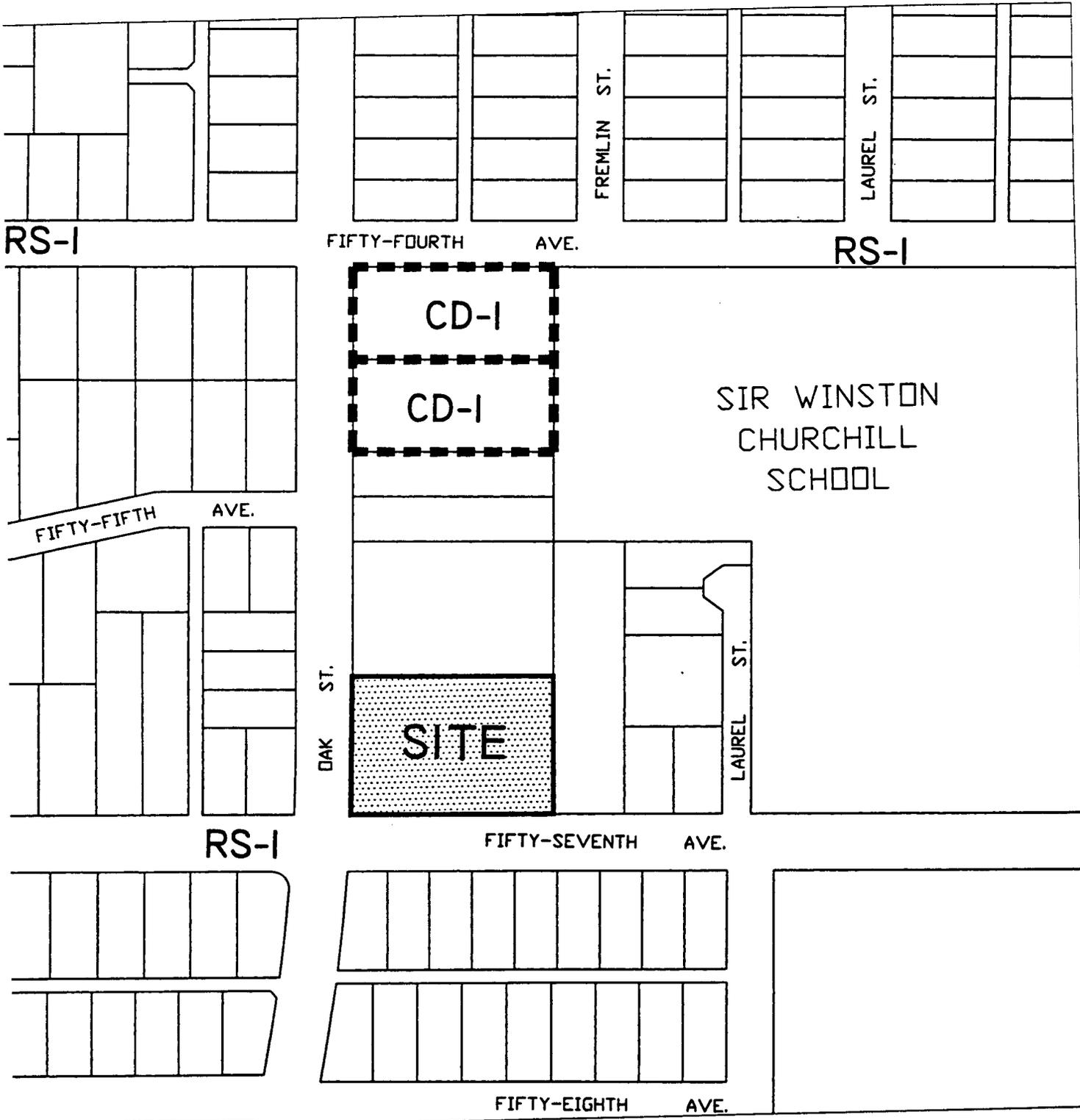
The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE406022, 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

999 WEST 57TH AVE. DE 406022

CITY OF VANCOUVER PLANNING DEPARTMENT

DATE 2002 06 17

DRAWN WGS



FILENAME :F:FRMOFDEV\2002 FRMOFDEV.999 W 57TH.DWG

DRAWING INDEX

- A1 SITE PLAN
- A1A BUILDING HEIGHT CALCULATIONS
- A2 GARAGE FLOOR PLAN
- A3 GROUND FLOOR PLAN
- A4 SECOND FLOOR PLAN
- A5 THIRD FLOOR PLAN
- A6 FOURTH FLOOR PLAN
- A7 ROOF PLAN
- A8 NORTH AND EAST ELEVATIONS
- A9 SOUTH AND WEST ELEVATIONS
- A10 BUILDING SECTIONS
- A11 AREA OVERLAY - GROSS SQUARE FEET - GARAGE FLOOR PLAN
- A12 AREA OVERLAY - GROSS SQUARE FEET - GROUND FLOOR PLAN
- A13 AREA OVERLAY - GROSS SQUARE FEET - SECOND FLOOR PLAN
- A14 AREA OVERLAY - GROSS SQUARE FEET - THIRD FLOOR PLAN
- A15 AREA OVERLAY - GROSS SQUARE FEET - FOURTH FLOOR PLAN
- A16 AREA OVERLAY - AMENITY EXCLUDED AREAS - GROUND FLOOR PLAN
- A17 AREA OVERLAY - AMENITY EXCLUDED AREAS - SECOND FLOOR PLAN
- A18 AREA OVERLAY - AMENITY EXCLUDED AREAS - THIRD FLOOR PLAN
- A19 AREA OVERLAY - AMENITY EXCLUDED AREAS - FOURTH FLOOR PLAN
- A20 AREA OVERLAY - AMENITY EXCLUDED AREAS - GARAGE FLOOR PLAN
- A21 AREA OVERLAY - ADDITIONAL WALL THICKNESS - GROUND FLOOR PLAN
- A22 AREA OVERLAY - ADDITIONAL WALL THICKNESS - SECOND FLOOR PLAN
- A23 AREA OVERLAY - ADDITIONAL WALL THICKNESS - THIRD FLOOR PLAN
- A24 AREA OVERLAY - ADDITIONAL WALL THICKNESS - FOURTH FLOOR PLAN
- A25 AREA OVERLAY - ADDITIONAL WALL THICKNESS - GARAGE FLOOR PLAN
- A26 FURNITURE PLAN
- A27 DETAILS
- A28 DETAILS

REFERENCE
C1-1 bylaw passed April 6, 2009.

LEGAL DESCRIPTION
Lot 2 of Lot 7, Block 10A, District Lot 526, Plan C571.

REVERSE UNIT COUNT - 2/18/08

Unit No.	Area (sq. ft.)	Count	Area (sq. ft.)	Count
1	1,100	1	1,100	1
2	1,100	1	1,100	1
3	1,100	1	1,100	1
4	1,100	1	1,100	1
5	1,100	1	1,100	1
6	1,100	1	1,100	1
7	1,100	1	1,100	1
8	1,100	1	1,100	1
9	1,100	1	1,100	1
10	1,100	1	1,100	1
11	1,100	1	1,100	1
12	1,100	1	1,100	1
13	1,100	1	1,100	1
14	1,100	1	1,100	1
15	1,100	1	1,100	1
16	1,100	1	1,100	1
17	1,100	1	1,100	1
18	1,100	1	1,100	1
19	1,100	1	1,100	1
20	1,100	1	1,100	1
21	1,100	1	1,100	1
22	1,100	1	1,100	1
23	1,100	1	1,100	1
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25	1,100	1	1,100	1
26	1,100	1	1,100	1
27	1,100	1	1,100	1
28	1,100	1	1,100	1
29	1,100	1	1,100	1
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32	1,100	1	1,100	1
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39	1,100	1	1,100	1
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42	1,100	1	1,100	1
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52	1,100	1	1,100	1
53	1,100	1	1,100	1
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55	1,100	1	1,100	1
56	1,100	1	1,100	1
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58	1,100	1	1,100	1
59	1,100	1	1,100	1
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63	1,100	1	1,100	1
64	1,100	1	1,100	1
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91	1,100	1	1,100	1
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93	1,100	1	1,100	1
94	1,100	1	1,100	1
95	1,100	1	1,100	1
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97	1,100	1	1,100	1
98	1,100	1	1,100	1
99	1,100	1	1,100	1
100	1,100	1	1,100	1

Garage, kitchen, walls provided

Surface level parking shall provide 4

1.000 sq. ft. of parking space per 100 sq. ft. of floor area.

1.000 sq. ft. of parking space per 100 sq. ft. of floor area.

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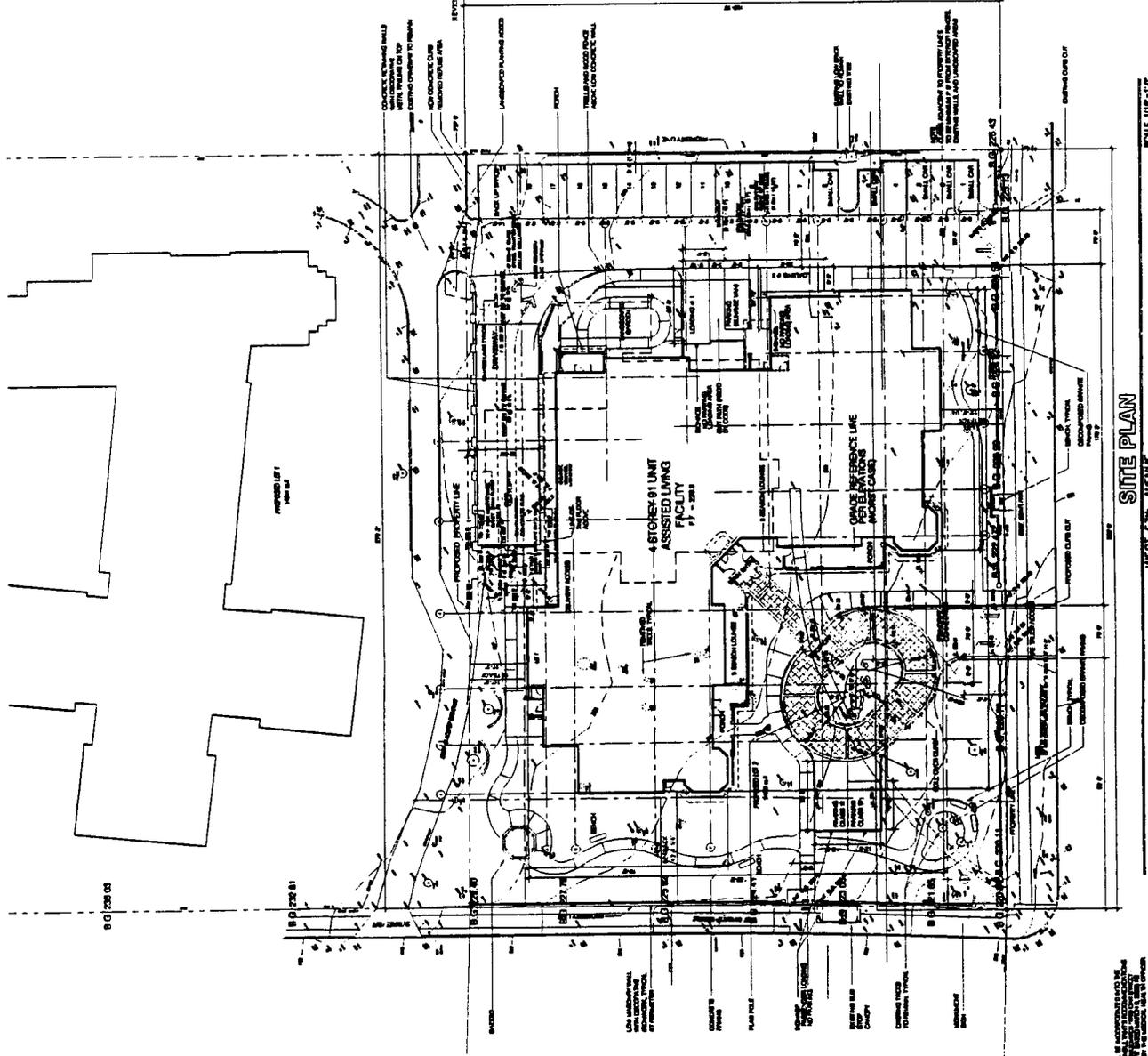
1.000 sq. ft. of parking space per 100 sq. ft. of floor area.

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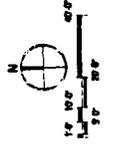
SITE PLAN

SCALE 1/8" = 1'-0"

Sunrise of Vancouver, B.C.
at 989 West 57th Avenue
Development Permit Set
June 11, 2009

MITHUN
ARCHITECTURE INC.
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 3A9
TEL: 604-681-1111
WWW.MITHUN.COM

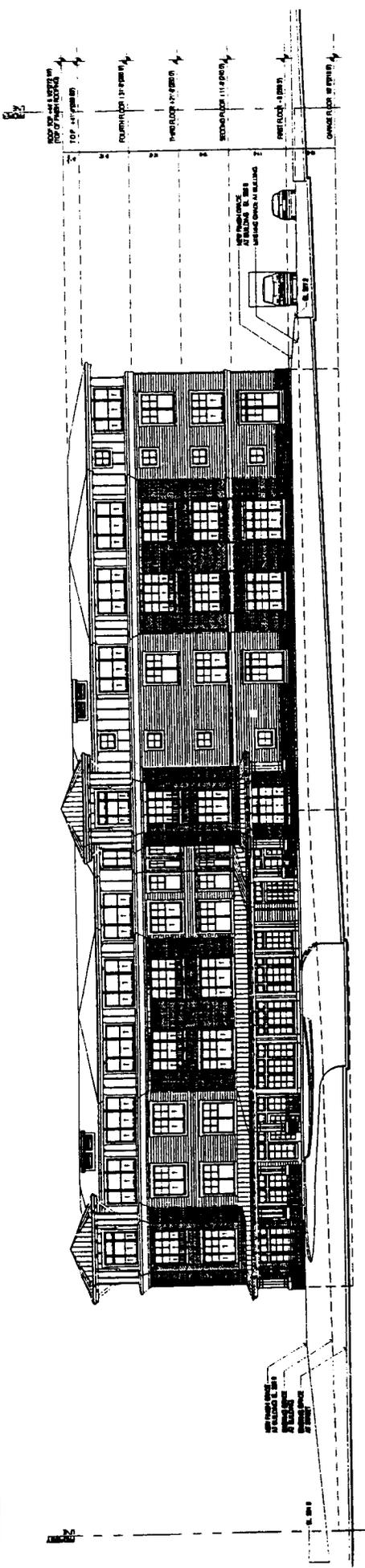
FOR PERMIT ONLY
THIS DOCUMENT IS VALID FOR THE PROJECT AND SITE ONLY.
IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT.



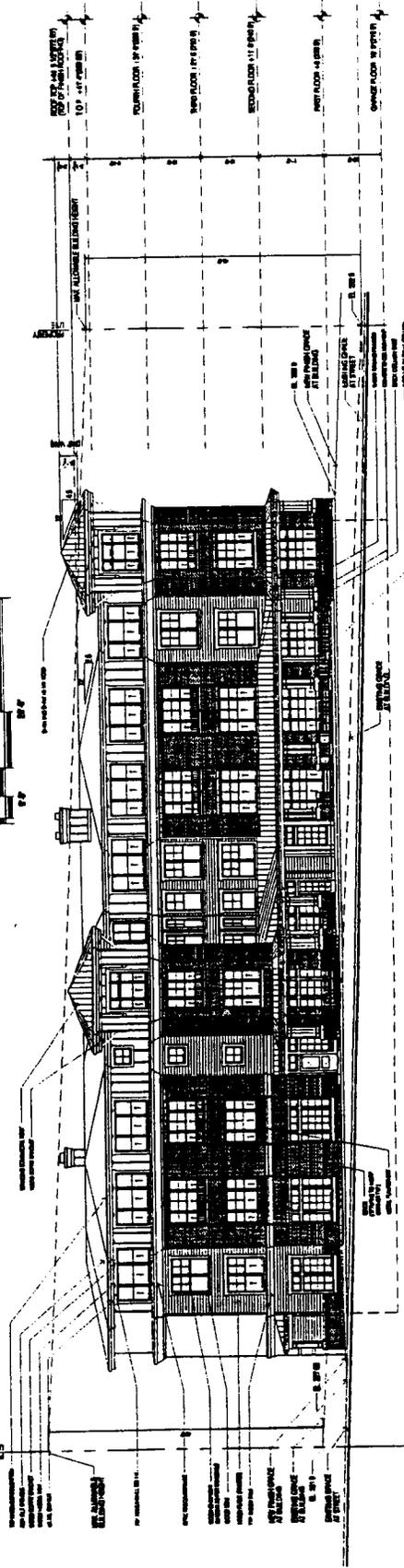
NOTES:
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

PROJECT
Sunrise
Assisted Living
LOCATION
999 West 57th Ave

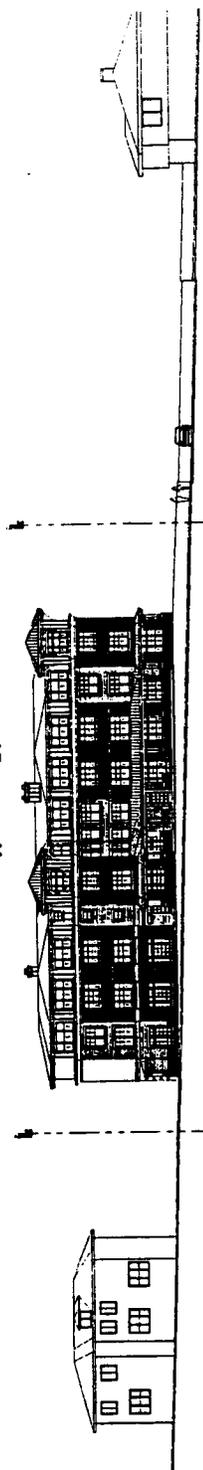
FOR PERMIT
ONLY



SOUTH ELEVATION (VIEW FROM WEST 57TH AVENUE)



WEST ELEVATION (VIEW FROM OAK STREET)



WEST STREETSCAPE ELEVATION (VIEW FROM OAK STREET)

Sunrise of Vancouver, B.C.
at 999 West 57th Avenue

INTEGRA
ARCHITECTURE INC.
100 8111 WOODBINE DRIVE

MITHUN

**SPECIAL COUNCIL MEETING
(PUBLIC HEARING)**

DECISIONS

DATE: Thursday, July 25, 2002

TIME: 7:30 p.m.

PLACE: Council Chamber
Third Floor, City Hall

**For information, please contact Nancy Largent at 604-873-7015
or e-mail nancy_largent@city.vancouver.bc.ca**

1. Text Amendment: 7250 Oak Street

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8457 for 7250 Oak Street (Lot 2, LMP 53218, Block 16A, DL 526) to exclude a porte-cochère from the computation of floor space ratio and to correct a typographical error regarding parking uses be approved.

2. Rezoning: 600 Granville Street

A. THAT the application by Malcolm Elliot, Architectura, to rezone 600 Granville Street (Lots 1 to 9 inclusive, Block 23, DL 541, Plan 210 and Lot 10 [Reference Plan 2608], Block 43, DL 541, Plan 5428) and 602 Dunsmuir Street (Parcel A, Block 43, DL 541, Plan LMP 38754A) from DD to CD-1, to permit four levels of commercial use plus rapid transit access and a residential tower with retention of existing hotel and restaurant development, be approved generally as contained in Appendix A of the Policy report dated May 28, 2002, entitled "CD-1 Rezoning - 600 Granville Street and 602 Dunsmuir Street", subject to the following conditions:

- (a) That for Site A, the proposed form of development be approved by Council in principle, generally as prepared by Malcolm Elliot, Architectura, and stamped "Received Planning Department", April 18, 2002 and May 16, 2002, provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (c) below.
- (b) That for Site B, the proposed form of development be approved by Council in principle, being the plans of the St. Regis Hotel as prepared by W.A. Geppert and Associates, and stamped "Received Planning

**SPECIAL COUNCIL MEETING
(PUBLIC HEARING)**

DECISIONS

DATE: Thursday, July 25, 2002

TIME: 7:30 p.m.

PLACE: Council Chamber
Third Floor, City Hall

**For information, please contact Nancy Largent at 604-873-7015
or e-mail nancy_largent@city.vancouver.bc.ca**

BY-LAWS

The following by-laws were adopted.

1. **A By-law to amend By-law No. 8547 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (7250 Oak Street) (By-law No. 8522)**
2. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (600 Granville Street and 648 Granville Street) (By-law No. 8523)**
3. **A By-law to designate heritage property and to amend By-law 4837, being the Heritage By-law (600 Granville Street and 648 Granville Street) (By-law No. 8524)**
4. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (602 Dunsmuir Street & 615 Seymour Street) (By-law No. 8525)**
5. **A By-law to designate heritage property and to amend By-law 4837, being the Heritage By-law (602 Dunsmuir Street & 615 Seymour Street) (By-law No. 8526)**

* * * * *

7250 Oak Street

BY-LAW NO. 8522

**A By-law to amend By-law No. 8457 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. This By-law amends the indicated sections of By-law No. 8457.
2. From section 2(b), delete "15", and substitute "18".
3. To section 3.3(a), after "sundecks,", add "open porte cochere to a maximum exclusion of 75.62 m²,".
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 25th day of July, 2002.



Mayor



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)

Seniors supportive or assisted housing

BY-LAW NO. 8824

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

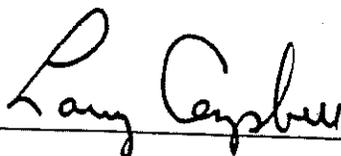
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

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

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

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

ENACTED by Council this 6th day of April, 2004



Mayor



City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

PRESENT:

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

1. Heritage Designation: 450 West 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd Avenue.

The Director of Current Planning recommended approval.

Staff Comments

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

5. Text Amendment: Seniors Supportive or Assisted Housing

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Woodsworth

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

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Green
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Roberts absent for the vote)

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

Special needs residential facilities

BY-LAW NO. 9674

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

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

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

Table 1

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

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

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

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

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

ENACTED by Council this 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

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

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

Director of Legal Services
June 24, 2008

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

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

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

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

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

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

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

Staff Opening Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Chow

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

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

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

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

CARRIED UNANIMOUSLY