



City of Vancouver *Zoning and Development By-law*

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CD-1 (492)

5912 - 5970 Oak Street

By-law No. 10129

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

Effective September 21, 2010

(Amended up to and including By-law No.10186, dated December 14, 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-621 (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 (492).

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 (492) 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 Floor area and Density

3.1 Computation of floor space ratio must assume that the site consists of 3 065 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 27.

3.3 The floor space ratio for all permitted uses must not exceed 1.0.

3.4 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, above and below ground level, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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;
- (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 the base surface, and, if developed as off-street parking, located in an accessory building situate in the rear yard,

except that:

- (iii) the exclusion for a parking space must not exceed 7.3 m in length, and
- (iv) the exclusion for heating and mechanical equipment in each dwelling unit must not exceed 1.4 m² ;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the exclusion must not exceed, in aggregate, 10% of the permitted floor area;
- (e) 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, 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 spaces above base surface exceeds 3.7 m² 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 shall not apply to walls in existence prior to March 14, 2000;
- (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 subsection (ii) meets the standards set out therein; and
- (i) covered verandas or porches if:
 - (i) open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
 - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area. [10186; 10 12 14]

4 Building height

4.1 The building height must not exceed 10.7 m measured from base surface.

4.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that if:

- (a) in the opinion of the Director of Planning or Development Permit Board, higher structures such as:
 - (i) elevator enclosures, lobbies, and stairwells that provide access for building occupants to rooftop common area,
 - (ii) guardrails that do not exceed the minimum height specified in the Building By-law, and
 - (iii) pergolas, trellises, and tool sheds that support the use of intensive green roofs and urban agriculture,
 will not unduly harm the liveability and environmental quality of the surrounding neighbourhood; and
- (b) the Director of Planning or Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the submission of any advisory group, property owner, or tenant, and
 - (iii) the effects on public and private views, shadowing, privacy, and open spaces,
 the Director of Planning or Development Permit Board may allow a greater height for any such structure.

5 Setbacks

The setbacks must be at least:

- (a) 3.66 m from the north and west property lines;
- (b) 4.57 m from the south and property lines; and
- (c) 3.96 m from the east property line. [10186; 10 12 14]

6 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law, except that off-street parking spaces must include:

- (a) at least 1 residential parking space for each 120 m² of gross floor area, except that no more than 2 residential parking spaces for each dwelling unit need be provided; and
- (b) visitor parking spaces, at a rate of not less than 0.1 space and not more than 0.2 space for each dwelling unit, separated from the residential parking spaces.

7 Horizontal angle of daylight

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

7.2 A habitable room referred to in section 7.1 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.

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 this 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 21st day of September, 2010.



The property outlined in black () is rezoned:
From **RS-1** to **CD-1**

Z-621 (a)

RZ - 5912-5970 Oak Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-04-27

Backup Notes

Backup Notes

By-law No. 10129, dated September 21, 2010

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

MAY 18 AND 20, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 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, sign and heritage by-laws. Subsequently, the meeting was recessed and reconvened on Thursday, May 20, 2010, at 7:38 pm.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman (May 18, 2010)
Councillor George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs (May 20, 2010)
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor Geoff Meggs (Leave of Absence - May 18, 2010 -
Items 1 through 9)
Councillor David Cadman (Sick Leave - May 20, 2010 - Item 10)

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, sign and heritage by-laws.

CARRIED UNANIMOUSLY

~~4. Heritage Designation: 1476 Gravelly Street~~

~~An application by Cinnamon Bhayani and Galib Bhayani was considered as follows:~~

~~Summary: A heritage designation to preserve and protect the exterior of this heritage house as part of the Vancouver Heritage Foundation's *Restore It* grant program.~~

~~The Director of Planning recommended approval.~~

7. REZONING: 5912-5970 Oak Street

An application by Craig Rowland, Listraor Development Corporation was considered as follows:

Summary: To rezone from RS-1 (single-family) to Comprehensive Development (CD-1) District to permit a 27-unit townhouse development on four single-family lots.

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

Staff Opening Comments

Rezoning Centre staff 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 Woodsworth

- A. THAT the application by Listraor Development Corporation, to rezone 5912-5970 Oak Street (PID: 009-246-851, 009-246-916, 009-246-941 and 009-246-967 - Lots 1, 2, 3 and 4, Block I of Block 1008, DL 526, Plan 10897) from RS-1 to CD-1, to permit Multiple Dwelling use consisting of 27 rowhouses at a floor space ratio of 1.0, generally as presented in Appendix A, to the Policy Report, "*CD-1 Rezoning - 5912-5970 Oak Street*", dated April 6, 2010, be approved, subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Formwerks Architectural, and stamped "Received City Planning Department, December 14, 2009", 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 site boundaries to create individual solutions to each condition;

Note to Applicant: This can be achieved by reducing the setbacks at Oak Street and West 43rd Avenue and considering alternate siting of the east building. Grade transitions, especially at the south property line and lane must be stepped and landscaped appropriately.

- (ii) Design development to the buildings forms to create variety and articulation;

Note to Applicant: This can be achieved by stepping the building façade, varying the form at key points of the development and creating individual, rather than continuous, dormers at each unit.

- (iii) Design development to visually strengthen the architectural approach at the site corners;

Note to Applicant: The site corners should have a design approach that differs from the street wall design. The approach could engage significant variations in the exterior wall planes. The entry to the southwest unit should face Oak to better engage the dominant street frontage.

- (iv) Design development to the semi-private courtyard, creating areas of special interest and focus, providing more variety and opportunities for social interaction;

- (v) Provision of high quality wall treatment, such as quarried stone or true brick, to any retaining walls visible from the streets;

- (vi) Design development to provide a weather protected cover over all open stairs to the underground parking structure;

Note to Applicant: The stairs and the exposed parking ramp should be well integrated with the overall landscaping.

- (vii) In suite bulk storage areas must be located away from exterior walls, off of common hallways, and generally conform to the Administrative Bulletin, Bulk Storage - Residential Developments;

Landscape

Note to Applicant: these comments respond to the Rezoning submission package, dated December 15, 2009 and the revised landscape plan, dated March 11, 2010.

- (viii) Design development to provide sufficient soil depth and volume to ensure long term plant health;

Note to Applicant: soil depths should meet or exceed BCLNA Landscape Standards (latest edition).

- (ix) Provide a detailed Landscape Plan illustrating soft and hard landscape treatment;

Note to Applicant: the Landscape plan should include a planting plan listing common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

- (x) New street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit;

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan, as follows: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."

- (xi) Provide a Tree Plan, including dimensioned tree protection barriers;

Note to Applicant: refer to *Protection of Trees By-law* (sec. 4.0, 4.3).

- (xii) Provide large scale sections [typical] through the landscaped areas, including the townhouse interface, the slab-patio-planter relationship, the lane interface and common areas;
- (xiii) Provide illustration of spot elevations to all outdoor areas (including top/ bottom walls), including offsite context spot elevations in proximity (such as the lane, for example);
- (xiv) Provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Specification notes and irrigation symbols to this effect should be added to the drawing;

- (xv) Explore opportunities to mitigate blank walls in the lane.

Note to Applicant: in consideration of CPTED principles, exposed walls should be textured to discourage graffiti. In addition, "vine pockets" can be located near the lane edge to establish plants on walls.

Crime Prevention Through Environmental Design (CPTED)

- (xvi) Design development to take into consideration the principles of CPTED having particular regard for reducing opportunities for graffiti on lane retaining walls;

Sustainability

- (xvii) Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen BC Gold™ with a score of Energuide 80;

Note to applicant: Provide a BuiltGreen BC checklist confirming Gold level achievement and a detailed written description of how a score of Energuide 80 will be achieved. Both checklist and description should be incorporated into the drawing set.

Engineering

- (xviii) Delete portion of footing shown encroaching into the lane on Page A4.1;

Note: final footing design is to have no portions encroaching beyond the property lines;

- (xix) Delete gate-swings shown over the north property line on Page PLP-01;
- (xx) The Legal Description on page A-O.1 should correctly read "Block I", rather than "Block 1", and should also include Lot 4;
- (xxi) Modify the planters adjacent the parking ramp by lowering them to height not greater than 3' for a distance of 4' to 6' on either side of the ramp to provide improved visibility of vehicles in the lane;
- (xxii) The plans should clearly identify the bicycle parking requirements for bicycle lockers and duplex receptacles as per the Parking By-Law;
- (xxiii) Provide details of garbage pick up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown on the plans;
- (xxiv) Clarify/provide recycling storage and pick up locations;
- (xxv) Delete portions of curbing that appear to extend into the lane; (PLP-01)

- (xxvi) First risers are to be located a minimum of 1'-0" behind the property line; (2 entries along the lane on PLP-01)
- (xxvii) Show root barriers for all proposed street trees;
- (xxviii) Proposed boulevard plantings must meet the Engineering Dept. Boulevard Planting guidelines.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications;
 - (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (1) Consolidation of Lots 1 to 4, Block I of Block 1008, DL 526, Plan 10897 into a single site.
 - (2) Release of Easement & Indemnity Agreement 452053M (crossing agreement), prior to issuance of any occupancy permit for the site.
 - (3) Provision of a new 1.8 m wide standard concrete sidewalk on the south side of 43rd Avenue from Oak Street to the lane east of Oak Street.
 - (4) Provision of a standard concrete lane entry at the lane east of Oak Street on the south side of 43rd Avenue.
 - (5) Provision of new curb ramps and curb return at the Oak Street and 43rd Avenue corner of the site.
 - (6) Provision of street trees adjacent the site where space permits.
 - (7) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.
 - (8) 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.

- B. THAT, subject to approval of the rezoning at a Public Hearing, the Subdivision By-law be amended as set out in Appendix C, to the Policy Report, "CD-1 Rezoning - 5912-5970 Oak Street", dated April 6, 2010;and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

CARRIED UNANIMOUSLY

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Prior to dealing with Item 8 it was

MOVED by Councillor Deal

THAT due to time constraints, Item 10 regarding 3333 Main Street be referred to Thursday, May 20, 2010, 7:30 pm.

*CARRIED
(Councillor Anton opposed)*

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~~8. **TEXT AMENDMENT: 2908 West 33rd Avenue**~~

~~An application by Geoffrey Glotman, Mackenzie Street Development Inc., was considered as follows:~~

~~Summary: To amend Comprehensive Development (CD-1) #190 to permit a three-storey mixed residential development with retail on the corner.~~

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

~~**Staff Opening Comments**~~

~~Rezoning Centre staff reviewed the application and responded to questions~~

~~**Summary of Correspondence**~~

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

BY-LAWS

MOVED by Councillor Deal
SECONDED by Councillor Jang

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 4, 6, 8 to 10, 12, 14 and 17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

Councillor Jang rose and declared he had received a report of the Public Hearing in relation to By-law No. 15, and would therefore be voting on the By-law enactment.

MOVED by Councillor Deal
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 5, 7, 11, 13, 15, 16, and 18 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

1. A By-law to amend By-law No. 9935 regarding miscellaneous amendments
2. A By-law to amend Vancouver Development Cost Levy By-law No. 9755 regarding 2010 rate adjustments
3. A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding 2010 rate adjustments
4. A By-law to amend Noise Control By-law No. 6555 (2330-2372 Kingsway & 2319 East 39th Avenue)
5. A By-law to amend Sign By-law 6510 (1201-1215 Bidwell Street & 1702-1726 Davie Street)
(Councillor Cadman and the Mayor ineligible for the vote)
6. A By-law to amend Noise Control By-law No. 6555 (1201-1215 Bidwell Street & 1702-1726 Davie Street)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2304 West 8th Avenue)
(Councillors Louie, Reimer, and Stevenson ineligible for the vote)
8. A By-law to enact a Housing Agreement for 2304 West 8th Avenue

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9. A By-law to enact a Housing Agreement for 1772 Comox Street
 10. A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments
 11. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1142 Granville Street)
(Councillors Chow and Stevenson ineligible for the vote)
 12. A By-law to enact a Housing Agreement for 1142 Granville Street
 13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (5912-5970 Oak Street)
(Councillor Meggs ineligible for the vote)
 14. A By-law to amend Subdivision By-law No. 5208 (5912-5970 Oak Street)
 15. A By-law to amend the Zoning and Development By-law No. 3575 to rezone an area to CD-1 (745 Thurlow Street)
(Councillors Chow, Meggs, Reimer, Woodsworth, and the Mayor ineligible for the vote)
 16. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (538-560 West Broadway)
(Councillor Reimer ineligible for the vote)
 17. A By-law to provide for the imposition of interest on delinquent property taxes for 2011
 18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (3333 Main Street)
(Councillor Cadman ineligible for the vote)

MOTIONS

A. Administrative Motions

1. Expropriation of 4824 Knight Street for the Construction of Left Turn Bays on Knight Street at 33rd Avenue

MOVED by Councillor Woodsworth
SECONDED by Councillor Anton

WHEREAS

- A. The City of Vancouver requires:

Parcel Identifier: 013-635-832, Lot 4, Except: Firstly: The West 7 Feet Now Road, Secondly: Part Plan BCP9378; Block 7, District Lot 705, Plan 2571;

Backup Notes

By-law No. 10186, dated December 14, 2010

5912-5970 Oak Street

BY-LAW NO. 10186

A By-law to amend CD-1 By-law No. 10129

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

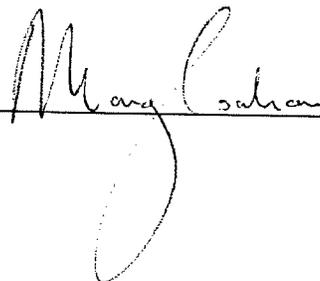
1. This By-law amends the indicated provisions of CD-1 By-law No. 10129.
2. In section 3.5:
 - (a) at the end of subsection (g), Council deletes the word “and”;
 - (b) at the end of subsection (h), Council deletes “.” and substitutes: “; and”; and
 - (c) after subsection (h), Council adds:
 - “(i) covered verandas or porches if:
 - (i) open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
 - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area.”
3. In section 5:
 - (a) at the end of subsection (a), Council deletes the word “and”;
 - (b) in subsection (b), Council deletes “and east property lines.” and substitutes:
“property line; and”; and
 - (c) after subsection (b), Council adds:
“(c) 3.96 m from the east property line.”
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 14th day of December, 2010



Mayor



City Clerk

SPECIAL COUNCIL MEETING MINUTES

DECEMBER 14, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 2010, at 7:44 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 George Chow*
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Tim Stevenson
Councillor Ellen Woodsworth

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

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
(Councillor Chow absent for the vote)

1. **TEXT AMENDMENT: Miscellaneous Text Amendments to CD-1 By-laws - 651 Expo Boulevard, 1201-1215 Bidwell Street & 1702-1726 Davie Street, 1142 Granville Street and 5912-5970 Oak Street**

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

Summary: To amend Comprehensive Development By-laws: CD-1 (415) By-law No. 8587 for 651 Expo Boulevard, CD-1 (489) By-law No. 10101 for 1201-1215 Bidwell Street and 1702-1726 Davie Street, CD-1 (491) By-law No. 10127 for 1142 Granville Street, and CD-1 (492) By-law No. 10129 for 5912-5970 Oak Street, 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.

The following delegations expressed concern regarding the tree removal permit process and By-law:

Michelle Mathias
Laurent Farley

Staff Comments

Michael Naylor, Senior Rezoning Planner, and Kent Munro, Assistant Director, Current Planning, responded to questions regarding the Protection of Trees By-law.

Council Decision

MOVED by Councillor Louie

THAT the application to amend the following CD-1 (Comprehensive Development) Districts:

- (i) CD-1 #415 (By-law No. 8587) for 651 Expo Boulevard,
- (ii) CD-1 #489 (By-law No. 10101) for 1201-1215 Bidwell Street and 1702-1726 Davie Street,
- (iii) CD-1 #491 (By-law No. 10127) for 1142 Granville Street, and
- (iv) CD-1 #492 (By-law No. 10129) for 5912-5970 Oak Street,

for miscellaneous text amendments generally as presented in Appendix A of the Policy Report dated November 3, 2010, entitled "Miscellaneous Text Amendments: CD-1 By-laws #415, #489, #491 and #492 and Protection of Trees By-law" be approved.

CARRIED UNANIMOUSLY

~~2. TEXT AMENDMENT: 1277 Robson Street (Pacific Palisades)~~

~~An application by Wing Leung, W.T. Leung Architects Inc. was considered as follows:~~

~~Summary: To amend the Downtown Official Development Plan (ODP) to remove the density restrictions on non-residential uses in Area J.~~

~~The Director of Planning recommended approval.~~

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Reimer
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

1. **A By-law to amend CD-1 By-Law No. 10101 regarding 1201 -1215 Bidwell Street and 1702 - 1726 Davie Street (By-law No. 10183)**
2. **A By-law to amend CD-1 By-law No. 8587 regarding 651 Expo Boulevard (By-law No. 10184)**
3. **A By-law to amend CD-1 By-law No. 10127 regarding 1142 Granville Street (By-law No. 10185)**
4. **A By-law to amend CD-1 By-law 10129 regarding 5912 - 5970 Oak Street (By-law No. 10186)**
5. **A By-law to amend Downtown Official Development Plan By-law No. 4912 regarding specific density restrictions in Area J for 1277 Robson Street (By-law No. 10187)**

The Special Council adjourned at 10:29 pm

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