



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (458)

*1655-1675 West 3rd Avenue*

*By-law No. 9543*

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

***Effective November 13, 2007***

*(Amended up to and including By-law No. 9840, dated April 21, 2009)*

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 (458).

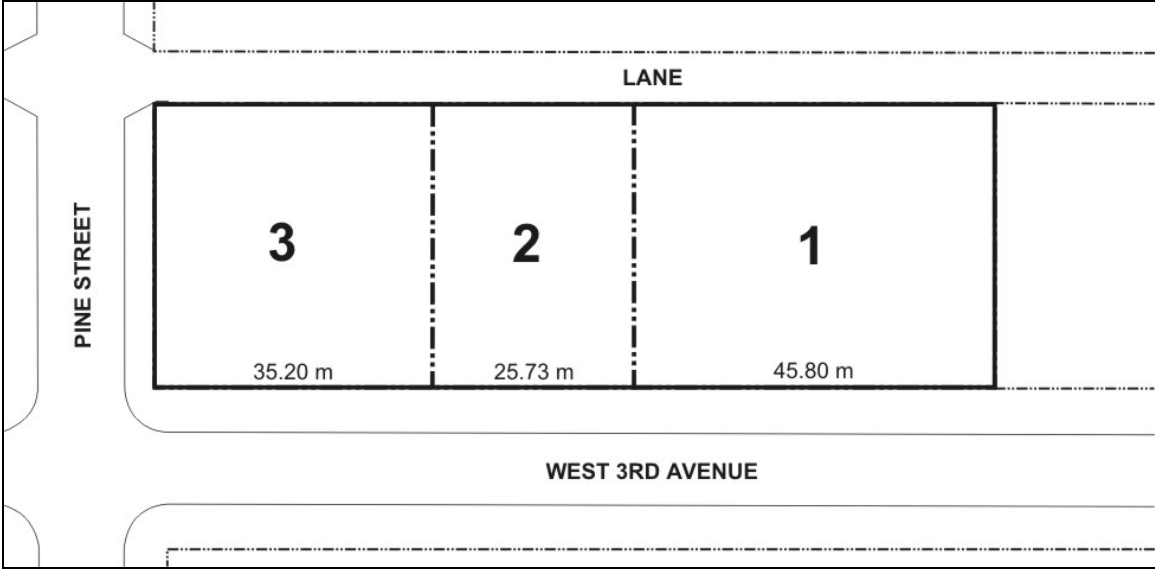
2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (458) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses;
- (b) Office Uses;
- (c) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Liquor Store;
- (d) Service Uses, limited to Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Laundromat or Dry Cleaning Establishment, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Restaurant – Class 1, School – Arts or Self-Improvement, School – Business, Wedding Chapel, or Work Shop; and
- (e) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Sub-areas

3.1 The site is to consist of sub-areas 1, 2, and 3 illustrated in Diagram 1:

Diagram 1



3.2 Only sub-area 1 may include dwelling uses.

3.3 Only sub-area 3 may include vehicle dealer and motor vehicle repair shop uses.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9543 or provides an explanatory note.

## 4 Density

- 4.1** Computation of floor area must assume that the site consists of 3 868 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2** Subject to sections 3.2 and 3.3, the floor area for all uses, combined, must not exceed 7 736 m<sup>2</sup>, of which the floor area for:
- (a) all dwelling uses, combined, must not exceed 3 868 m<sup>2</sup>;
  - (b) all office uses, retail uses and service uses, combined, in sub-area 1 must not exceed 683 m<sup>2</sup>;
  - (c) all office uses, retail uses and service uses, combined, in sub-area 2 must not exceed 1 661 m<sup>2</sup>;
  - (d) all office uses, retail uses and service uses, combined, in sub-area 3 must not exceed 1 524 m<sup>2</sup>; and
  - (e) all retail uses, combined, in each of sub-area 2 and sub-area 3 must not exceed 1 000 m<sup>2</sup>.
- 4.3** Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
  - (c) in the case of dwelling uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 3.7 m, an additional amount equal to the area of the floor area below the excess height except for additional amounts that represent undeveloped floor areas beneath roof elements which the Director of Planning considers to be for decorative purposes and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.
- 4.4** 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 and roof gardens, 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:
    - (i) at or below base surface, or
    - (ii) above base surface and where developed as off-street parking are situate in an accessory building situate in the rear yard, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreation facilities, and meeting rooms accessory to residential uses, not to exceed 10% of the permitted floor area;
  - (e) undeveloped floor area 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 m<sup>2</sup> for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit; [9840; 09 04 21]
  - (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, except that this clauses does not apply to walls in existence before March 14, 2000; and [9840; 09 04 21]

- (h) uncovered parking and vehicle storage on the rooftop of the building for vehicle dealer use. [9840; 09 04 21]

## 5 Building height

**5.1** The building height must not exceed 15.3 m, except that the upper front portion of the building must remain within an envelope that starts at the front property line at a height of 11.0 m and extends back and up at an angle of 38 degrees until reaching the maximum height.

**5.2** The Director of Planning, at his or her discretion, may permit a height greater than 15.3 m for:

- (a) architectural appurtenances, such as elevator enclosures and stairwells, that:
  - (i) are necessary to give access to a rooftop garden,
  - (ii) combined, do not exceed one-third of the width of the building as measured on any elevation drawings, and
  - (iii) combined, do not cover more than 10% of the roof area on which they are situated as viewed directly from above; and
- (b) railings, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies.

## 6 Setbacks

**6.1** The setback of a building from the rear property line must be:

- (a) 7.0 m for dwelling uses;
- (b) 4.0 m for other uses except as set out in subsection (c);
- (c) 0.0 m for parking, loading, and service uses separated from the lane by screening; and
- (d) 0.0 m for the building existing on the date of enactment of this By-law.

**6.2** The depth of the setback for landscaping must not be less than 1.5 m along Pine Street for the width of the site and measured from the street line for Pine Street adjacent to the site.

## 7 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, except that there must be at least one parking space for each 70 m<sup>2</sup> of gross floor area of residential use.

## 8 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.

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

9 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.

10 *[Section 10 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-582(a)**

RZ - 1655-1675 W 3rd Avenue

map: 1 of 1  
scale: 1:2000



**City of Vancouver**

date: June 27, 2006

KB  
CD-1 Folder

1655 - 1675 West 3<sup>rd</sup> Avenue

**BY-LAW NO. 9543**

**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(a) 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 (458).

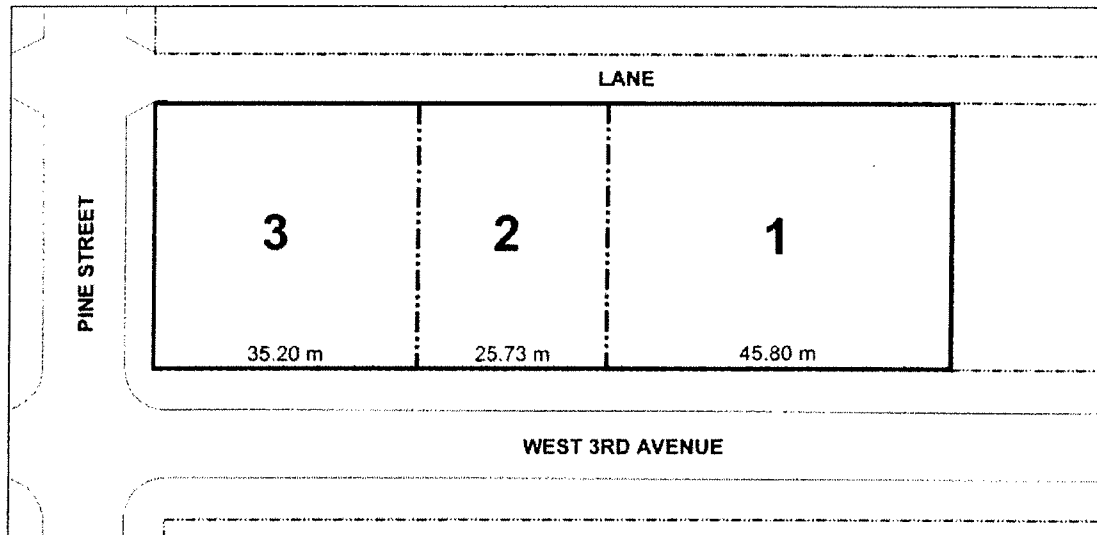
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- (e) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

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### **Building height**

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**Parking, loading, and bicycle spaces**

7. 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, except that there must be at least one parking space for each 70 m<sup>2</sup> of gross floor area of residential use.

**Acoustics**

8. 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 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.

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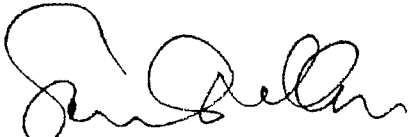
**Severability**


9. 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**

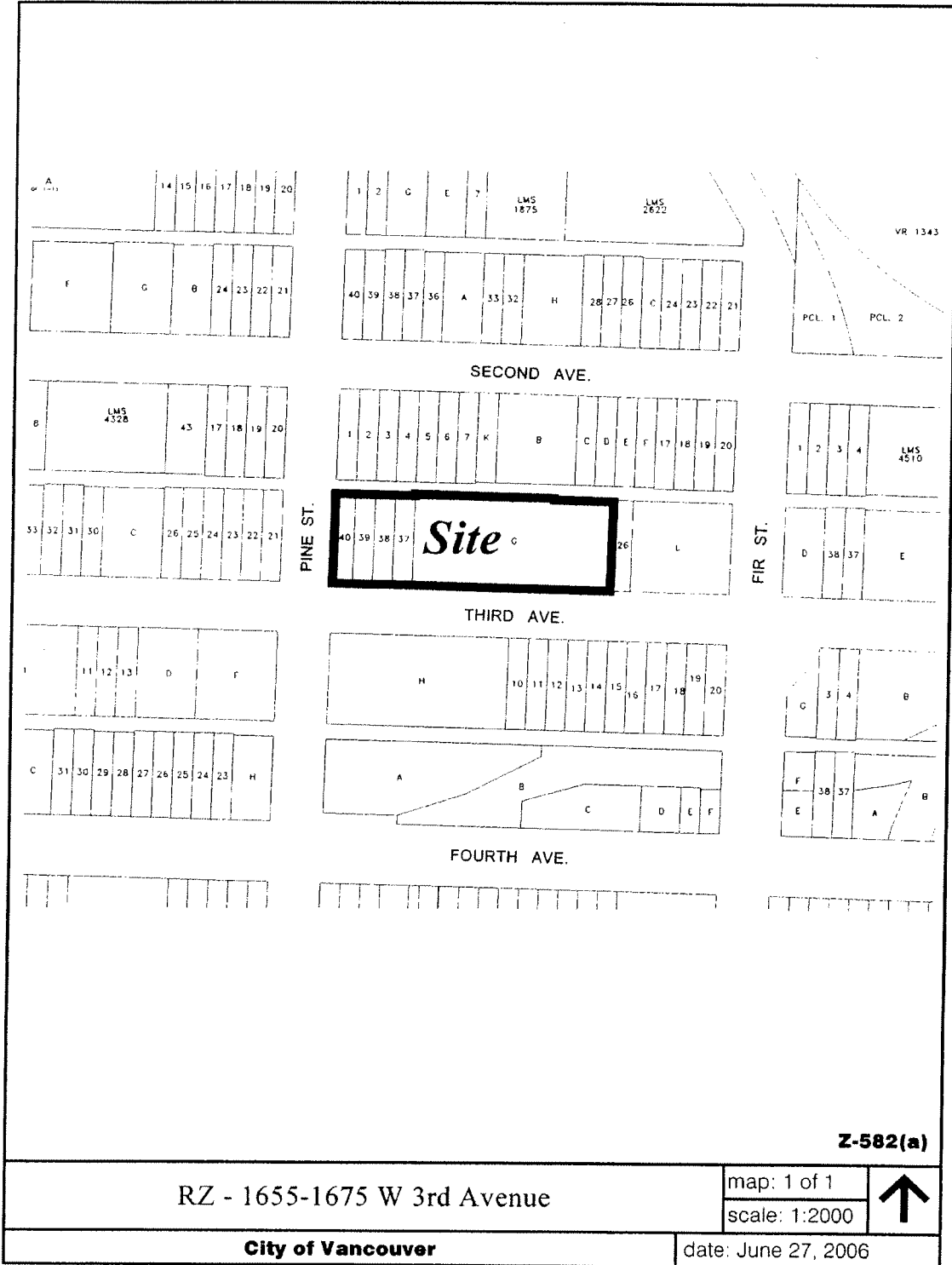
10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 13th day of November, 2007

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

**Schedule A**



**Z-582(a)**

RZ - 1655-1675 W 3rd Avenue

map: 1 of 1

scale: 1:2000



**City of Vancouver**

date: June 27, 2006

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson  
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

**BY-LAWS**

MOVED by Councillor Capri  
SECONDED by Councillor Ball

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 9 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 to rezone an area to CD-1 re 1655-1675 West 3<sup>rd</sup> Avenue (By-law No. 9543)**  
(Councillor Cadman ineligible to vote on By-law 1)
2. **A By-law to amend the Sign By-law No. 6510 re 1655-1675 West 3<sup>rd</sup> Avenue**  
(By-law No. 9544)  
(Councillor Cadman ineligible to vote on By-law 2)
3. **A By-law to amend the Crossing By-law No. 4644 regarding 2008 fee increases**  
(By-law No. 9545)
4. **A By-law to amend Encroachment By-law No. 4243 regarding 2008 fee increases**  
(By-law No. 9546)
5. **A By-law to amend Street Distribution of Publication By-law No. 9350 regarding 2008 fee increases (By-law No. 9547)**
6. **A By-law to amend Street and Traffic By-law No. 2849 regarding 2008 fee increases**  
(By-law No. 9548)

7. **A By-law to amend Street Vending By-law No. 4781 regarding 2008 fee increases (By-law No. 9549)**
8. **A By-law to amend Ticket Offences By-law No. 9360 regarding minor housekeeping matters (By-law No. 9550)**
9. **A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2008 fee increases (By-law No. 9551)**

#### MOTIONS

##### A. Administrative Motions

1. **Form of Development: 1655 - 1675 West 3<sup>rd</sup> Avenue (VanRIMS No. 11-3600-10)**

MOVED by Councillor Louie

SECONDED by Councillor Stevenson

THAT the form of development for the CD-1 zoned site known as 1655 - 1675 West 3rd Avenue be approved generally as illustrated in Development Application No. 411027 prepared by Hywel Jones, and stamped "Received, City of Vancouver Planning Department, May 25, 2007", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CARRIED UNANIMOUSLY

##### B. Motions on Notice

Due to time constraints, Council postponed consideration of Motions B.1 and B.2 to a Regular Council meeting following a Standing Committee meeting on November 15, 2007.

1. **Urgent Housing Repairs and Strengthening Standards of Maintenance By-law (VanRIMS No. 08-1000-01)**

At the Regular Council meeting on October 30, 2007, Councillor Stevenson submitted the following Notice of Motion which was recognized by the Chair.

##### WHEREAS:

- there are landlords in Vancouver who routinely fail to maintain their properties to code;
- this ongoing pattern of neglect wastes considerable time and money by City staff, as well as causing extensive suffering to the tenants who live in these buildings;
- some of Vancouver's most disadvantaged citizens are forced to live in these properties, as there is a well-known shortage of safe, affordable housing in Vancouver;

#### 4. REZONING: 1655-1675 West 3<sup>rd</sup> Avenue

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

Summary: To rezone from IC-1 Industrial District to CD-1 Comprehensive Development District to permit a mixed residential and commercial development.

The Director of Current Planning recommended approval.

Also before Council was a memorandum from Michael Naylor, Rezoning Planner, dated June 29, 2006, which amended the rezoning conditions by deleting two of the provisions under section (c), "Agreements" and by adding provisions under the sub-heading "Soils". The memorandum made note that the changes had been made in the agenda package prior to distribution.

The following text shows the changes between the Agreements section of the rezoning conditions as presented in Appendix B of the referral report and as they now appear in the Summary and Recommendation for this item in the Public Hearing agenda package. The deleted text is crossed out and the added text is in italics.

#### "AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, *at no cost to the City* make arrangements ~~to the satisfaction of the General Manager of Engineering Services and~~ *for the following on terms and conditions satisfactory to* the Director of Legal Services ~~for the following:~~

#### *SUBDIVISION*

- (i) Subdivision approval and registration to create the separate parcels intended for this project.
- (ii) Dedication of the northerly 0.61 m (2 feet) of Lot G for lane purposes including arrangements for portions of the existing building to remain over the lane requirement.
- ~~(iii) Release of charges GB106495, GB106496, BN196938 to BN196940, and BN196942 prior to occupancy of the first phase of the development.~~
- ~~(iv) Clarify whether charge BE105526 applies to the building to be retained. If so, the applicant is advised that building encroachments may cause problems with strata titling. Should strata titling be intended then confirmation that it can be achieved will be required before issuance of any related development permit. If the charge does not relate to the retained building, then arrangements for its release prior to occupancy will be required.~~

## **ENGINEERING**

- (viii) ~~Upgrading of the water mains to serve the site. The application lacks the details to determine upgrading needs, please provide fire flow demands to determine if water system upgrading is required~~ ***offsite water systems as required by the General Manager of Engineering Services.***
  
- (viiiv) Undergrounding of all new utility services 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. Early contact with the Utilities Management Branch is encouraged.
  
- (viiiv) Installation of City-standard concrete lane entry at the Pine Street entry to the lane.
  
- (viiiiv) Provision of street trees adjacent the site where space permits.

## **SOILS**

- (vii) ***The applicant or property owner shall provide to the City's Manager of Environmental Protection a site profile and, if necessary, a preliminary site investigation or detailed site investigation.***
  
- (viii) ***The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.***
  
- (ix) ***Execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until Certificates of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection."***

## **Staff Opening Comments**

Michael Naylor, Rezoning Planner, was present to respond to questions.

## **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.

Morgan Nicholsfigueiredo, Kevjay Financial, expressed concern regarding the lack of parking meters in front of the businesses located at the end of the block from 1612 to 1620 West 3<sup>rd</sup> Avenue. Without parking meters there is no parking available for tenants of these buildings because visitors fill the free spots. Mr. Nicholsfigueiredo noted that he would support the project if the City installs parking meters from 1612 to 1620 West 3<sup>rd</sup> Avenue.

Paul Pinsker, Parking Management, agreed to look into the matter of installing parking meters at the above-mentioned location.

Mr. Naylor responded to questions and clarified types of land uses. He noted the area is being transitioned from industrial uses to more residential, commercial and mixed office and service uses.

## Council Decision

MOVED by Councillor Anton

- A. THAT the application, by Hywel Jones Architect to rezone 1655-1675 West 3rd Avenue (Lots 37-40, Block 229, DL 526, Plan 590 and Lot G, Block 229, DL 526, Plan 19512) from IC-1 to CD-1 to permit mixed residential and commercial development, generally as presented in Appendix A to Policy Report "CD-1 Rezoning: 1655 - 1675 West 3<sup>rd</sup> Avenue" dated June 13, 2006, 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 Hywel Jones Architect and stamped "Received City Planning Department December 16, 2005", 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:

#### Design Development

- (i) design development to treat the exposed end walls of the proposed building on Parcel A with material and colour patterns;
- (ii) provision of weather protection at commercial entrances on West 3rd Avenue;
- (iii) design development to provide high quality building materials such as architectural concrete, metal panel and glass;

- (iv) locate and screen any service utilities such as electrical transformers and parking exhaust/intake;

#### Environmental Sustainability

- (v) consideration to provide individual garden plots on the roof shared open space and utilizing stored rainwater irrigation for this area;
- (vi) provision of a summary of sustainable building features, which could be in the form of a LEED checklist, noting specific response to building solar orientation;

#### CPTED

- (vii) design development to take into consideration the principles of CPTED, having particular regard for:
  - providing full secure separation for residential users from other uses including circulation, parking, loading and garbage,
  - open visibility of planting and fencing in the pedestrian mews area,
  - reducing opportunities for graffiti on the existing building on the lane.

#### Parking, Loading and Bicycles

- (viii) design development to meet the Parking By-law requirements for parking, loading and bicycles.

#### Building Code

- (ix) the applicant to confirm in writing that the comments of the Building Code Specialist have been read and understood.

#### Landscape

- (x) design development to provide a standard public realm layout (similar to the street frontage to the south) along the entire Pine Street frontage of the building. Layout should include curb-side grass boulevard with new street trees, sidewalk and inside boulevard planting.

Note to Applicant: Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding sidewalk and boulevard layout. In addition, the layered planting strip within the inside boulevard (between the sidewalk and the property line) shall be comprised of layered low planting (mature height and width not to exceed 3' x 3') with a minimum 1'-0" grass or ground cover strip adjacent to the sidewalk.

## AGREEMENTS

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the following on terms and conditions satisfactory to the Director of Legal Services:

### Subdivision

- (i) Subdivision approval and registration to create the separate parcels intended for this project.
- (ii) Dedication of the northerly 0.61 m (2 feet) of Lot G for lane purposes including arrangements for portions of the existing building to remain over the lane requirement.

### Engineering

- (iii) Upgrading of offsite water systems as required by the General Manager of Engineering Services.
- (iv) Undergrounding of all new utility services 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. Early contact with the Utilities Management Branch is encouraged.
- (v) Installation of City-standard concrete lane entry at the Pine Street entry to the lane.
- (vi) Provision of street trees adjacent the site where space permits.

### Soils

- (vii) The applicant or property owner shall provide to the City's Manager of Environmental Protection a site profile and, if necessary, a preliminary site investigation or detailed site investigation.
- (viii) The property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
- (ix) Execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until

Certificates of Compliance have been provided to the City by the Ministry of Water, Land and Air Protection.

- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (IC-1) be approved.
- C. THAT, subject to approval of the rezoning at the Public Hearing on July 11, 2006, the Noise Control By-law be amended to add the CD-1 to Schedule "A" (Activity Zone).

**CARRIED UNANIMOUSLY**

**5. REZONING: 2999 Grandview Highway (The Brick)**

An application by Chris Franiek, Xamax Industrial Investments was considered as follows:

**Summary:** To rezone from I-2 Industrial District to CD-1 Comprehensive Development District to permit an existing highway oriented retail use and some I-2 uses in an 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:

D. 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 Opening Comments**

Michael Naylor, Rezoning Planner, was present to respond to questions.

**Applicant Comments**

Bobby Minhas, Manager, The Brick, was present to respond to questions on behalf of the applicant.

**Summary of Correspondence**

No correspondence was received on this application since it was referred to Public Hearing.



**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.

Miscellaneous text amendments

BY-LAW NO. 9840

A By-law to amend CD-1 By-law No. 9543  
regarding a miscellaneous text amendment

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

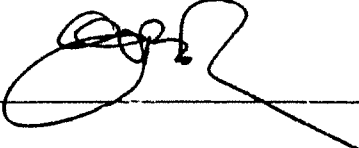
**Floor space ratio exclusion**

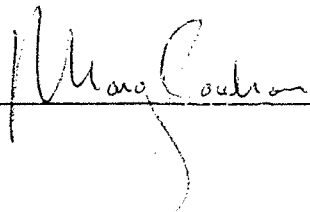
1. In section 4.4 of CD-1 By-law No. 9543, Council:
  - (a) strikes out "and" at the end of subsection (f);
  - (b) strikes out the period at the end of subsection (g), and substitutes "; and"; and
  - (c) after subsection (g), adds:
    - "(h) uncovered parking and vehicle storage on the rooftop of the building for vehicle dealer use."

**Force and effect**

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

ENACTED by Council this 21<sup>st</sup> day of April, 2009

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



REPORT TO COUNCIL  
REGULAR COUNCIL MEETING MINUTES

APRIL 21, 2009

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 2009, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**ABSENT:** Councillor Andrea Reimer (Leave of Absence - Civic Business)

**CITY MANAGER'S OFFICE:** Penny Ballem, City Manager  
James Ridge, Deputy City Manager

**CITY CLERK'S OFFICE:** Marg Coulson, Acting City Clerk  
Tina Hildebrandt, Meeting Coordinator

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by Councillor Anton.

**ACKNOWLEDGEMENT - PRESIDENT, WOMEN'S SKI JUMPING USA**

The Mayor acknowledged Deedee Corradini, President of Women's Ski Jumping USA and former Mayor of Salt Lake City, who was present.

**ANNOUNCEMENTS - KEEP VANCOUVER SPECTACULAR**

The Mayor announced the start of this year's Keep Vancouver Spectacular program, noting the official kick-off will be on Saturday, May 2, 2009, from 9 a.m. to 12 Noon, at Lord Roberts Elementary School - 1100 Bidwell Street in the West End.

**PROCLAMATIONS**

The Mayor proclaimed the week of May 3 to 9, 2009, as Emergency Preparedness Week.

~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Cadman  
SECONDED by Councillor Deal~~

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

~~CARRIED UNANIMOUSLY~~

**BY-LAWS**

MOVED by Councillor Louie  
SECONDED by Councillor Jang

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 6429 (re 2040 - 2080 West 10<sup>th</sup> Avenue)  
(By-law No. 9837)  
(Councillor Cadman ineligible to vote.)
2. A By-law to amend CD-1 By-law No. 7045 (re York House School) (By-law No. 9838)  
(Councillors Cadman, Chow and Meggs ineligible to vote.)
3. A By-law to amend the Zoning and Development By-law to rezone an area from Victoria Drive to Semlin Drive from the M-2 District Schedule to the I-2 District Schedule (By-law No. 9839)  
(Councillor Cadman and Mayor Robertson ineligible to vote.)
4. A By-law to amend CD-1 By-law No. 9543 (re miscellaneous text amendment)  
(By-law No. 9840)  
(Councillors Cadman and Deal ineligible to vote.)
5. A By-law to amend Sign By-law No. 6510 (re miscellaneous text amendments)  
(By-law No. 9841)  
(Councillors Cadman and Deal ineligible to vote.)
6. A By-law to amend CD-1 By-law No. 7679 re 201 Burrard Street (1011 West Cordova Street) (By-law No. 9842)  
(Councillors Jang, Meggs, Woodsworth and Mayor Robertson ineligible to vote.)
7. A By-law to amend the 2010 Winter Games By-law (By-law No. 9843)



*These minutes will be adopted at the next Regular Council meeting.*



**REPORT TO COUNCIL  
SPECIAL COUNCIL MEETING MINUTES**

**MARCH 24, 2009**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 24, 2009, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider zoning, heritage and sign by-law amendments.

**PRESENT:**

Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor George Chow\*  
Councillor Heather Deal\*  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs\*  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**ABSENT:**

Councillor David Cadman (Leave of Absence - Civic Business)  
Councillor Andrea Reimer (Sick Leave)

**CITY CLERK'S OFFICE:**

Lori Isfeld, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development By-law, Comprehensive Development District, Sign By-law, and Heritage Designation By-law.

CARRIED UNANIMOUSLY  
(Councillor Deal absent for the vote)

~~1. HERITAGE DESIGNATION: 1050 Oltam Drive~~

~~An application by Robert Mitchell was considered as follows:~~

~~Summary: To preserve and protect the exterior of this heritage house through a heritage designation as part of the Vancouver Heritage Foundation's True Colours Grant program.~~

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

#### Summary of Correspondence

No correspondence had been received on this application.

#### Speakers

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

#### Council Decision

MOVED by Councillor Anton

- A. THAT Council approve the designation of the Viani House at 1050 Odium Drive, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the heritage designation by-law.
- C. THAT Council commend the building owner for designating their property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *True Colours* program.

CARRIED UNANIMOUSLY  
(Councillor Deal absent for the vote)

## 2. TEXT AMENDMENT: Miscellaneous Text Amendments

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

Summary: To make minor amendments to the Comprehensive Development District (CD-1) #458 for 1655-1675 West 3rd Avenue and to the Sign By-law to correct inadvertent errors.

The Director of Planning recommended approval.

#### Summary of Correspondence

No correspondence had been received on this application 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 Anton

THAT the application to amend Comprehensive Development District (CD-1) #458 (By-law No. 9543) and the Sign By-law for miscellaneous text amendments generally as presented in Appendix A to the Policy Report "*Miscellaneous Text Amendments: CD-1 #458 and the Sign By-law*" dated February 3, 2009 be approved.

CARRIED UNANIMOUSLY  
(Councillor Deal absent for the vote)

### ~~3. REZONING: Hastings North Industrial Area~~

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

~~Summary: To rezone the industrial area between Victoria Drive and Semlin Drive from M-2 (Heavy Industrial) District to I-2 (Light Industrial) District to improve the buffer between the residential uses east of Semlin Drive and the heavy industrial area west of Victoria Drive.~~

~~The Director of Planning recommended approval.~~

#### ~~Staff Comments~~

~~Ken Munro, Assistant Director of Community Planning and Chris Clibbon, Planner, City Wide & Regional Planning, responded to questions.~~

#### ~~Summary of Correspondence~~

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

#### ~~Speakers~~

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

~~Patricia Barnes, Hastings North BIA, spoke in support of the application and requested that resources be assigned to develop a strategic plan for the Hastings North Industrial area.~~

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