



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 (452)

3585 Grandview Highway

By-law No. 9410

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

Effective December 12, 2006

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 (452).

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 (452) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing – Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;
- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store, and Vehicle Dealer;
- (d) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

3 Conditions of use

3.1 If the premises for any retail use consist of more than 1 000 m² of gross floor area, the premises for every retail use must consist of at least 929 m² of gross floor area.

3.2 Despite section 2.2, a use must not include:

- (a) except for transportation and storage uses approved by development permit, the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station – full serve or gasoline station – split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;
- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals; or
- (d) except for a gasoline station – full serve, the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

4 Density

4.1 Computation of floor area must assume that the site includes all parcels to which this By-law applies, and consists of 25 920 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for:

- (a) all uses combined must not exceed 3.0;
- (b) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratories, laundry or cleaning plants, production or rehearsal studios, repair shops – class A, and work shops, combined, must not exceed 3.0;
- (c) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
- (d) all retail uses, including accessory uses customarily ancillary to retail uses but excluding vehicle dealer, combined, must not exceed 0.39.

4.3 Despite anything to the contrary in section 4.2, all general office uses, combined, must not exceed the greater of 235 m² or 33 1/3% of the total gross floor area of all principal and accessory uses combined.

4.4 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground, measured to the extreme outer limits of the building.

4.5 Computation of floor space ratio must exclude:

- (a) 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
- (b) 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, except that this clause is not to apply to walls in existence before March 14, 2000.

5 Building height

5.1 The building height, measured above base surface, must not exceed 18.3 m, except that the building height, measured above base surface, of:

- (a) the building existing on the date of enactment of this By-law must not exceed 13.4 m; and
- (b) any other building containing only retail uses must not exceed 12.2 m.

5.2 Despite section 5.1, except for subsections (a) or (b), the Director of Planning or Development Permit Board may allow an increase in the height of a building to a height not exceeding 30.5 m, measured above the base surface, if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner, or tenant; and
- (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
 - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, and 2 p.m. on September 21 and March 21, and
 - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.

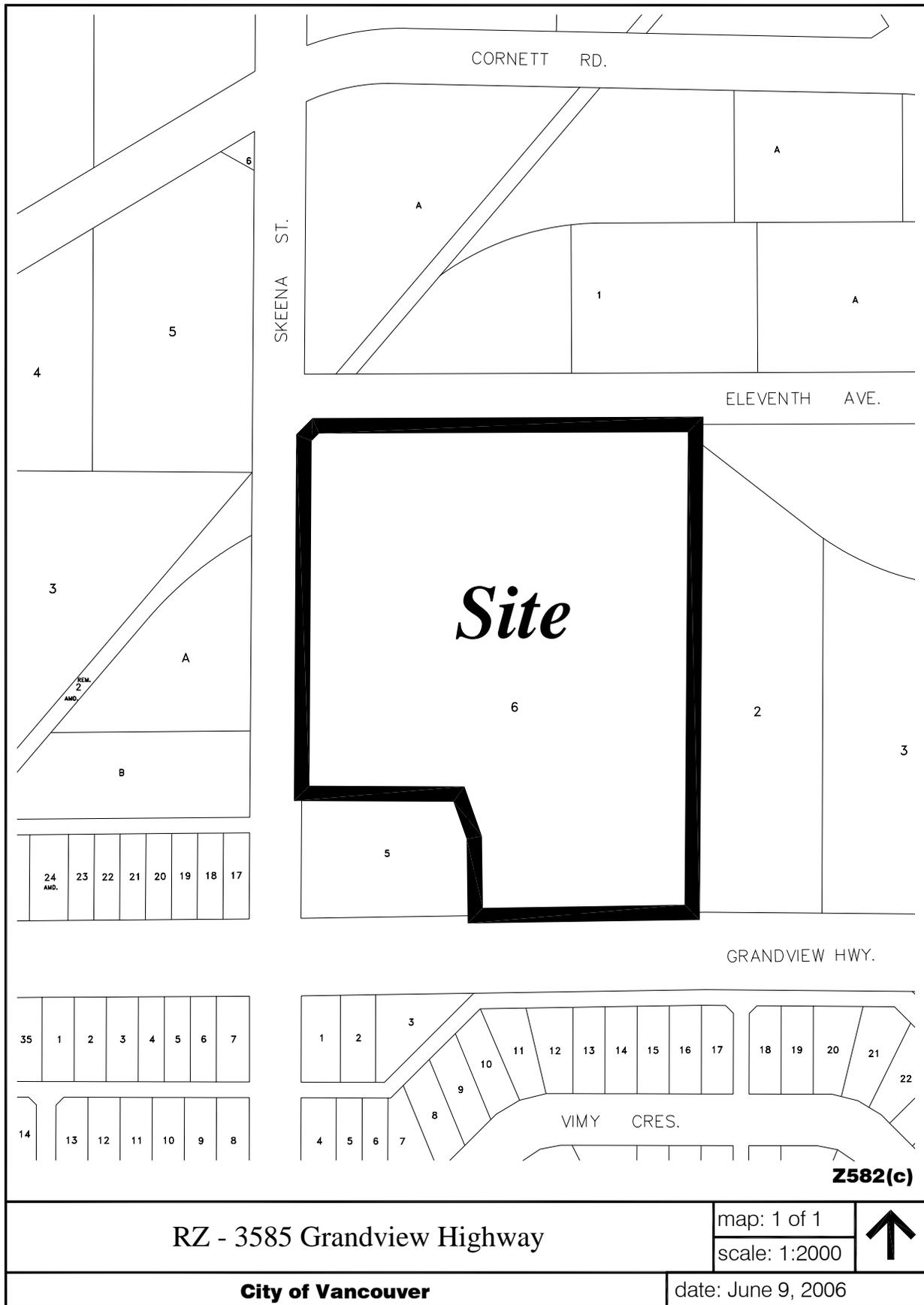
6 Parking, loading, and bicycle spaces

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

7 Severability

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.

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.]*



RZ - 3585 Grandview Highway

map: 1 of 1

scale: 1:2000



City of Vancouver

date: June 9, 2006

3585 Grandview Highway

BY-LAW NO. 9410

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone 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-582(c) 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 (452).

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 (452) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;

- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store, and Vehicle Dealer;
- (d) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

Conditions of use

3.1 If the premises for any retail use consist of more than 1 000 m² of gross floor area, the premises for every retail use must consist of at least 929 m² of gross floor area.

3.2 Despite section 2.2, a use must not include:

- (a) except for transportation and storage uses approved by development permit, the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station - full serve or gasoline station - split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;

- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals; or
- (d) except for a gasoline station - full serve, the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

Density

4.1 Computation of floor area must assume that the site includes all parcels to which this By-law applies, and consists of 25 920 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for:

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- (b) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratories, laundry or cleaning plants, production or rehearsal studios, repair shops - class A, and work shops, combined, must not exceed 3.0;
- (c) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
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4.3 Despite anything to the contrary in section 4.2, all general office uses, combined, must not exceed the greater of 235 m² or 33 1/3% of the total gross floor area of all principal and accessory uses combined.

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- (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
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Building height

5.1 The building height, measured above base surface, must not exceed 18.3 m, except that the building height, measured above base surface, of:

- (a) the building existing on the date of enactment of this By-law must not exceed 13.4 m; and
- (b) any other building containing only retail uses must not exceed 12.2 m.

5.2 Despite section 5.1, except for subsections (a) or (b), the Director of Planning or Development Permit Board may allow an increase in the height of a building to a height not exceeding 30.5 m, measured above the base surface, if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner, or tenant; and
- (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
 - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, and 2 p.m. on September 21 and March 21, and
 - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.

Parking, loading, and bicycle spaces

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

Severability

7. 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.

Force and effect

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

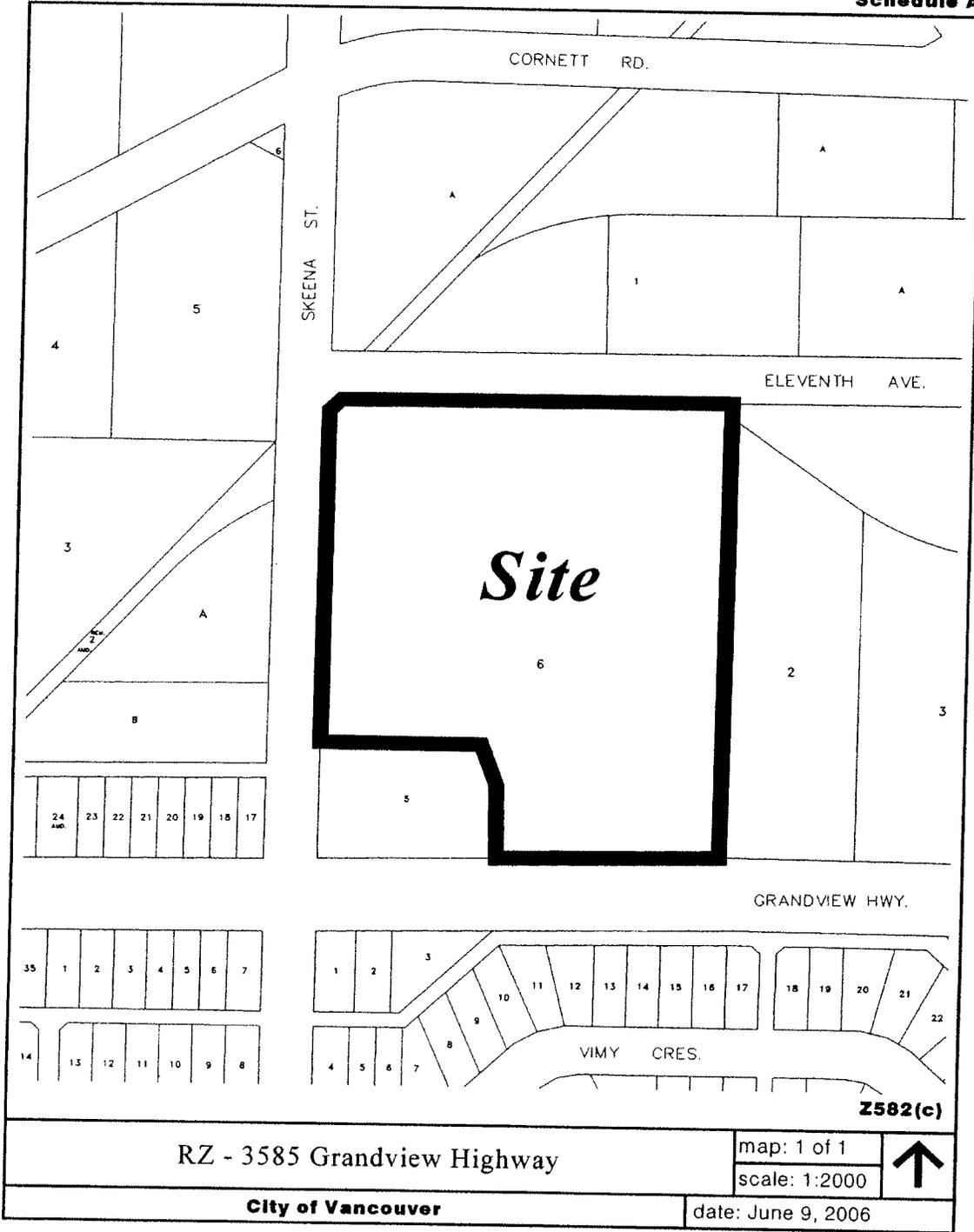
ENACTED by Council this 12th day of December, 2006



Mayor



City Clerk



RZ - 3585 Grandview Highway

map: 1 of 1
scale: 1:2000



City of Vancouver

date: June 9, 2006

Z582(c)

**II. Federation of Canadian Municipalities' Getting to 30% - National Campaign
November 30, 2006 (VanRIMS No. 01-1500-10)**

The Chair advised a request to speak on the report has been received. Council agreed to refer consideration of Other Report II to the Standing Committee on City Services and Budgets meeting on December 14, 2006 to hear the speaker.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

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 Capri

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Ladner
SECONDED by Councillor Anton

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 22 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

19. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3585 Grandview Highway) (By-law No. 9410)**
(Councillor Cadman ineligible to vote on By-law No. 19)
20. **A By-law to amend Zoning and Development By-law No. 3575 (re landscaping for 3585 Grandview Highway) (By-law No. 9411)**
(Councillor Cadman ineligible to vote on By-law No. 20)
21. **A By-law to amend Sign By-law No. 6510 (re 3585 Grandview Highway) (By-law No. 9412)**
(Councillor Cadman ineligible to vote on By-law No. 21)
22. **A By-law to authorize the borrowing of certain sums of money from January 8, 2007 to January 7, 2008 pending the collection of real property taxes (By-law No. 9413)**

Engineering

- (iv) Parking, loading and bicycle parking are to be provided as per Section 4.2.5.1, Section 5.2.5 and Section 6.2.5.1 of the Vancouver Parking By-law, except that for up to 3 300 m² of a "Furniture or Appliance Store", a minimum of 50 parking spaces, 1 Class C (14 m, existing) loading space and 1 Class B loading space shall be provided, the relaxation and exemption provisions of the Vancouver Parking By-law are to be available for this site.
- (iv) Clarification of access and manoeuvring to the loading bays, identifying any parking spaces which obstruct the loading manoeuvring aisle. If necessary, provide a management plan for loading times and for control of parking in the vicinity of the loading bays.

AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall make arrangements for the following to the satisfaction of the Director of Planning, on terms and conditions satisfactory to the Director of Legal Services:
 - (i) modify or release charge 122990M, a restrictive covenant which applies to the southerly 40 feet of the property, to eliminate a conflict between the covenant and the landscape setback provision of the CD-1 By-law which allows a parking encroachment for the existing building.
- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), be approved.
- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).
- D. THAT the CD-1 By-law be amended as follows:
 - (i) Section 2.2 (c) to be amended by deleting "Liquor Store".

CARRIED UNANIMOUSLY

6. REZONING: 3585 Grandview Highway (Costco)

An application by Soren Rasmussen, Soren Rasmussen Architects Inc. was considered as follows:

Summary: To rezone from I-2 Industrial District to CD-1 Comprehensive Development District to permit highway oriented retail use and some I-2 uses in an existing building, while providing for I-2 density and height for future site redevelopment. Future retail space would be limited to the size of the existing building.

The Director of Current Planning recommended approval.

Also before Council was a memorandum from Michael Naylor, Rezoning Planner, dated June 27, 2006, which provided an additional staff recommendation as follows:

C. THAT the CD-1 By-law be amended as follows:

- (i) Section 2.2 (c) to be amended by deleting "Liquor Store".

This amendment is in accord with Council's decision made at the Public Hearing on June 13, 2006, to delete certain non-industrial uses from both the I-2 and M-2 (Industrial) District Schedules.

Staff Comments

Rob Jenkins, Assistant Director, Current Planning Initiatives Branch, and Joanne Baxter, Rezoning Planner, made note of a typographical error in the Summary and Recommendation portion of the agenda package, and advised Council to refer to Appendix C of the referral report for the correct conditions of approval.

In response to a question Ms. Baxter clarified the development options available under the draft CD-1 By-law, should the building be demolished by the landowner.

Summary of Correspondence

No correspondence was received on this application since 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 Louie

- A. THAT the application by Soren Rasmussen, Architect, to rezone 3585 Grandview Highway (Lot 6, Block A, Section 39, Town of Hastings Suburban Lands, Plan 22177) from I-2 Industrial District to CD-1 Comprehensive Development District, to permit an existing highway oriented retail use at a maximum density of 0.39 FSR along with typical I-2 uses and regulations to accommodate future redevelopment, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006, be approved, subject to the following conditions:

AMENDMENT OF GUIDELINES

- (a) That, if approved at Public Hearing, the by-law be accompanied at the time of enactment by:
 - (i) the Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines to be amended to include a reference to the CD-1 for 3585 Grandview Highway by resolution of Council;

- (ii) the Mini-Storage Warehouse Guidelines to be amended to include a reference to the CD-1 for 3585 Grandview Highway by resolution of Council.

FORM OF DEVELOPMENT

- (b) That the proposed form of development be approved by Council in principle, generally as represented by plans received May 30 and July 17, 2003.

DEVELOPMENT APPROVAL

- (c) That, prior to enactment of the CD-1 By-law and prior to final approval by Council of the form of development, the registered owner shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Design Development

- (i) design development to extend and enhance weather protection at the main entrance and along the west side of the building;

Note to Applicant: A generous canopy with integrated lighting should be provided that contributes to, and enhances, the pedestrian interest of the building.

Landscape

- (ii) Design development to provide landscaped setbacks of 3.6 m (12 ft.) adjacent to the existing parking area along the entire Skeena Street and East 11th Avenue frontages of the site;

Note to Applicant: The landscaped setback should be planted with grass adjacent to the sidewalk to widen the public realm, stepping back to layered planting adjacent to the parking area. Vehicular crossing widths should be minimized and enhanced with low planting on both sides. Surface parking and signage should be removed from the landscaped setback.

- (iii) Design development to provide new street trees along Skeena Street in order to fill gaps in the existing street tree colonnade;

Note to Applicant: New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer and Park Board." Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604-257-8587) at the Park Board regarding tree species;

- (iv) Design development to provide a double row of trees along the Grandview Highway frontage of the site;
- (v) Design development to provide more substantial and coherent low planting (in regards to quantity) along the Grandview Highway frontage of the site, specifically between the two driveway crossings;
- (vi) Design development to provide one additional new tree along the inside boulevard colonnade, adjacent to the east driveway crossing on Grandview Highway;
- (vii) Design development to provide low planting and trees along East 11th Avenue frontage of the site (similar to the Skeena Street frontage treatment);

Note to Applicant: Locate low planting within the property line wherever possible.

- (viii) Design development to integrate two new trees into each end of the doubled stacked parking spines located in the main parking lot off Skeena Street;

Note to Applicant: New trees located in raised islands in the central parking area should be specified at a minimum 7 cm caliper and be provided with adequate soil volume to provide positive growing conditions.

- (ix) Design development to provide new street trees along the entire East 11th Avenue frontage of the site;
- (x) Design development to delete the signage in the landscaped setback;
- (xi) Design development to provide building and landscape lighting; and

Crime Prevention through Environmental Design (CPTED)

- (xii) Design development to take into consideration the principles of CPTED having particular regard to reduce opportunities for:
 - cutting through the site through clear definition of pedestrian and vehicle routes;
 - theft in the parking lot through improved surveillance and security features;
 - mischief such as graffiti through improved landscaping on blank walls.

AGREEMENTS

- (d) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
- (i) Make suitable arrangements, to the satisfaction of the General Manager of Engineering Services, for all new utility services to be undergrounded from the closest existing suitable service point. All services, and in particular electrical transformers to accommodate a primary service, must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch.

Note to Applicant: Early contact with the Utilities Management Branch is encouraged.
 - (ii) Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a payment of \$400,000.00 towards the intersection and street improvements at the Skeena Street/Grandview Highway intersection;
 - (iii) Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for concrete sidewalk on the east side of Skeena Street between Grandview Highway and East 11th Avenue where it currently does not exist and on the south side of East 11th Avenue adjacent to the site;
 - (iv) Make arrangements, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for street trees adjacent to the site where space permits;
 - (v) Develop and implement a Transportation Management Plan to promote walking, cycling, transit use and carpooling while reducing the use of the automobile, including designation of a Co-ordinator to manage the Plan and liaise with neighbours and to monitor progress toward meeting mode targets, all to the satisfaction of the General Manager of Engineering Services; and
 - (vi) 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 the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

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 consequential amendments be made to:

- (i) Schedule C of the Zoning and Development By-law No. 3575 to establish landscape setbacks for the site, generally as presented in Appendix B to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006; and
- (ii) The Sign By-law to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), generally as presented in Appendix B to Policy Report "CD-1 Rezoning: 3585 Grandview Highway (Costco)" dated May 16, 2006.

C. THAT the CD-1 By-law be amended as follows:

- (i) Section 2.2 (c) to be amended by deleting "Liquor Store".

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JULY 11, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 2006, at 7:50 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, Noise Control, Sign, and Heritage By-laws.

PRESENT:

- Mayor Sam Sullivan
- Councillor Suzanne Anton
- Councillor Elizabeth Ball
- Councillor Kim Capri
- *Councillor George Chow
- Councillor Heather Deal
- Councillor Peter Ladner
- Councillor B.C. Lee
- Councillor Raymond Louie
- *Councillor Tim Stevenson

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

1. HERITAGE REVITALIZATION AGREEMENT: 412 Carrall Street

An application by Mark Townsend, Portland Housing Society, was considered as follows:

Summary: Heritage Revitalization Agreement to rehabilitate and conserve this heritage building in exchange for Heritage Building Rehabilitation incentives.