



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 (434)

2020 Harrison Drive

By-law No. 9111

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

Effective September 20, 2005

(Amended up to and including By-law No. 9130, dated October 20, 2005)

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

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (434).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (434) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Dwelling Uses, limited to Seniors Supportive or Assisted Housing; and
- (b) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

3 Density

3.1 The site size must not exceed 4 627.9 m².

3.2 The floor space ratio must not exceed 1.45.

3.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, 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-sectional areas and included in the measurements for each floor at which they are located.

[9130; 05 10 20]

3.4 Computation of floor space ratio must exclude:

- (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 or roof gardens only if 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, not to exceed 10% of the total permitted floor area;
- (e) areas of undeveloped floors located:
 - (i) above the highest 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; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 9111 or provides an explanatory note.

- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

[9130; 05 10 20]

4 Building Height

The maximum building height is a datum elevation of 50.15 m based upon current City of Vancouver datum, except that the height above Harrison Drive elevation must not exceed 2 storeys.

5 Parking and loading, and bicycle storage

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

6 Acoustics

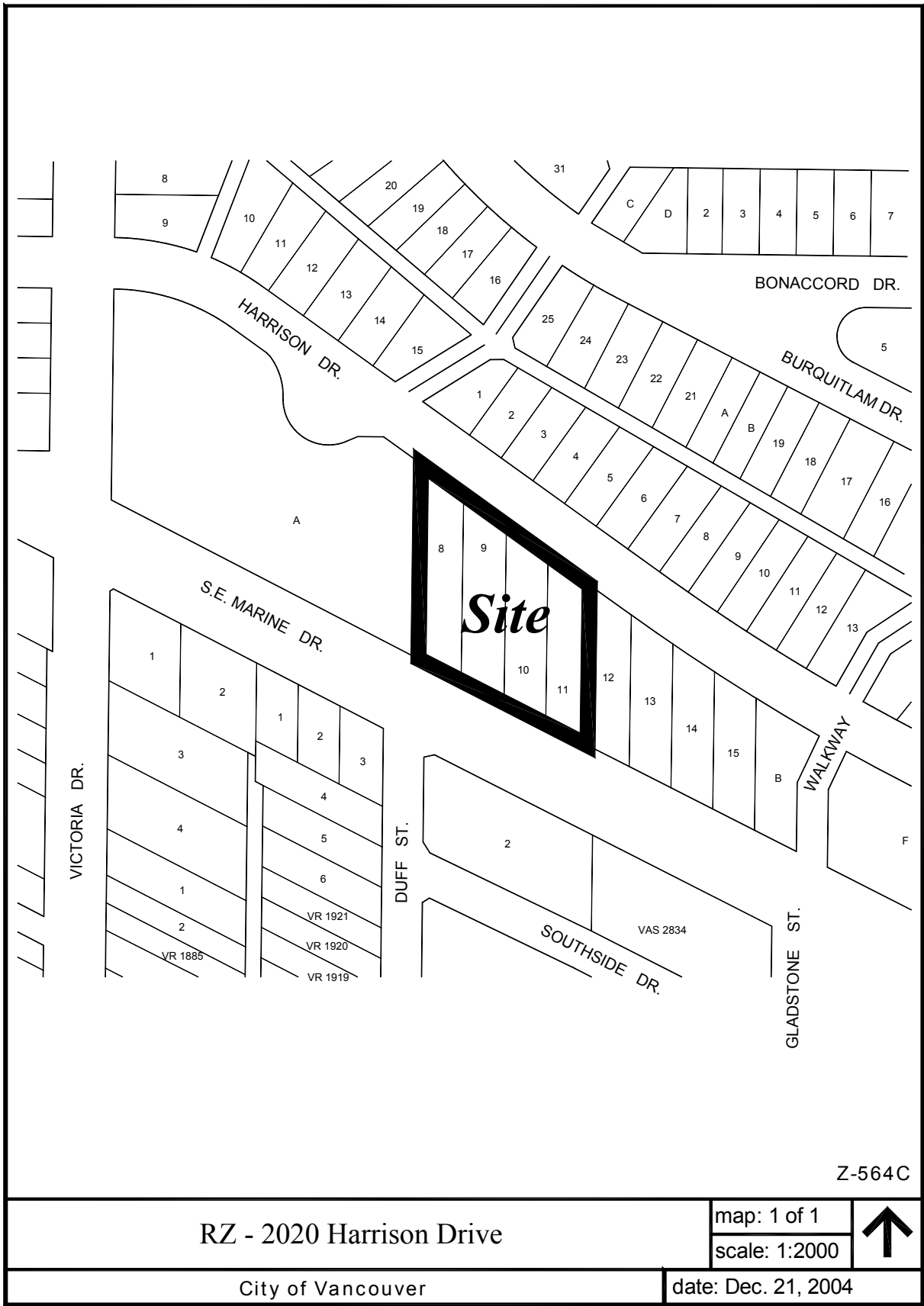
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level 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

7 Severability

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

- 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.]*



Z-564C

RZ - 2020 Harrison Drive

map: 1 of 1
scale: 1:2000



City of Vancouver

date: Dec. 21, 2004

911

2020 Harrison Drive

BY-LAW NO. 9111

**A By-law to amend
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:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-564C attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (434).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (434) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Dwelling Uses, limited to Seniors Supportive or Assisted Housing; and
- (b) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

Density

3.1 The site size must not exceed 4 627.9 m².

3.2 The floor space ratio must not exceed 1.45.

3.3 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

3.4 Computation of floor space ratio must exclude:

- (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 or roof gardens only if 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) 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; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Building Height

4. The maximum building height is a datum elevation of 50.15 m based upon current City of Vancouver datum, except that the height above Harrison Drive elevation must not exceed 2 storeys.

Parking and loading, and bicycle storage

5. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

Acoustics

6. 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

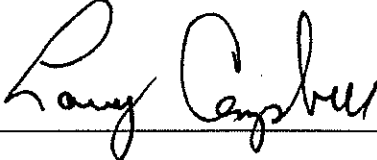
Severability

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

Force and Effect

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

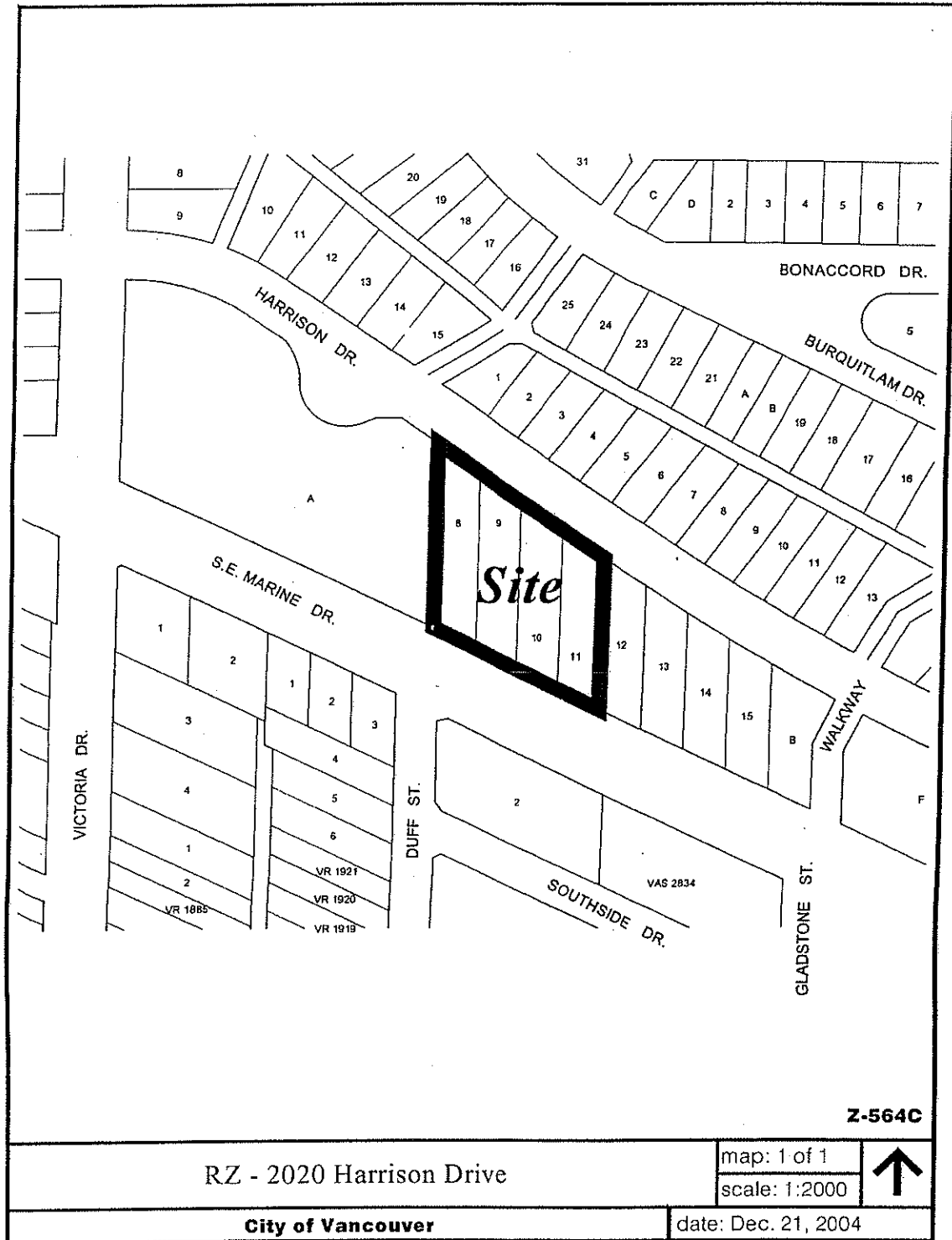
ENACTED by Council this 20th day of September, 2005



Mayor



City Clerk



RZ - 2020 Harrison Drive

City of Vancouver

map: 1 of 1

scale: 1:2000



date: Dec. 21, 2004

**8. Demolition of City-owned residential premises at 2458 East 33rd Avenue
September 6, 2005 (File 5102)**

THAT Council approve the demolition of the residential premises located at 2458 East 33rd Avenue, at a cost of \$27,000, source of funding to be the 2003-2005 Streets Capital Unappropriated Account - Property Fund.

ADOPTED ON CONSENT

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Roberts

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Cadman

SECONDED by Councillor Woodsworth

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, 3 and 7, 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 by rezoning an area to CD-1 re 2020 Harrison Drive (By-law No. 9111)
(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law 1)

2. A By-law to amend CD-1 By-law No. 3914 re 2130 - 2288 Harrison Drive
(By-law No. 9112)
(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law 2)

3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 re 1885 - 1895 Venables (By-law No. 9113)
(Councillors Bass, Louis, Stevenson and Sullivan excused from voting on By-law 3)

location of underground parkade access must be posted at fire alarm annunciator panel. The location of the fire department sprinkler siamese connection must be at the principal fire department response point facing the street.

- (xii) a 1.2 m wide hard surface access pathway must be provided from West 42nd Avenue curb directly to the underground parkade access door.
- (xiii) maximum travel distance (via path of travel) to furthest Townhouse Unit from fire vehicle (at fire dept response point) is 45 m (148 ft.).
- (xiv) main access pathway(s) to be 2 m (6-7 ft.) in width with individual access paths to units 1.2 m (4 ft.).
- (xv) buildings should be sprinklered to NFPA 13R - 1999 and the underground parkade to NFPA 13 - 1999.

AGREEMENTS:

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

Engineering Services:

- (i) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
 - (1) consolidation of all lots involved
 - (2) widening of existing utility right of way that runs through the site to 10 ft. in width at grade and 5 ft. wide below grade to provide for future under grounding of utilities within this corridor.
 - (3) provision of street trees adjacent the site where space permits.
 - (4) under grounding of all new BC Hydro and Telus services from the closest existing suitable service point, including a review of any cabling that may be necessary to determine any impact on the neighbourhood.

CARRIED UNANIMOUSLY

4. REZONING: 2020 Harrison Drive

An application by Henriquez Partners Architects was considered as follows:

Summary: The proposed rezoning would permit 82 units of Seniors Supportive or Assisted Housing in a new CD-1 for the Icelandic Housing site, and as a consequential amendment remove the subject site from CD-1 By law No. 3914.

The Director of Current Planning recommended approval, subject to conditions.

Staff Opening Comments

Lynda Challis, Planner, Rezoning Centre, provided an overview of the application and highlighted concerns raised by the neighbourhood, including traffic impacts, reduced property values and view impacts. Ms. Challis also noted three conditions of approval which the applicant has questioned which relate to: design development to the building's site orientation relative to Harrison Drive; improving sun access to the interior courtyard; and eliminating the connecting bridge between the east and west wings to improve views.

Applicant Comments

Norma Guttormsson, Vice President, Icelandic Care Home Society, provided Council with the history of the care home and expressed the hope this legacy will continue as an important and essential aspect of society well into the new century.

Gregory Henriquez, Henriquez Partners Architects, advised the project had been redesigned three times in an attempt to meet the needs of the neighbours. With the aid of diagram boards, Mr. Henriquez stated the project has been reworked to provide minimum view impacts, while maintaining the 82 units required, and sought assurance the unit count would not be reduced.

Summary of Correspondence

Council received the following correspondence on this application since referral to Public Hearing:

- 1 letter expressing concerns; and
- 25 copies of 1 form letter in opposition.

Speakers

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

The following delegations spoke in support of the application:

Shawn Wade, Volunteer, Icelandic Care Home
Mavis Friesen, Manager, Assisted Living Vancouver Community for
Vancouver Coastal Health
Brian Bjarnason, President, Icelandic Care Home Society
Sylvia Moon, Board Member, Finnish Care Home
Kirsti Harceg, Administrator, Finnish Care Home
Sylvia Wetten
Irene Finson, President, Icelandic Canadian Club of BC
Eva Beda, Co-Chair, South Vancouver Community Health Society
Wayne Brandson, representing Icelandic Care Home
Richard Von Hehn, President, German Canadian Benevolent Society
Stephen Peterson

Marlene Wynes
Simon Davie
Albert Teng, Business Manager, Icelandic Care Home
Norman Eyford, Board of Directors, Icelandic Care Home

Comments provided by the foregoing speakers included the following:

- the application, if approved, would allow the Icelandic Care Home to carry on with its mission of fellowship and quality of care for the elderly;
- the assisted housing would provide for independent living, with staff on-site, and bridge the gap between independent living at home and facilities that provide nursing care;
- this new housing would form an integral part of the "Campus of Care" along Harrison Drive, complementing the two adjacent seniors care facilities;
- assisted living is an essential link in the chain of care, and this project allows the elderly to stay and age in place with minimal disruption to their lives;
- impressed with the whole concept and the co-operation and support offered by the neighbouring Finnish and German care homes;
- approval of this development would move the area toward the "Campus of Care" ideal, and provide a complete range of services to seniors through all levels of need;
- the Icelandic Care Home must rebuild to meet the challenges of both the present and the future, use of wheelchairs is at present difficult, and the old design is not economical; and
- urge Council to support the project.

The following delegations spoke in opposition to the application:

Surjit Gill
David Cheung
Fengnan Leong
Nick Tan
Kuljit Jaffan
Jamal Singh Ajhwan

Comments provided by the foregoing speakers included the following:

- the biggest concern is the height of the project, and its corresponding impact on both views and property values;
- all single storey houses across Harrison Drive will have their views blocked;
- the Icelandic Care Home should be built to the same height as the adjacent German Care Home, which is acceptable to all neighbours;
- the other major concern to the neighbourhood is parking - the increased density will bring increased traffic which will further congest the already narrow, winding street of Harrison Drive - cars now park on both sides of the street - with no resident parking in place;
- increased traffic will create hazardous conditions, and will impact both the safety of children and access for emergency vehicles;

- not the ideal location for seniors housing - there are no community centres or destination points for the seniors to walk to;
- very little green space is provided for the residents' use;
- not opposed to the seniors housing per se, but would like to see further design development, especially to the roof treatments, to allow for some views;
- the current proposal distracts from the residential area, would prefer a more residential look, and also a reduction in the number of suites allowed;
- the increased density will bring an increase in delivery truck, garbage truck and ambulance visits, which will exacerbate the noise and fumes already caused by nearby idling buses; and
- urge Council to strongly reconsider approval of this application.

Staff Closing Comments

In response to comments from speakers, Lynda Challis advised conditions related to making the building more residential in character and the roofscape issues will be worked on as the project evolves through the development permit stage of the process. Rob Jenkins, Assistant Director, Current Planning, advised condition (b) (iii) allows some flexibility to address these two issues.

Council Decision

MOVED by Councillor Green

- A. THAT the application by Henriquez Partners Architects, to amend CD-1 By-law No. 3914 for 2020 Harrison Drive (Lots 8-11, Block 23, DL Fraserview, Plan 8574) to permit 82 units of Seniors Supportive or Assisted Housing generally as outlined in Appendix A to Policy Report "CD-1 Text Amendment -2020 Harrison Drive" dated December 23, 2004 be approved, subject to the following conditions;

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Henriquez Partners Architects, and stamped "Received City Planning Department", October 13, 2004 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;

Further that none of the prior to conditions, as set out below, shall add up to a loss of the unit count that is now in place - currently 82.

- (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) design development to the building's site orientation relative to Harrison Drive so that it better fits the prevailing development building pattern and improves private view amenities;

- (ii) design development to the building's massing to smaller elements so the apparent scale of the building is more compatible to its surrounding context and enhances view amenities;
- (iii) design development o the character of the building in terms of its material expression, variety of window pattern, roof scape and architectural detail so it is more residential and less institutional in appearance;
- (iv) design development to the exterior courtyard improving sun access and providing a more gradual and meaningful transition through the courtyard down to the lower level along Southeast Marine Drive;
- (v) design development to improve pedestrian interconnection between the adjoining sites;
- (vi) consideration of eliminating the connecting bridge between the east and west wings, to improve views through the site;
- (vii) design development to planting area north of the drop off entrance driveway to provide an inner row of trees on the site in the 1.0 m landscape setback to the north of the driveway.

(Note to applicant: This double row of trees was shown on the original submission.)

- (viii) design development to retain the evergreen tree growing across the north property line in the north west corner of the site. This tree should be clearly indicated as retained on the Landscape Plan;
- (ix) provision of an arborist report discussing safe methods for retaining the two large evergreen trees growing on the adjacent site to the west which will be impacted by the proposed west side yard driveway and bus parking area. These two neighbouring trees should be clearly indicated as retained on the Landscape Plan;
- (x) provision of north-south sections at the east and west property lines showing the proposed and existing grades between the site and the adjacent properties. Included in this should be the bus parking area in the southwest corner of the site. (The West and East Elevations provided show the sections at the building edge.);
- (xi) clarification of the steep grade change shown at the south property line on the West Elevation (Page A3.02). Wherever possible, grade changes at or near the property should provide a gradual transition to neighbouring properties;
- (xii) provision of a continuous landscape buffer along side property lines;

- (xiii) provision of a notation on the Landscape Plan showing the location of the property line;
- (xiv) provision at the development permit stage of a full Landscape Plan illustrating propose plant materials (common and botanical names), sizes and quantities; paving, walls, fences, light fixtures and other landscape elements; and site grading. The Landscape Plan should be at 1:100 (1/8" = 1'-0") minimum scale;
- (xv) design development to take into consideration the principles of CPTED, having particular regard to reducing opportunities for theft from cars in the parking area;
- (xvi) design development to ensure that Fire Department access to building and direct access to all floors comply with the Vancouver Building By-law and to satisfaction of Vancouver Fire and Rescue Services;
- (xvii) mechanical equipment (ventilators, generators, compactors and exhaust systems) to be designed and located to minimize the noise impacts on the neighbourhood and to comply with Noise By-law #6555;
- (xviii) food/retail spaces and smoking rooms to be designed for compliance with Health By-law #6580 and Food Premises Regulation;
- (xix) design development to garbage storage area to minimize nuisances;
- (xx) underground parking adequately ventilated to prevent the build up of noxious gases; and
- (xxi) design development to locate all fresh-air intake portals away from driveways and parking/loading areas to prevent vehicle exhaust from being drawn into the building.

AGREEMENTS

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) register the facility with the Registrar of Assisted Living;
 - (ii) consolidate lots 8-11;
 - (iii) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and modification, extension or release of any charges deemed necessary by the Director of Legal Services;
 - (iv) make arrangements for all new BC Hydro and Telus services to be undergrounded within and adjacent the site from the closest existing suitable service point, including a review of any cabling needs to determine any impact on the neighbourhood; and

- (v) make arrangements to the satisfaction of the Director of the Housing Centre and the Director of Legal Services by way of a Housing Agreement securing the building as non-market rental housing for the term fixed by the agreement with B.C. Housing.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

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

- B. THAT the application by the Director of Current Planning to amend CD-1 By-law No. 3914 for 2130-2288 Harrison Drive (Lots 12-15 and B, Block 23, DL Fraserview, Plan 8574 and 20067) to repeal Schedule A and Schedule D and substitute Schedule A which deletes the four westerly parcels (Lots 8-11), being 2020 Harrison Drive, be approved.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

BY-LAW NO. 9130

A By-law to amend CD-1 By-law No. 9111

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

1. In section 3 of By-law No. 9111, Council:

(a) strikes out section 3.3, and substitutes:

“3.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, 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-sectional areas and included in the measurements for each floor at which they are located.”;

(b) re-letters subsections (d) and (e) of section 3.4 as subsections (f) and (g) respectively; and

(c) after section 3.4(c), adds:

“(d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, not to exceed 10% of the total permitted floor area;

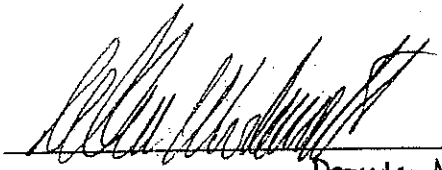
(e) areas of undeveloped floors located:

- (i) above the highest 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.”


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 20th day of October, 2005



Deputy Mayor



City Clerk

FURTHER THAT the Director of Legal Services be instructed to bring forward the consequential amendments to the Subdivision By-law and the Sign By-law at the time of enactment of the zoning by-law and to the Noise Control By-law thereafter.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman

SECONDED by Councillor Bass

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louis
SECONDED by Councillor Bass

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 8, and 11 to 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend License By-law No. 4450 regarding extended hours and impact reduction measures for liquor establishments (By-law No. 9121)
2. A By-law to designate certain real property as protected heritage property (2850 West 3rd Avenue) (By-law No. 9122)
(Councillors Cadman, Sullivan and Mayor Campbell excused from voting on By-law No. 2)
3. A By-law to designate certain real property as protected heritage property (2650 West 5th Avenue) (By-law No. 9123)
(Councillors Cadman, Sullivan and Mayor Campbell excused from voting on By-law No. 3)

4. A By-law to designate certain real property as protected heritage property (2722 West 7th Avenue) (By-law No. 9124)
(Councillors Cadman, Sullivan and Mayor Campbell excused from voting on By-law No. 4)
5. A By-law to designate certain real property as protected heritage property (689 West 19th Avenue) (By-law No. 9125)
(Councillors Cadman, Sullivan and Mayor Campbell excused from voting on By-law No. 5)
6. A By-law to designate certain real property as protected heritage property 1949 West 57th Avenue) (By-law No. 9126)
(Councillors Cadman, Sullivan and Mayor Campbell excused from voting on By-law No. 6)
7. A By-law to enact a Housing Agreement for 51 West Hastings Street (By-law No. 9127)
8. A By-law to amend Noise Control By-law No. 6555 (re 1885 - 1895 Venables Street) (By-law No. 9128)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5541 Willow Street) - WITHDRAWN
10. A By-law to amend CD-1 By-law No. 7045 (4176 Alexandra Street)- WITHDRAWN
11. A By-law to amend CD-1 By-law No. 8943 (1120 West Georgia Street) (By-law No. 9129)
(Councillors Louis and Roberts excused from voting on By-law No. 11)
12. A By-law to amend CD-1 By-law No. 9111 (2020 Harrison Drive) (By-law No. 9130)
(Councillors Cadman, Ladner, Louie and Sullivan excused from voting on By-law No. 12)
13. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (Special Needs Residential Facilities) (By-law No. 9131)
(Councillor Cadman and Mayor Campbell excused from voting on By-law No. 13)
14. A By-law to amend Sign By-law No. 6510 (1120 West Georgia Street) (By-law No. 9132)
(Councillors Louis and Roberts excused from voting on By-law No. 14)
15. A By-law to amend Noise Control By-law No. 6555 (1380 Hornby Street) (By-law No. 9133)
16. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2006 fee increases (By-law No. 9134)
17. A By-law to amend License By-law No. 4450 regarding miscellaneous matters and 2006 fee increases (By-law No. 9135)
18. A By-law to amend the 2006 - 2008 Capital Plan Authorization of Questions By-law (By-law No. 9136)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

OCTOBER 6, 2005

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 6, 2005, 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 and Sign By-laws and Heritage By-laws.

PRESENT: Mayor Larry Campbell
Councillor Fred Bass
Councillor Jim Green
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor David Cadman (Leave of Absence)
Councillor Peter Ladner (Leave of Absence)
Councillor Raymond Louie (Leave of Absence)

CITY CLERK'S OFFICE: Diane Clairmont, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: 2020 Harrison Drive

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

Summary: To amend the existing CD-1 By-law to include the standard floor area calculation regulations which were originally omitted.

The Director of Current Planning recommended approval.

Summary of Correspondence

Council received no correspondence on this application since the date it 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 By-law No. 9111 for 2020 Harrison Drive to include standard floor area calculation inclusion and exclusion clauses, generally in accordance with Appendix A of the Policy Report entitled "Administrative CD-1 Text Amendment - 2020 Harrison Drive" dated August 5, 2005 be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan not present for the vote)

2. TEXT AMENDMENT: 1402-1436 Kingsway and 4050 Knight Street

An application by Keith Hemphill, Architect was considered as follows:

Summary: To amend the existing CD-1 By-law to include a portion of the closed lane in the site area calculation and thereby to permit the development of additional floor space.

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

Staff Comments

Joanne Baxter, Rezoning Planner, Rezoning Centre, reviewed the application.

Applicant Comments

Keith Hemphill, Architect, was present to respond to questions.

Summary of Correspondence

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