



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (22)

*1925 West 33rd Avenue
(formerly 4625-4875 Valley Drive)
By-law No. 4037*

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

Effective January 22, 1963

(Amended up to and including By-law No. 8760, dated December 9, 2003)

1 Application

The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 4037. [7212; 93 11 02]

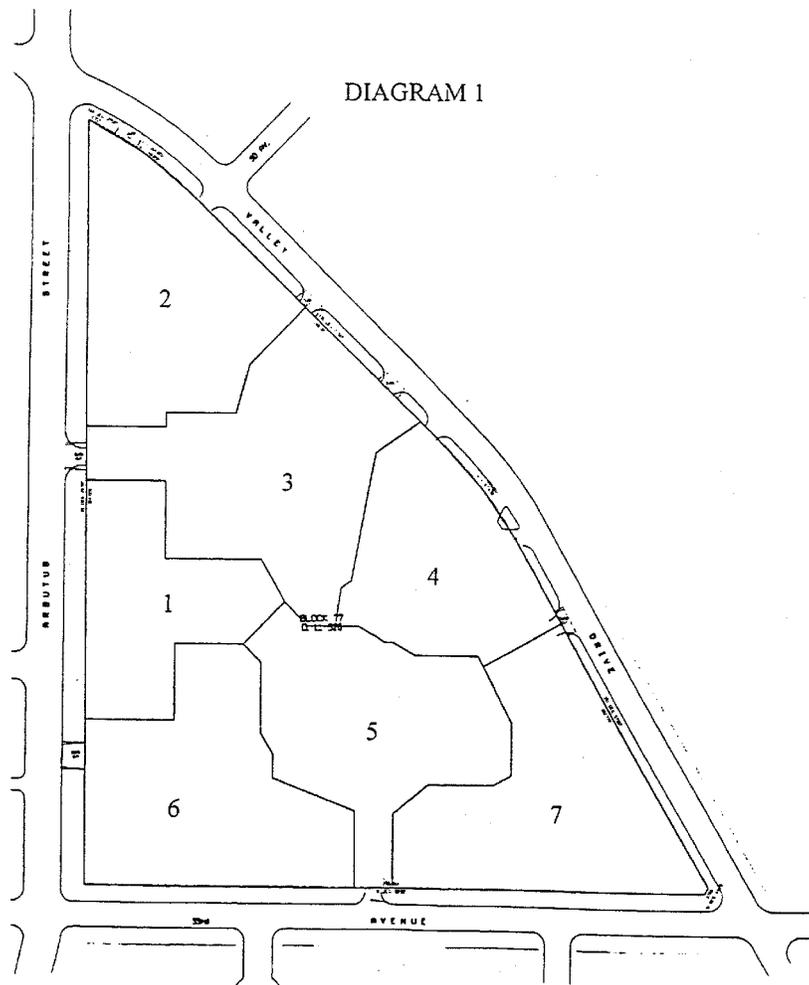
2 Uses

The area shown included within the heavy black outline on Schedule "D" to By-law No. 4037 shall be more particularly described as CD-1(22), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Child Day Care Facility,
 - (b) Multiple Dwellings, containing a maximum of 750 dwelling units, of which 25% shall be suitably designed to accommodate families with children, and
 - (c) Accessory Uses customarily ancillary to the above uses.
- [7041; 92 10 20] [8017; 99 04 13]

3 Parcels

The site will consist of seven parcels, generally as illustrated in Diagram 1. The parcel boundaries are approximate and subject to being finalized by survey at the time of subdivision. [8017; 99 04 13]



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4037 or provides an explanatory note.

4 Floor Space Ratio

4.1 Subject to section 4.2, the maximum floor space for each parcel is as set out in Table 1, except that these figures may vary by plus or minus 5%.

Table 1

Parcel	1	2	3	4	5	6	7
FSR	1.73	1.56	1.87	2.08	1.27	1.25	0.61

4.2 The floor space ratio for the entire site must not exceed 1.41.

4.3 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be 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, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.4 The following will be excluded in the computation of floor space ratio:

- (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, provided that 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:
 - (a) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (b) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [7212; 93 11 02] [8760; 03 12 09]
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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. [8169; 00 03 14]

4.5 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) roof overhangs, eaves, gutters, covered porches or other similar projections, as determined by the Director of Planning.

- (b) enclosed or semi-enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open, enclosed or semi-enclosed balcony or sundeck exclusion does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed.
- (c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design. [8017; 99 04 13][8298; 01 02 20]

5 Height

- 5.1** The maximum building height measured above the base surface is as set out in Table 2, provided that no storey exceeds 3.7 m measured from floor to floor and the average of all stories measured from floor to floor is 3.1 m.

Table 2

Parcel	1	2	3	4	5	6	7
Height (m)	18	18	28	28	25.5	18	18
Storeys	4	4	7	7	6	4	4

- 5.2** Where the Director of Planning determines that the base surface is higher than shown on plans prepared by Paul Merrick Architects Limited and stamped “Received, Planning Department, February 10, 1998” he may, provided he first considers applicable policies and guidelines adopted by Council, relax the maximum height provisions of Table 2 by up to 5%.

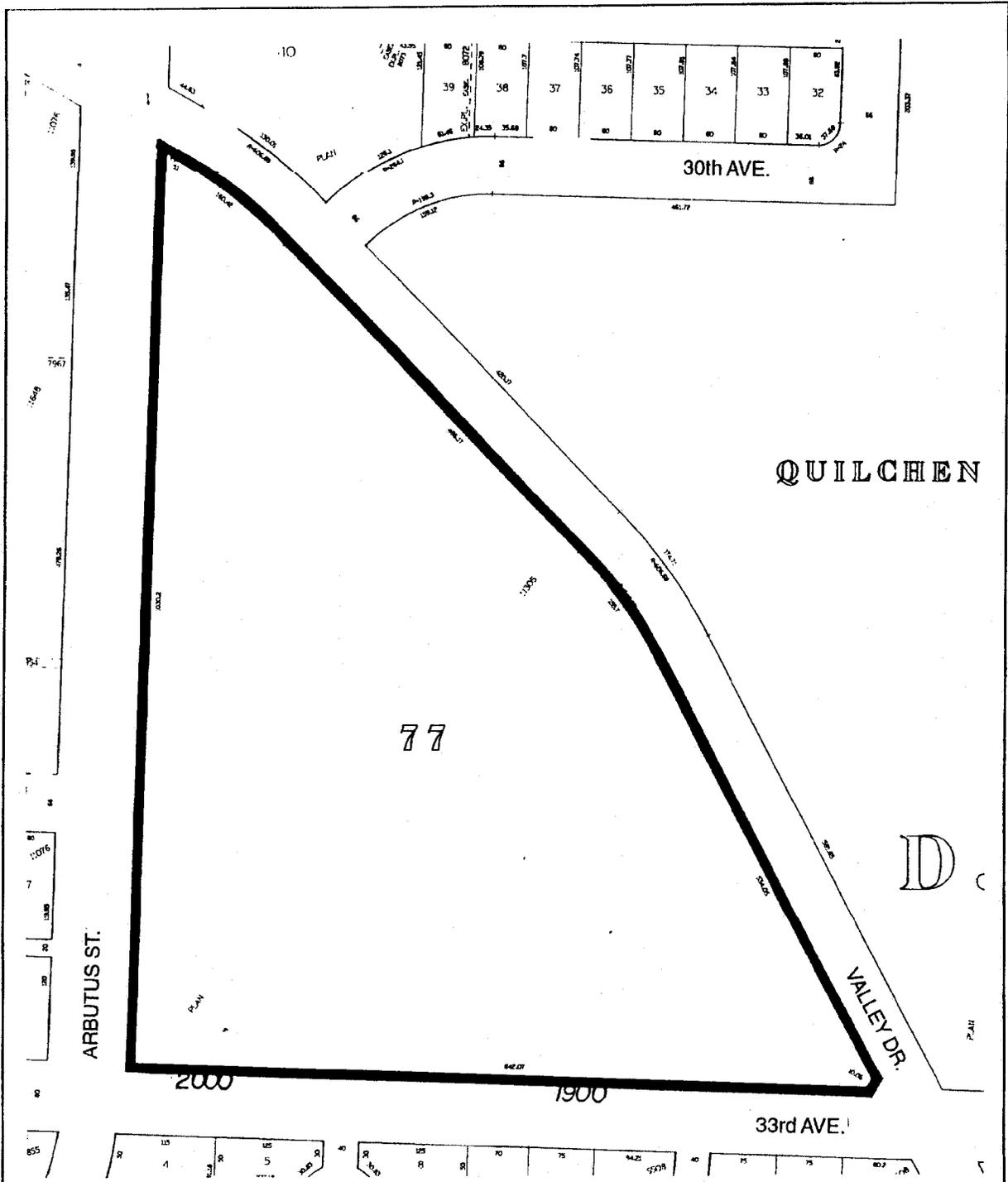
6 Off-Street Parking and Loading

- 6.1** Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RM-3 provisions of the Parking By-law except that one off-street loading space for each 200 dwelling units must be provided.
- 6.2** The Director of Planning, on the advice of the City Engineer, may grant a relaxation in any requirement of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

7 Acoustics

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall 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 will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4037

CD-1 (22) 4625-4875 Valley Drive City of Vancouver Planning Department	date prepared: Feb. 1994	
	sectional(s): L-16, 17	
scale: 1:2000		

CITY OF VANCOUVER

SPECIAL COUNCIL September 10, 1962.

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Monday, September 10, 1962 at 2:15 P.M. in the Council Chamber, City Hall.

Present at
Roll Call: Aldermen Bell-Irving, Campbell,
Emery, Fredrickson, Linnell
and Rathie

Absent: His Worship Mayor A.T. Alsbury,
Aldermen Adams, Baker, Banfield
and Wilson

Clerk to the
Council: Chas. Baldwin

Presiding Officer

Moved by Alderman Campbell,
Seconded by Alderman Fredrickson,

THAT Alderman Linnell be appointed to the Chair in the absence of His Worship the Mayor.

- Carried

Committee of the Whole

Moved by Alderman Rathie,
Seconded by Alderman Emery,

THAT the Council do resolve itself into Committee of the Whole, Alderman Linnell in the Chair, to consider proposed amendment to the Zoning and Development By-law.

- Carried

REZONING APPLICATIONS

The Council first considered an application of Cal-Parr Properties to rezone Lots 30 to 36 inclusive, A to D inclusive of 37 to 39, Subdivision 4 to 8, Block 7, D.L. 393, located on the northwest corner of East 30th Avenue and Baldwin Street;

From: RS-1 One Family Dwelling District
To: C-2 Commercial District

The Council was advised that the applicant had requested that consideration of the application be deferred for the time being and it was

Moved by Alderman Campbell,

THAT, in accordance with the request of the applicant,

Cont'd...

Special Council, September 10, 1962..... 2

consideration of the foregoing application be adjourned to the next Public Hearing.

- Carried

The Chairman then called on any persons who wished to speak to the remaining proposed amendments to the Zoning and Development By-law and a number of representations were made by persons deeming themselves affected.

Following the aforementioned representations and after considering reports of the Town Planning Commission and the Technical Planning Board, together with other material relevant to the matters under consideration, the applications in question were disposed of as follows:-

1. Area bounded by West 33rd Avenue, Arbutus Street and an unnamed street (continuation of Valley Drive)
An area of approximately 11.78 acres

Moved by Alderman Fredrickson,

THAT the application of Pacific United Developers to rezone an area bounded by West 33rd Avenue, Arbutus Street and an unnamed street (continuation of Valley Drive) an area of approximately 11.78 acres;

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

be approved, subject to prior compliance by the owner to the following conditions, in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission:

- (a) The scheme of development not to be materially different from the sketch plans submitted and the contents of the applicant's letter dated July 19, 1962.
- (b) That the final detailed scheme of development is first approved by the Technical Planning Board after advice from the Design Panel.
- (c) The floor space ratio shall in no case exceed 0.45.
- (d) The buildings shall in no case exceed two storeys or 30' in height.
- (e) Off-street parking to be provided on the site for 1½ car spaces per dwelling unit.
- (f) All electrical, telephone and television services on the site to be underground.
- (g) The site to be maintained at all times as one parcel.

- Carried

2. Northwest corner West Georgia and Cardero Streets

Moved by Alderman Fredrickson,

THAT the application of the Director of Planning to rezone

C J
Copy of Council's Resolution of September 10th, 1962.

"Area bounded by West 33rd Avenue,
Arbutus Street and an unnamed street
(continuation of Valley Drive)
An area of approximately 11.78 acres

Moved by Alderman Fredrickson,

THAT the application of Pacific United Developers to rezone an area bounded by West 33rd Avenue, Arbutus Street and an unnamed street (continuation of Valley Drive) an area of approximately 11.78 acres;

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

BE APPROVED, subject to prior compliance by the owner to the following conditions in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission:

- (a) The scheme of development not to be materially different from the sketch plans submitted and the contents of the applicant's letter dated July 19th, 1962.
- (b) That the final detailed scheme of development is first approved by the Technical Planning Board after advice from the Design Panel.
- (c) The floor space ratio shall in no case exceed 0.45.
- (d) The buildings shall in no case exceed two storeys or 30' in height.
- (e) Off-street parking to be provided on the site for 1½ car spaces per dwelling unit.
- (f) All electrical, telephone and television services on the site to be underground.
- (g) The site to be maintained at all times as one parcel.

- Carried -

P.C. EAST SIDE OF ARBUTUS BETWEEN VALLEY DRIVE
AND 3RD AVENUE

22

RZ. G. 6.

BY-LAW NO. 4037

A By-law to amend By-law No. 3575 being
the Zoning and Development By-law.

CITY PLANNING OFFICE
RECEIVED
JAN 24 1963
15 24-74
VANCOUVER, B. C.

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

1. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered **Z-73-B** annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

January

DONE AND PASSED in open Council this 22 day of
1963.

(sgd) W.G. Rathie

MAYOR

(sgd) R. Thompson

CITY CLERK

This By-law received:
1st Reading - January 22, 1963
2nd Reading - January 22, 1963
3rd Reading - January 22, 1963

(sgd) R. Thompson

CITY CLERK

I hereby certify that the foregoing is a correct copy
of a By-law duly passed by the Council of the City of Vancouver
on the 22nd day of January, 1963, and numbered 4037.

R. Thompson
CITY CLERK.

ARBUTUS ST.

100'

1042 ±

EASEMENT - G. V. S. M. D. DIST.

D.L. 526

100'

855' ±

33RD AVE.

QUILCHENA PLACE

ASPEN AVE.

CITY CLERK'S OFFICE

RONALD THOMPSON, J.P., F.C.I.S.
CITY CLERK

DOUGLAS H. LITTLE, F.C.I.S.
DEPUTY CITY CLERK



TELEPHONE TRINITY 1-1313

453 WEST 12TH AVENUE
VANCOUVER 10, B.C.

February 25, 1965.
CITY PLANNING OFFICE

RECEIVED
MAR 1 1965

No. 1078
VANCOUVER, B.C.

Chairman & Members,
Town Planning Commission,
CITY HALL.

Dear Sir:

Development: N/E Corner of West 33rd
Ave. and Arbutus Street (Jarvis Construc-
tion Co. Ltd.)

I wish to notify you of the following resolution of the Vancouver City Council dated February 23, 1965, in connection with the attached report of the Board of Administration dated February 18, 1965.

"THAT the foregoing recommendation of the Board of Administration be adopted."

Yours faithfully,

A handwritten signature in cursive script, appearing to read "D. H. Little".

CITY CLERK.

D. H. Little/es

Sent to: M. J. Jarvis, 9 W. Broadway (10)
Director of Planning
Chairman & Members, Technical Planning Board
Chairman & Members, Town Planning Commission
Corporation Counsel
Board of Administration
City Engineer
Acting City Electrician

CITY OF VANCOUVER

February 18th, 1965

BOARD OF ADMINISTRATION
OFFICE

The following is a report of the Board of Administration to Council:

RECOMMENDATION

N/E CORNER OF WEST 33RD AVENUE AND ARBUTUS STREET,
Block 77, District Lot 526, (11.93 acres)

City Council at a Public Hearing on December 14th, 1964, considered a application from Jarvis Construction Company Limited to amend the conditions and scheme of development previously approved by City Council at a Public Hearing held on December 10th, 1962, when Council approved an application to rezone this area from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, to permit a garden housing development. A copy of City Council's resolution of September 10th, 1963, is attached for information.

Following the Public Hearing on December 14th, 1964, City Council at its meeting on December 17th, 1964, resolved that:-

"THAT the request of Jarvis Construction Company Limited for a new scheme of development for the above described property and to alter the conditions previously approved by Council on September 10, 1962, be approved subject to a report being received by the Technical Planning Board from the Director of Traffic in regard to the proposed entrances and exits on 33rd Avenue with recommendations the purpose of which shall be to provide that there shall not be allowed a through flow of traffic to and from the Site across 33rd Avenue using Quilchena Crescent and similarly located streets to the south and the Corporation Counsel and Director of Planning be instructed to bring forward a detailed resolution to amend the Council's resolution of September 10, 1962."

Vehicular Ingress and Egress
on West 33rd Avenue

The Technical Planning Board at its meeting on February 12th, 1965, examined the plans of the proposed development with particular

reference to the location of the one proposed vehicular entrance and exit to the development along West 33rd Avenue. The Technical Planning Board agreed with the advice of the City Engineer that the proposed vehicular entrance and exit on West 33rd Avenue was satisfactorily located so as not to encourage the use of the local residential streets, particularly Quilchena Crescent and similarly located streets to the south, for the through routing of traffic to the site.

Detailed Resolution to Amend
Council's Resolution of
September 10th, 1962

The Technical Planning Board at its same meeting of February 12th, 1965, also approved the following recommendations of the Corporation Counsel and the Director

of Planning, to amend Council's resolution of September 10th, 1962:-

Recommendation: THAT the resolution of City Council of September 10th, 1962 be amended by deleting all that part of the resolution following the phrase "BE APPROVED" where the same appears therein and substituting the following:

"Thereby permitting the scheme of development in accordance with and not materially different from the drawings as submitted by Wilding & Jones, Architects, and stamped "Received City Planning Office, January 19th, 1965; January 26th, 1965 and January 29th, 1965" subject also to prior compliance with the following:-

- a) That the final detailed scheme of development, including all elevations, be first approved by the Technical Planning Board after advice from the Design Panel.

Contd.....

- b) That the floor space ratio for the proposed development shall in no case, exceed 0.68 measured on the same basis as current RM-1 Multiple Dwelling District Schedule of the Zoning and Development By-law with there being no material change to the sizes of any buildings from the submitted drawings.
- c) The buildings shall in no case exceed two storeys in height with no basements but cellars only being permitted.
- d) Off-street parking facilities shall be provided and permanently maintained at all times, totally underground, for one and one-half spaces for each dwelling unit.
- e) Not more than a total of fifty off-street parking spaces shall be permitted on the open portions of the site and no carports or garages shall be allowed.
- f) All electrical, telephone and television services on the site to be underground.
- g) The site to be maintained at all times as one parcel.
- h) That detailed plans for high quality landscaping and treatment of all open portions of the site to be submitted to and first approved by the Technical Planning Board before the issuance of any building permits."

RECOMMENDED that City Council amend Council's Resolution of September 10th, 1962 in accordance with the recommendations of the Corporation Counsel and the Director of Planning.

RECOMMENDATION ADOPTED BY COUNCIL FEBRUARY 23, 1965

Wilding & Jones, Architects,
257 1/2 Vine Street,
Vancouver 9, B. C.

4037

DEVELOPMENT
PERMIT
NUMBER

34476

THIS DEVELOPMENT PERMIT IS HEREBY ISSUED IN ACCORDANCE WITH THE SUBMITTED APPLICATION AND SUCH PLANS AND INFORMATION FORMING PART THEREOF AND SUBJECT TO COMPLIANCE WITH THE PROVISIONS OF THE ZONING AND DEVELOPMENT BY-LAW AND ALL OTHER RELEVANT BY-LAWS OF THE CITY OF VANCOUVER NOW OR HERINAFTER IN FORCE. THEREBY PERMITTING:

the erection of seven two-storey with cellar apartment buildings containing a total of three hundred (300) dwelling units,

AT (LOCATION) 1925-75 West 33rd Avenue - N/E Corner of W. 33rd Ave. & Arbutus St.

BEING LOT _____ SUBDIVISION _____ BLOCK 77 DISTRICT LOT 526

AND SUBJECT TO THE FOLLOWING CONDITIONS:-

1. The site to be maintained at all times as one parcel.
2. The underground off-street parking facilities shall be provided in the cellar of each building in accordance with the approved drawings within sixty days from the date of any use or occupancy of each building and thereafter to be permanently maintained at all times.
3. The landscaping and treatment of all open portions of the site shall be completed in accordance with such detailed plans as finally approved by the Director of Planning within twelve months from the date of any use or occupancy of the proposed development and thereafter to be permanently in good condition at all times.

(In accordance with the decision of the Technical Planning Board dated April 2nd, 1965.)

DATE April 28 1965 SIGNED H.W. Jones (A)

FOR THE DIRECTOR OF PLANNING

THIS IS NOT A BUILDING PERMIT < NOTE > SEE REVERSE SIDE OF THIS PERMIT

THIRD DUPLICATE
PLANNING DEPT.

CITY OF VANCOUVER
ZONING AND DEVELOPMENT
BY-LAW No. 3575

APPLICATION
NUMBER

34476

I/WE Wilding & Jones OF 257 1/2 Vine Street

HEREBY MAKE APPLICATION UNDER THE PROVISIONS OF THE ZONING AND DEVELOPMENT BY-LAW FOR A DEVELOPMENT PERMIT TO Erect THE BUILDING AND/OR LAND AS DESCRIBED IN THIS APPLICATION: IN ACCORDANCE WITH SUCH PLANS AND ALL INFORMATION SUBMITTED WHICH FORM PART OF THIS DEVELOPMENT PERMIT APPLICATION.

LOCATION OF DEVELOPMENT: 1925-55-75 West 33rd. Ave. & 4650 Arbutus Street & 4625-55-75 Valley Dr.

LOT _____ SUBDIVISION _____ BLOCK 77 DISTRICT LOT 526

THE PURPOSE FOR WHICH THE BUILDING AND/OR LAND IS TO BE USED BEING:-

Garden Apartments

NAME OF OWNER

OR OCCUPIER Strathcona Garden ADDRESS c/o architect TEL. NO. _____

DISTRICT ZONED AS	SITE	BUILDING	REQUIRED YARDS			HEIGHT OF BUILDING	LIVING ACCOMMODATION	
			FRONT	SIDE	REAR		FEET	UNITS EXISTING
CD-1	FRONTAGE	<u>see</u>	<u>see</u>				SLEEPING	
	DEPTH	<u>plan</u>	<u>plan</u>			STORIES <u>2</u>	HOUSEKEEPING	
							DWELLING	

I hereby declare that all of the above statements and the information contained in the material submitted in support of this application are to the best of my belief true and correct in all respects.

APPLICANT'S SIGNATURE [Signature] TEL. NO. RE.1-5281

INTEREST IN DEVELOPMENT IF NOT OWNER Architect DATE OF APPLICATION March 18th. 1965

OFF	CHECK SQUARE	PERMIT FEE RECEIPT NO. (IF APPLICABLE)	REMARKS:	DISTRICT SCHEDULE USE NO.
	BUILDING PERMIT	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	<u>12-1117-64</u> <u>12-1117-62</u>	OUTRIGHT USE NO. <u>1-</u> CONDITIONAL USE NO. ENTERED ON INDEX MAP NO. <u>291A</u> BY _____

(cc)

MARCH 31st, 1965.

T.P.B. APRIL 2nd, 1965.

23. 1925-75 WEST 33RD AVENUE,
N/E CORNER OF WEST 33RD AVENUE AND ARBUTUS STREET,
34476 - CD-1

Odd Shaped
(11.97 acres)

Applicant: Wilding & Jones, Architects, for
Strathcona Garden Apartments

77/526

Request: To erect seven apartment buildings on this site as a
comprehensive development.

City Council at its meeting on February 23rd, 1965,
subsequent to a Public Hearing on December 14th, 1964, approved an appli-
cation of Jarvis Construction Co. Ltd. for a new scheme of development ~~at~~
on this site.

City Council's approval included:-

- (a) That the final detailed scheme of development, including all ele-
vations, be first approved by the Technical Planning Board after
advice from the Design Panel.
- The scheme of development submitted with this development permit
application remains basically unchanged from the form of develop-
ment previously submitted and apart from the question of the
design of the buildings, is acceptable subject to the clarifi-
cation of certain details.
- (b) That the floor space ratio for the proposed development shall in no
case, exceed 0.68 measured on the same basis as current RM-1
Multiple Dwelling District Schedule of the Zoning and Development
By-law with there being no material change to the sizes of any
buildings from the submitted drawings.
- There are no material changes to the sizes of any buildings from
the submitted drawings and the floor space ratio for the whole
development will not exceed 0.68.
- (c) The buildings shall in no case exceed two storeys in height with no
basements but cellars only being permitted.
- The development will comply with this requirement.
- (d) Off-street parking facilities shall be provided and permanently
maintained at all times, totally underground, for one and one-half
spaces for each dwelling unit.
- The plans of development as submitted indicate 407 off-street
parking spaces in the cellars of the buildings.
 - The three hundred dwelling units provided would require 450
off-street parking spaces.
 - The Applicant has verbally advised that the off-street parking
layout in the cellars of the buildings will be adjusted by
reducing the nine foot wide parking spaces to eight feet wide
to provide the required 450 off-street parking spaces underground

CONT'D.

MARCH 31st, 1965.

T.P.B. APRIL 2nd, 1965.

- 2 -

(e) Not more than a total of fifty off-street parking spaces shall be permitted on the open portions of the site and no carports or garages shall be allowed.

- Forty-three off-street parking spaces are provided on the open portions of the site.

(f) All electrical, telephone and television services on the site to be underground.

- Whereas the Applicant has advised that this will be complied with, certain details have still to be submitted.

(g) The site to be maintained at all times as one parcel.

(h) That detailed plans for high quality landscaping and treatment of all open portions of the site to be submitted to and first approved by the Technical Planning Board before the issuance of any building permits.

- The Applicant has submitted:

(a) A preliminary master landscape plan.

(b) A detailed landscape plan for approximately one third of the site including three buildings which it is wished to construct at once.

The Applicant has requested approval to the detailed landscape plan for the one portion of the site; undertakes that the landscaping plans for the remainder of the site will be to the same standard and follow generally the preliminary master landscape plan and the Applicant further requests that a building permit be issued for the three buildings "3", "5" and "6", in order that work may proceed on these buildings while the landscape plans are being prepared for the remainder of the site.

It is considered that the detailed landscape plans subject to slight adjustment are satisfactory and that the variation in the grading of of the site and the retention and new tree planting proposed would give a satisfactory park like setting for the development.

Recommendation:

APPROVE in accordance with the submitted application and such plans and information forming part thereof, thereby permitting the erection of seven two-storey with cellar apartment buildings containing a total of three hundred (300) dwelling units, subject to the following conditions:

CONT'D.

MARCH 31st, 1965.

T.P.B. APRIL 2nd, 1965.

- 3 -

1. Prior to the issuance of the development permit,

OK ✓ (a) Information is to be first submitted to the satisfaction of the Director of Planning, regarding the location and arrangements for garbage disposal as well as for the provision of all electrical, telephone and television services on the site being underground.

OK ✓ (b) The design of the buildings are to be first approved by the Technical Planning Board on advice from the Design Panel.

✓ (c) Revised drawings are to be first submitted indicating to the satisfaction of the Director of Planning,

✓ (1) That the off-street parking spaces to be provided to the open portions of the site will be surfaced and curbed in compliance with the requirements of Section 12 of the Zoning and Development By-law.

OK. Jc.

✓ (ii) Such other minor changes as may be considered necessary by the Director of Planning with particular reference to the screening of the open off-street parking areas and the provision of certain additional planting in front of buildings.

1 ② The site to be maintained at all times as one parcel.

2 ③ The underground off-street parking facilities shall be provided in the cellar of each building in accordance with the approved drawings within sixty days from the date of any use or occupancy of each building and thereafter to be permanently maintained at all times.

3 ④ The landscaping and treatment of all open portions of the site shall be completed in accordance with such detailed plans as finally approved by the Director of Planning within twelve months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

The Director of Planning may, if circumstances warrant, grant an extension of time in which to complete the works as required by this Condition No. 4.

IT IS FURTHER RECOMMENDED that a report be submitted to City Council recommending that Council amend Condition (H) of Council's resolution of February 23rd, 1965, so as to permit the issuance of building permits for such buildings included in the areas of the site for which the detailed landscaped plans have been first approved by the Director of Planning.

THE END

APRIL, 1965

**(RM-1) MULTIPLE DWELLING DISTRICT SCHEDULE:
(Garden Apartments):**

1. Uses permitted and regulations:

Subject to all the provisions of this by-law on any site within any district defined, designated or described in this by-law as an (RM-1) District the only uses permitted, and the only uses for which development permits may be issued are those contained in Sections 1 and 2 hereof. (18/12/62—*4031)

A. Uses:

- (1) One-family dwelling.
- (2) Two-family dwelling.
- (3) Apartment building.
- (3A) Dwelling Units in basements, subject to the provisions of Section 11(3), in any building;
 - (a) in respect of which the building permit is dated on or after January 1, 1951, and
 - (b) which is designed or erected exclusively for use as an apartment building and is not a building converted to such use. (13/8/57—*3649)
- (4) The keeping of not more than two boarders or lodgers or not more than four foster children in each dwelling unit.
- (5) A building or use customarily accessory to the above uses (except for another dwelling unit), provided that:
 - (a) all accessory buildings are located in the rear yard and in no case are less than 15 feet from a flanking street;
 - (b) the total accessory buildings do not occupy an area greater than 25 percent of the minimum rear yard prescribed in this schedule, or 460 square feet, whichever is greater.
 - (c) no accessory building shall exceed one storey or 10 feet in height.
 - (d) not more than two-thirds of the width of the rear yard of any lot shall be occupied by accessory buildings.
 - (e) no accessory building shall be closer than 12 feet to any dwelling on the property.
 - (f) no accessory building shall obstruct the daylight access as required by this by-law for any residential use. (13/8/57—*3649)

B. Height:

The height of a building shall not exceed three storeys nor 40 feet.

C. Front Yard:

A front yard shall be provided having a depth of not less than 24 feet. (9/16/59)—*3708

D. Side Yards:

A side yard of not less than ten feet in width shall be provided on each side of the building; provided however that in the case of a corner site where a side yard adjoins a flanking street, the side yard shall be not less than 15 feet in width.

E. Rear Yard:

A rear yard shall be provided, the minimum depth of which shall be not less than 35 feet. Where the rear of a site abuts a fully or partially dedicated lane, the minimum depth of the rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

F. Daylight Access: (for illustrations see Appendix "F")

- (1) The window of every habitable room shall be not less than 10 feet from the interior side boundary of the site onto which it faces.
- (2) Every such window shall permit an unobstructed view for a distance of not less than 80 feet, measured horizontally from its centre at sill level. Such view shall extend through either a continuous horizontal arc of not less than 50 degrees, or through two or more horizontal arcs which in the aggregate contain not less than 70 degrees; for the purpose of this subsection the following shall be considered as obstructions:
 - (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 proposed site.
 - (b) Part of the same building, including permitted projections.
 - (c) Accessory buildings located in the same site as the principal building.
 - (d) The maximum size building permitted under the appropriate C or M schedule if the site adjoins a C or M site.
- (3) Where a window is greater in area than the minimum required under the Building By-law, the above conditions may be tested against the least restrictive portion of the window equal in area to the required minimum. For the purpose of this subsection, a kitchen shall not be counted as a habitable room unless its area is greater than ten percent of the total floor area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The maximum floor space ratio shall be 0.50. For the purposes of this schedule, in computing the allowable floor space ratio, all floors whether earth floors or otherwise, (with ceilings of more than 4 ft. in height) of all buildings, shall be included both above and below

ground (measured to the extreme outer limits of the buildings) except for parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purposes herein the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurements, provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning. (7/4/64—*4103)

H. Site Area:

A site either for a new one family dwelling, two-family dwelling or a new apartment building or the relocation of an existing such building shall have an area of not less than 7,200 square feet.

J. Off-street Parking Spaces:

Off-street parking spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 12 of this By-law.

K. Off-street Loading Spaces:

Loading and unloading spaces for certain uses in this district shall be provided and maintained in accordance with the provisions of Section 13 of this By-law.

L. Advertisements:

No advertisements, bulletin boards or identification signs are permitted in the (RM-1) district except as provided in Section 10(21) of this By-law.

2. Uses which may be permitted subject to special approval by the Technical Planning Board:

With the approval of the Technical Planning Board development permits may be issued for the following uses. If the development permit is granted it shall be subject to such conditions and regulations as the Technical Planning Board may decide. (18/12/62—*4031)

A. Uses (Group A):

- (1) Group Houses subject to the provisions of Section 11(6) of this By-law.
- (3) A dwelling unit other than one granted a development permit in accordance with this schedule or a housekeeping unit, which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits may be

granted a development permit limited in time.

(11/12/56—*3610)

- (4) A building which has been altered or used for a boarding or lodging house, and which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits may be granted a development permit limited in time. (11/12/56—*3610)
- (5) School (public or private, kindergarten, day-care school, creche or day nursery.
- (6) Park or playground.
- (7) Golf course.
- (8) Truck gardens, nurseries and greenhouses, for propagating and cultivating.
- (9) The deposit or extraction of material so as to alter the configuration of the land.
- (10) Home craft or occupation, provided that there is nothing to indicate from the exterior that the building is being utilized for any purpose other than that of a dwelling; that there is no commodity sold upon the premises and that no person other than one member of the immediate family residing there is engaged in such craft or occupation on the premises.
- (11) Parking area (public) ancillary to a principal use on an adjacent site.
- (12) Club, or Lodge (fraternal), provided that no commercial activities are carried on.
- (13) Buildings or uses customarily accessory to the above uses and accessory buildings or uses to dwellings other than those provided for in Section 1 of this schedule.

B. Uses (Group B) which may only be granted by the Technical Planning Board after consultation with the Town Planning Commission:

- (1) Stadium or similar place of assembly.
- (2) Community centre.
- (3) Church, subject to the provisions of Section 11(7) of this By-law.
- (4) A new building specifically designed for a Hospital or Personal Care Home, excluding a mental hospital or hospital for the treatment of animals, subject to the provisions of Section 11 (15) of this by-law. (7/11/63—*4077)
- (5) Institution of a religious, philanthropic or charitable character.
- (6) Public utility.
- (7) Building or use essential in this district required by a public authority.
- (8) Building or use customarily accessory to the above uses.

Development Permit Sub-Committee

January 18th, 1967

T.P.B..... January 20th, 1967

-/-

29. 4800 Arbutus - 40373 - CD-1

Irregular

Applicant: Moss Holdings Ltd.

77/526

Request: To install 3 dwelling units in the cellar of building #2 located in the south west corner of the site.

A Resolution of City Council dated September 10th, 1962 approved an application to rezone the area bounded by West 33rd Avenue, Arbutus Street, and Valley Drive; from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District to permit a garden housing development subject to certain conditions.

Subsequently at a Public meeting on February 23, 1965, City Council amended their resolution of September 10th, 1962 subject to conditions, two of which being:

1. That the floor space ratio for the proposed development shall in no case exceed 0.68 measured on the same basis as current RM-1 Multiple Dwelling District Schedule and the Zoning and Development Bylaw with there being no material difference to the size of any buildings from the submitted drawings.
2. The buildings shall in no case exceed 2 storeys in height with no basements but cellars only being provided.

On February 16th, 1966 the Director of Planning approved a minor amendment to permit the previously approved storage areas in the cellar of the 7 buildings to be changed to recreation areas. This change did not affect the floor space ratio as the areas concerned had been included in the previous calculations.

On October 14, 1966 Jarvis Construction Co. Ltd. requested consideration to a revision of the cellar area in building #2 to provide 3 dwelling units in the place of the recreation areas as approved by the minor amendment dated February 16th, 1966.

On October 18th, 1966 the Director of Planning advised Jarvis Construction Co. Ltd. that their request could not be considered as the proposal was counter to the conditions of approval and scheme of development as approved by City Council.

On January 9th, 1967 Moss Holdings Ltd. filed a development permit application #40373 to provide 3 dwelling units in the cellar of the building #2, attached to which is a letter from J. Jarvis of Jarvis Construction, indicating that of the 300 dwelling units approved, only 298 have been provided with no change being made to the floor space ratio. During construction, 4 dwelling units in building #1 were altered to provide 2 larger dwelling units.

Continued . . .

Development Permit Sub-Committee

January 18th, 1967

T.P.B. January 20th, 1967

-2-

Drawings submitted with the application indicate the alteration of the grades adjacent to this building (which has been completed and landscaped) from a grade of 232.5 to a finished floor grade of 227.5 or 5' below grade.

Section 11(3) of the Zoning and Development Bylaw states:-
"Basements may be used for living accommodation in a building that is designed or erected exclusively for use as an apartment building but subject to the condition that the basement subfloor is not more than 1' below the finished grade of the adjoining ground."

On January 9th, 1967, J. Jarvis of Jarvis Construction Co. Ltd. on behalf of Moss Holdings Ltd. submitted a letter to the City Council requesting consideration to an amendment to the Resolution of Council dated February 23, 1965 to permit the installation of 3 dwelling units in the basement of building #2.

RECOMMENDATION: THAT A REPORT BE submitted to City Council recommending that development permit application #40373 be refused for the following reason:

The proposed development would be counter to the conditions of approval and scheme of development as approved by City Council dated February 23rd 1965 in that the development was to provide for buildings not exceeding 2 storeys in height with NO basements, but cellars only being provided.

Notwithstanding the foregoing, the proposed development would not comply with the requirements for living accommodation in the basements of specifically designed apartment buildings in that:-

1. The development would not comply with the daylight access requirements.
2. The elevation of the basement floor would exceed the permitted 1' below the finished grade of the adjoining ground.

3. Development Permit: N/E Corner
of West 33rd Avenue and Arbutus
Street (Moss Holdings Ltd.)

Mr. J.E. Jarvis, representing Moss Holdings Ltd., has submitted a request to City Council for approval to provide three additional dwelling units in the cellar of Building No. 2 of the apartment development, Block 77, District Lot 256 (11.93 acres) situated on the N/E Corner of West 33rd Avenue and Arbutus Street, with the grades of the surrounding ground being altered. The additional accommodation requested would be counter to the conditions of approval by City Council to the rezoning of this area, permitting a 7-building comprehensive apartment development at this location.

In September, 1962, City Council approved an application to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit a comprehensive town house development, subject to conditions which included:-

- (a) The floor space ratio shall in no case exceed 0.45.
- (b) The building shall in no case exceed two storeys or 30' in height.

This development was not proceeded with. Subsequently, City Council, after a Public Meeting, approved a request of Jarvis Construction Company Ltd., to amend the conditions of rezoning to permit a different form of development comprising seven separate apartment buildings having a total of 300 dwelling units.

City Council's approval of the request was subject to conditions which included:-

- (1) That the floor space ratio for the proposed development shall in no case exceed 0.68 measured on the same basis as the current RM-1 Multiple Dwelling District Schedule of the Zoning and Development By-law with there being no material difference in the size of any buildings from the submitted drawings.
- (2) The buildings shall not in any case exceed two storeys in height with no basements but cellars only being provided.

Concerning the request now submitted, Moss Holdings Limited have advised that although 300 dwelling units were approved only 298 have actually been provided as, during construction, four dwelling units in Building #1 were converted to provide two larger dwelling units without changing the approved floor space ratio. However, the applicants have verbally advised that the request is not to increase the floor space ratio allowed for this development but only to change the use from approved recreational area to provide three dwelling units; the applicants stating that they have more recreational facilities existing within the development than are required or used.

The Technical Planning Board on January 20, 1967, in considering this application noted:

Clause No. 3 (Cont'd)

Ac

- that there would be no increase in the floor space ratio as measured for this development. The requested dwelling units are within an area already approved for use for recreation rooms, etc., and included in the floor space ratio under the "gross" system of floor space ratio measurement.
- although it was proposed to change the grades around this portion of the building, making a basement instead of a cellar, the dwelling units as proposed would still not comply with the minimum daylight standards for dwelling units in basements of new specifically designed apartment buildings, nor with the maximum permitted 12" below adjoining finished grade.

The Technical Planning Board recommended that this application be refused for the following reasons:

- (1) "The proposed development would be counter to the condition of approval and scheme of development as previously approved by City Council on February 23rd, 1965 for this comprehensive apartment development."
- (2) It was a specific condition of approval for this development that the height of the buildings be limited to two storeys with no basements but cellars only. This requirement was to accomplish two purposes -- to ensure that the height of the buildings would be kept to a minimum, having regard to the surrounding RS-1 One Family Dwelling District (cellars having to be at least 5'0" below grade); and to ensure that no further dwelling units could be installed, as habitable accommodation in cellars is not permitted under any circumstances.

Notwithstanding the foregoing:

- The grade adjustment as proposed would not comply with the relevant regulations of the Zoning and Development By-law. By adjusting the grades to provide a basement, the basement floor of the proposed dwelling units would still exceed the maximum permitted 12" below the finished grade of the adjoining ground.
- The windows of the habitable rooms of the proposed dwelling units would be so far below the grades of the surrounding ground that they would not comply with the daylight access requirements of the Zoning By-law as otherwise applicable to apartment buildings.

The Town Planning Commission dealt with this request on February 10th, 1967, at which time Mr. Jarvis appeared in support of his application.

The Town Planning Commission recommended that the application be refused in accordance with the recommendation of the Technical Planning Board.

RECOMMENDED that the recommendations of the Technical Planning Board and the Town Planning Commission be endorsed.

CITY OF VANCOUVER
MEMORANDUM

By-law 4037
H-22 - E/S. Arbutus
between Valley Drive &
33rd.

From: CITY CLERK

Date: March 28, 1968

To: ✓ Director of Planning

Subject: Additional Living Accommodation
Garden Apartment Building
N/E Corner West 33rd Ave. & Arbutus St.

I wish to advise that the Vancouver City Council on March 26, 1968, adopted the attached report of the Board of Administration, Building and Planning Matters dated March 8, 1968.

Ronald Thompson

CITY CLERK.
RT

DScott: rmd
Att.

Also to: Mr. Kenneth G. Young, Wilder, Young & Company, Barristers
& Solicitors, 670 - One Bentall Centre, 505 Burrard St. (1)
c.c. Mr. J. Jarvis, Jarvis Construction Co. Ltd.,
9 West Broadway (10)
Town Planning Commission.

CITY PLANNING OFFICE
RECEIVED
MAR 29 1968

No. 11664
VANCOUVER, B.C.

BUILDING AND PLANNING MATTERS

The Board considered matters pertaining to Building and Planning and submits the following report:

RECOMMENDATIONS

1. Additional Living Accommodation
Garden Apartment Building
N/E Corner West 33rd Ave. & Arbutus St.

Mr. K. G. Young, Solicitor, representing Moss Holdings Limited, has by letter dated November 17, 1967, submitted a request to City Council requesting permission to appear before Council to obtain approval to install three additional dwelling units in the northwest portion of the cellar of one of the apartment buildings (The Chalet) at N/E corner of West 33rd Avenue and Arbutus Street.

A similar request was considered by City Council on April 11, 1967, when Council adopted the recommendations of the Town Planning Commission and the Technical Planning Board in that the request be refused for stated reasons as follows:

- "(1) The proposed development would be counter to the conditions of approval and scheme of development as previously approved by City Council on February 23rd, 1965 for this comprehensive apartment development.
- (2) It was a specific condition of approval for this development that the height of the buildings be limited to two storeys with no basements but cellars only. This requirement was to accomplish two purposes - to ensure that the height of the buildings would be kept to a minimum having regard to the surrounding RS-1 One Family Dwelling District (cellars having to be at least 5' 0" below grade); and to ensure that no further dwelling units could be installed as habitable accommodation in cellars are not permitted under any circumstances."

The Director of Planning reports that nothing has changed since City Council last considered the request in April, 1967, except that the exterior grades on one side of the building adjacent to the requested accommodation have been altered without approval.

One reason why cellars only and not basements were allowed when the apartment development was approved was to insure that no further dwelling units could be installed. Dwelling units in cellars are not permitted by the Zoning and Development By-law under any circumstances. The change of grades so as to move the earth from the immediate outside walls of the building at this location is not within the intent of the Zoning and Development By-law and the requested accommodation would be counter to the regulations of the Zoning and Development By-law and would not be approved for any other similar development. Another reason was to insure that the height of the buildings would be kept to a minimum.

The approved development was erected presumably as an economic development. One feature of the development was the large amount of recreational facilities and storage rooms etc. being provided in the cellars.

Mr. Young makes reference in his submission to Council that whereas 300 dwelling units were originally approved, only 298 units were actually provided. In this regard, City Council's approval of the scheme of development was on the basis that the gross floor space ratio would not exceed 0.68 and was not based on there being a specific number of dwelling units. The developer could vary the size and number of the dwelling units of the development provided the overall intent of the scheme of development did not vary and the dwelling

Clause No. 1 (Cont'd.)

units were approved by the Technical Planning Board, and the permitted floor space ratio of 0.68 as approved by City Council remained unchanged.

RECOMMENDED that City Council re-affirm its previous decision of April 11, 1967, in endorsing the recommendation of the Technical Planning Board and Town Planning Commission that the request be refused for the following reasons:-

- (1) The proposed development would be counter to the conditions of approval and scheme of development as previously approved by City Council on February 23, 1965, for this comprehensive apartment development.
- (2) It was a specific condition of approval for this development that the height of the buildings be limited to two storeys with no basements but cellars only. This requirement was to accomplish two purposes - to ensure that the height of the buildings would be kept to a minimum, having regard to the surrounding RS-1 One Family Dwelling District (cellars having to be at least 5' 0" below grade); and to ensure that no further dwelling units could be installed, as dwelling units are not permitted in cellars under any circumstances.

(Circulated for the information of City Council are copies of the following:-

1. Mr. K. G. Young of Wilder, Young & Company's letter dated November 17, 1967.
2. The Board of Administration report dated March 17, 1967, (Building & Planning Matters) as adopted by Council April 11, 1967 - this report gives past zoning history etc. when the present request was previously considered by Council.)

Mr. K. G. Young, Solicitor, requests permission to appear before City Council as a delegation on March 26, 1968.

CITY OF VANCOUVER



MEMORANDUM

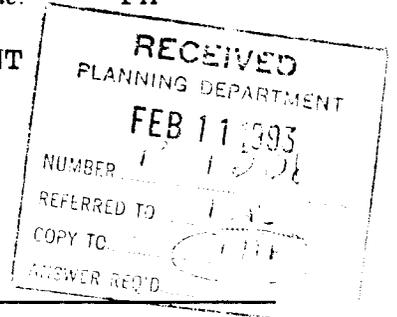
From: CITY CLERK

Date: February 9, 1993

To: CITY MANAGER
DIRECTOR OF PLANNING
ASSOCIATE DIRECTOR, LAND USE & DEVELOPMENT
DIRECTOR OF LEGAL SERVICES
CITY ENGINEER

Refer File: PH

Subject: PUBLIC HEARING MINUTES - JANUARY 28, 1993



Attached are the Minutes of the Special Council meeting (Public Hearing) held on January 28, 1993.

Please note any matters contained therein for your attention.

CITY CLERK

GMac:ss
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 28, 1993, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Kennedy, Owen, Price,
Rankin and Wilson

ABSENT: Councillor Eriksen (Leave of Absence)
Councillor Puil

CLERK TO THE COUNCIL: G. MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Davies,
THAT this Council resolve itself into Committee of the Whole,
Mayor Campbell in the Chair, to consider proposed amendments to the
Zoning & Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning: 3624 Fraser Street

An application by Beaconcare Management Ltd. was considered as follows:

REZONING: 3624 FRASER STREET (Lot N, Block 43, Plan 11092,
D.L. 301)

Present Zoning: RT-2 Two-Family District
Proposed Zoning: CD-1 Comprehensive Development District

6. Text Amendment: Comprehensive Development District
4625-4875 Valley Drive

An application by Brook Development Planning was considered as follows:

- (i) If approved, this amendment would allow an increase in maximum floor space ratio from 0.68 to 0.75, and an increase in maximum height from 10.8 m (35.4 ft.) to 11.7 m (38.4 ft.). The intent is to add a third floor to five of the seven existing apartment buildings, thereby creating approximately 72 additional dwelling units.
- (ii) Any consequential amendments.

Applicant: Brook Development Planning

The Director of Planning recommended approval, subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by James Hancock Architects Inc., on revised plans received July 30, 1992 and October 15, 1992, provided that the Director of Planning may allow minor alterations to this form of development when approving a 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:
 - (i) further design development to provide improved compatibility with the surrounding one-family dwelling area, including hipped roof treatment;
 - (ii) a landscape and tree management plan to maximize open space use and livability, including retention of mature trees, and landscape treatment that maximizes open space use and sunlight access;
 - (iii) bicycle storage to be provided at a rate of 1.5 spaces/unit for the proposed expansion, as per Council guidelines of December 5, 1991; and
 - (iv) arrangements to the satisfaction of the City Engineer for the provision of recycling facilities adjacent the existing garbage facilities.

Clause No. 6 continued

- (c) That, prior to approval of a development application, the registered owner shall make suitable arrangements, to the satisfaction of the Director of Planning, to minimize and provide compensation for disruption to tenants during construction.
- (d) That, prior to enactment of the amending By-law, the registered owner shall make suitable arrangements, to the satisfaction of the City Engineer, at no cost to the City, to provide the following:
 - (i) undergrounding within and adjacent the site of all new electrical and telephone services from the closest existing suitable service point; and
 - (ii) a sidewalk along Valley Drive for the length of the site.

SUMMARY OF PROPOSED CHANGES
4625-4875 VALLEY DRIVE

	Current Status	Proposed Amendments
Zone	CD-1	CD-1
Use	Multiple Dwelling	Multiple Dwelling
Max. FSR	0.68	0.75
Max. Height	two storeys	11.7 m (38.4 ft.), and three storeys

A summary of the correspondence received for this application indicated four letters opposed to the proposed amendment (one containing a petition from 30 residents of Arbutus Gardens), and one letter from a neighbouring property owner requesting additional parking on the site.

Mr. Phil Mondor, Planner, advised this application for expansion of Arbutus Gardens has been substantially revised since first submitted. The proposed additional floor area has been reduced by about 50% and the number of new units decreased from 174 to 72. In addition, 90 parking spaces are now proposed while none were considered in the first application. These revisions responded to staff and Urban Design Panel concerns. These concerns could be grouped into four areas:

Clause No. 6 continued

- design and appearance of third floor additions;
- view impacts of neighbouring residents;
- parking problems;
- disruption to existing tenants.

The owners of Arbutus Gardens have agreed to compensate the property owners for inconveniences caused during the construction phase, which is expected to require a three to four month term. The Director of Planning supports this proposal as it will increase the housing supply and add to housing diversity in a neighbourhood, which can accommodate changes of this type. Mr. Mondor advised there are still concerns pertaining to parking adequacy and the deterioration of the quality of life of the existing residents.

Mr. Chuck Brook, on behalf of the applicant, addressed the issues of parking and its impact on the residents.

Mr. Brook presented the results of a parking survey which indicated there was ample parking on the site. When the application was first made, the applicant considered asking for a relaxation of the parking due to an under-utilization of the existing spaces. However, the size and scale of the initial project has been downsized and the revised application calls for additional parking spaces to be added. The applicant will comply with the City's parking standards.

There has been no lack of communication with the residents and neighbours regarding this application. In addition to the first meeting to discuss the application, there have been several smaller meetings held between the residents of Arbutus Gardens and the neighbours.

The Deputy Mayor called for speakers for or against the project, and the following individuals were heard:

Ms. Clare Lamontagne, 4600 Block Valley Drive, advised she was speaking on behalf of many tenants in Arbutus Gardens. She requested the application not be approved. Ms. Lamontagne stated the work schedule is unrealistic; there will be interruptions to services to residents; there will not be enough parking; and there will be an increase in noise. All of these factors will inconvenience the tenants and cause them to stay in their suites for an extended period of time.

Clause No. 6 continued

Mr. Mohammed Boroujerdi, 4600 Block Valley Drive, requested that Council not support the application. Mr. Boroujerdi presented financial information, and stated the intent of the expansion is to increase the property value so the owners can sell the property. The extension will force older people to move out of Arbutus Gardens. Mr. Boroujerdi disputed the planned increase in parking spaces, as the existing structures could not accommodate additional spaces at this time.

* * * * *

Mayor Campbell returned to the meeting at this point and assumed the Chair.

* * * * *

Ms. Gillian Watson-Donald, on behalf of the Special Advisory Committee on Seniors, outlined the position of her Committee on this matter. The Committee is pleased to see an increase in available rental spaces for seniors, and favours the opposed new design. The Committee is also encouraged by the concern of the developer for the well-being of the residents of Arbutus Gardens. The greatest concern of the Committee is that the property will be re-sold and the rents will increase. There is nothing in place at present to deter developers from increasing the rent, and Ms. Watson-Donald inquired if something could be put in place to prevent this from happening.

Mr. John Richardson, 1900 Block West 33rd Avenue, urged Council not to approve the application. As a neighbour to the proposed development, he was concerned with inadequate parking spaces being available.

Mr. Simon O'Young, 1900 Block West 33rd Avenue, requested that Council not approve the project. Mr. O'Young disputed the results of the parking survey that was commissioned by the developer, and reviewed some of the promises made in a July meeting between the developer and the adjacent neighbourhood. Mr. O'Young felt there were not many seniors living in Arbutus Gardens at present, and disagreed with the position on the developer that there was a need for more rental units in this neighbourhood.

Clause No 6 continued

Ms. Patricia Baldwin, resident in the neighbourhood, expressed conditional support for the project. After reviewing several aspects of the project, Ms. Baldwin suggested conditions should be included which would require parking identical to RM-3 zonings; which would prohibit parking in certain areas and restrict parking in certain areas on the adjacent streets to "resident only".

Ms. Clair Hurley, resident of Arbutus Gardens, requested that Council not support the application. She stated that seniors no longer comprise the majority of tenants living in Arbutus Gardens, and questioned whether the developer had the necessary money to complete a project of this nature. She suggested the owner of Arbutus Gardens is undertaking the construction only to improve the chances of reselling the property at a profit.

Mr. Robert McDonald, owner of Arbutus Gardens, addressed many of the issues raised at the Public Hearing. He stated his company will provide free rent to the residents of Arbutus Gardens during the time of construction. Also, the expansion will be built to new standards, which will mean improved soundproofing. This will reduce the noise level in individual apartments.

Mr. McDonald addressed the parking issue in detail, and stated his company had hired a highly recommended parking consultant to complete the survey. The application includes 49 new parking spaces at 1.4 stalls per unit, which is consistent with the guidelines established by the City Engineering Department. Also, his company will be changing the parking policy, as previous to this each suite was assigned one parking stall. Under the new guidelines, the residents will have the option of giving up their parking space for a reduction in rent, and this should result in an additional 40 stalls of parking space availability.

Mr. McDonald advised his company has no intentions of reselling the property once the expansion is completed. Also, the process of converting a property to strata title requires 2/3 approval from the tenants, as well as approval from City Council. There has been some change in resident profile over time. Seniors have been moving out of the Kerrisdale area in general, and not just his specific building.

Prior to voting on the application, some members of Council stated their reservations about the application. Their support for the application was conditional upon this building remaining as a rental facility, and not being re-sold or changed to strata title.

Clause No. 6 continued

MOVED by Cllr. Owen,

THAT the application be approved, subject to the conditions as set out in the minute of this Public Hearing.

- CARRIED UNANIMOUSLY

7. Text Amendment: False Creek North Official Development Plan

An application by Concord Pacific Management Ltd., was considered as follows:

- (i) If approved, this amendment would increase the maximum number of dwelling units permitted in False Creek North from 7,650 to 8,500. No increase in total building floor area is involved. The intent is to permit smaller units.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

A review of the correspondence received showed one letter in support of the application.

Mr. Larry Beasley, Associate Director - Central Area Projects, advised the object of the amendment to the Official Development Plan is to increase the number of units allowable in the area. It is not intended to increase the amount of square footage or the amount of development allowable in the area. It can be argued smaller units will be marginally more reasonable in cost, and will therefore increase the number of people who have access to live on this site. It can also be argued that more people living in this area will result in fewer people commuting to work.

Mr. Ian Smith, Planner, outlined the application in terms of public benefits and non-benefits. The Planning Department has advised Concord Pacific Management Ltd., that it would not support the addition of units to the three sub-areas already approved, as they feel these areas cannot support an increased number of units. The applicant has asked that 850 units be added to bring the maximum allowable in False Creek from 7,650 to 8,500. This increase will be limited to four sub-areas. If the application is approved, the average unit size will still be just over 1,000 sq. ft., and there will not be any increase in the building mass.

BY-LAW NO. 7212

A By-law to amend
By-law No. 3575, being the
Zoning and Development By-law,
to provide uses and regulations for an area zoned
CD-1 by By-law No. 4037

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows;

1. Application

The provisions of this By-law apply to that area of land
zoned CD-1 by By-law No. 4037.

2. Uses

The only uses permitted within the area shown included within
the heavy black outline on Schedule "D" to By-law No. 4037, which area
is more particularly described as CD-1(22), and the only uses permitted
within the outlined area, subject to such conditions as Council may by
resolution prescribe, and the only uses for which development permits
will be issued are:

- (a) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the above use.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.75. For the purpose
of computing floor space ratio, the site shall be all parcels covered by
this By-law, and shall be deemed to be 48 277.4 m², being the site size
at time of application for rezoning, prior to any dedications.

3.2 The following shall be included in the computation of floor
space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m,
including earthen floor, both above and below ground level,
to be 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, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (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, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a 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; and
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

4. Height

The maximum building height measured above the base surface shall be 11.7 m and the building shall not extend beyond 3 storeys.

5. Off-Street Parking

A minimum of one off-street parking space for each 70 m² of gross floor area shall be provided.

6. Acoustics

All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall 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 will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

7. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of
November , 1993.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 2nd day of November 1993, and numbered 7212.

CITY CLERK"

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, being
by-laws which amended the Zoning and Development
By-law by rezoning areas to CD-1

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

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
 - (a) deleting clause (d), and
 - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

19. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 11th day of
January , 1996.

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7515.

CITY CLERK"



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 29/30, 1998

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 29, 1998, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the Zoning and Development By-law. Subsequently, the meeting reconvened at 1:30 p.m. on Wednesday, September 30, 1998 in the Council Chamber, with the same members present, with the exception of Councillor Chiavario (on Civic Business).

PRESENT: Mayor Philip Owen

Councillor Don Bellamy

Councillor Nancy A. Chiavario

Councillor Jennifer Clarke

Councillor Lynne Kennedy
Councillor Daniel Lee
Councillor Don Lee
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Alan Herbert (Leave of Absence)

Councillor Nancy A. Chiavario (September 30 only)

**CLERK TO THE
COUNCIL:**

Tarja Tuominen

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

SECONDED by Cllr. Price,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment: 1925 West 33rd Avenue (Arbutus Gardens)

An application by John Northey, Arbutus Holdings Ltd., was considered as follows:

Summary: The proposed text amendment would permit an increase in the number of dwelling units from 302 to 750. Proposed building heights will range from two to nine storeys and a majority of existing trees will be retained.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application, subject to the following conditions as proposed for adoption by resolution of Council:

(a) THAT the proposed schematic development be approved by Council in principle, generally as prepared by Paul Merrick Architects Limited and dated January 30, 1998, provided that the Director of Planning may allow alterations when approving the detailed scheme of development in clause (c), in accordance with guidelines adopted in clause (b).

(b) THAT the CD-1 By-law be accompanied, at the time of enactment, by the "Arbutus Gardens CD-1 Guidelines" to be adopted by resolution of Council (see Appendix E of referral report).

(c) THAT, prior to final approval by Council of the form of development for each phase, the applicant shall obtain approval of development applications by the Director of Planning, who shall have regard to the following:

Engineering

(i) lay-bys, porte-cocheres, and other boulevard crossings are to be minimized to the satisfaction of the General Manager of Engineering Services and the Director of Planning;

(ii) on-site maneuvering is to be provided for all loading spaces;

(iii) the temporary southern most parking access on Arbutus Street is not to remain open as future loading access (Phase 5 loading can be served from the proposed private cul-de-sac accessed from West 33rd Avenue); and

(iv) clarification of the charges shown on title is required (a charge summary should be provided).

Clause No. 1 Continued

Crime Prevention Through Environmental Design (CPTED)

(v) design development to take into consideration the principles of Crime Prevention Through Environmental Design (CPTED) having particular regard to reducing opportunities for:

1. Theft in the underground: Theft from auto and bicycle theft is prevalent in Vancouver. These problems can be mitigated by completely separating different user groups including gating, exit stairs and elevators.

2. Fear in the underground: Security and visibility issues in the underground can be

improved with adherence to section 4.12 of the Parking By-law.

3. Break and enters: Ground floor units are especially susceptible to break and enters. This can be mitigated by deleting areas of concealment in and around windows, doorways and patios.

4. Graffiti: Graffiti is prevalent in Vancouver. Graffiti artists across Canada view Vancouver as the Graffiti Mecca of Canada. Removal is costly for businesses and strata owners. Contact the City's Graffiti Coordinator at 873-7162 for further information and resource.

5. Skateboarding: This can be achieved using non-smooth paving material and planter walls that step or have reveals cast into concrete planter sitting edges.

Seniors' Committee

(vi) design development to accommodate comments of the Special Advisory Committee on Seniors resulting from a review by the Committee of development application drawings;

Clause No. 1 Continued

Subdivision

(vii) subdivide the site in a form satisfactory to the Approving Officer, in accordance with the rezoning and the proposed phases of development, including:

1. regard for retention of existing buildings in remaining phases;
2. clear identification of shared pathways among and between buildings, shared underground parking garages and other common site amenities; and
3. ensure that appropriate legal agreements are struck which guarantee unimpeded access of registered owners and any tenant among and between the buildings on the site, and any shared or common on-site facilities or amenities.

On-site Tenant/Owner Amenities

(viii) the provision of on-site owner/tenant amenities and their securement by phase or grouping of phases will need to be addressed by the applicant, to the satisfaction of the Director of Planning.

(d) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

(i) **Engineering:** Enter into agreement(s) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1. improvements to West 33rd Avenue between Arbutus Street and Valley Drive as prescribed in a separate review process, with 100% of the cost to be paid by the applicant;

(Note: this will include, but may not be limited to, the installation of sidewalk, curb and

gutter, pavement, and provision of street trees.)

2.improvements to the Arbutus and Valley Drive intersection to provide a left-turn bay, with 50% of the cost to be paid by the applicant;

Clause No. 1 Continued

3.provision of traffic management measures on Valley Drive to discourage "thru" traffic, within five (5) years of occupancy of the final phase of this development, with 100% of the cost to be paid by the applicant;

4.provision of street trees adjacent the site where space permits, with 100% of the cost borne by the applicant; and

5.undergrounding of all new services for this development from the closest existing suitable service point.

(Note: Items 1, 2 and 3 will be subject to the approval of City Council in future.)

(ii)**Fire:** Prior to enactment, the applicant must demonstrate to Fire and Engineering Services staff the following:

1.indicate the ability to comply with Vancouver Building By-law requirements since there are no site difficulties on a new building, specifically in clause 3.2.5.2.(2) on distance from curb to principle entrance to be maximum 15 m.

(Note: The applicant has indicated there will be a feasible solution.)

2.determine the location of the required fire hydrants to the site. This information is necessary up-front to flag any main difficulties with Engineering or any unforeseen traffic problems which may involve closing off Arbutus Street for construction.

(iii)**Landscape:** Enter into agreement(s) to the satisfaction of the Director of Planning and the Director of Legal Services for the following:

1.submission of a comprehensive Tree Management Plan (indicating retention, relocation and replacement) at the time of the development application. This Tree Management Plan will include a tree tagging program (e.g., red for removal, yellow for possible removal and green for retention) and signs informing the public of the tree management intentions, prior to, during, and after construction;

Clause No. 1 Continued

2.determine the location of required to contact the Park Board with respect to any trees located on the City Boulevard. The Park Board will determine the tree retention, relocation or replacement program in consultation with Engineering Services and the Planning Department;

3.a Letter of Credit is required for those trees to be retained prior to the issuance of the development permit. The value of the Letter of Credit will be determined through assessment by a Certified Arborist based on the International Society of Arboriculture tree evaluation method;

4.a Certified Arborist will be retained by the applicant during construction to ensure that the retained trees are protected in accordance with the Private Property Tree By-law and the City's guidelines for tree retention, relocation and replacement;

5.the applicant is required to apply for the appropriate Tree Removal and Replacement Permit(s), in accordance with the Private Property Tree By-law, prior to receiving their Development Permit;

6.a Landscape Plan is required at the time of Development Application that includes existing trees, along with other proposed landscape improvements. A plant list illustrating proposed species, quantity and size, as well as any construction details necessary to retain existing trees is also required; and

7.consideration of relocating site trees to the City Boulevard, in cases where the trees cannot be retained as a result of development, to satisfaction of the Park Board, Engineering Services and the Planning Department.

(iv)**Non-Discrimination:** Enter into an agreement, to the satisfaction of the Director of Legal Services, preventing discrimination against families with children in the sale and/or occupancy of residential units.

(v)**Public Art:** Enter into a legal agreement, satisfactory to the Director of Legal Services, committing the applicant to participate in the City Public Art Program, and obtain approval by the Director of Cultural Affairs of a Preliminary Public Art Plan.

Clause No. 1 Continued

(vi)**CAC:** To be paid to the City in an amount, manner and terms to be determined by City Council under separate report.

(vii)**Housing:** Enter into agreement(s) to the satisfaction of the Manager of the Housing Centre and the Director of Legal Services, for the following:

1.that any residential units which form part of Council's CAC consideration in (vi) above, including exclusive use of a parking stall in the same building for each unit, to be secured through a Housing Agreement and any other legal instruments to the satisfaction of the Manager of the Housing Centre and the Director of Legal Services; and

2.a relocation plan, including a survey of all existing residents and an assessment of their housing needs and plans to the satisfaction of the Manager of the Housing Centre, will be required prior to issuance of the first development permit for the site.

Also before Council was a memorandum dated September 29, 1998 from R. Whitlock, Acting Senior Rezoning Planner, which recommended the following changes to the draft by-law and the Conditions of Approval:

1. DRAFT BY-LAW CHANGES:

(a) Minor Adjustments

Replace TABLE 1 (Pg. 3) of the Draft By-law with the following:

Parcel	1	2	3	4	5	6	7
FSR	1.73	1.56	1.87	2.08	1.27	1.25	0.61

Add the following clause to section 4.5 (Pg. 4) of the Draft By-law:

"(b)enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:

- *the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and*
- *no more than 50 percent of the excluded balcony floor area may be enclosed."*

Clause No. 1 Continued

(b)Parking Standards

Delete existing section 6.1 and replace with the following:

"6.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RM-3 provisions of the Parking By-law, except that one off-street loading space for each 200 dwelling units must be provided."

2.CHANGES TO CONDITIONS OF APPROVAL (CAC)

At its September 17th IN CAMERA meeting, City Council adopted conditions related to Community Amenity Contributions, related to both a possible cash CAC, related to the proposed parking requirement reduction, and a rental housing provision.

(a) If Council approves the parking reduction recommended previously in this memo, Council should replace condition of approval (d) (vi) (pg. 5) in the Summary and Recommendation of the Agenda package, as follows:

"(vi) a Community Amenity Contribution (CAC) of \$2.46 per sq. ft. of building area payable upon issuance of the first Building Permit for each phase of the development, escalated by the Consumer Price Index from the date of the Public Hearing (\$1,854,000 on the total development as of the Public Hearing).

(Note: Council has further resolved:

[1] THAT staff be instructed to report back to Council at or prior to the time of enactment of the rezoning on the appropriate allocation of the CAC funds;

[2] THAT any CAC contributions paid not be applied to purposes for which DCLs may be collected; and

[3] THAT if CACs are required, a no-development covenant, to be released for each phase of the development upon payment of the CAC, be required to secure payment

of the CAC);"

OR

(b) If Council chooses not to approve the recommended parking reduction, Condition (d) (vi) should be deleted;

AND

Clause No. 1 Continued

(c) Further that Council replace condition of approval (d) (vii) (1) (pg. 5) as follows:

"1. THAT 100 units of guaranteed rental replacement housing, including exclusive use of a parking stall in the same building for each unit, be secured for at least 60 years or the life of the building, whichever is greater, through a Housing Agreement and any other legal instruments to the satisfaction of the Manager of the Housing Centre and the Director of Legal Services;

(Note: in addition, Council has resolved that Polygon and the City enter into an agreement providing that the rental housing be recognized as a credit against any further Development Cost Levy (DCL) for replacement housing requiring that the City pay that portion of an applicable DCL into the Development Cost Levy Fund from City funds and on behalf of the applicant, if a DCL is implemented prior to the completion of this project.)"

Staff Comments

Rob Whitlock, Planner, presented an overview of the application. The proposed text amendment will increase the number of permitted dwelling units from 302 to 750, the FSR from 0.68 to 1.45 FSR, and the heights from 3 storeys to 2 to 9 storeys. The applicant is offering a tenant relocation package. The development will be following the footprint of the original dwellings and 70% of the trees on the site will be retained. The taller buildings will be located in the middle of the site, furthest away from single family residences, with the lower two-storey buildings located closer to residential housing. Staff believe the proposed increased density and heights for Arbutus Gardens can be supported because of the site's topography. Staff recommend approval, subject to the conditions in the report.

In addition, Mr. Whitlock reviewed the memorandum before Council on the proposed changes to the draft by-law and conditions of approval. Mr. Whitlock also reviewed a memorandum, dated September 23, 1998 from the Special Advisory Committee on Seniors, and a memo, dated September 29 with the staff response to the points raised by the Seniors Committee. The Seniors Committee does not recommend approval of the application.

John Jessup, Community Liaison, Housing Centre, discussed the social and housing aspects of the application. The current 302 rental units represent 13 or 14% of the total rental stock in the area. The proposed rental units will be somewhat smaller. The development also provides an opportunity for affordable home-ownership. The applicant is offering a comprehensive bonus package of a purchase bonus, moving costs and a rental bonus.

Clause No. 1 Continued

Michael von Hausen, Planner, reviewed the tree replacement policy for the site and responded to questions on the City's guidelines on tree retention.

Applicant Comments

The following representatives for the applicant described the proposal, with the aid of a slide presentation and the following information handouts: Summary of Meetings with Arbutus Gardens Residents; Arbutus Gardens Incentive Program; Arbutus Gardens View Studies; Volume 1 Number 1 *Arbutus Gardens News* ; and copies of letters from residents of Arbutus Gardens (on file):

Michael Audain, Managing Director, Polygon Homes

John Northey

Linda Moore

Paul Merrick, Architect

Trevor Ward, Ward and Associates

The foregoing highlighted several aspects of the application, including:

the background to the application

the plans to minimize impacts on the existing tenants and the extensive relocation package offered to tenants

an overview of the design of the proposed development

the stages of construction

70 the extensive consultation and communication process with the existing tenants and the neighbourhood 70

traffic and parking analysis

Summary of Correspondence

Council was advised the following correspondence was received:

7 letters in favour of the application

15 letters opposed to the application

Speakers

The Mayor called for speakers for and against the application and a total of 20 speakers addressed Council over the course of the two days.

Clause No. 1 Continued

The following spoke in favour of the application:

Will E. Cook

John Richardson

Helen Gowan

Michael Logie

The foregoing supported the application based on one or more of the following grounds:

development of Arbutus Gardens is inevitable;

the project will give families and downsizing people the opportunity to find an affordable home;

the project can be viewed as a catalyst to develop a neighbourhood vision to provide more affordable ground location residences, similar to what has happened in Kerrisdale;

the proposed development has a strong design and details;

impressed with the current Arbutus Gardens management;

the condition of the current structure does not merit renovation; the building will soon have to be replaced;

looking forward to moving into a new suite to enjoy its ambience;

impressed with overall plan for replacement;

the proposed 100 rental units will easily accommodate those rentals who would be left at the end of the redevelopment.

The following spoke in opposition to the application:

Vanessa Geary, TRAC

Pamela Sauder (petition filed)

Bob Louttit

Elizabeth Baverstock

John Volrich

Colin Connor

Francois-Xavier Guimond

Jean-Francois Guimond (petition filed)

Moira Notman

Muriel Allen (petition filed)

Orene Robinson

Clause No. 1 Continued

John Keen

Doreen Braverman

Linda Mix, TRAC

Mrs. Spears

Gillian Watson-Donald, Special Advisory Committee on Seniors

The foregoing opposed the application based on one or more of the following grounds:

the redevelopment will result in the loss of 200 rental housing units; there is a need in the city for more affordable rental housing;

every rental unit is a scarce resource which must be preserved;

very few purpose-built rental housing units are built in the city;

the rate of change by-law should be reviewed with an intent to extend to other neighbourhoods;

the photographs showing potential view impacts were all taken in the summer months; most of the trees in and around Arbutus Gardens are deciduous; there will be a degradation of view, especially from the east and south of Quilchena Park;

the proposed density is a significant increase;

increased traffic on 33rd Avenue, and surrounding streets such as Pine and Maple Crescents, and Angus Drive is a major concern;

the development will create a significant impact on the community;

the existing units are roomy, comfortable and in fine condition; Arbutus Gardens is a community and offers unique rental units;

there is nothing in the proposal that benefits the Arbutus community;

the project will destroy good housing in the city and lessen rental housing stock;

the proposed density and height will serve as a precedent for other rezoning applications;

prior to the receipt of any more applications , a visioning process needs to takeplace in the community; the character of the community must reflect the wishes of the people who live there;

the proposed units will not be affordable housing;

the proposed heights and massing will overwhelm the existing neighbourhood;

the extended demolition and construction period over six years will severely impact the quality of life for the residents in Arbutus Gardens and in the neighbourhood;

the increase in units will cause an increase in traffic and will create parking problems.

Clause No. 1 Continued

Applicant Closing Comments

Michael Audain and John Northey responded to the concerns raised by the speakers. The welfare of the existing tenants became the steppingstone to the proposal. The applicants do not believe it will be necessary for any current tenants to leave who wish to remain. The current buildings were built in the 1960's and any renovations to them will come up against current building code requirements. The 35-year old systems are wearing out. The tallest buildings will be slightly lower than the tallest tree on the site. The original view analysis was done in the winter. The proposed traffic calming measures on Valley Drive will make it unattractive to use it as a short-cut.

Staff Closing Comments

Paul Pinsker, Traffic Engineer, advised the proposed left turn bay on Arbutus is required to make it safe for residents heading home; it will be easier for other traffic to continue on Arbutus with no obstruction by left turners. The proposed access on Valley Drive is the safest place to have it.

Rob Whitlock advised renovation of the units would entail full upgrade and relocation of the tenants as well. The recommended conditions of approval try to ensure the tenants will be looked after. Mr. Whitlock also advised of the following minor change to the conditions of approval:

(d) (iii) Landscape:

2. the applicant is required to contact the Park Board

(underlining denotes amendment)

Council Discussion

Following brief discussion, some members of Council suggested deferring decision on the application to the October 6 Council meeting to allow staff clarification on legal and zoning issues.

Clause No. 1 Continued

MOVED by Cllr. Clarke,

THAT Council defer its decision on the application to the October 6th Regular Council meeting to allow staff to provide clarification on:

- (i) specific development rights of the owner of the site, taking into consideration the CD-1 By-law, the Minutes of the 1993 Public Hearing and authority of Council under the Vancouver Charter; and
- (ii) the extent to which Council can secure a "right-to-rent" option for condominium owners by covenant or through the Condominium Act; and
- (iii) what rights do future Strata Councils have under the Condominium Act to override covenants or other agreements entered into between the current owner and the City in regard to the "right-to-rent".

- CARRIED

(Councillors Bellamy, Don Lee, Sullivan and the Mayor opposed)

* * * * *

NOTE FROM CLERK:

The decision on the application is deferred to Council's meeting of October 20 to allow staff time to provide the requested information.

* * * * *

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Puil,

SECONDED BY Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 3:45 p.m.
* * * * *

1925 West 33rd Avenue
(formerly 4625-4875 Valley Drive)

BY-LAW NO. 8017

A By-law to amend By-law No. 4037, being a by-law
which amended the Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 4037 is amended by

(a) renumbering section 7 as section 8, and

(b) deleting sections 2 through 6 and substituting the following:

"2. Uses

The area shown included within the heavy black outline on
Schedule "D" to By-law No. 4037 shall be more particularly described as
CD-1(22), and the only uses permitted within the outlined area, subject to
such conditions as Council may by resolution prescribe, and the only uses
for which development permits will be issued are

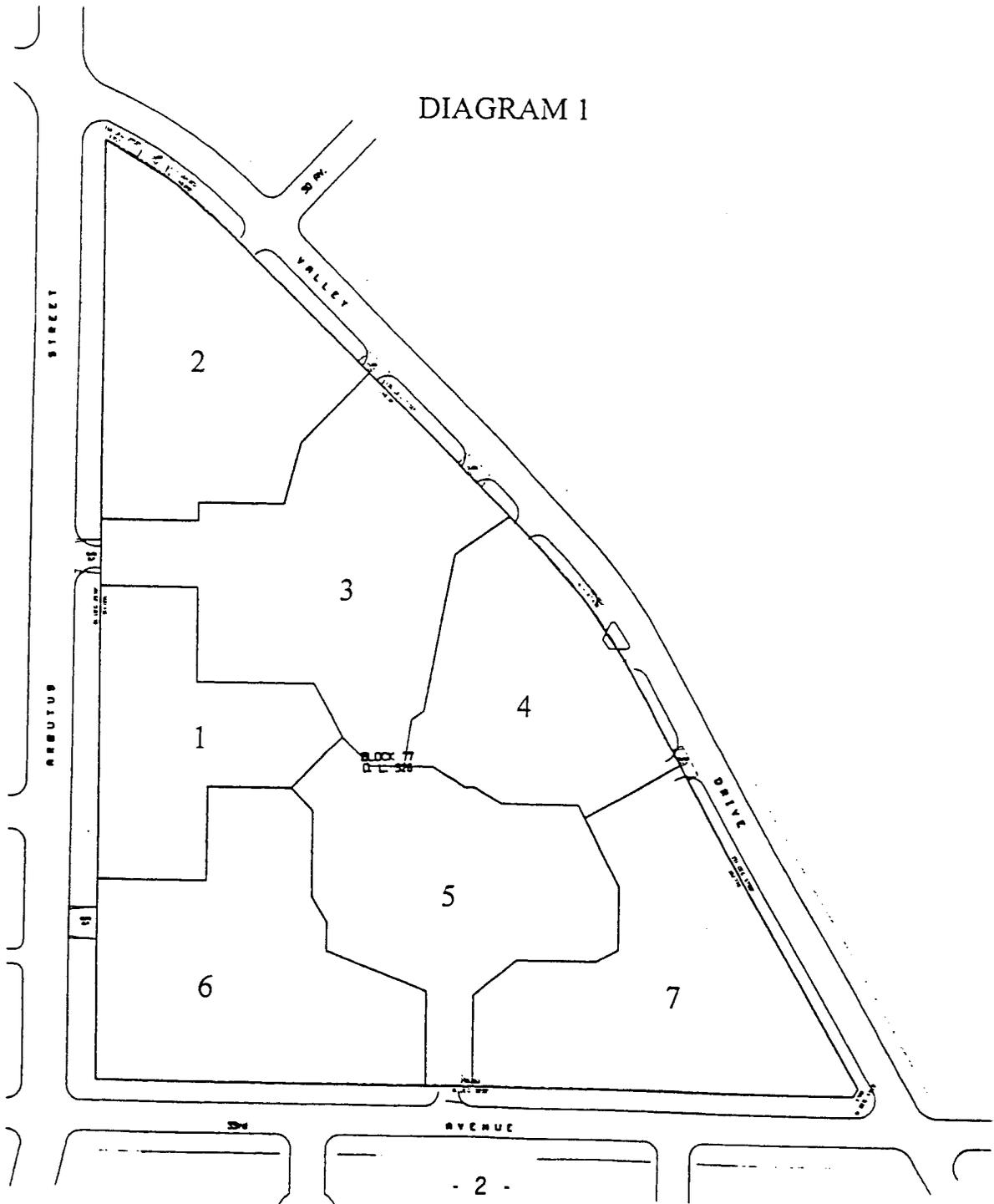
(a) Child Day Care Facility,

(b) Multiple Dwellings, containing a maximum of 750 dwelling units,
of which 25% shall be suitably designed to accommodate families
with children, and

(c) Accessory Uses customarily ancillary to the above uses.

3. Parcels

The site will consist of seven parcels, generally as illustrated in Diagram 1. The parcel boundaries are approximate and subject to being finalized by survey at the time of subdivision.



4. Floor Space Ratio

4.1 Subject to section 4.2, the maximum floor space ratio for each parcel is as set out in Table 1, except that these figures may vary by plus or minus 5%.

TABLE 1

Parcel	1	2	3	4	5	6	7
FSR	1.73	1.56	1.77	1.88	1.27	1.25	0.61

4.2 The floor space ratio for the entire site must not exceed 1.41.

4.3 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be 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, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.4 The following will be excluded in the computation of floor space ratio:

- (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, provided that 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are 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) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

4.5 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) roof overhangs, eaves, gutters or other similar projections, as determined by the Director of Planning.
- (b) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed.

5. Height

5.1 The maximum building height measured above the base surface is as set out in Table 2, provided that no storey exceeds 3.7 m measured from floor to floor and the average of all stories measured from floor to floor is 3.1 m.

TABLE 2

Parcel	1	2	3	4	5	6	7
Height (m)	18	18	28	28	25.5	18	18
Storeys	4	4	7	7	6	4	4

5.2 Where the Director of Planning determines that the base surface is higher than that shown on plans prepared by Paul Merrick Architects Limited and stamped "Received, Planning Department, February 10, 1998" he may, provided he first considers applicable policies and guidelines adopted by Council, relax the maximum height provisions of Table 2 by up to 5%.

6. Off-Street Parking and Loading

6.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RM-3 provisions of the Parking By-law, except that one off-street loading space for each 200 dwelling units must be provided.

6.2 The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirement of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

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 the dwelling units listed below will 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 will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45"

2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 13th day of April ,
1999.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of April 1999, and numbered 8017.

CITY CLERK"



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

APRIL 13, 1999

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 13, 1999, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

- Mayor Philip Owen
- Councillor Don Bellamy
- Councillor Nancy A. Chiavario
- Councillor Jennifer Clarke
- Councillor Alan Herbert
- ~Councillor Lynne Kennedy
- ~Councillor Daniel Lee
- ~Councillor Gordon Price
- Councillor Don Lee
- ~Councillor George Puil
- ~Councillor Sam Sullivan

CITY MANAGER'S Judy Rogers, City Manager

OFFICE:

CLERK TO THE Ulli S. Watkiss

COUNCIL:

~Denotes presence during part of the meeting.

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

"IN CAMERA" MEETING

Council was advised there were matters to be considered "In Camera" later this day.

**ITEMS ARISING FROM "IN CAMERA" MEETING
OF MARCH 30, 1999**

3. Text Amendment to Pending CD-1 for

**6112-6138 Cambie Street
March 18, 1999 File: 5303/RTS: 559**

MOVED by Cllr. Puil

THAT the Director of Central Area Planning on behalf of Land Use and Development be instructed to make application to amend the pending CD-1 By-law for 6112-6138 Cambie Street generally as shown in Appendix A of the Policy Report dated March 18, 1999, to:

permit bay windows, open-sided porches and verandahs, entry gazebos and parking/podium structures as projections into required setbacks; and
exclude open-sided porches and verandahs and entry gazebos from floor space ratio (FSR) calculations;

FURTHER THAT subject to enactment of the CD-1 By-law for 6112-6138 Cambie Street (Parcel E of Lot 1, Block 999, D.L. 526, Plan LMP 37939) the application be referred to Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law for consideration at Public Hearing.

- CARRIED UNANIMOUSLY

(Councillor Sullivan absent for the vote)

4. Adjustments to Conditions of Approval for

**CD-1 Text Amendment for 1925 West 33rd Avenue
(Arbutus Gardens)
March 25, 1999 File: 5308/RTS: 538**

MOVED by Cllr. Clarke

THAT the conditions of approval for the CD-1 Text Amendment for 1925 West 33rd Avenue (Arbutus Gardens), established by Council on October 20, 1998 following a Public Hearing, be amended as detailed in Appendix A of the Policy Report dated March 25, 1999, to:

add a condition to allow the distribution of visitor parking to be to the satisfaction of the General Manager of Engineering Services at the development permit stage;
amend the non-discrimination agreement condition to provide some flexibility in the designation of family units within identified strata units in Parcels 3, 4, 5 and 6;
adjust the Community Amenity Contribution (CAC) to \$2.33 per buildable sq. ft. (approximately \$1.71 million); and
adjust timing for a report back on CAC expenditures to the end of June, 1999.

- CARRIED UNANIMOUSLY

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. A By-law to amend By-law No. 3575, being

**the Zoning and Development By-law, to provide
uses and regulations for a portion of an area zoned CD-1
by By-law No. 3907 (6111 Cambie Street) By-law 8016**

MOVED by Cllr. Clarke,
SECONDED by Cllr. Kennedy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Clarke,
SECONDED by Cllr. Kennedy

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Councillors Chiavario, Price and Puil excused
from voting on By-law No. 7

8. A By-law to amend By-law No. 4037, being a by-law

**which amended the Zoning and Development By-law
by rezoning an area to CD-1
(1925 West 33rd Avenue - Arbutus Gardens) By-law 8017**

MOVED by Cllr. Clarke,
SECONDED by Cllr. Kennedy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Clarke,
SECONDED by Cllr. Kennedy

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Councillor Herbert excused from voting on By-law No. 8

9. A By-law to amend By-law No. 7092, being

**a By-law which amended the Zoning and
Development By-law by rezoning an area to CD-1
(1530 East 22nd Avenue - St. Margaret's Cedar Cottage) By-law 8018**

MOVED by Cllr. Kennedy,
SECONDED by Cllr. Don Lee,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy,
SECONDED by Cllr. Don Lee,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

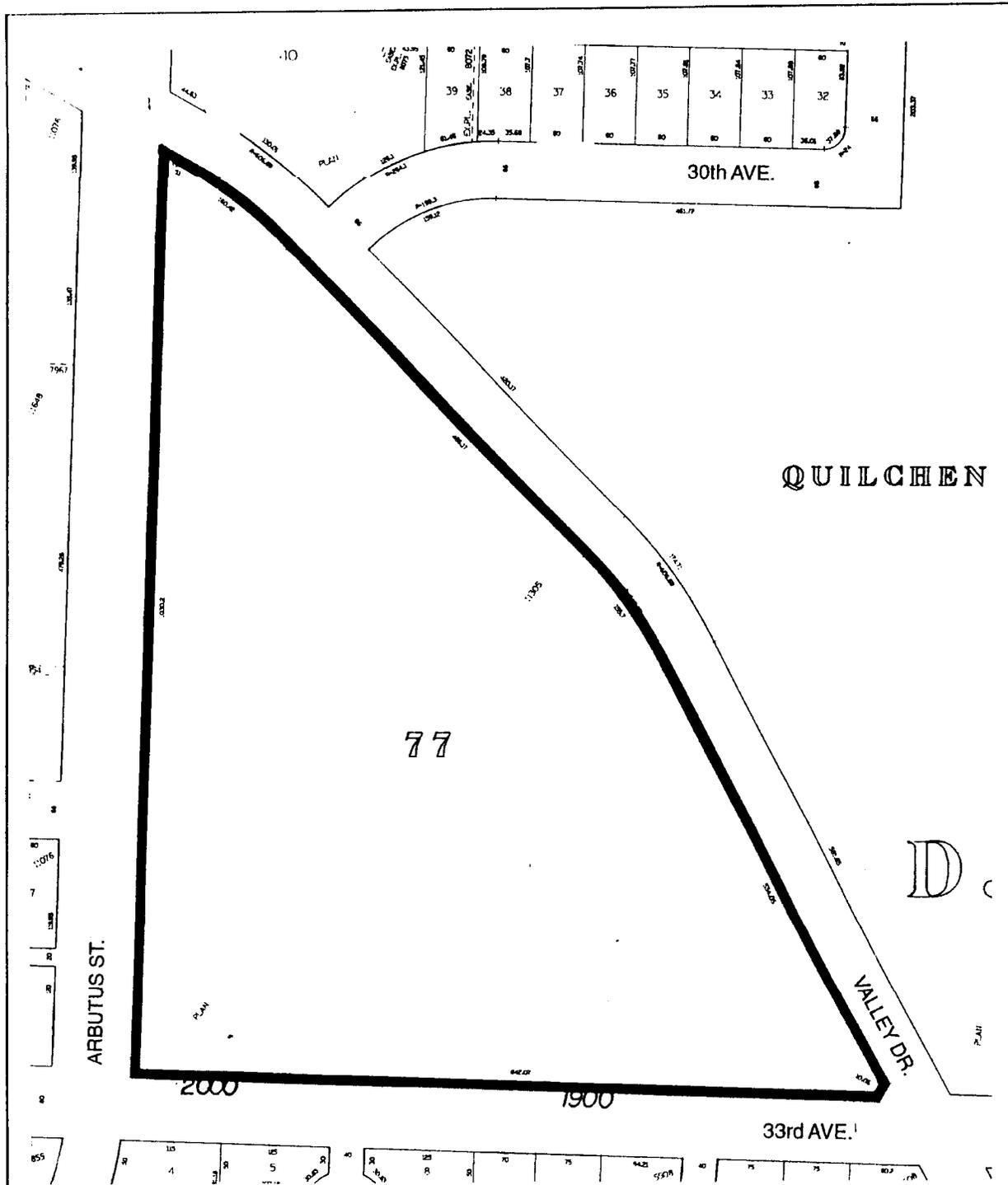
Councillors Clarke, Price and Puil were excused
from voting on By-law No. 9

ENQUIRIES AND OTHER MATTERS

1. Flood Protection Projects File: 3601

Councillor Price referred to the matter of flood protection in the Southlands area, and other areas of the Lower Mainland and enquired if staff could provide an information memo or report on the City's role in responding to such an emergency.

Dave Rudberg, General Manager, Engineering Services explained that staff are presently working on a report to Council and will prepare news releases for the public's benefit.



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4037

CD-1 (22) 4625-4875 Valley Drive City of Vancouver Planning Department	date prepared: Feb. 1994	
	sectional(s): L-16,17	
scale: 1:2000		

ADMINISTRATIVE REPORT

Date: August 24, 1999
Author/Local: M.Cho/6496
RTS No. 00949
CC File No. 2604
Council: September 14, 1999

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 4750 Arbutus Street

RECOMMENDATION

THAT the form of development for this portion (Parcel 1) of the CD-1 zoned site known as 4750 Arbutus Street be approved generally as illustrated in the Development Application Number DE403590, prepared by Paul Merrick Architects Limited and stamped "Received, City Planning Department May 20, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the original form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on September 10, 1962, City Council approved a rezoning of this site from RS-1 One-Family Dwelling to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 4037 was enacted on January 22, 1963.

On February 23, 1965, the maximum floor space ratio (FSR) was increased to 0.68 by resolution of Council. Seven two-storey buildings, providing 302 rental dwelling units and 468 parking spaces (415 underground), were subsequently built at 0.60 FSR.

At a Public Hearing on January 28, 1993, Council approved an increase of the maximum FSR to 0.75 and the maximum building height to allow the addition of a third storey to five to seven buildings on the site. CD-1 By-law No. 7212 was enacted on November 2, 1993.

At a subsequent Public Hearing on September 12, 1995, Council approved a text amendment to balcony enclosures and acoustic requirements. This amendment (By-law No. 7515) was enacted on January 11, 1996.

On September 29, 1998 at a Public Hearing, Council approved text amendments to permit an increase in the number of dwelling units from 302 to 750. CD-1 By-law No. 8017 was enacted on April 13, 1999.

The site is located at the northeast corner of Arbutus Street and West 33rd Avenue. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE403590. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal (Phase 1B) involves the construction of a four-storey multiple dwelling containing 101 dwelling units with two levels of underground parking having vehicular access from Arbutus Street.

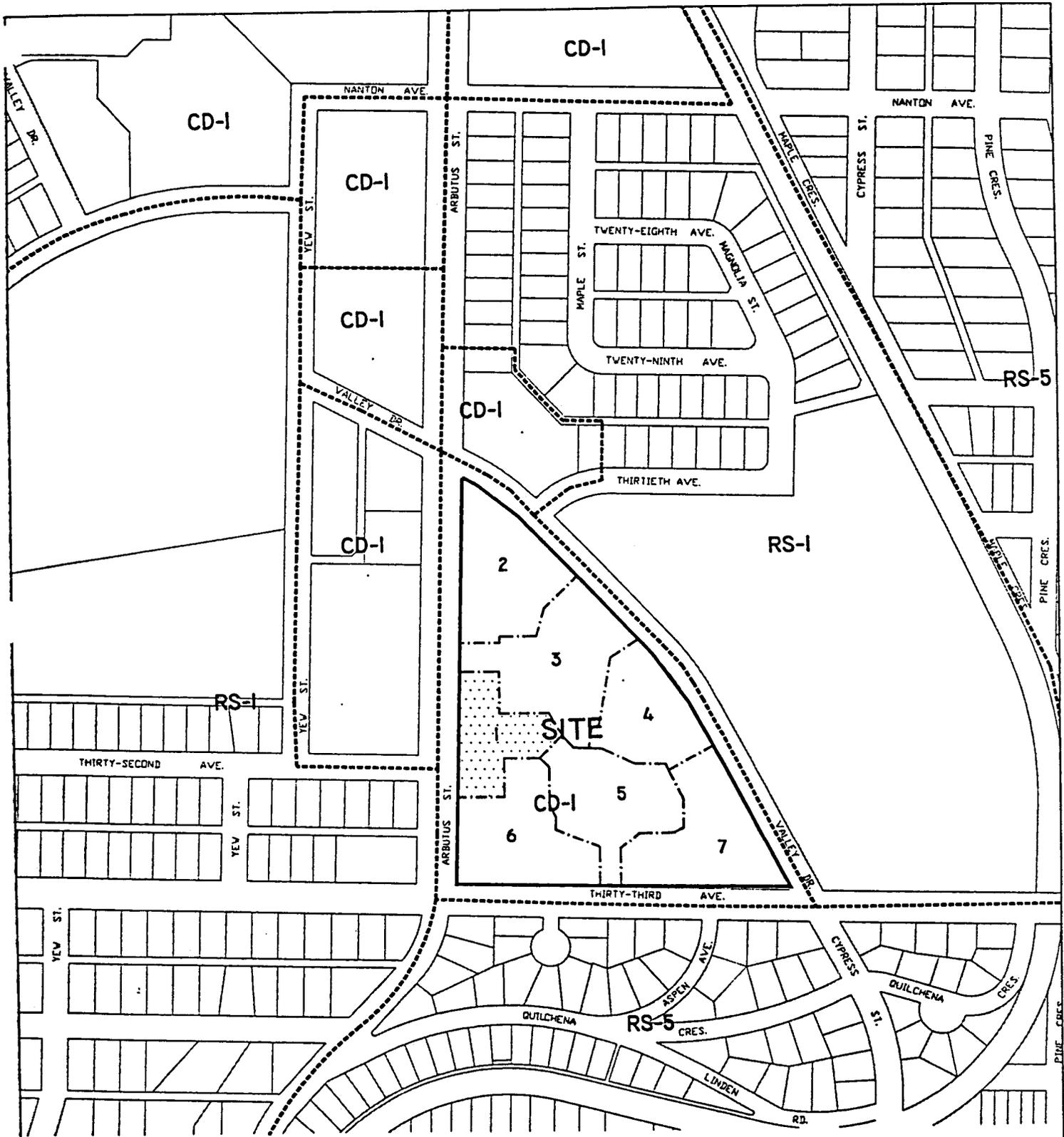
The proposed development has been assessed against and complies with the provisions of the CD-1 By-law.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Director of Planning has approved Development Application Number DE403590, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



- - - - - PARCEL BOUNDARY
 - - - - - ZONING BOUNDARY

4750 ARBUTUS ST. DE 403590

DATE 1999 08 19
 DRAWN WGKS & DY



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME : Q:\MAJOR PROJECTS\VRM\OFDEV\4750ARB.DWG

Paul Merrick Architects

ARBUTUS GARDENS

FOR
ARBUTUS GARDENS
HOLDINGS LTD

PROJECT NO.

PHASE 1B

125 NEA SEQUOIA
4120 ARBUTUS STREET
VANCOUVER, B.C.
R21 0B87 112/2

DATE

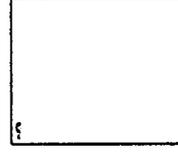
STANDARD PLAN

LEGEND

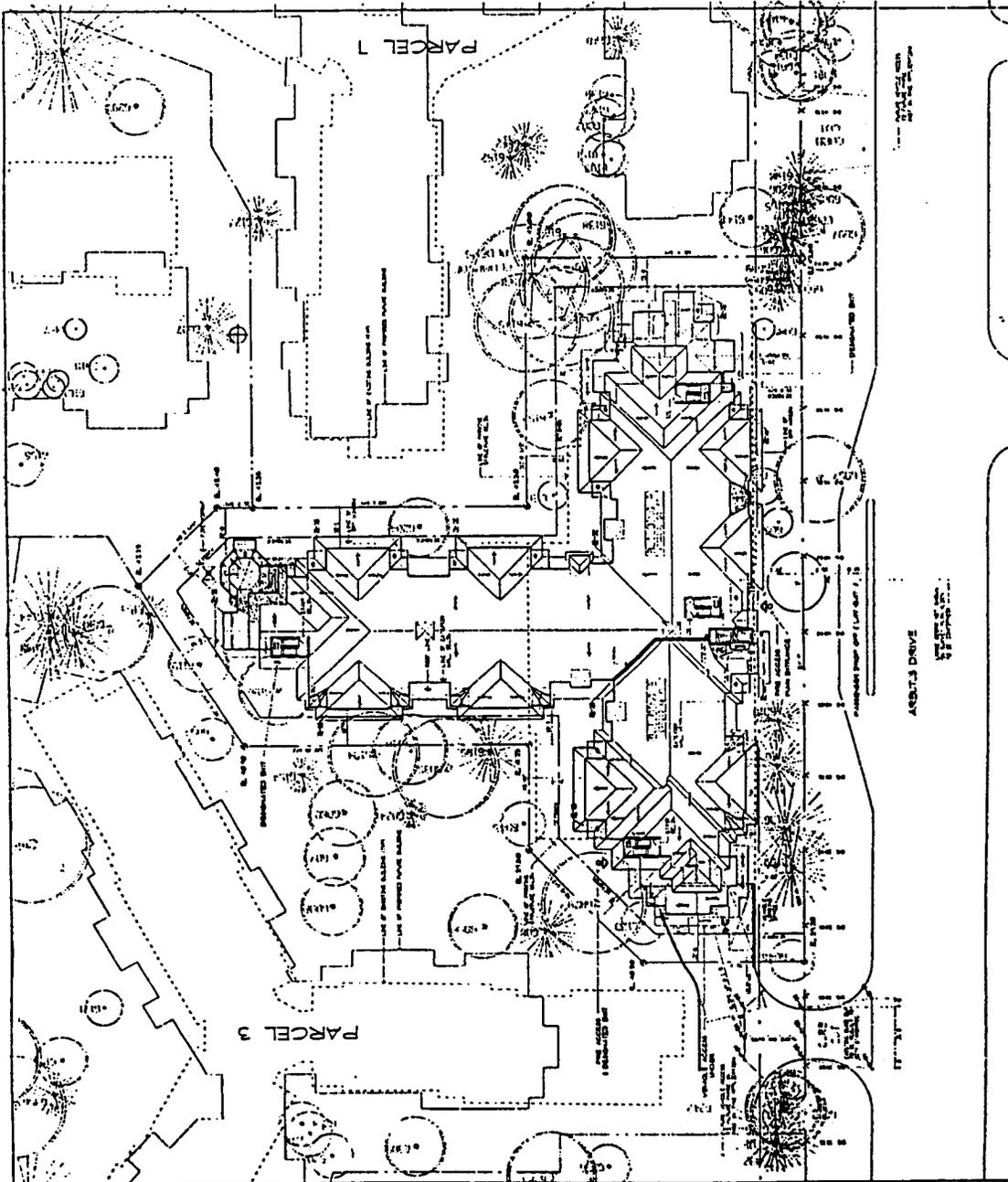
- Proposed Boundary
- Existing Boundary
- Proposed Footprint
- Existing Footprint
- Proposed Driveway
- Existing Driveway
- Proposed Path
- Existing Path
- Proposed Wall
- Existing Wall
- Proposed Fence
- Existing Fence
- Proposed Deck
- Existing Deck
- Proposed Pool
- Existing Pool
- Proposed Garden
- Existing Garden
- Proposed Tree
- Existing Tree
- Proposed Plant
- Existing Plant

NOTES

1. All dimensions are in meters.
2. All dimensions are to the centerline of the driveway or path.
3. All dimensions are to the outer edge of the wall or fence.
4. All dimensions are to the outer edge of the deck or pool.
5. All dimensions are to the centerline of the tree or plant.
6. All dimensions are to the centerline of the garden.
7. All dimensions are to the centerline of the driveway or path.
8. All dimensions are to the centerline of the wall or fence.
9. All dimensions are to the centerline of the deck or pool.
10. All dimensions are to the centerline of the tree or plant.
11. All dimensions are to the centerline of the garden.



PROJECT NORTH



ADMINISTRATIVE REPORTS (CONT'D)

2. **Strata Title Conversion: 2920 and 2930 Pine Street**
August 19, 1999

RTS: 953/File: 5311

MOVED by Cllr. Herbert,

THAT the application to convert the building at 2920 and 2930 Pine Street (Lot B of 1, Block 429, D.L. 526, Plan 5291) to strata title ownership be approved in principle, but that pursuant to Section 9(1) of the Condominium Act, the Certificate of Approval (Form 10) shall not be issued unless the following condition has been met within one year of the date of this approval:

Completion of all work required by the City Building Inspector, (under the required permits), at no cost to the City, in order for this previously-occupied building to substantially comply with all relevant City by-laws.

- CARRIED UNANIMOUSLY

3. **Form of Development: 4750 Arbutus Street**
August 24, 1999

RTS: 949/File: 2604

MOVED by Cllr. Don Lee,

THAT the form of development for this portion (Parcel 1) of the CD-1 zoned site known as 4750 Arbutus Street be approved generally as illustrated in the Development Application Number DE403590, prepared by Paul Merrick Architects Limited and stamped "Received, City Planning Department May 20, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: December 28, 1999
Author/Local: M.Cho/6496
RTS No. 01190
CC File No. 2609
Council: January 11, 2000

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 4625 Valley Drive
DE403589 - CD-1 By-law Number 4037
Owner of Development: Arbutus Garden Holdings Ltd.

RECOMMENDATION

THAT the form of development for this portion (Parcel 2) of the CD-1 zoned site known as 1925 West 33rd Avenue (4625 Valley Drive being the application address) be approved generally as illustrated in the Development Application Number DE403589, prepared by Paul Merrick Architects Limited and stamped "Received, City Planning Department October 7, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the original form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for this portion of the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on September 10, 1962, City Council approved a rezoning of this site from RS-1 One-Family Dwelling to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 4037 was enacted on January 22, 1963.

On February 23, 1965, the maximum floor space ratio (FSR) was increased to 0.68 by resolution of Council. Seven two-storey buildings, providing 302 rental dwelling units and 468 parking spaces (415 underground), were subsequently built at 0.60 FSR.

At a Public Hearing on January 28, 1993, Council approved an increase of the maximum FSR to 0.75 and the maximum building height to allow the addition of a third storey to five of seven buildings on the site. CD-1 By-law No. 7212 was enacted on November 2, 1993.

At a subsequent Public Hearing on September 12, 1995, Council approved a text amendment to balcony enclosures and acoustic requirements. This amendment (By-law No. 7515) was enacted on January 11, 1996.

On September 29, 1998 at a Public Hearing, Council approved text amendments to permit an increase in the number of dwelling units from 302 to 750. CD-1 By-law No. 8017 was enacted on April 13, 1999.

The parcel in question is located at the southeast corner of Arbutus Street and Valley Drive. The overall site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE403589. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of two four-storey multiple dwellings containing a total of 130 dwelling units on Parcel 2 of this CD-1 site containing 7 parcels. The two buildings are interconnected by two levels of underground parking having vehicular access from Valley Drive and also from Arbutus Street.

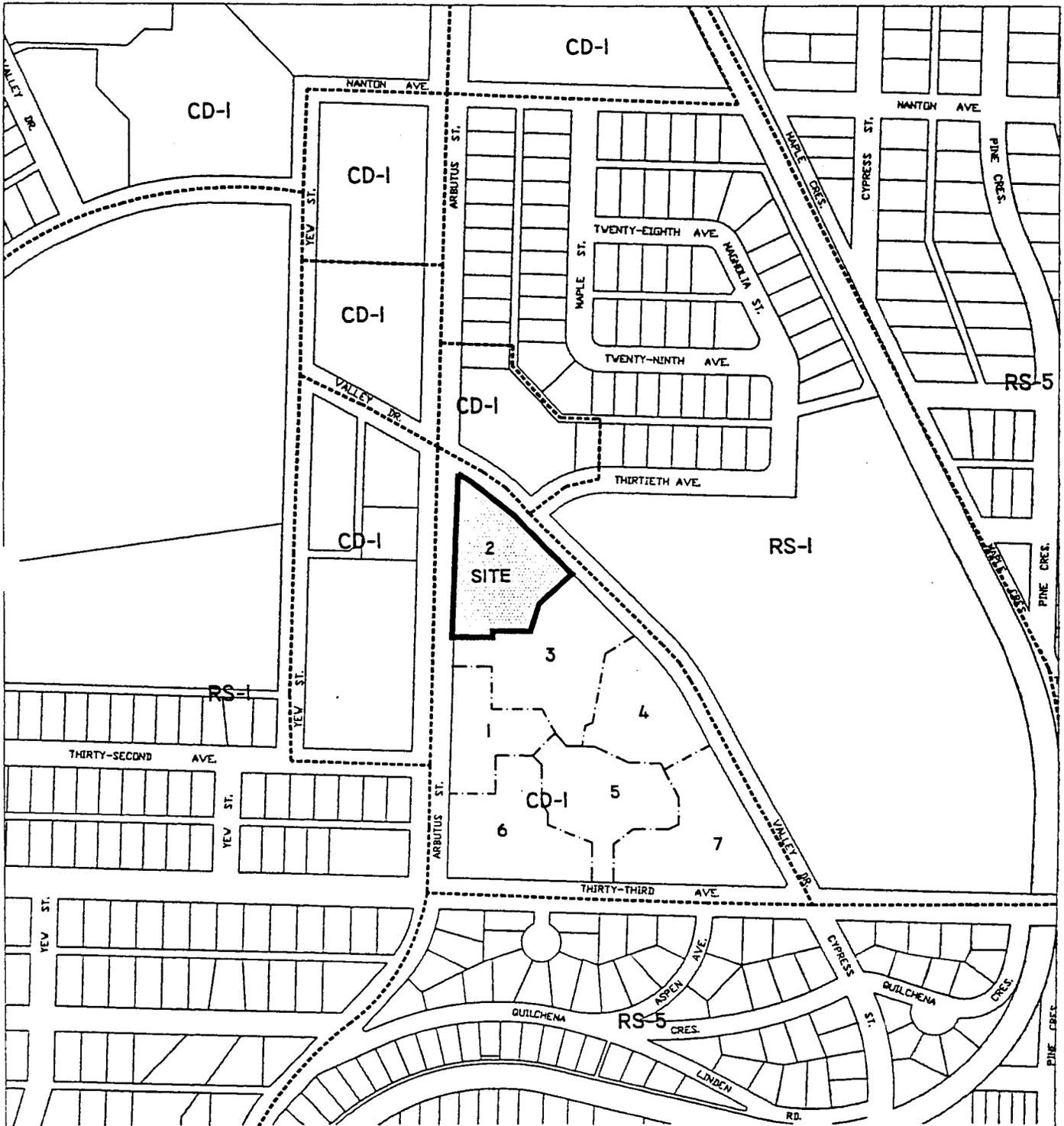
The proposed development has been assessed against and complies with the provisions of the CD-1 By-law.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Director of Planning has approved Development Application Number DE403589, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



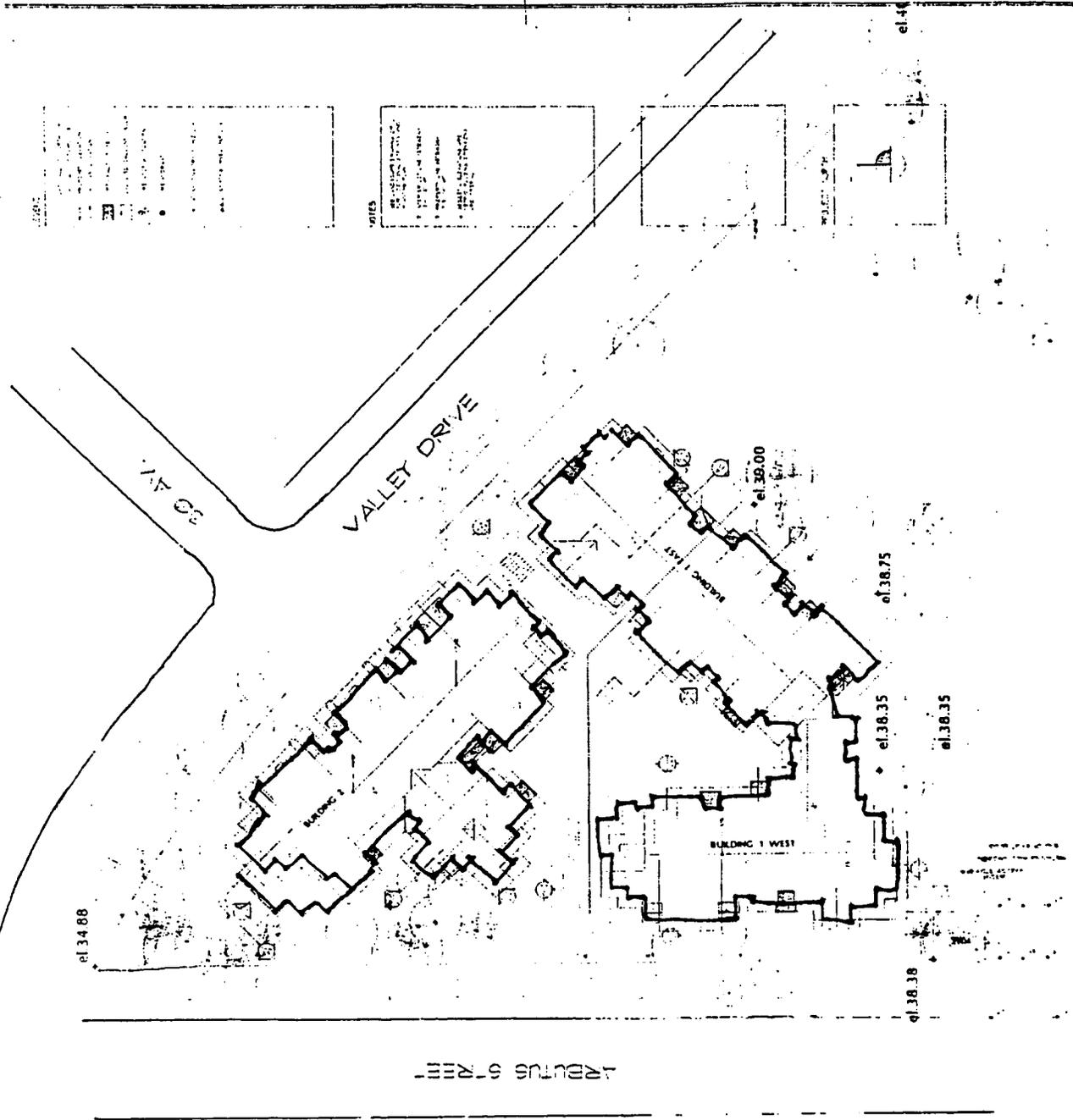
----- PARCEL BOUNDARY
 ZONING BOUNDARY

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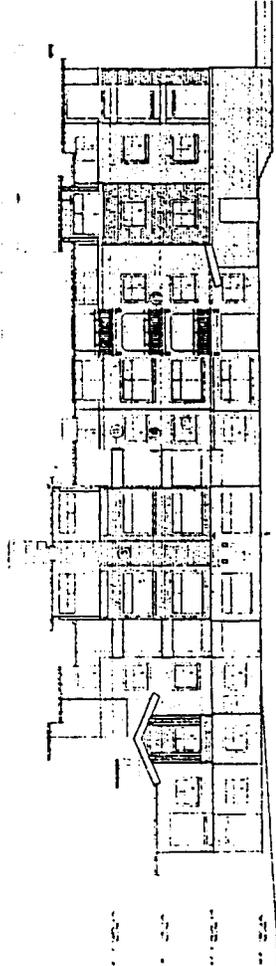
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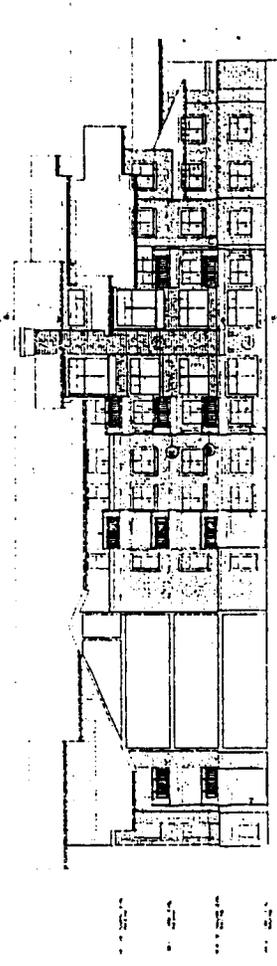
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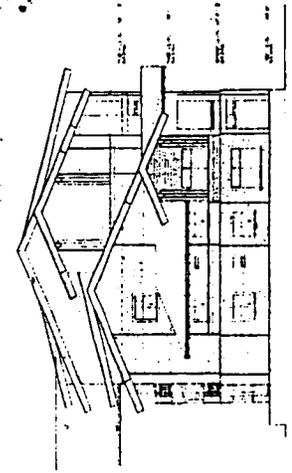
PLAN 101



BUILDING 1 WEST

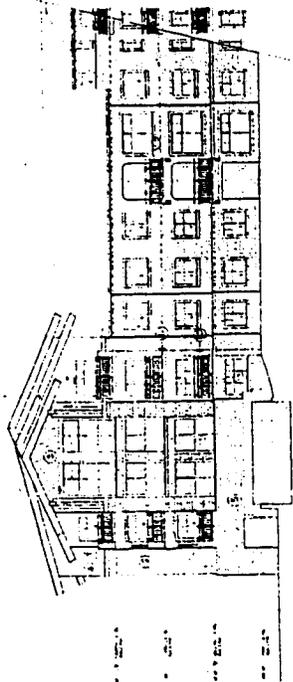


BUILDING 1 NORTHEAST

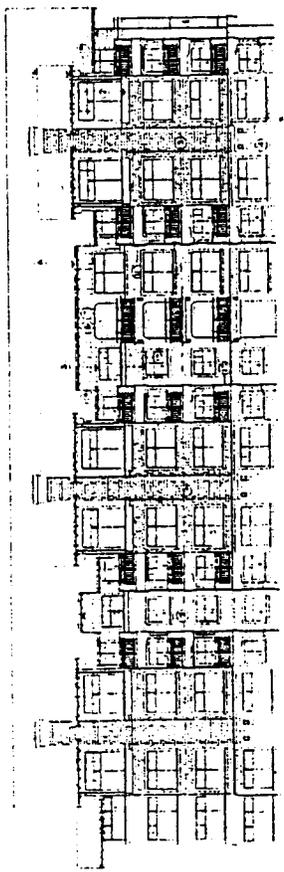


BUILDING 1 NORTH

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 - 1/336999333335947023596537695141345228677959379931778870255999025152" = 1' - 0" SCALE
 - 1/673998666671894047193075390282690457355918759863557740511998050304" = 1' - 0" SCALE
 - 1/1347997333343788094386150780565380914711837519727115481023996100608" = 1' - 0" SCALE
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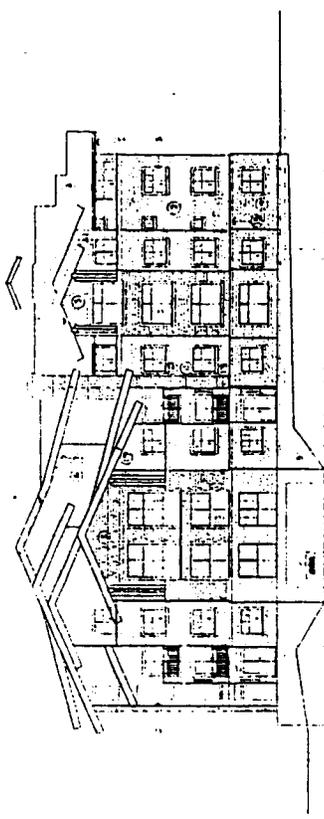
BUILDING 1 SOUTH



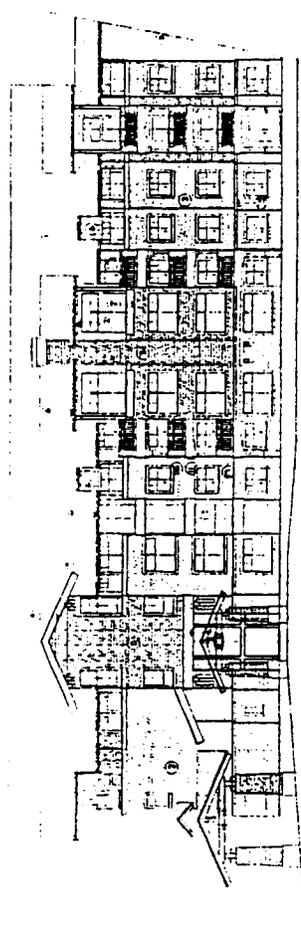
BUILDING 1 SOUTHEAST

- 1. 12" WIDE CONCRETE FOUNDATION
- 2. 12" WIDE CONCRETE FOUNDATION
- 3. 12" WIDE CONCRETE FOUNDATION
- 4. 12" WIDE CONCRETE FOUNDATION
- 5. 12" WIDE CONCRETE FOUNDATION
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- 17. 12" WIDE CONCRETE FOUNDATION
- 18. 12" WIDE CONCRETE FOUNDATION
- 19. 12" WIDE CONCRETE FOUNDATION
- 20. 12" WIDE CONCRETE FOUNDATION

DATE: 10/10/10
BY: [Signature]

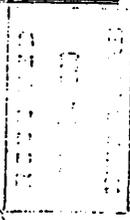


BUILDING 2 NORTHWEST



BUILDING 1 NORTHWEST

- 1. 1/2" X 1/2" X 1/2" BRICK
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- 96. 1/2" X 1/2" X 1/2" BRICK
- 97. 1/2" X 1/2" X 1/2" BRICK
- 98. 1/2" X 1/2" X 1/2" BRICK
- 99. 1/2" X 1/2" X 1/2" BRICK
- 100. 1/2" X 1/2" X 1/2" BRICK



survey, completed on the 20th day of December, 1999, attested to by Richard Fu, B.C.L.S., and marginally numbered 6656-EZ1, a reduced copy of which is attached hereto as Appendix "A" to the Administrative Report dated December 21, 1999, be closed, stopped-up, and that an easement be granted to the owner of abutting Parcel G, Block 76, District Lot 541, Plan LMP 40210 to contain the portions of the existing building which encroach onto Hamilton Street and Mainland Street. The easement to be for the life of the encroaching portion of the existing building on said Parcel G, and to be to the satisfaction of the Director of Legal Services.

B. THAT the fees for document preparation, registration and use of the easement referred to in Recommendation "A" are to be in accordance with those charged for an agreement prepared pursuant to the Encroachment By-Law.

- CARRIED UNANIMOUSLY

7. 2000 Advance Instalments: Cultural Operating Grants

December 20, 1999 File: 2051/RTS: 1180

MOVED by Cllr. Louis,

THAT Council approve advance instalments for Cultural Operating grants in the amount of \$424,960 to the 43 organizations listed in Table 1 of the Administrative Report dated December 20, 1999, source of funds to be the 2000 Cultural Grants Budget.

- CARRIED UNANIMOUSLY

AND BY REQUIRED MAJORITY

8. Form of Development: 4625 Valley Drive

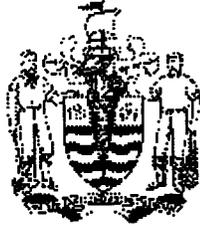
December 28, 1999 File: 2609/RTS: 1190

MOVED by Cllr. Louis,

THAT the form of development for this portion (Parcel 2) of the CD-1 zoned site known as 1925 West 33rd Avenue (4625 Valley Drive being the application address) be approved generally as illustrated in the Development Application Number DE403589, prepared by Paul Merrick Architects Limited and stamped "Received, City Planning Department October 7, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

9. Contract Extension - Supply and Delivery



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
 SECONDED by Cllr. Daniel Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

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

The Special Council adjourned at 9:20 p.m.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

**Zoning and Development
Various CD-1 by-laws**

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services
14 March 2000**

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
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7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
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being By-laws which amended the
Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

" (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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;"

69.

This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"



2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Don Lee
Councillor McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)
Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Sullivan,

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. Text Amendments: 1299 West Hastings Street (501 Bute Street)

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

Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
being by-laws which amended the Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:
- "3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:
- "(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."
8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:
- "(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, 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."

27. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 20th day of February ,
2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

CITY CLERK"



ADMINISTRATIVE REPORT

Date: October 23, 2001
Author/Local: J. Baxter/6656

RTS No.02306

CC File No. 2609

Council: October 30, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 4685 Valley Drive

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1925 West 33rd Avenue (4685 Valley Drive being the application address) be approved generally as illustrated in the Development Application Number DE405780, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, Community Services, Development Services August 28, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on September 10, 1962, City Council approved a rezoning of this

site from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law Number 4037 was enacted on January 8, 1963.

On February 23, 1965, the maximum floor space ratio (FSR) was increased to 0.68 by resolution of Council. Seven two-storey buildings, providing 302 rental dwelling units and 468 parking spaces (415 underground), were subsequently built at 0.60 FSR.

At a Public Hearing on January 28, 1993, Council approved an increase of the maximum FSR to 0.75 and the maximum building height to allow the addition of a third-storey to five to seven buildings on the site. CD-1 By-law Number 7212 was enacted on November 2, 1993.

A further amendment (By-law Number 8017) was enacted on April 13, 1999, following a Public Hearing on September 29 and 30, 1998 to increase the dwelling units from 302 to 750 and permit building heights to range from two- to nine-storeys.

The site is located at the northeast corner of Arbutus Street and West 33rd Avenue. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE405780. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one to be met prior to permit issuance.

DISCUSSION

This CD-1 consists of seven parcels. The current proposal (Phase II - Parcel 3) involves the construction of a seven-storey multiple dwelling containing 120 dwelling units (with 2 guest suites - no kitchens), two levels of underground parking providing 199 off-street parking spaces and one loading space, with vehicular access from both Arbutus Street and Valley Drive. A detached amenity clubhouse building is also to be provided in this phase.

The proposed development has been assessed against the CD-1 By-law and it responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

CONCLUSION

The Director of Planning has approved Development Application Number DE405780, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

[Link to Appendices A and B](#)

* * * * *





-- ZONING BOUNDARY

4685 VALLEY DRIVE DE 405780

DATE 2001 10 23

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:FRMOFDEV\2001 FRMOFDEV.1925 WEST 33.DWG

NIGEL BALDWIN

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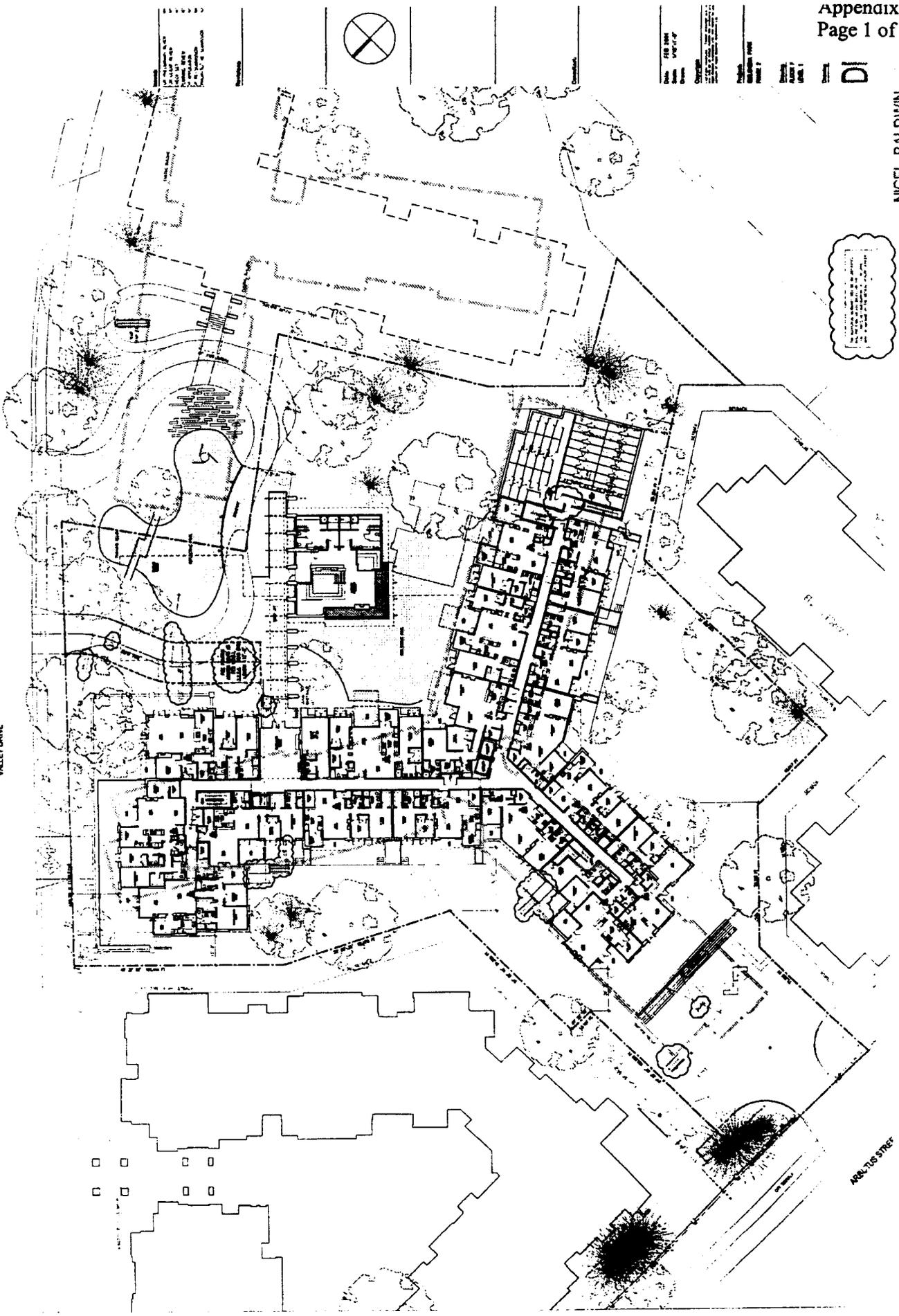
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QUICKEN PARK

VALLEY DRIVE

ARLINGTON STREET



1. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

2. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

3. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

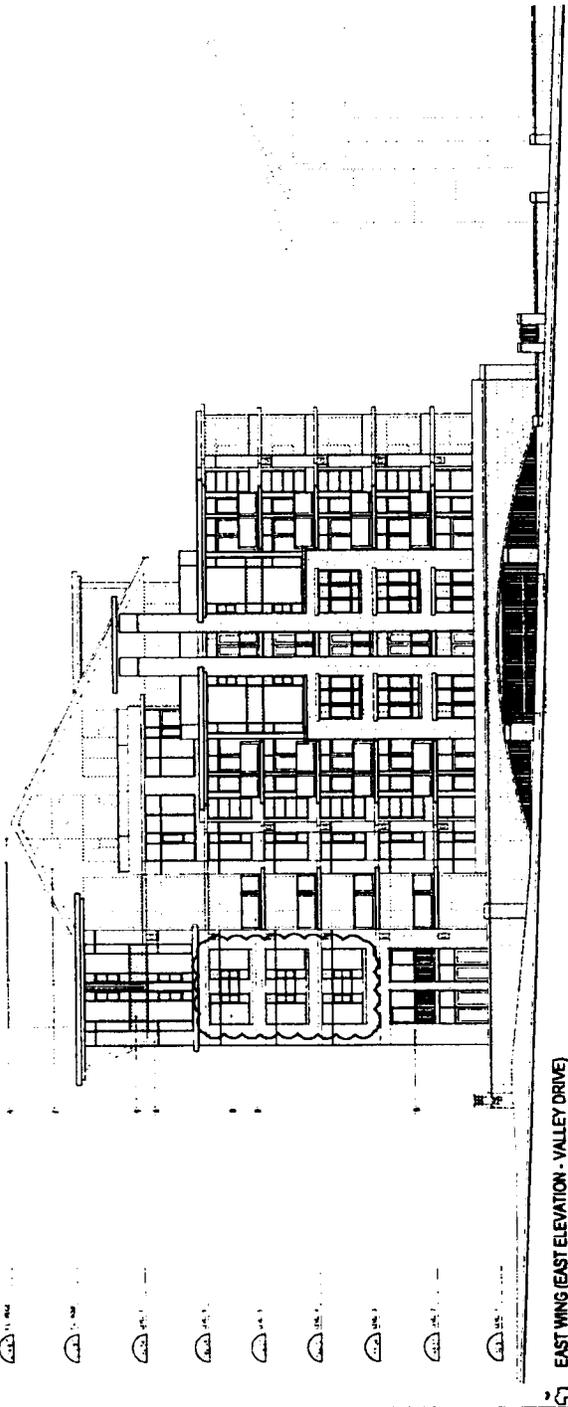
4. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

5. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

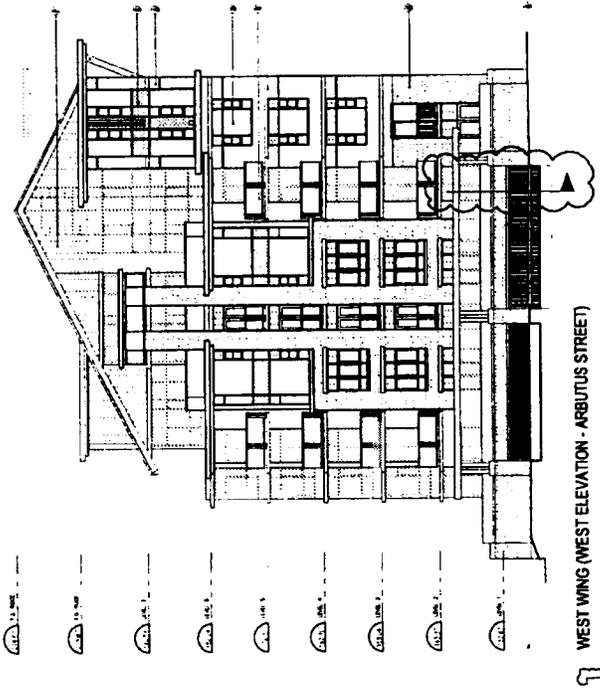
6. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

7. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.

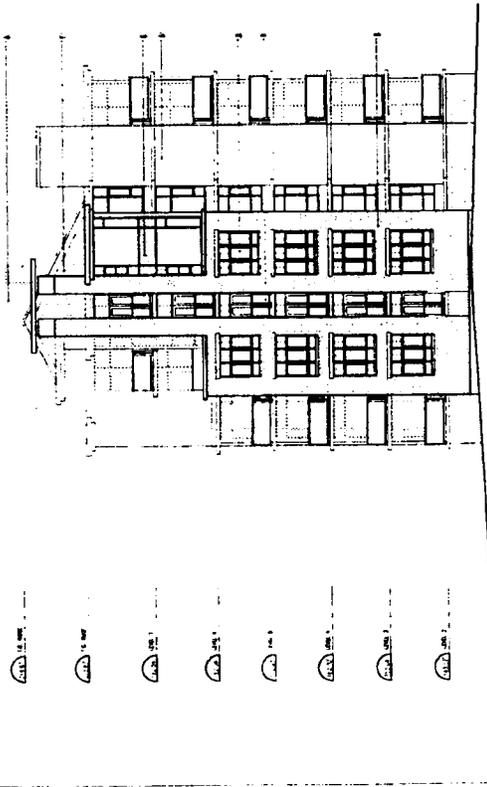
8. All work shall be in accordance with the latest edition of the National Building Code of Canada, Part 9, Division B, and the Ontario Building Code, Part 9, Division B, unless otherwise specified.



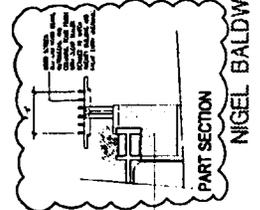
EAST WING (EAST ELEVATION - VALLEY DRIVE)



WEST WING (WEST ELEVATION - ARBUTUS STREET)



SOUTH WING (SOUTH ELEVATION)



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5. 1/32" = 1'-0"
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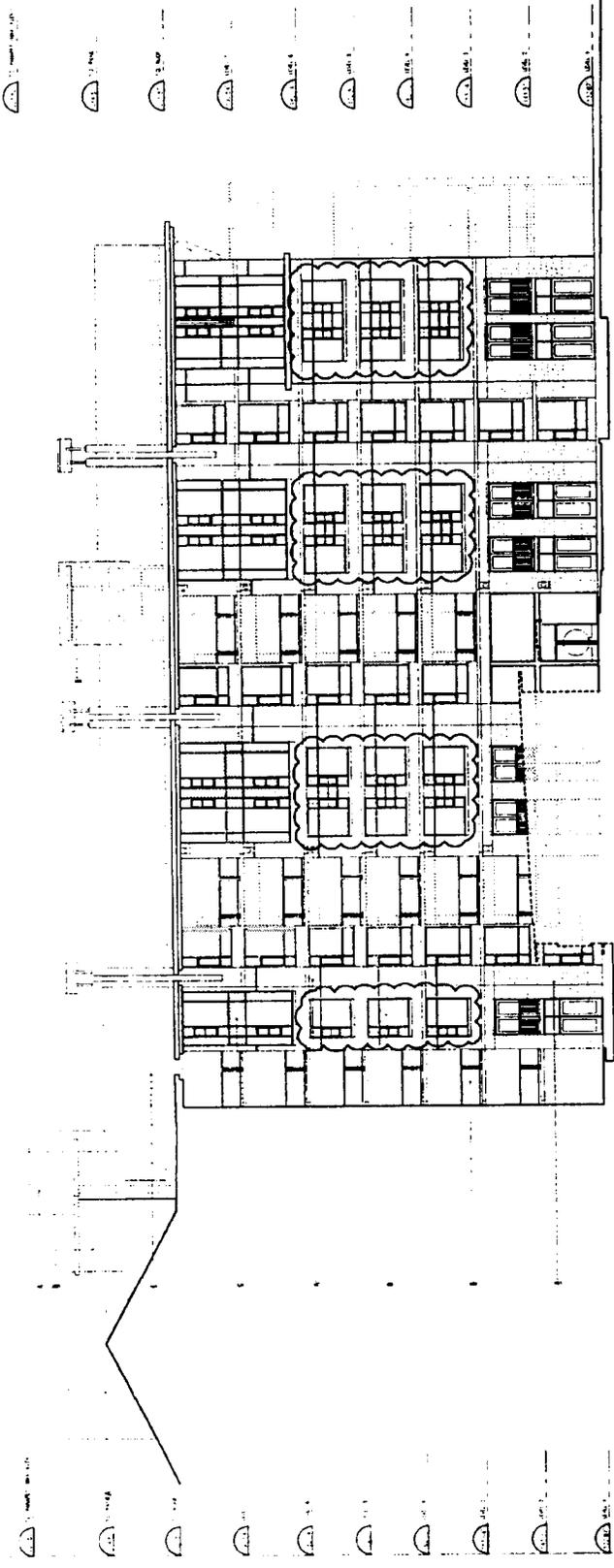
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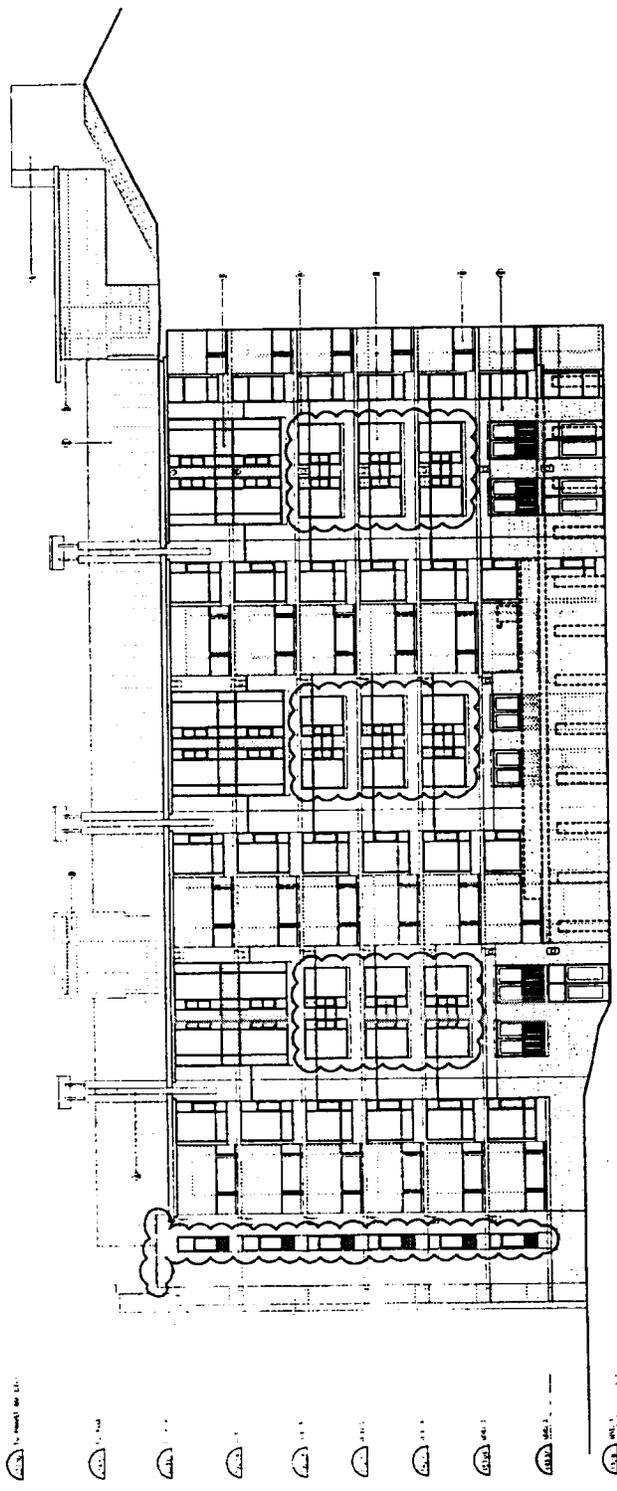
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NIGEL BALDWIN



SOUTH ELEVATION - COURTYARD



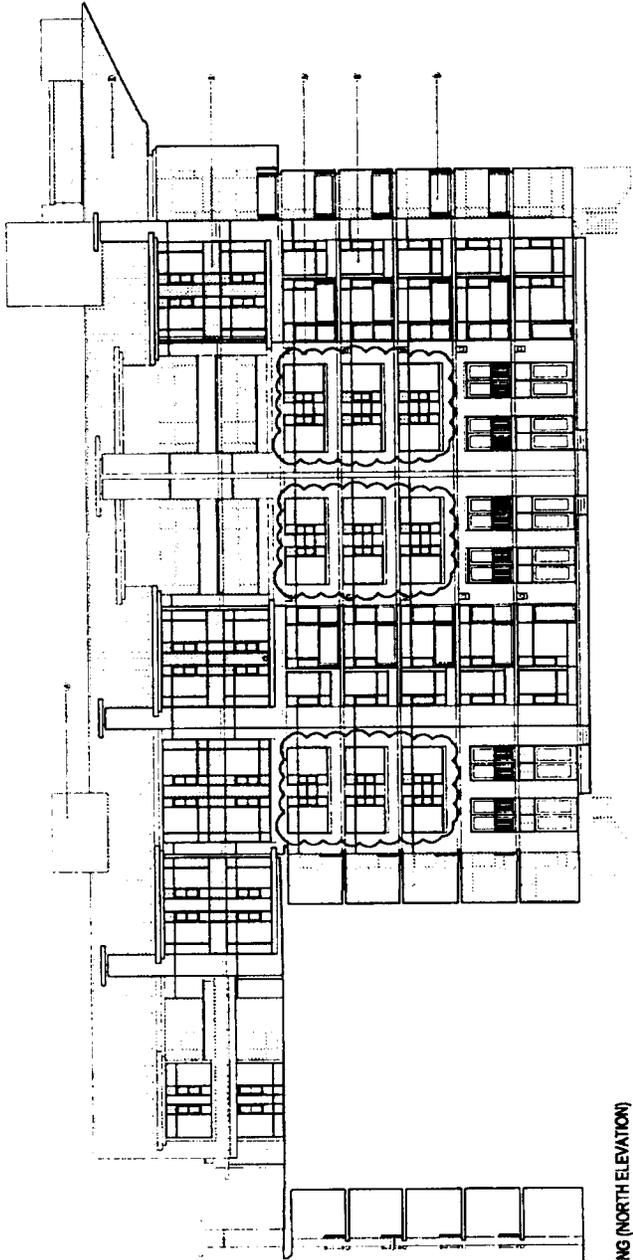
EAST ELEVATION - COURTYARD

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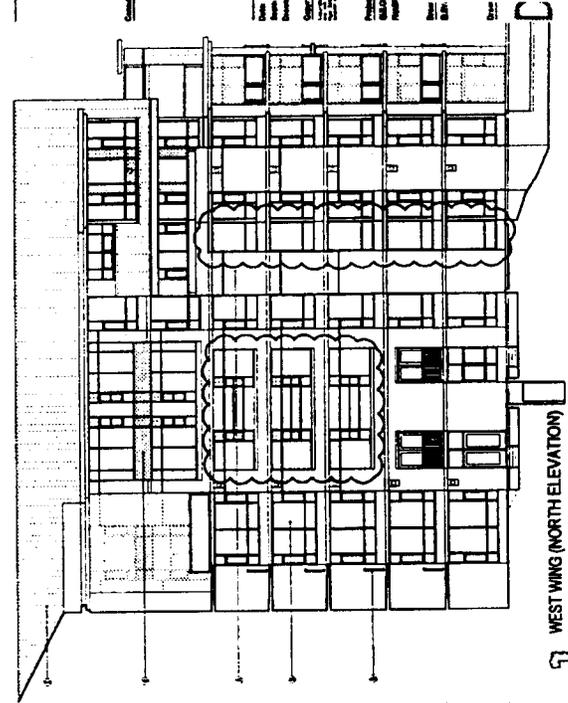
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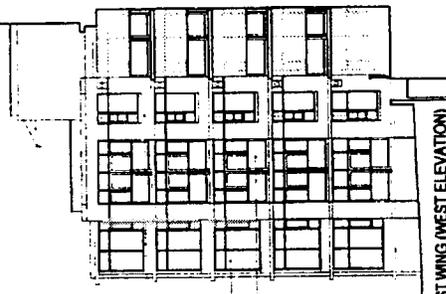


EAST WING (NORTH ELEVATION)

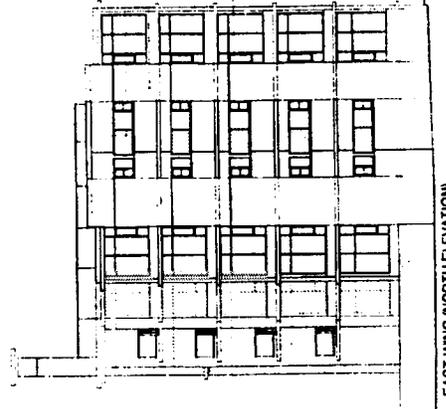


WEST WING (NORTH ELEVATION)

NIGEL BALDWIN



EAST WING (WEST ELEVATION)



EAST WING (NORTH ELEVATION)

6. Form of Development: 4685 Valley Drive

October 30, 2001 (File 2609)

MOVED by Councillor Puil

THAT the form of development for this portion of the CD-1 zoned site known as 1925 West 33rd Avenue (4685 Valley Drive being the application address) be approved generally as illustrated in the Development Application Number DE405780, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, Community Services, Development Services August 28, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Bass absent for the vote)



ADMINISTRATIVE REPORT

Date: April 9, 2002
Author/Local: J. Baxter/6656

RTS No. 02572

CC File No. 2609

Council: April 23, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 2099 West 33rd Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1925 West 33rd Avenue (2099 West 33rd Avenue being the application address) be approved generally as illustrated in the Development Application Number DE406281, prepared by Gurney and Halkier Architects Inc. and stamped "Received, Community Services, Development Services March 13, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the form of development for this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on September 10, 1962, City Council approved a rezoning of this

site from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 4037 was enacted on January 8, 1963.

Following a Public Hearing on September 29 and 30, 1998, a further amendment (By-law No. 8017) was enacted on April 13, 1999 to increase the dwelling units from 302 to 750 and permit building heights to range from two to nine storeys.

The site is located at the northeast corner of Arbutus Street and West 33rd Avenue. The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406281. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

DISCUSSION

This CD-1 consists of seven parcels. The current proposal (Phase 5 - Parcel 6) involves the construction of a four-storey multiple dwelling containing 97 dwelling units and five attached two-storey townhouses for a total of 102 dwelling units. There are two levels of underground parking, providing 146 off-street parking spaces, with vehicular access from West 33rd Avenue.

The proposed development has been assessed against the CD-1 By-law and it responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

CONCLUSION

The Director of Planning has approved Development Application Number DE406281, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

Link to Appendices A and B.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



-- ZONING BOUNDARY

2099 WEST 33RD AVE DE 406281

DATE 2002 03 13

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:FRMOFDEV\2002 FRMOFDEV.2099 WEST 33.DWG



Design
Phase 3
Site & Section
November 14

Scale

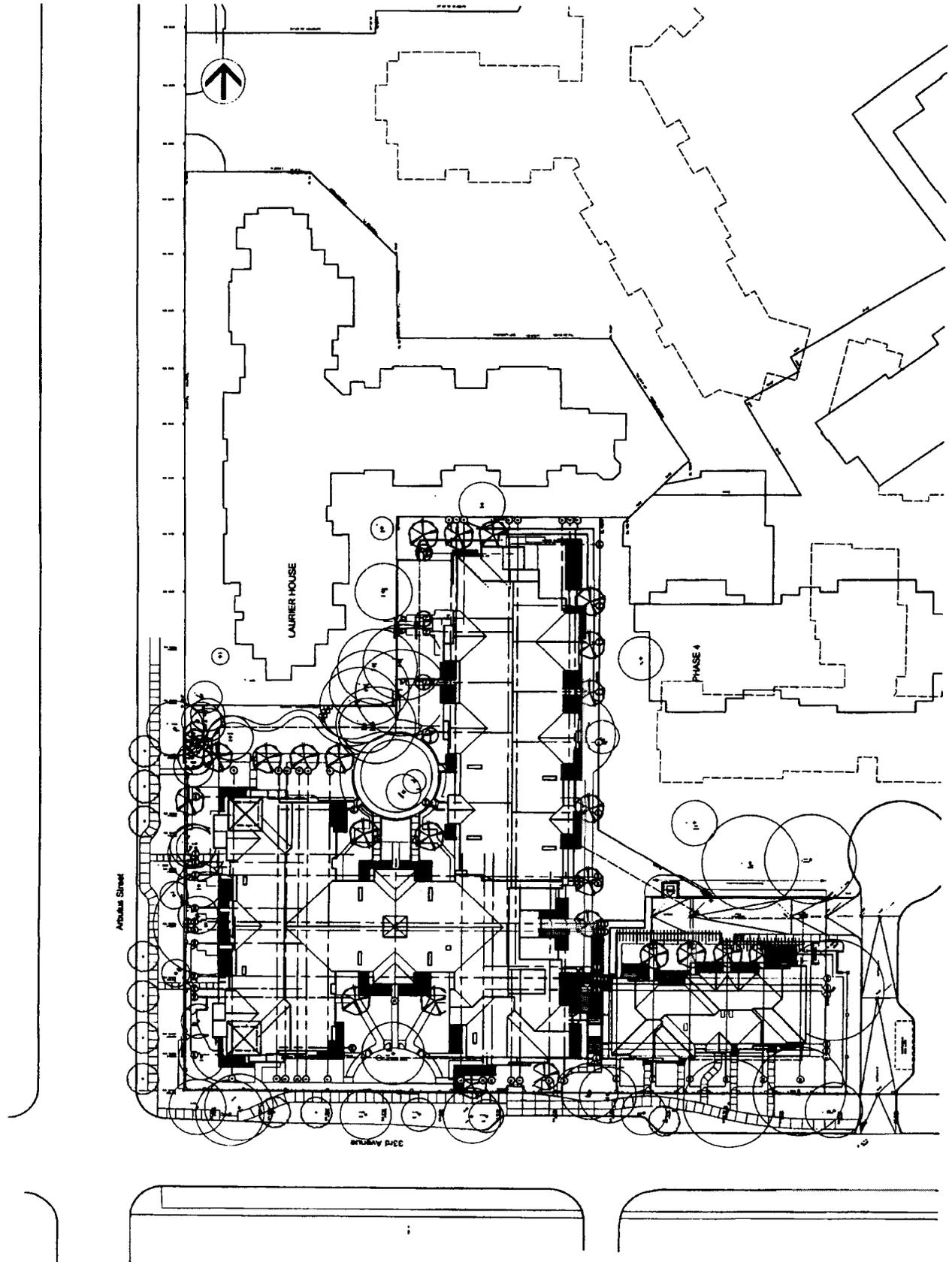
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1. Project Name
 2. Project Address
 3. Project City/State/Zip
 4. Project Architect
 5. Project Date
 6. Project Scale
 7. Project Status
 8. Project Notes
 9. Project Description
 10. Project Location
 11. Project Orientation
 12. Project Elevation
 13. Project Section
 14. Project Detail
 15. Project Material
 16. Project Color
 17. Project Finish
 18. Project Hardware
 19. Project Lighting
 20. Project Landscaping

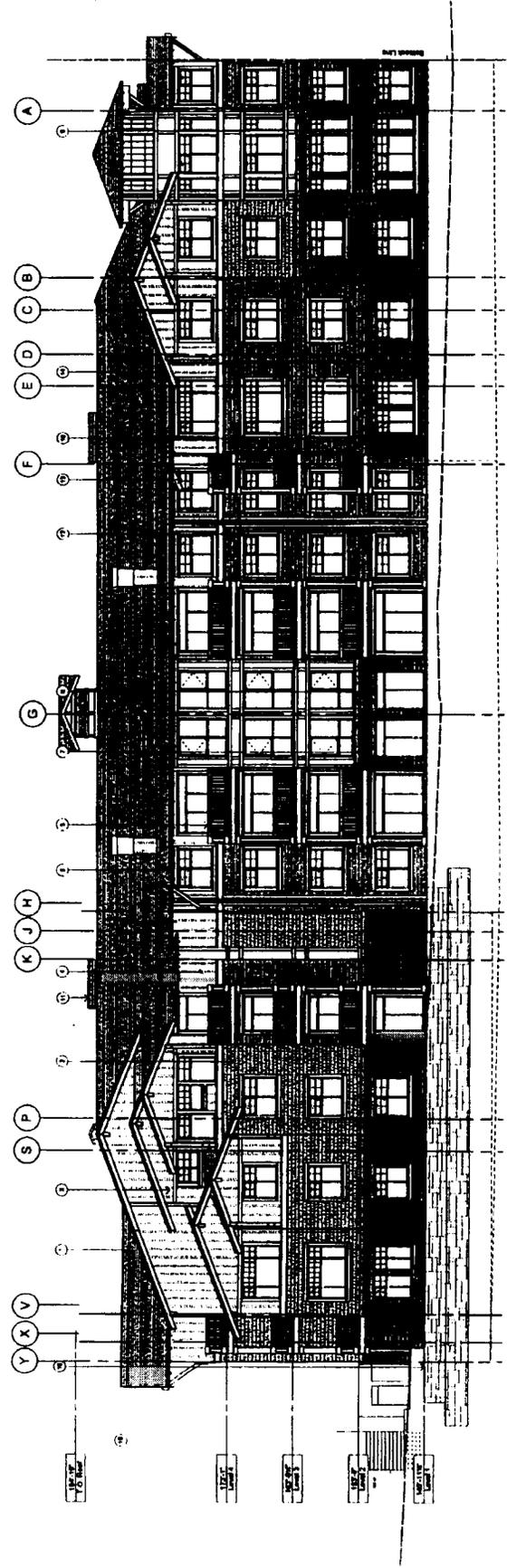


Outbridge Park Phase 5
 Danversville House
 200 S. Avenue
 Wilmington, NC

Building A/B
 North Elevation

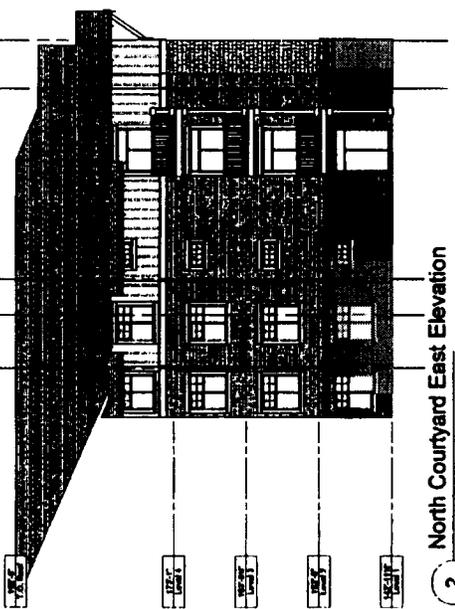
200-101
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A 4.01



1 North Elevation
 Scale: 1/8" = 1'-0"

- 1. Project Name
- 2. Project Address
- 3. Project City/State/Zip
- 4. Project Architect
- 5. Project Date
- 6. Project Scale
- 7. Project Status
- 8. Project Notes
- 9. Project Description
- 10. Project Location
- 11. Project Orientation
- 12. Project Elevation
- 13. Project Section
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- 18. Project Hardware
- 19. Project Lighting
- 20. Project Landscaping



2 North Courtyard East Elevation
 Scale: 1/8" = 1'-0"

1. All work shall be in accordance with the approved contract documents.
 2. The Contractor shall be responsible for obtaining all necessary permits.
 3. The Contractor shall maintain access to all adjacent properties.
 4. The Contractor shall protect all existing utilities and structures.
 5. The Contractor shall maintain the site in a safe and clean condition.
 6. The Contractor shall provide adequate safety measures for all workers.
 7. The Contractor shall provide adequate insurance coverage.
 8. The Contractor shall provide adequate bonding.
 9. The Contractor shall provide adequate scheduling and reporting.
 10. The Contractor shall provide adequate communication.
 11. The Contractor shall provide adequate documentation.
 12. The Contractor shall provide adequate quality control.
 13. The Contractor shall provide adequate safety training.
 14. The Contractor shall provide adequate site security.
 15. The Contractor shall provide adequate site access.
 16. The Contractor shall provide adequate site parking.
 17. The Contractor shall provide adequate site storage.
 18. The Contractor shall provide adequate site disposal.
 19. The Contractor shall provide adequate site cleanup.
 20. The Contractor shall provide adequate site restoration.



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City of
Oakshere Park Phase 5
Development
200-101
Newmarket, BC

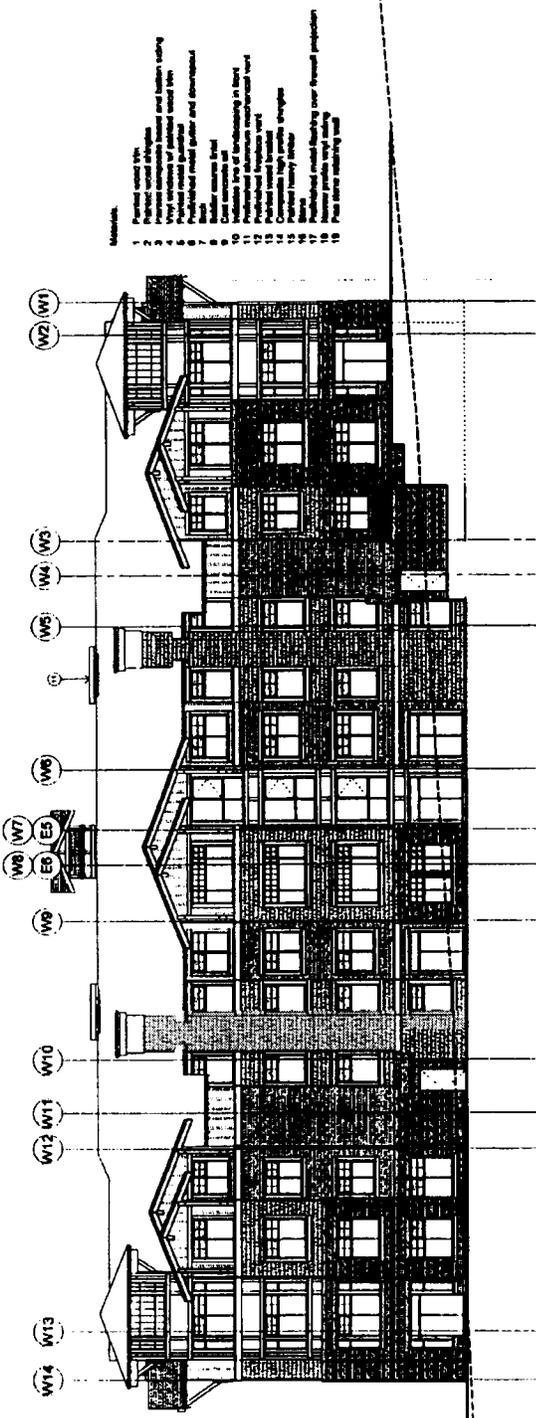
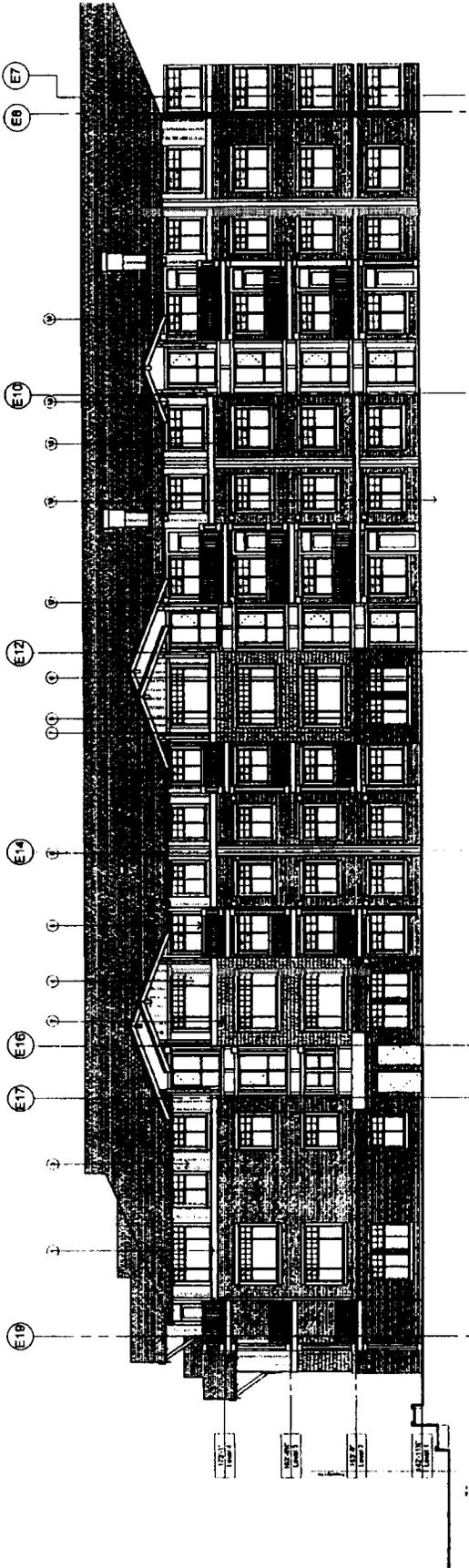
Project No.
Building A/B
Sheet Elevation

200-101

2017-17

A4.04

1. This drawing is the property of the City of Newmarket and is not to be used for any other project without the written consent of the City Engineer.
2. This drawing is the property of the City of Newmarket and is not to be used for any other project without the written consent of the City Engineer.
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10. This drawing is the property of the City of Newmarket and is not to be used for any other project without the written consent of the City Engineer.



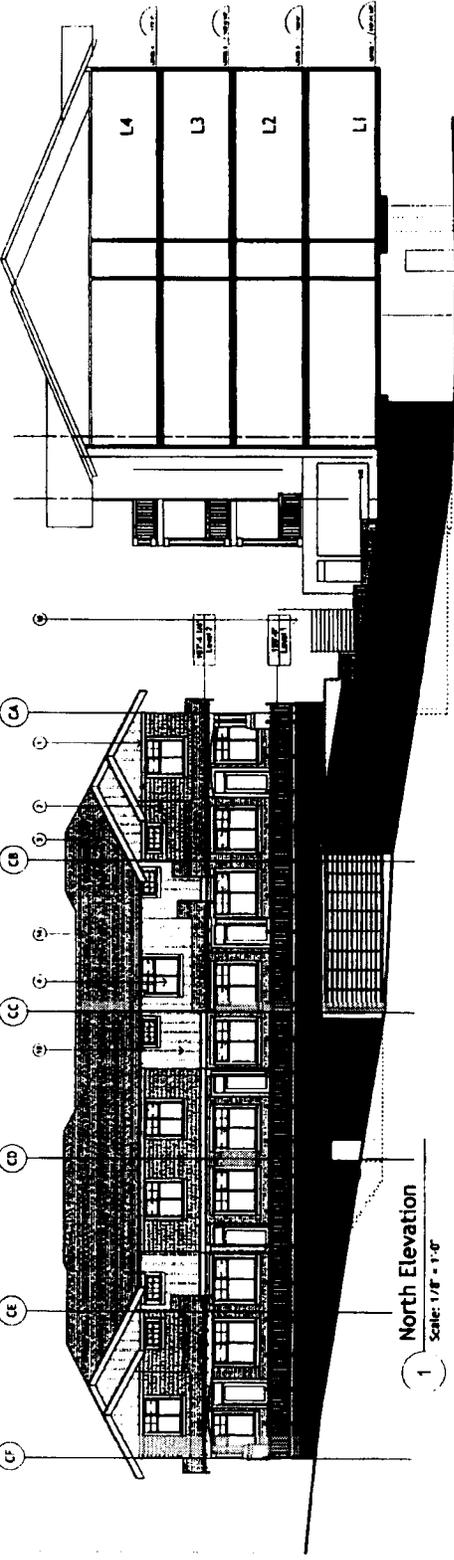
- Notes:
1. Refer to drawing A4.01 for general notes.
 2. Refer to drawing A4.02 for general notes.
 3. Refer to drawing A4.03 for general notes.
 4. Refer to drawing A4.04 for general notes.
 5. Refer to drawing A4.05 for general notes.
 6. Refer to drawing A4.06 for general notes.
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 18. Refer to drawing A4.18 for general notes.



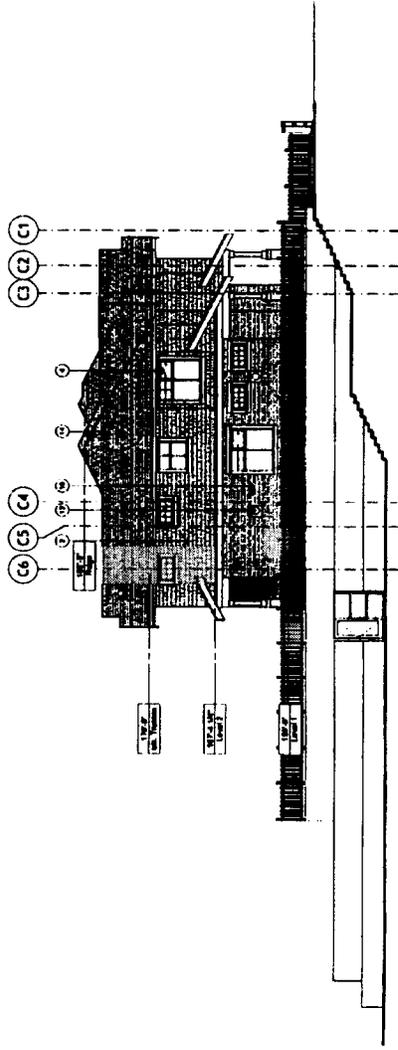
Quilchena Phase 5
Development Phase
2000 West 23rd Avenue
Vancouver, B.C.

Building C
Elevation

2001-001
1/11/17
A-4.05



- Materials
1. Painted wood siding
 2. Painted wood shingles
 3. Painted wood trim
 4. Vertical siding of painted wood (1/2\"/>



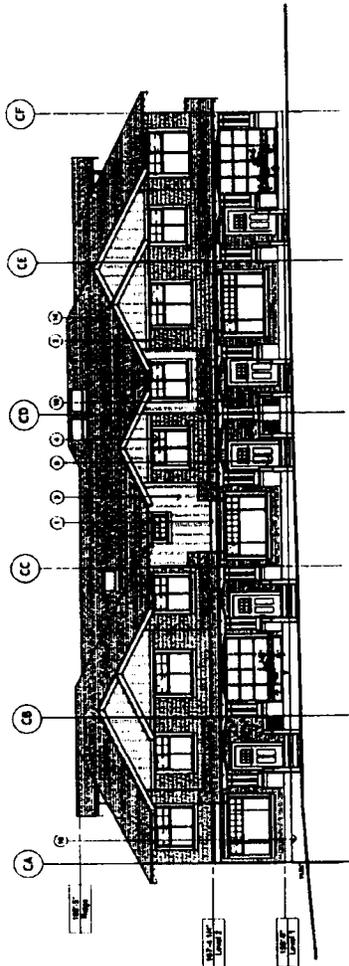
Architectural drawing details and notes.

1. Project Name
 2. Project Address
 3. Project City
 4. Project State
 5. Project Zip
 6. Project Date
 7. Project Status
 8. Project Type
 9. Project Description
 10. Project Notes



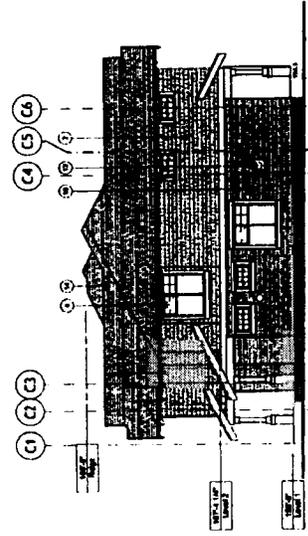
G&G
 Architecture & Planning, Inc.
 1000 West 23rd Avenue
 Vancouver, B.C.
 V6L 2Y1
 Tel: 604-271-1111
 Fax: 604-271-1112
 Email: info@gandg.ca
 Website: www.gandg.ca

Project Name
 Building C
 Elevations
 Project Number
 A-4.06



1 South Elevation
Scale: 1/8" = 1'-0"

- Materials
1. Exterior wall finish
 2. Window and door finish
 3. Vertical louvers and shutters
 4. Horizontal louvers and shutters
 5. Vertical louvers and shutters
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 19. Vertical louvers and shutters
 20. Horizontal louvers and shutters



2 East Elevation
Scale: 1/8" = 1'-0"



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Fred Bass (Leave of Absence - Civic Business)
Councillor Jim Green (Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

No correspondence was received since the date the application was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)