



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (479)

### *2960-2990 Nanaimo Street*

### *By-law No. 9971*

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

***Effective December 15, 2009***

1 Zoning District Plan amendment

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-609(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (479).

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

- (a) Dwelling Uses, limited to:
  - (i) Seniors Supportive or Assisted Housing, and
  - (ii) Dwelling Unit in conjunction with any use listed in this section 2.2;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Personal Training Centre;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, School - Elementary or Secondary, and Social Service Centre;
- (d) Office Uses, limited to General Office, Financial Institution, Health Care Office, and Health Enhancement Centre;
- (e) Retail Uses limited to Grocery or Drug Store, Liquor Store, Retail Store, Pawnshop, Secondhand Store, and Small-scale Pharmacy;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Drycleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (h) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

3 Density

3.1 Computation of floor space ratio must assume that the site consists of 2 740 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.

3.2 The floor space ratio for all uses must not exceed 1.45.

3.3 Computation of floor area 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, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (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 at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (e) amenity areas, including day care facilities, recreational facilities, and meeting rooms, except that the total area excluded must not exceed 1 000 m<sup>2</sup>;
- (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 will be no exclusion for any of the residential storage space above base surface for that unit;
- (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 clause does not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),
 the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

**3.5** Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
- (b) enclosure of the excluded balcony floor area must not exceed 50%.

**3.6** The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

#### 4 Building height

The building height must not exceed 13.7 m.

#### 5 Horizontal angle of daylight

**5.1** Each habitable room must have at least one window on an exterior wall of a building.

**5.2** The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

**5.3** Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

**5.4** If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

**5.5** An obstruction referred to in section 5.2 means:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the site;
- (b) accessory buildings located on the same site as the principal building;
- (c) any part of the same building including permitted projections; or
- (d) the largest building permitted under the zoning on any site adjoining CD-1 (479).

**5.6** A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) less than 10% of the total floor area of the dwelling unit, or
  - (ii) less than 9.29 m<sup>2</sup>.

## 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, except that:

- (a) for seniors supportive or assisted housing and dwelling units in conjunction with any use listed in section 2.2, there must be:
  - (i) at least one parking space for each 180 m<sup>2</sup> of gross floor area, and
  - (ii) no more than one parking space for each housing or dwelling unit;
- (b) for non-residential uses, there must be at least:
  - (i) one Class A loading space for the first 100 m<sup>2</sup> to 465 m<sup>2</sup> of gross floor area,
  - (ii) one additional Class A loading space for 466 m<sup>2</sup> to 930 m<sup>2</sup> of gross floor area,
  - (iii) one additional Class A loading space for any portion of each 1 858 m<sup>2</sup> of gross floor area over 930 m<sup>2</sup>,
  - (iv) one Class B loading space for the first 100 m<sup>2</sup> to 929 m<sup>2</sup> of gross floor area,
  - (v) one additional Class B loading space for 930 m<sup>2</sup> to 2 788 m<sup>2</sup> of gross floor area, and
  - (vi) one additional Class B loading space for any portion of each 3 716 m<sup>2</sup> of gross floor area over 2 788 m<sup>2</sup>.

## 7 Acoustics

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

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

## 8 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.

9 Force and effect

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

ENACTED by Council this 15th day of December, 2009.



2960 - 2990 Nanaimo Street

**BY-LAW NO. 9971**

**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-609(b) 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 (479).

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

- (a) Dwelling Uses, limited to:
  - (i) Seniors Supportive or Assisted Housing, and
  - (ii) Dwelling Unit in conjunction with any use listed in this section 2.2;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Personal Training Centre;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, School - Elementary or Secondary, and Social Service Centre;
- (d) Office Uses, limited to General Office, Financial Institution, Health Care Office, and Health Enhancement Centre;
- (e) Retail Uses limited to Grocery or Drug Store, Liquor Store, Retail Store, Pawnshop, Secondhand Store, and Small-scale Pharmacy;

- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Drycleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (h) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

### Density

3.1 Computation of floor space ratio must assume that the site consists of 2 740 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.

3.2 The floor space ratio for all uses must not exceed 1.45.

3.3 Computation of floor area 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, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (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 at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (e) amenity areas, including day care facilities, recreational facilities, and meeting rooms, except that the total area excluded must not exceed 1 000 m<sup>2</sup>;



- (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 will be no exclusion for any of the residential storage space above base surface for that unit;
- (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 clause does not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in this section meets the standards set out therein.

3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
- (b) enclosure of the excluded balcony floor area must not exceed 50%.

3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

#### **Building height**

- 4. The building height must not exceed 13.7 m.

## Horizontal angle of daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the site;
- (b) accessory buildings located on the same site as the principal building;
- (c) any part of the same building including permitted projections; or
- (d) the largest building permitted under the zoning on any site adjoining CD-1 (479).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) less than 10% of the total floor area of the dwelling unit, or
  - (ii) less than 9.29 m<sup>2</sup>.

### 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, except that:

- (a) for seniors supportive or assisted housing and dwelling units in conjunction with any use listed in section 2.2, there must be:
  - (i) at least one parking space for each 180 m<sup>2</sup> of gross floor area, and
  - (ii) no more than one parking space for each housing or dwelling unit;
- (b) for non-residential uses, there must be at least:
  - (i) one Class A loading space for the first 100 m<sup>2</sup> to 465 m<sup>2</sup> of gross floor area,
  - (ii) one additional Class A loading space for 466 m<sup>2</sup> to 930 m<sup>2</sup> of gross floor area,
  - (iii) one additional Class A loading space for any portion of each 1 858 m<sup>2</sup> of gross floor area over 930 m<sup>2</sup>,
  - (iv) one Class B loading space for the first 100 m<sup>2</sup> to 929 m<sup>2</sup> of gross floor area,
  - (v) one additional Class B loading space for 930 m<sup>2</sup> to 2 788 m<sup>2</sup> of gross floor area, and
  - (vi) one additional Class B loading space for any portion of each 3 716 m<sup>2</sup> of gross floor area over 2 788 m<sup>2</sup>.

### Acoustics

7. 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 levels 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 levels in decibels.

<u>Portions of dwelling units</u>	<u>Noise levels (Decibels)</u>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchens, bathrooms, hallways	45

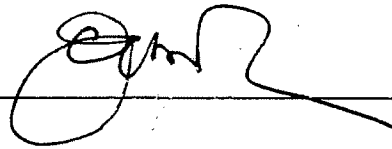
**Severability**

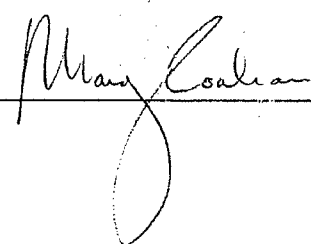
8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

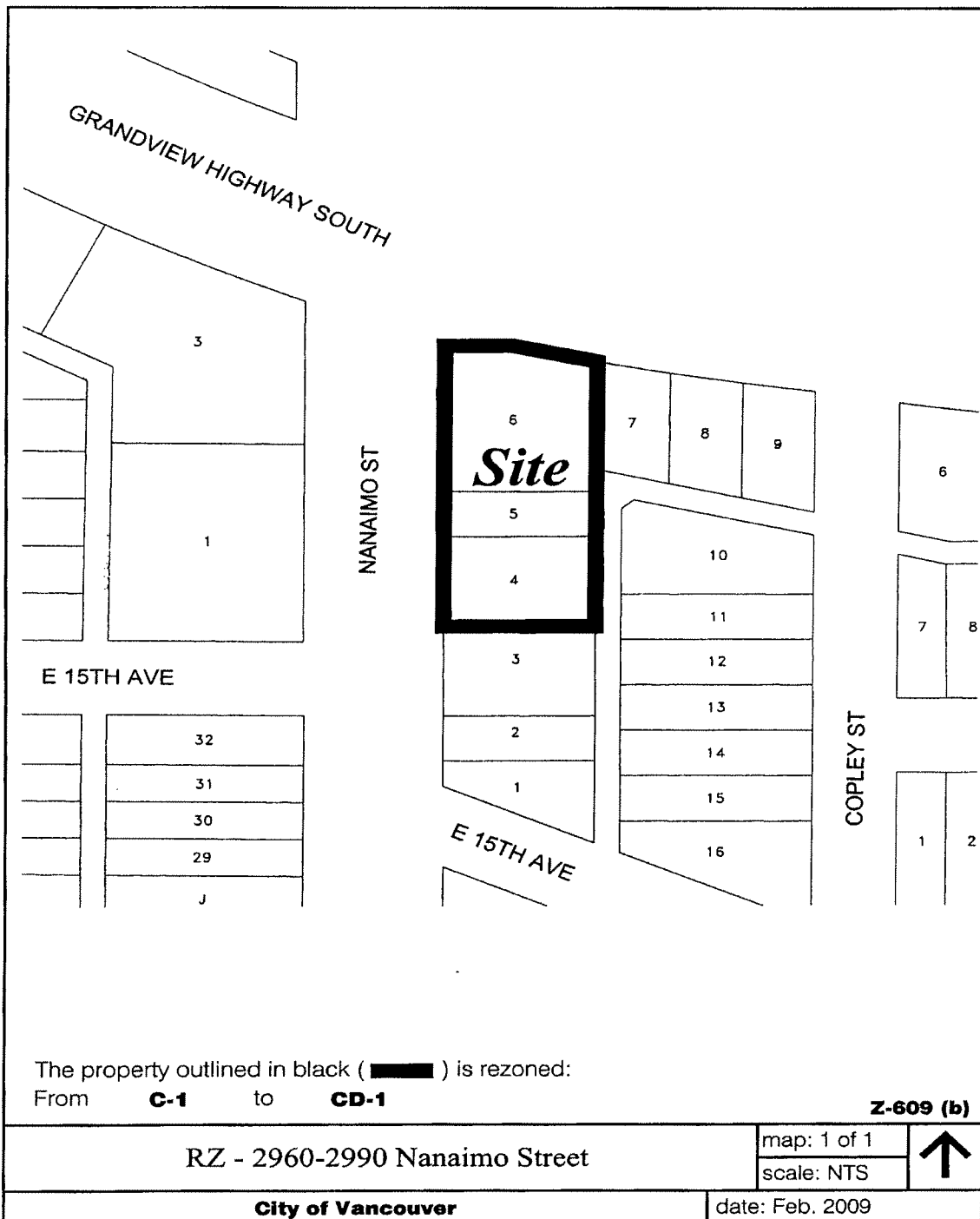
**Force and effect**

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

ENACTED by Council this 15<sup>th</sup> day of December , 2009

  
\_\_\_\_\_  
Mayor

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



7. **A By-law to amend Zoning and Development By-law No. 3575 (re 2960 - 2990 Nanaimo Street) (By-law No. 9971)**
8. **A By-law to amend Sign By-law No. 6510 (re 2960 - 2990 Nanaimo Street) (By-law No. 9972)**
9. **A By-law to amend CD-1 By-law No. 7648 (re 711 West Broadway (700 West 8<sup>th</sup> Avenue)) (By-law No. 9973)**
10. **A By-law to amend Ticket Offences By-law No. 9360 regarding snow and ice removal (By-law No. 9974)**

**BY-LAWS**

**MOVED by Councillor Jang  
SECONDED by Councillor Deal**

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 6 and 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

**CARRIED UNANIMOUSLY**

\*\*\*\*\*

*Councillors Jang, Louie and Meggs rose and advised they had received a report of the Public Hearing held July 8 and 10, 2008, and that they would therefore be voting on the enactment of By-law 9.*

\*\*\*\*\*

**MOVED by Councillor Deal  
SECONDED by Councillor Jang**

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 7, 8 and 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 Water Works By-law No. 4848 regarding 2010 fee increases (By-law No. 9965)**
2. **A By-law to amend Solid Waste By-law No. 8417 regarding 2010 fee increases (By-law No. 9966)**
3. **A By-law to amend Sewer and Watercourse By-law No. 8093 regarding 2010 fee increases (By-law No. 9967)**
4. **A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments and 2010 rate increases (By-law No. 9968)**
5. **A By-law to amend Street and Traffic By-law No. 2849 regarding truck routes (By-law No. 9969)**
6. **A By-law to authorize the borrowing of certain sums of money from January 8, 2010, to January 7, 2011, pending the collection of real property taxes (By-law No. 9970)**

### Engineering

- (i) Provision of a Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.

CARRIED UNANIMOUSLY

#### 5. TEXT AMENDMENT: 4176 Alexandra Street (York House School)

An application by Julie Paul, York House School, was considered as follows:

Summary: To amend the CD-1 (Comprehensive Development) By-law to increase the limit on enrolment for grades 8 to 12 from 265 to 325 students. The overall enrolment limit (elementary and secondary combined) at Alexandra Street will remain at 600 students. This request follows from the relocation of the school's kindergarten to 3274 East Boulevard.

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 by York House School to amend the land use section of CD-1 #288 (By-law No. 7045) for 4176 Alexandra Street (PID: 007-993-811; Block 670, Lot 526, Group 1, NWD) to increase the limit on enrolment in grades 8 to 12 from 265 students to 325 students, generally as presented in Appendix A of the Policy Report "*CD-1 Text Amendment: 4176 Alexandra Street (York House School)*", dated February 17, 2009, be approved.

CARRIED UNANIMOUSLY

(Councillors Chow and Meggs absent for the vote)

#### 6. REZONING: 2960-2990 Nanaimo Street

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

Summary: To rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit non-market housing for Lu'ma Native Housing Society.



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

Daniel Naundorf, Planner, Housing Policy, 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 and none were present.

#### **Council Decision**

MOVED by Councillor Louie

- A. THAT, to enable a proposed supportive housing development to proceed, the application to rezone the site at 2960-2990 Nanaimo Street (the Site) (Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660; PID:006-913- 709, PID:006-913-822, PID:006-915-655) from C-1 (Commercial District) to CD-1 (Comprehensive Development District), generally as presented in Appendix A to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009, be approved subject to the following conditions:

**1. CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Patrick R. Stewart, Architect in plans and stamped "Received City of Vancouver January 29, 2009", provided that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That prior to final approval by Council of the form of development, the owner shall obtain approval of a development application by the Director of Planning, who shall consider the following conditions:

**Design Development**

- (i) design development to the Grandview elevation to improve integration with overall building massing;

Note to Development Applicant: This can be achieved by providing a similar setback at the north side of the third floor as the west elevation. Screening of parking and any proposed mechanical equipment should be proposed. The upper two floors should have visible support at the northeast corner. A continuation of the wood columns may be appropriate.

- (ii) design development to the roofline to simplify and strengthen its expression;

Note to Development Applicant: Areas of apparent symmetry should be resolved to be symmetrical, especially at the Nanaimo Street entry. The roof form should express the overall building form, and not necessarily the location of balconies. The uppermost gable style appurtenance at the Nanaimo Street elevation should be extended further to the east to have a strong appearance from all view points.

- (iii) design resolution of the projecting balconies at the east elevation;

Note to Development Applicant: Projecting balconies should be well integrated with the building form, should align vertically, and must be coordinated with the townhouse "roof" expression. This can be achieved by inseting the balcony, and relocating it to the corner, which will also accomplish a better relationship to the neighbouring building.

- (iv) design development to provide improved pedestrian access to the building;

Note to Development Applicant: The retail entry at Grandview Highway must meet the sidewalk grade. This may require localized interior level changes. Grades, and the requirement of any retaining walls at the parking must be clarified. At the southeast Play Space clarify the direction of stair travel, and stair access on the Site Plan.

- (v) design development to the public realm on Nanaimo Streets, Grandview Highway as well as the east parking area;

Note to Development Applicant: This can be achieved by coordinating and clearly illustrating all significant landscape items and required setbacks, on the Site Plan. The drawing should include the extent and type of paving, both new and existing, the proposed street trees, the number and rise of stairs, and any retaining walls. Identify all the street furniture or fixtures. A flush planter should be provided at the amenity area entry, approximately between gridlines 12 and 13. The east elevation must show mechanical vents, if any, and proposed screening. The large concrete walls should be detailed with reveals, and climbing vines, if possible. CPTED issues, especially at the stair to the lane adjacent to the garbage area, must be addressed.

- (vi) design development to the south side yard to provide clear pedestrian access, and a neighbourly transition;

Note to Development Applicant: The south side yard must follow the grade of the adjacent site with minimal reliance on retaining walls. The building egress must be within the side yard setback, and simply executed.

- (vii) design development to unit layouts to provide improved liveability and maximum privacy between units;

Note to Development Applicant: This can be achieved by orienting units, wherever possible, so that living areas are not adjacent to sleeping areas. When possible, entry doors across the corridor from one another should be offset to increase visual privacy.

- (viii) design development to achieve a coordinated resolution of the garbage and loading areas;

Note to Development Applicant: The loading and garbage areas should be screened in an attractive and coordinated manner. Provide details of the garbage enclosure construction, and illustrate areas of landscaping on the Site Plan. The design should reduce opportunities for crime, and have strong consideration of personal safety of residents accessing the garbage enclosure.

- (ix) provision of high quality building materials appropriate to the use;

Note to Development Applicant: The number of exterior siding materials should be limited to two field materials, one for the commercial base, and one for the upper residential levels. A panelized material may be more appropriate than the siding and shingles proposed. Changes in material should be handled in an attractive and logical manner. (The Tindal stone finish must wrap around the southwest corner, and have a well-detailed termination.)

- (x) provision of additional information on elevations and site plans identifying the location of exterior lighting;

- (xi) provision of a conceptual signage package noting compliance with the Sign By-law;

Note to Development Applicant: Show proposed locations and size of proposed signage on the site and building for *reference*. Signage should be integrated with, but not detract from architectural elements. Note on drawings that approval for signs will be sought in a *separate* application for a Sign Permit. The development permit does not approve signage.

- (xii) provision of larger scale sectional drawings showing proposed canopies, balconies, roof decks, post and beam feature and entries;

Note to Development Applicant: Drawings at a minimum of 1:50 scale must be provided of these and of any other area the development applicant feels expresses the strength of the integrated façade features and the building-to-street interface.

- (xiii) provision of details of significant exterior details including landscape elements;

Note to Development Applicant: At a minimum, provide details of the wood post to base connection, balcony rails and soffits, window details, and exterior stair railings, garbage enclosure and lighting.

### Landscape

- (xiv) improvements of the plans:
- architectural sections and/or sectional plan arrows appear to be incorrect;
  - landscape plan to show property line;
  - provide spot elevations on the landscape plan and site plan to clarify the various grade changes and walls adjacent the building;
  - landscape plan to be submitted at a larger scale.
- (xv) provision of a high quality public realm, to be confirmed prior to the issuance of the building permit;

Note to Development Applicant: Coordinate with Engineering staff when designing the public realm, including the surface treatment, planting beds and trees. Along the Nanaimo Street frontage, provide a double row of street trees set into planting beds flush with grade. Consider that building entrances need to be unencumbered. A lawn boulevard should be provided adjacent the curb, where possible. Special paving, such as exposed aggregate banding, should be integrated into the public realm and be compatible with the private surface treatment. Contact Eileen Curran, Streets Engineering, 604.871.6131, to confirm the surface treatment and planting locations and Park Board, 604.257.8587 for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity of street trees to the satisfaction of the General Manager of Engineering Services and tree species to the satisfaction of the Park Board to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (xvi) provision of additional large scale sections through:
- grid line #12;
  - the linear planting strip near the lane in the northeast corner;
- (xvii) provision of high-quality surface treatment on private property along the Nanaimo Street and Grandview Highway frontages;

Note to Development Applicant: The material should be of higher quality finish than brushed concrete.

- (xviii) design development to improve the public realm amenity in proximity to the corner;

Note to Development Applicant: This can be done by the addition of outdoor furniture, planting and/or related element of interest.

- (xix) screening or enclosure of the hydro box at the lane;

- (xx) provision of dimensioned street tree protection fences to be labeled on the landscape plan; and

Note to Development Applicant: Refer to Engineering Street Tree Protection Guidelines.

**Engineering**

- (xxi) traffic calming measures, subject to public consultation, as follows:
  - speed humps on the north-south and east-west lanes;
  - diverts at the intersection of the lane at Copley Street and at the lane and 16<sup>th</sup> Avenue.

**2. CONDITIONS OF BY-LAW ENACTMENT**

- (a) That prior to enactment of the CD-1 By-law, and at no cost to the City, unless otherwise specified below:

**Engineering**

- i) the owner shall make arrangements on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (a) consolidation of Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660 into a single parcel; and
  - (b) 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.

**Housing Centre**

- ii) the owner shall make arrangements on terms and conditions satisfactory to the Managing Director of Social Development and the Director of Legal Services, to enter into a Housing Agreement, in order to comply with the exemption provisions for social housing in the relevant DCL By-law and the Interim Citywide CAC Policy;

**Soils**

- iii) the owner shall do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by and to the satisfaction of the Manager of Environmental Protection and the Director of Legal Services; and
- iv) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services,

that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment, and all other conditions imposed by the City or Ministry of Environment have been satisfied.

- B. FURTHER THAT, the application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-1) as set out in Appendix C to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009, be approved.
- C. AND FURTHER THAT, the Director of Legal Services be instructed to bring forward at the time of enactment of the CD-1 By-law the amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule B, as set out in Appendix C to the Policy Report "*CD-1 Rezoning - 2960-2990 Nanaimo Street*", dated February 13, 2009.

CARRIED UNANIMOUSLY  
(Councillors Chow and Meggs absent for the vote)

#### **7. REZONING: 6511 Granville Street**

An application by Jerry Doll, Neale Staniszki Doll Adams (NSDA) Architects was considered as follows:

Summary: To rezone from RS-6 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow a development of a three-storey seniors supportive and assisted housing development.

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

#### **Staff Opening Comments**

Michelle McGuire, Planner, Rezoning Centre, provided an overview of the application and staff's recommendation and, along with Wali Memon, Parking Policy & Development Engineer, Parking Management, responded to questions.

#### **Applicant Comments**

Derek Neale, Neale Staniszki Doll Adams Architects, provided an overview of the application and noted concerns raised could be addressed through the development permit process, and responded to questions.

#### **Summary of Correspondence**

Council received one letter and twelve emails in opposition since the application was referred to Public Hearing:



**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 Odium 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.