



City of Vancouver *Zoning and Development By-law*

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CD-1 (485)

6708 - 6776 Granville Street

By-law No. 10088

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

Effective July 6, 2010

(Amended up to and including By-law No. 10166, dated November 2, 2010)

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-619(a) 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 (485).
- 2.2 Subject to approval by Council 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 (485) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

3 Density

- 3.1 Computation of floor area must assume that the site consists of 4 695 m², 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 number of dwelling units on the site must not exceed 35.
- 3.3 The floor space ratio must not exceed 1.0.
- 3.4 Computation of floor space ratio must include:
- (a) all floors, including earthen floor, 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) where the distance from a floor to the floor above or, where there is no floor above to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.
- 3.5 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 permitted residential floor area;
 - (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
 - (c) the floors or portions of floors 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, which are:
 - (i) at or below the base surface, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard;
 - (d) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch,
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
 - (iii) under covered verandas or porches as described in subsection (f), and to which there is no permanent means of access;

- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) covered verandas or porches if:
 - (i) they are at the basement or first storey,
 - (ii) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total area of such exclusions does not exceed 5% of the permitted floor area, and
 - (iv) the ceiling height, including roof structures, of the total area of such exclusions does not exceed 3.1 m measured from the porch floor;
- (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;
- (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; and
- (i) not more than 185 m² of residential space located in a cellar and forming part of a dwelling unit above grade, if the Director of Planning first approves the location, size and design of the residential space. [10166; 10 11 02]

3.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board trellises and other garden structures which support the use of intensive green roofs, roof top gardens, and urban agriculture.

4 Building height

The height of the principal buildings must not exceed 10.7 m measured from base surface.

5 Setbacks

The setback of each building must be at least:

- (a) 4.9 m from the west front yard property line;
- (b) 4.9 m from the east rear yard property line;
- (c) 2.4 m from the north side yard property line; and
- (d) 3.6 m from the south side yard property line.

6 Daylight

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

6.2 A habitable room referred to in section 6.1 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 9.3 m².

7 Parking 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 and bicycle spaces, all as defined under the Parking By-law, except that there must be:

- (a) at least one parking space for each 100 m² of gross floor area up to 1.25 parking spaces for each dwelling unit;
- (b) no more than the lesser of the:
 - (i) minimum required parking spaces plus 0.5 parking spaces for each dwelling unit, and
 - (ii) 1.8 parking spaces for each dwelling unit;
- (c) at least 0.1 parking spaces visitor parking spaces for each dwelling unit;
- (d) no more than 0.2 parking spaces for each dwelling unit; and
- (e) 0.03 shared vehicle parking spaces for each dwelling unit;

unless any amendment to the Parking By-law results in a lesser requirement in which case the lesser requirement is to apply.

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 dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

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

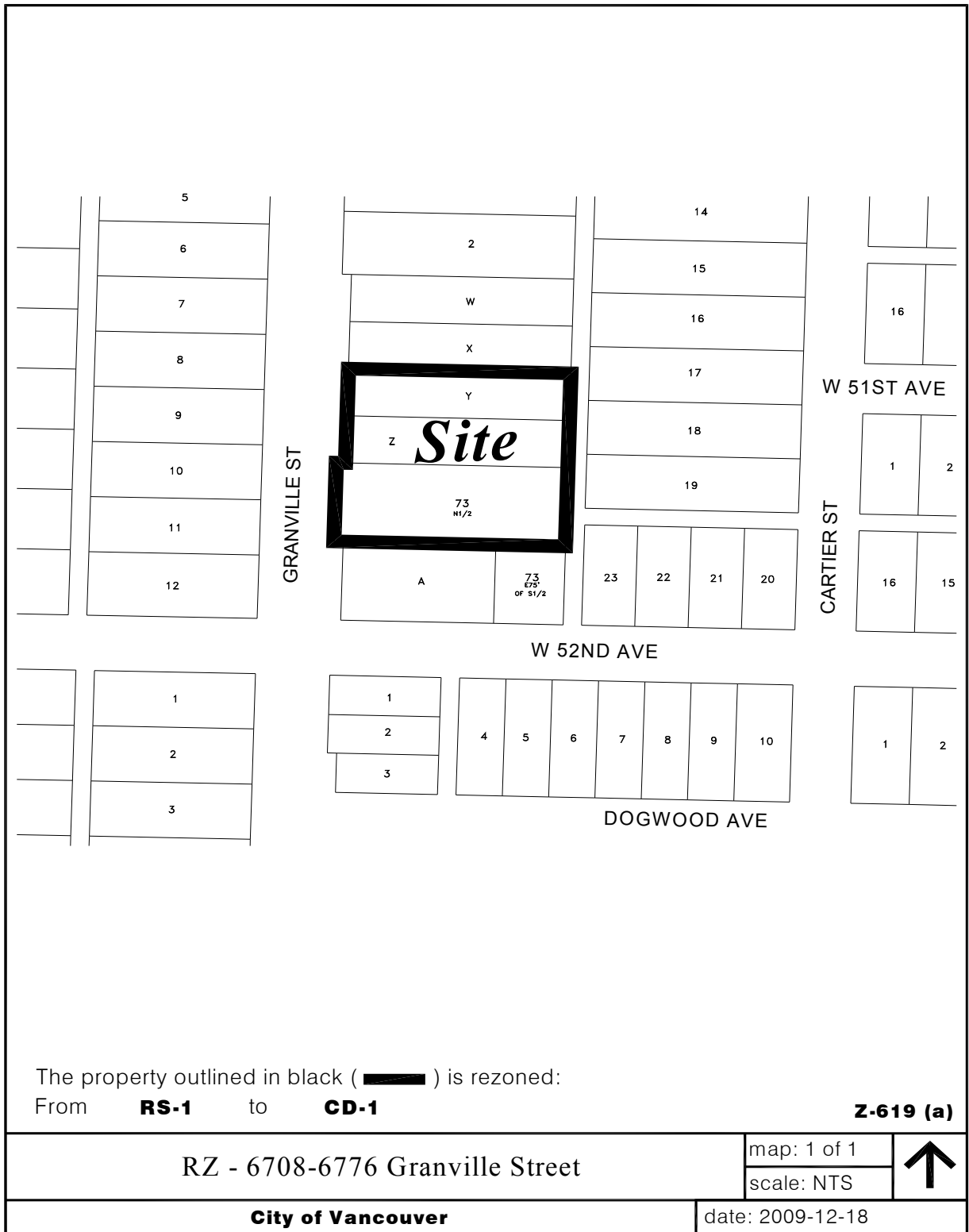
9 Severability

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 the By-law.

10 Force and effect

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

ENACTED by Council this 6th day of July, 2010.



Backup Notes

By-law No. 10088, dated July 6, 2010

6708 - 6776 Granville Street

BY-LAW NO. 10088

**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-619(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 (485).

2.2 Subject to approval by Council 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 (485) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

Density

3.1 Computation of floor area must assume that the site consists of 4 695 m², 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 number of dwelling units on the site must not exceed 35.

3.3 The floor space ratio must not exceed 1.0.

3.4 Computation of floor space ratio must include:

- (a) all floors, including earthen floor, 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) where the distance from a floor to the floor above or, where there is no floor above to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.

3.5 Computation of floor space ratio must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are:
 - (i) at or below the base surface, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard;
- (d) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch,
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
 - (iii) under covered verandas or porches as described in subsection (f), and to which there is no permanent means of access;
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage space above base surface for that unit;

- (f) covered verandas or porches if:
 - (i) they are at the basement or first storey,
 - (ii) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law,
 - (iii) the total area of such exclusions does not exceed 5% of the permitted floor area, and
 - (iv) the ceiling height, including roof structures, of the total area of such exclusions does not exceed 3.1 m measured from the porch floor;
- (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; and
- (h) with respect to exterior:
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 - (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.

3.6 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board trellises and other garden structures which support the use of intensive green roofs, roof top gardens, and urban agriculture.

Building height

4. The height of the principal buildings must not exceed 10.7 m measured from base surface.

Setbacks

5. The setback of each building must be at least:

- (a) 4.9 m from the west front yard property line;
- (b) 4.9 m from the east rear yard property line;

- (c) 2.4 m from the north side yard property line; and
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Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 A habitable room referred to in section 6.1 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 9.3 m².

Parking 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 and bicycle spaces, all as defined under the Parking By-law, except that there must be:

- (a) at least one parking space for each 100 m² of gross floor area up to 1.25 parking spaces for each dwelling unit;
- (b) no more than the lesser of the:
 - (i) minimum required parking spaces plus 0.5 parking spaces for each dwelling unit, and
 - (ii) 1.8 parking spaces for each dwelling unit;
- (c) at least 0.1 parking spaces visitor parking spaces for each dwelling unit;
- (d) no more than 0.2 parking spaces for each dwelling unit; and
- (e) 0.03 shared vehicle parking spaces for each dwelling unit;

unless any amendment to the Parking By-law results in a lesser requirement in which case the lesser requirement is to apply.

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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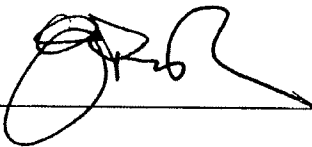
Severability

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 the By-law.

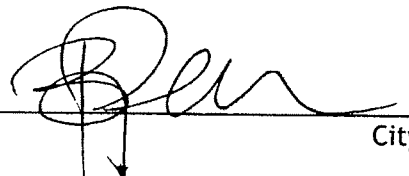
Force and effect

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

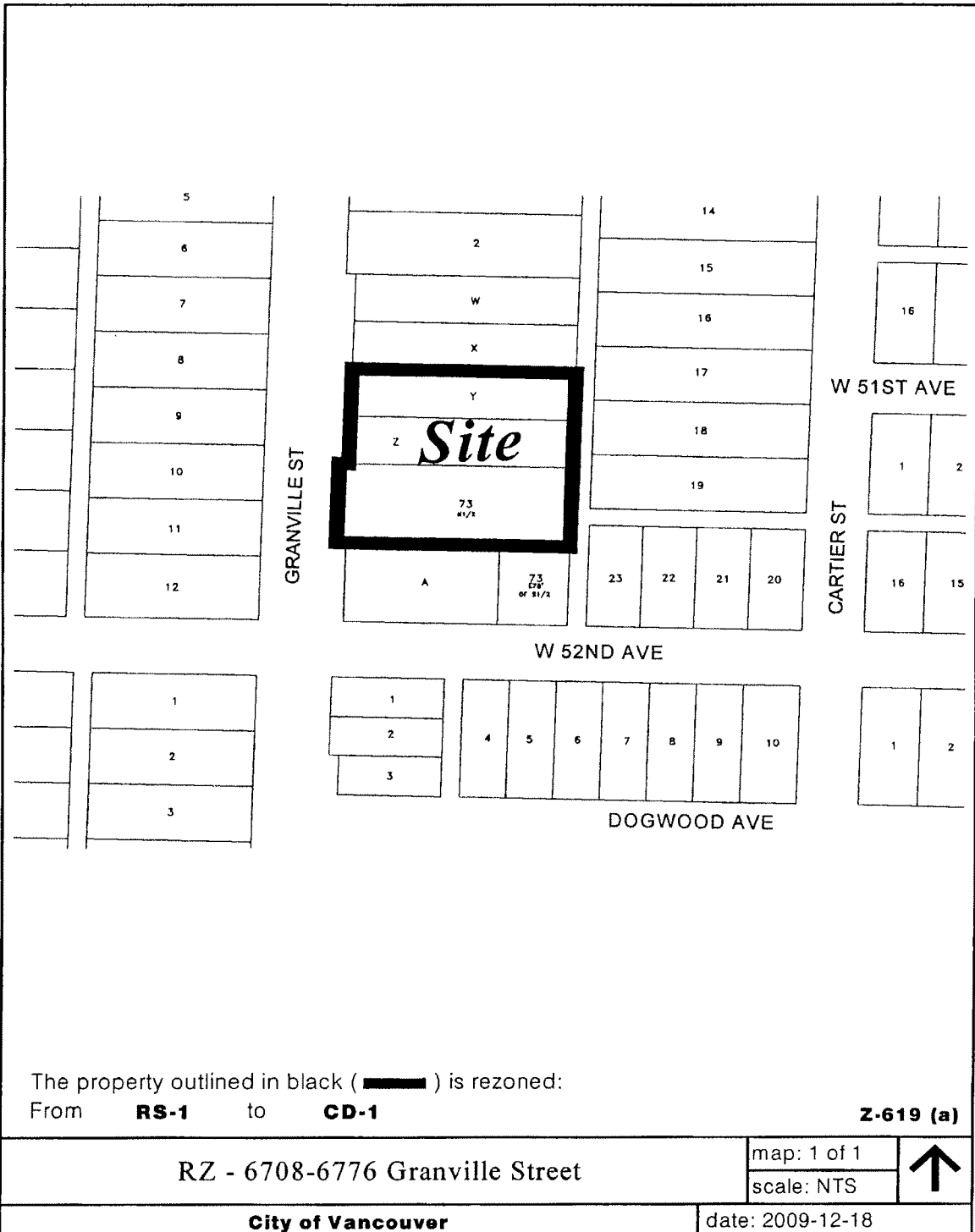
ENACTED by Council this 6th day of July, 2010



Mayor



City Clerk



BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Cadman

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 and 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Jang and Stevenson absent for the vote)

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY
(Councillors Jang and Stevenson absent for the vote)

1. **A By-law to approve a standard form of encroachment agreement between the City and Canada Place Corporation regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the City (By-law No. 10082)**
2. **A By-law to approve a standard form of encroachment agreement between the City and B.C. Pavilion Corporation regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the City (By-law No. 10083)**
3. **A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments (By-law No. 10084)**
4. **A By-law to amend Protection of Trees By-law No. 9958 regarding various housekeeping matters (By-law No. 10085)**
5. **A By-law to amend Subdivision By-law No. 5208 regarding 3583 West 39th Avenue and 3593 West 39th Avenue (By-law No. 10086)**
6. **A By-law to amend Subdivision By-law No. 5208 regarding 2272 East 54th Avenue (By-law No. 10087)**
7. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6708 - 6776 Granville Street) (By-law No. 10088)**
(Councillors Deal and Stevenson ineligible to vote)
8. **A By-law to amend Subdivision By-law No. 5208 regarding 6708 - 6776 Granville Street (By-law No. 10089)**

9. **A By-law to amend Zoning and Development By-law No. 3575 regarding demolition of residential rental buildings in C districts (By-law No. 10090)**
(Councillors Chow and Stevenson ineligible to vote)
10. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2967 Grandview Highway) (By-law No. 10091)**
(Councillors Chow and Stevenson ineligible to vote)

MOTIONS

A. Administrative Motions

1. Closure of a Portion of Road Adjacent to 636 Powell Street

MOVED by Councillor Woodsworth
SECONDED by Councillor Louie

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a proposal to redevelop City-owned Lots 1 to 5, and Lots 6 and 7 Both Except the North 7 Feet Now Road, All of Block 52 District Lot 196 Plan 196;
3. The proposal requires the closure of portions of Powell Street, east of Princess Avenue;
4. The 7 foot wide portions of road to be closed and stopped-up are legally described as [PID: 016-163-362] The North 7 Feet of Lot 6 and [PID: 016-163-389] The North 7 Feet of Lot 7, Both of Block 52 District Lot 196 Plan 196 ("The North 7 Feet of Lots 6 and 7");
5. The North 7 Feet of Lots 6 and 7 were both established as road by document filed 32694 in 1941;
6. The said portions of road are no longer required for municipal purposes.

THEREFORE BE IT RESOLVED THAT [PID: 016-163-362] The North 7 Feet of Lot 6 and [PID: 016-163-389] The North 7 Feet of Lot 7, Both of Block 52 District Lot 196 Plan 196, both established as road by document filed 32694, be closed and stopped-up, subject to the said portions of closed road being consolidated with Lots 1 to 5, and Lots 6 and 7 Both Except the North 7 Feet Now Road, All of Block 52 District Lot 196 Plan 196 to create a single parcel to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY
(Councillors Jang and Stevenson absent for the vote)

UNFINISHED BUSINESS

1. REZONING: 6708 - 6776 Granville Street

On Tuesday, January 19, 2010, Council concluded the Public Hearing on the above-noted matter, and referred discussion and decision to the Regular Council meeting immediately following the Standing Committee on Planning and Environment on January 21, 2010, as Unfinished Business.

MOVED by Councillor Louie

- A. THAT the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street (PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow construction of 35 rowhouses at a floor space ratio of 1.0, generally as presented in Appendix A of the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be approved subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development, generally as prepared by Formwerks Architectural Inc. and stamped "Received City Planning Department, November 4, 2009", be approved by Council in principle, 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 the building expression to achieve variety;

Note to Applicant: The styles of the different buildings should be varied to allow each building individual identity. This should be executed so that the variations are integral to the building forms. The group of buildings should maintain a strong connection in their form and detailing.

- (ii) Design development to the pedestrian egress from parking level;

Note to Applicant: Provide details of the stair enclosure and weather protection. Ensure CPTED has been considered through the design.

- (iii) Provision of high quality building materials appropriate to the use;

Note to Applicant: The building materials noted in the project description including, heavily textured stucco, robust wood detailing, quarried stone and asphalt shingles must be noted and located on elevation drawings.

- (iv) Deletion of garbage/recycling area at lane;

Note to Applicant: Landscape screening for the adjacent patio should replace this garbage/recycling area at the lane.

- (v) Provision of an Acoustical Study to address issues of traffic noise on the dwelling units;

Note to Applicant: Noise impacts to dwelling units in the development should be addressed through measures such as special building construction and room placement in the dwelling unit.

Crime Prevention Through Environmental Design (CPTED)

- (vi) Design development to improve security and visibility in the underground in accordance with section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

Sustainability

- (vii) The following sustainable features have been noted on the Built Green checklist submitted for this application. These features are to be duly indicated and noted on the application drawings for the Development Permit (Numbering corresponds to the Built Green checklist):
- 1-1 2 zones for HVAC in each dwelling unit
 - 1-2 Location of heating appliance with minimum 95% AFUE
 - 1-8 Location of drain water heat recovery units on 6 ft. stack
 - 1-9 Location of sealed combustion fireplace for each dwelling unit
 - 1-18 Detail elements which make the development solar ready
 - 1-20 Location of photovoltaic generation system
 - 2-5 Detail wall stud spacing at 24"
 - 5-2 Location of thermostats with dual setback and continuous fan settings;

Landscape Design

- (viii) Provision of a second arborist report to assess the possibility of safe tree retention as proposed on the Landscape Concept plan (sheet L1). The report should also include any arboricultural care necessary for safe tree retention;

Note to Applicant: If site supervision is necessary, then a letter of assurance will be required from the arborist, stating that he/she has been retained.

- (ix) Provision of a tree retention/removal/replacement plan to clearly indicate tree types and a schedule of tree type, size and quantity. References to be tied to Julian Dunster Arborist Report dated March 7, 2009;
- (x) Design development to create transition between adjacent properties and semi-private/semi-public spaces;

Note to Applicant: This could be accomplished by reducing the size of patios of Buildings 1 and 3, providing adequate passive landscape buffer at north side yard. Also, benches at north and south side yards could be replaced with passive visual spaces, such as water features.

- (xi) Design development to reduce unnecessary paved surfaces;

Note to Applicant: This could be achieved by deleting the secondary walkway along the west side of Buildings 1 and 2. This area could be replaced with planting beds.

- (xii) Provision of detail or image illustrating proposed entry announcement at Granville Street and presentation to public realm;
- (xiii) Provision of a detailed Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, trellises, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape plan. The Landscape Plan should be at 1/8" scale or 1/100, minimum scale;

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services for the following:

- (xiv) Improvements to the fire access entry on Granville Street to ensure its use for firefighting purposes only. Gates designed to the Fire departments satisfaction and signs and parking regulation changes to clearly identify the intended use of the boulevard crossing are required;
- (xv) A reduction in the impermeable surfaces on the consolidated site to not more than 60% of the site area or implementation of storm water management practices to meet an equivalent of 60% maximum impermeable area;

- (xvi) Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints and within the parking areas to be able to calculate slopes and cross falls. Provide elevations on sections drawings;
- (xvii) Provision of a parking ramp slope not to exceed 12.5% after the first 20 ft. from the property line;
- (xviii) Provision of additional parking stall width for the small car parking stalls located adjacent to walls and all 'private garage' parking spaces adjacent to both a wall and bicycle lockers;

Note to applicant: bicycles stored in the lockers would act like another wall.

- (xix) Confirm provision of a security gate with 2.3 m minimum vertical clearance and 'private garage' doors with 2.0 m minimum vertical clearance and show both on drawing A 3.0;
- (xx) Provision of minimum vertical clearance of 7' 6½" from the laneway to all required manoeuvring aisles and access to disability parking spaces;

Note to applicant: the minimum vertical clearance shown on the drawing A 3.0 for disability space access is 6' 8" under building 7 on Section A-A and 7' on Section B-B.

- (xxi) Confirm security access for cars. If remote control please indicate it on the plans. If a pad mounted card reader or keypad is used, confirm that it does not reduce the required 20 ft. aisle width;
- (xxii) Number all parking stalls;
- (xxiii) Dimension column widths encroaching into parking stalls;
- (xxiv) Provision of measures to improve visibility of oncoming traffic on the drive aisles;

Note to Applicant: parabolic mirrors are recommended.

- (xxv) Provision of additional parking stall width for Car-sharing Parking space if adjacent to both a wall and tall hedges that would act like another wall;
- (xxvi) Provision of 'private garage' parking spaces to be made deeper to give drivers additional space to enter /exit parked vehicles and improve access to suites when a full sized vehicle is parked;
- (xxvii) Recommend additional manoeuvring space for dead end parking space to improve vehicle access;

- (xxviii) Delete portion of arbour shown encroaching into lane;
- (xxix) Provide clarification of garbage pick up operations. Please confirm that a waste hauler can access and pick up from the below grade location shown without reliance on storage of bins on the City lane;
- (xxx) Provide improved recycling storage in a location with acceptable access to recycling pickup crews. Please contact Engineering Solid Waste branch for recycling needs;
- (xxxi) The existing combined sewer service is to be replaced with a "twinning" service;
- (xxxii) An interconnected water service will be required for this development.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (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 General Manager of Engineering Services, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services:

Engineering

- (i) Consolidation of the 3 lots PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594 into a single parcel.
- (ii) Dedication of the west 3.05 m of N½ of Lot 73 for road purposes.
- (iii) Provision of a standard form encroachment agreement for the existing retaining wall that will encroach onto public property, as a result of the dedication.
- (iv) Provision of street trees on Granville Street adjacent the site, where space exists.
- (v) Provision of an updated curb ramp at the northeast corner of 52nd Avenue and Granville Street.
- (vi) Provision of one car-share vehicle, managed by a professional car-share firm, and one dedicated car-share parking space, in an area with 24-hour accessibility.
- (vii) 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.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting 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.

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

The timing of all required payments, if not otherwise specified in these conditions, if any, 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, Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the Zoning By-law, as set out in Appendix B of the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street".

CARRIED UNANIMOUSLY
(Councillor Deal ineligible to vote)

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND ENVIRONMENT

JANUARY 21, 2010

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, January 21, 2010, at 2:04 pm, in the Council Chamber, Third Floor, City Hall.

PRESENT: Councillor Andrea Reimer, Chair
Mayor Gregor Robertson*
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow*
Councillor Heather Deal, Vice-Chair
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Ellen Woodsworth*

ABSENT: Councillor Tim Stevenson (Leave of Absence)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Titania Lam, Meeting Coordinator

* Denotes absence for a portion of meeting

ADOPTION OF MINUTES

The Minutes of the Standing Committee on Planning and Environment meeting of December 17, 2010, were adopted.

At this point in the proceedings, it was

MOVED by Councillor Deal

THAT the Green Rezoning Policy, referred from the Standing Committee on Planning and Environment meeting on December 17, 2009, be referred to the Standing Committee on Planning and Environment meeting on February 4, 2010 to allow staff further time to review the report.

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



5. REZONING: 6708 - 6776 Granville Street

An application by James Bussey, Formwerks Architectural Inc., was considered as follows:

Summary: To rezone the site from RS-1 (Single-Family) District to CD-1 (Comprehensive Development) District to allow the development of 35 rowhouses, with 9 single-storey units, 2 two-storey units, and 24 three-storey units. The maximum building height allowed would be 10.7 m or 35 ft. and the maximum floor space ratio (FSR) would be 1.0.

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

Staff Opening Comments

Rezoning Centre staff reviewed the application and responded to questions.

Applicant Opening Comments

Alan Forrester from the applicant team provided additional information regarding the application.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 letter and 3 emails in support
- 1 letter in opposition

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Helen Lauener
Art Robbins
Claudia Laroye, Marpole BIA
Ann Foster
Horatio Kemeny
Ross Lam
Jack Uppal
Glenn McPherson
Howard Jampolsky
Sharon Fenton
Victoria Thompson
Stanley Wong

The following spoke in opposition to the application:

Carolyn Cochrane
Frank Yue
Philip Lowe
Stan Schwartz
Deborah Lee
Charles Hamilton
Ruth Hamilton
Maria Hensel
Jenny Tam
John Cochrane
Bernie Hensel
Franky Lam

The following spoke neither in support nor opposition, but offered comments and recommendations:

Jim Hall, ARKS Vision Implementation Committee
Anthony Norfolk, ARKS Housing Committee
Gene Fenton

* * * * *

At 9:30 pm Council agreed to recess and reconvened at 9:40 pm with the same members present.

* * * * *

During the hearing of speakers it was

MOVED by Councillor Woodsworth

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by one hour or less.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Applicant Closing Comments

Members of the Applicant Team responded to questions.

REFERRAL MOVED by Councillor Louie

THAT, due to time constraints, discussion and decision on the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street, to allow construction of 35 rowhouses, generally as presented in Appendix A to the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be referred to the Regular Council meeting following the Standing Committee on Planning and Environment meeting on January 21, 2010, as Unfinished Business.

CARRIED UNANIMOUSLY
(Councillor Anton opposed)

6. REZONING/TEXT AMENDMENT: East Fraser Lands - Area 2 and Kerr Street Properties

An application by Norman Shearing, Parklane Homes Ltd., was considered as follows:

Summary: To rezone this site from M1-B, CD-1 (247), and CD-1 (473) to CD-1 (Comprehensive Development) District. The purpose of the application is to develop Area 2 of East Fraser Lands, comprising 38.4 acres (15.5 ha) of land. The application is to construct 162 912 m² (1,753,578 sq. ft.) of residential, 930 m² (10,000 sq. ft.) of retail, two childcare facilities, an elementary school, parks, and underground parking. Maximum proposed tower height is 13-storesys.

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

Also before Council was a Memorandum dated January 18, 2010, from Kirstin Robinson, Project Planner, Major Projects, Current Planning, which provided three additional recommendations and background information requested by Council relating to the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties".

Staff Opening Comments

Rezoning Centre staff reviewed the application.

Applicant Opening Comments

Norman Shearing, VP Development, Parklane Homes Ltd., responded to questions.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 email in support
- 2 letters and 2 emails in opposition

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

JANUARY 19, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 19, 2010, at 7:30 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning, Official Development Plan, and Heritage By-laws.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Ellen Woodsworth

ABSENT: Councillor Heather Deal
Councillor Tim Stevenson (Leave of Absence)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
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, Official Development Plan, and Heritage By-laws.

CARRIED UNANIMOUSLY

1. HERITAGE DESIGNATION: 208 East Georgia Street

An application by Grant Gibson, owner, was considered as follows:

Summary: To designate and rehabilitate this heritage building (London Hotel) through the Heritage Building Rehabilitation Program and an HRA. The proposal includes 73 existing Single Room Accommodation (SRA) units and 2 retail units at grade. The SRA units will remain designated in the SRA By-law.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence had been received on this application.

Backup Notes

By-law No. 10166, dated November 2, 2010

6708 - 6776 Granville Street

BY-LAW NO. 10166

A By-law to amend CD-1 By-law No. 10088

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

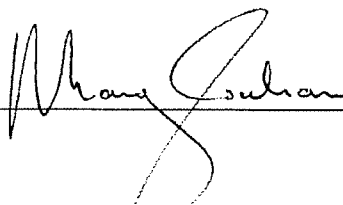
1. This By-law amends the indicated provisions of By-law 10088.
2. In section 3.5, after subsection (g), Council removes “and” and after subsection (h), Council removes “.” and substitutes “; and”.
3. In section 3.5 , after subsection (h), Council adds:

“(i) not more than 185 m² of residential space located in a cellar and forming part of a dwelling unit above grade, if the Director of Planning first approves the location, size and design of the residential space.”
4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 2nd day of November, 2010



Mayor




City Clerk

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 2, 3, 4 and 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Chow absent)

1. A By-law to amend CD-1 By-law No. 6072 regarding 555 West 12th Avenue (City Square)
2. A By-law to amend Zoning and Development By-law No. 3575 regarding farmers' markets
(Councillor Chow ineligible to vote)
-  3. A By-law to amend CD-1 By-law No. 10088 (6708-6776 Granville Street)
(Councillor Chow ineligible to vote)
4. A By-law to amend CD-1 By-law No. 10132 (538-560 West Broadway)
(Councillor Chow ineligible to vote)
5. A By-law to amend Crossing By-law No. 4644 regarding 2011 fee increases
6. A By-law to amend Encroachment By-law No. 4243 regarding 2011 fee increases
7. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2011 fee increases
8. A By-law to amend Street and Traffic By-law No. 2849 regarding 2011 fee increases
9. A By-law to amend Street Vending By-law No. 4781 regarding 2011 fee increases
10. A By-law to designate certain real property as protected heritage property
(Councillor Chow ineligible to vote)

SPECIAL COUNCIL MEETING MINUTES

OCTOBER 19, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 2010, at 7:30 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, sign and heritage by-laws.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs*
Councillor Andrea Reimer
Councillor Tim Stevenson*
Councillor Ellen Woodsworth

ABSENT: Councillor George Chow (Leave of Absence - Civic Business)
Councillor Heather Deal

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
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, sign and heritage by-laws.

CARRIED UNANIMOUSLY

~~1. **HERITAGE DESIGNATION - 795 East Pender Street**~~

~~An application by Michael Lemon, Birmingham and Wood Architects, was considered as follows:~~

~~Summary: To designate the existing building at 795 East Pender Street as protected heritage property.~~

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

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 Woodsworth

- A. THAT the building at 795 East Pender Street, listed in the 'C' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council instruct the Director of Legal services to bring forward for enactment a by-law to designate the building located at 795 East Pender Street as protected heritage property.

~~CARRIED UNANIMOUSLY~~

2. TEXT AMENDMENT: Miscellaneous Text Amendments to Zoning and Development By-laws - 6708-6776 Granville Street and 538-560 West Broadway

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

Summary: To amend the Zoning and Development By-law for Farmers' Markets, Comprehensive Development By-laws for 6708-6766 Granville Street, CD-1 (485), and for 538-560 West Broadway, CD-1 (494), for miscellaneous text amendments.

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

- A. THAT the application to amend the Zoning and Development By-law with regard to Farmers' Markets and Comprehensive Development (CD-1) (485) By-law No. 10088 for 6708-6776 Granville Street with regard to floor space exclusions, for miscellaneous text amendments generally as presented in Appendix A of the Policy Report dated September 7, 2010, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law and to CD-1 By-laws for 6708-6776 Granville Street and for 538-560 West Broadway", be approved.

- B. THAT the application to amend Comprehensive Development (CD-1) (494) By-law for 538-560 West Broadway to increase the amount of amenity space which may be excluded from floor space ratio computation, generally as presented in Appendix A of the Policy Report dated September 7, 2010, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law and to CD-1 By-laws for 6708-6776 Granville Street and for 538-560 West Broadway", be approved.

CARRIED UNANIMOUSLY

~~9. CD-1 TEXT AMENDMENT - 745 Thurlow Street~~

~~An application by Mark Thompson, Musson Cattell Mackey Partnership, was considered as follows:~~

~~Summary: To amend CD-1 By-law (493) for 745 Thurlow Street to increase the maximum allowable floor space ratio (FSR) from 15.4 FSR to 16.1 FSR.~~

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

~~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~~

- ~~A. THAT the application from Musson Cattell Mackey Partnership to amend the CD-1 By-law (493) 745 Thurlow Street to increase the maximum allowable floor space ratio from 15.4 FSR to 16.1 FSR, generally as presented in Appendix A, to the Policy Report dated September 7, 2010, entitled "CD-1 Text Amendment - 745 Thurlow Street", be approved subject to the following conditions:~~

~~CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT~~

- ~~(a) 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~~

- ~~1. Design development to reduce the height of the building to ensure that there is no penetration into the "Heather Bay to Lions" View Cone;~~