



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (41A)

1966 East 19th Avenue

By-law No. 4296

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

Effective April 6, 1967

(Amended up to and including By-law No. 9738, dated October 28, 2008)

1 Zoning District Plan Amendment

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 the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter “D” and collectively forming Schedule “D” of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans 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 in so far 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 Uses

The only uses permitted within the area outlined on Schedule D, subject to such conditions as Council may prescribe by resolution, and the only uses for which the Director of Planning or Development Permit Board, as the case may be, will issue development permits are:

- (a) Dwelling Units;
- (b) Seniors Supportive or Assisted Housing; [9738; 08 10 28]
- (c) Accessory Uses customarily ancillary to the uses listed in this section 2.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.27.

3.2 Computation of floor space ratio must include:

- (a) measurement of all floors including earthen floors of all buildings having a minimum ceiling height of 1.2 m, both above and below ground level, to the extreme outer limits of the building;
- (b) measurement of stairways, fire escapes, elevator shafts, and other features the Director of Planning considers similar, by their gross cross-sectional areas, and measurement of each floor must include all stairways, fire escapes, elevator shafts and, such other features located on that floor.

3.3 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, except that the maximum exclusion for a parking space must 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, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4296 or provides an explanatory note.*

- (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 will be 3.7 m² per unit;
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence prior to March 14, 2000.

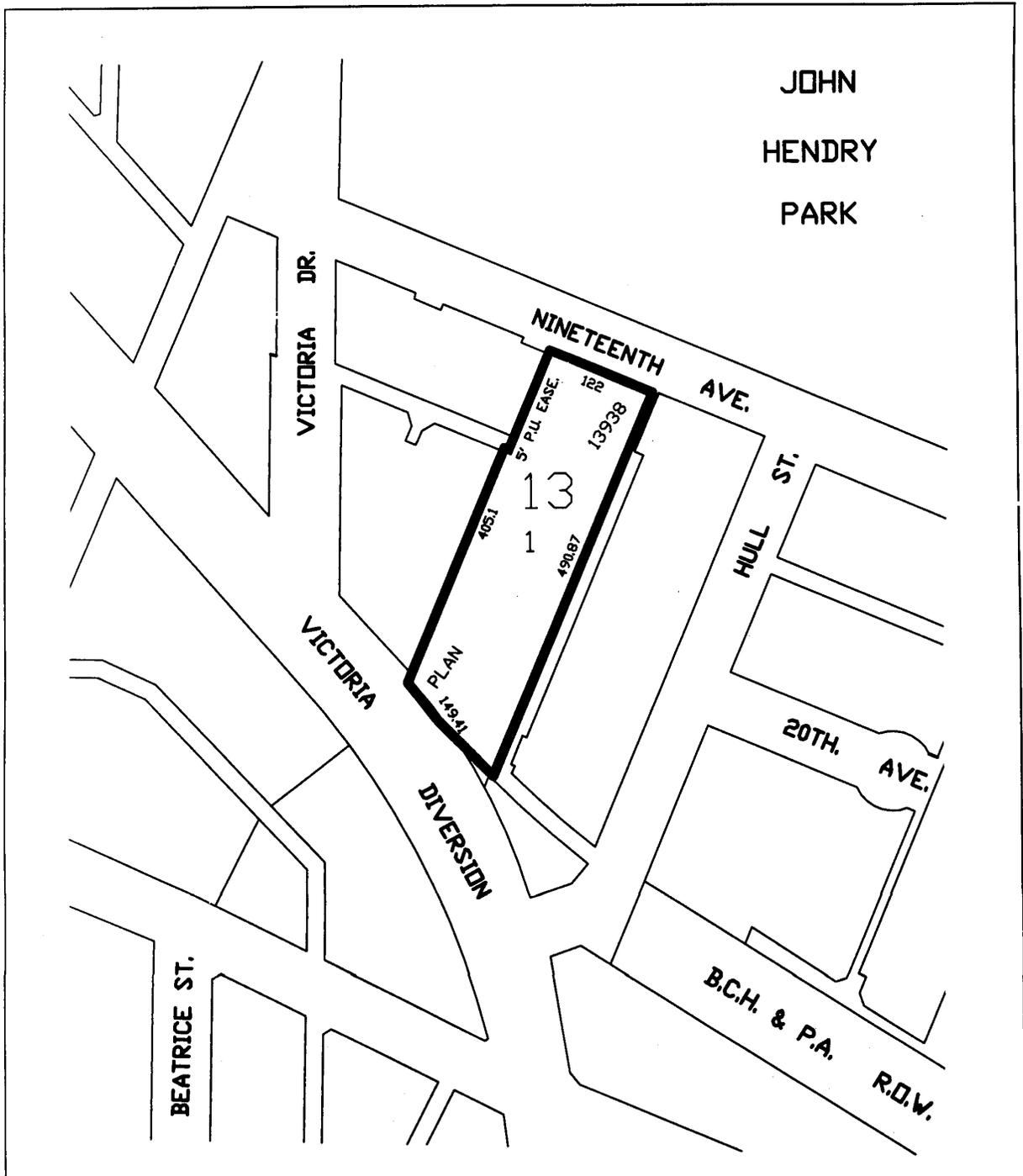
4 Height

The maximum building height measured above base surface must not exceed 14.0 m.

5 Parking

The provision, development, and maintenance of parking within the site must meet the requirements of the Parking By-law, and the provisions for relaxation under the Parking By-law will be available.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4296

CD-1 (41A) 1966 East 19th Ave.	date prepared: Apr.1994	
	sectional(s): T-15	
City of Vancouver Planning Department	scale: 1:2000	

7. Parcel of Land Lying Between the South Side of East 19th Avenue and the North Side of Victoria Diversion Being West of Hull Street and East of Victoria Drive

Mr. Ross Thomas representing the Royal Canadian Legion, one of the sponsoring groups of the New Chelsea Society spoke in support of this application.

No opposition was registered.

7. Parcel of Land Lying Between the South Side of East 19th Avenue and the North side of Victoria Diversion Being West of Hull Street and East of Victoria Drive

This is an application by Arnold M. Bernard for New Chelsea Society for the rezoning of Block 13 and the westerly portion of Lot D, Sub. of Lots 4-8 and 14-19 abutting the southerly boundary of Block 13, D.L. 195 being a parcel of land lying between the South side of East 19th Avenue and the North side of Victoria Diversion being West of Hull Street and East of Victoria Drive

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

- (a) The detailed scheme of development (Senior Citizens' Housing) to be first approved by the Technical Planning Board after advice from the Design Panel; such scheme of development to be residential in character and in accordance with the RM-1 District Schedule but not to exceed two storeys in height.
- (b) The owners to first dedicate a 10' wide lane allowance along the easterly side of the property and also first acquire from the City the westerly portion of the City-owned Lot D after approval to subdivide such Lot D has been first received from the Approving Officer.

Arrangements to be first made to lease back from the City the newly dedicated 10' wide lane allowance along

the easterly side of the property until such time as the lane is opened by the City.

- (c) The disposal of the City-owned land to be negotiated by the Supervisor of Property & Insurance with the applicant for report back.

and the Town Planning Commission also approved the application subject to the same conditions.

Moved by Ald. Wilson,

THAT the application be approved subject to the conditions as detailed by the Technical Planning Board.

- CARRIED.

#41 - ~~Black banded by Encl 47ⁿ, Investment, Encl 46ⁿ & Kowitz.~~
Includes RZ.M.10, RZ.G.58, RZ.45.12

BY-LAW NO. 4296

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

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 the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter "D" and collectively forming Schedule "D" of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans 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 in so far 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. The areas outlined in black on plans Z-114C, Z-114D, Z-114E and Z-114F are hereby rezoned CD-1 and the only uses permitted within the said areas and the only uses for which development permits will be issued are an integrated housing development consisting of one or more apartment buildings and related uses, subject to the approval of the Council to the form of the developments and subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.

3. This by-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 6th day of April, 1967.

This By-law received:
1st Reading - April 6, 1967
2nd Reading - April 6, 1967
3rd Reading - April 6, 1967

(sgd) T.J. Campbell

MAYOR

(sgd) R. Thompson

CITY CLERK

(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 6th day of April, 1967, and numbered 4296.

CITY CLERK

VICTORIA DR. S

VICTORIA

DIX

66'

19 TH

D.L. 195

BLK 13

AVE

HULL

100'

129'

133.88'

399.76'

458.5'

122'

29'

28'

1966 East 19th Avenue

BY-LAW NO. 8841

**A By-law to amend By-law No. 4296 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

- 1. This By-law amends the indicated provisions of, and adds provisions to, By-law No. 4296.
- 2. Immediately before section 1, Council inserts the title "**Zoning District Plan Amendment**".
- 3. Council deletes section 2, and substitutes:

"Uses

- 2. The only uses permitted within the area outlined on Schedule D, subject to such conditions as Council may prescribe by resolution, and the only uses for which the Director of Planning or Development Permit Board, as the case may be, will issue development permits are:
 - (a) Dwelling Units;
 - (b) Special Needs Residential Facility - Congregate Housing;
 - (c) Accessory Uses customarily ancillary to the uses listed in this section 2."
- 4. Council renumbers section 3 as section 6, and, immediately before the new section 6, inserts the title "**Force and effect**".

5. After section 2, Council inserts:

"Floor Space Ratio

3.1 The floor space ratio must not exceed 1.27.

3.2 Computation of floor space ratio must include:

- (a) measurement of all floors including earthen floors of all buildings having a minimum ceiling height of 1.2 m, both above and below ground level, to the extreme outer limits of the building;
- (b) measurement of stairways, fire escapes, elevator shafts, and other features the Director of Planning considers similar, by their gross cross-sectional areas, and measurement of each floor must include all stairways, fire escapes, elevator shafts and, such other features located on that floor.

3.3 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used which:
 - (i) are at or below the base surface, except that the maximum exclusion for a parking space must 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, except that the maximum exclusion for a parking space must 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 proved that where the space is provided at or above base surface, the maximum exclusion will be 3.7 m² per unit;
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause will not apply to walls in existence prior to March 14, 2000.

Height

- 4. The maximum building height measured above base surface must not exceed 14.0 m.

Parking

- 5. The provision, development, and maintenance of parking within the site must meet the requirements of the Parking By-law, and the provisions for relaxation under the Parking By-law will be available."
- 6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 20th day of April, 2004



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Louis

SECONDED by Councillor Roberts

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

CARRIED UNANIMOUSLY

1. A By-law to amend Parking By-law No. 6059 (re MC-1 and MC-2 Districts Schedule) (By-law No. 8833)
2. A By-law to amend Building By-law No. 8057 regarding upgrades to existing buildings (By-law No. 8834)
3. A By-law to amend Zoning and Development By-law No. 3575 (re mini-storage warehouse) (By-law No. 8835) (Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 3)
4. A By-law to amend Parking By-law No. 6059 (By-law No. 8836)
5. A By-law to amend the Zoning and Development By-law No. 3575 (re secondary suites) (By-law No. 8837) (Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 5)
6. A By-law to amend License By-law No. 4450 regarding secondary suites (By-law No. 8838)
7. A By-law to amend Subdivision By-law No. 5208 (re secondary suites) (By-law No. 8839)
8. A By-law to amend Parking By-law No. 6059 (re secondary suites) (By-law No. 8840)
9. A By-law to amend By-law No. 4296 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (By-law No. 8841) (Councillor Louis and the Mayor excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1966 East 19th Avenue) (By-law No. 8842)



CITY OF VANCOUVER

3

SPECIAL COUNCIL MEETING MINUTES

MARCH 27, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 27, 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 CD-1 By-law, Zoning and Development By-law, and Sign By-law.

PRESENT: Councillor David Cadman, Acting Chair
Councillor Fred Bass
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Mayor Larry Campbell (Leave of Absence - Civic Business)
Councillor Tim Louis (Leave of Absence - Civic Business)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Acting Mayor Cadman in the Chair, to consider proposed amendments to the CD-1 By-law, Zoning and Development By-law, and Sign By-law.

CARRIED UNANIMOUSLY

1. Text Amendment: 1966 East 19th Avenue

An application by John Castell, JM Architecture, was considered as follows:

Summary: The proposed amendment would increase the permitted floor space ratio and add congregate housing as a permitted use.

Also before Council was a Memorandum dated March 18, 2003, from Alan Duncan, Rezoning Planner, regarding tenant relocation concerns. The memorandum put forth a recommendation that Appendix B, entitled "Proposed Conditions of Approval", of the Policy report dated February 10, 2003, entitled "CD-1 Text Amendment - 1966 East 19th Avenue", be amended by adding the following:

- (c) (iv) submit and adhere to a tenant relocation plan to the satisfaction of the Director of the Housing Centre and the Director of Legal Services.

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

Staff Opening Comments

Alan Duncan, Rezoning Planner, provided background and an overview of the proposed redevelopment of the northernmost of three existing buildings to increase the number of residential rental units for low-income seniors, including a component of congregate housing, to up to 123 units at a floor space ration (FSR) of 1.27. Mr. Duncan noted the architect has accommodated conditions set out by the Urban Design Panel and staff, advised the proposed parking exceeds the minimum required for the site, and explained the tenant relocation issues. Mr. Duncan and Larry Beasley, Director of Current Planning, responded to questions.

Applicant Comments

Pat Buchanan, General Manager, New Chelsea Society, provided background on the society which was founded in 1952 by Royal Canadian Legion veterans. Mr. Buchanan reviewed the situation with regard to relocating tenants and assured Council that tenants would be taken care of and that the matter is being given top priority.

Joe Minton, Architect, reviewed additional details of the application.

Summary of Correspondence

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

- one letter in opposition to the application.

Speakers

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

The following speakers expressed concerns regarding the application:

Craig Moberg
Sandia Ramirez, Tenants Rights Action Coalition
Norma Strader
Barb Eisinger
Ron Clarke.

Comments provided by the foregoing speakers included the following:

- concern was expressed regarding insufficient on-street residents-only and visitors parking, and that parking in the lane is always filled; signage needs to be clearer and residents-only parking should be extended to include the rest of the block;
- concern was expressed regarding the landlord not complying with regulations regarding proper notice and compensation for those moving;
- concern was expressed regarding the stress caused to seniors by the eviction notices, moving and uncertainty about the future; and, those relocating may be facing higher rents;
- two months notice to vacate is not fair to seniors and long-term tenants;
- concern was expressed about loss of trees;
- no consideration is being given to impacts on the property next door; the new building will block the view and light, and will devalue the property.

Margaret Penner and Tom Durning expressed support for the project in general, and for the work of the New Chelsea Society. They also expressed concern regarding the lack of communication and pointed out that when redevelopments such as this take place, the people left behind need to be considered.

Applicant Closing Comments

Pat Buchanan reiterated the eviction notice has been rescinded but regrettably not as quickly as it could have been. Mr. Buchanan distributed a listing showing the status of tenant relocation, noting the relocation plan is being given top priority, and that the Society is acting in good faith and in full compliance with regulations.

Staff Closing Comments

Rob Whitlock, Senior Housing Officer, estimated it would be six months until demolition takes place, therefore satisfactory relocation seems realistic. He noted that the Society has been asked to provide a relocation plan to the satisfaction of tenants, and that if satisfaction is not reached, Council can be approached any time before the rezoning.

Alan Duncan confirmed retention of mature trees is a condition of approval.

Council Decision

MOVED by Councillor Green

- A. THAT the application by JM Architecture to amend CD-1 By-law No. 4296 for 1966 East 19th Avenue (Lot 1, Block D and 13, Plan 13938, District Lot 195, except portion in S.R.W. Plan 17162. PID - 007-990-294), generally in accordance with Appendix A of the Policy Report dated February 10, 2003, entitled "CD-1 Text Amendment - 1966 East 19th Avenue", to permit the redevelopment of the northernmost building on the site to increase the number of residential units for low-income seniors, including congregate housing, to up to 123 units be approved, subject to the following conditions:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by JM Architecture and stamped "Received City Planning Department August 14, 2002", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
- (i) design development to establish a more identifiable entry to the building;

Note to applicant: Relocating the main entry to the East 19th Avenue facade is recommended. Also note that fire department access cannot be provided from the lane.

- (ii) design development to enhance the overall roof expression by minimizing its apparent scale relative to the neighbouring residential context;

Note to applicant: This could be achieved by deleting the proposed squared edge gable treatment and reducing the height of the secondary dormers.

- (iii) design development to enhance the expression the East 19th Avenue facade as part of residential streetscape;

Note to applicant: This could be achieved by emphasizing the scale and rhythm of the detached residential streetscape.

- (iv) design development to improve the livability for units #106, #107, #201 and #301 by relocating/reorientating to improve daylight access and privacy;
- (v) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for theft in the underground, break and enter, and mischief and vandalism such as graffiti;
- (vi) design development to include a complete Landscape Plan illustrating the landscape treatment on the development site and on the public realm and to retain the three existing trees located at the south end of the development site. The Landscape Plan submission should include the following information:

- (1) a complete plant list noting common name, botanical name, size and quantity of all proposed plant materials;
- (2) the public realm (to the curb and/or street) noting all existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc.;
- (3) all existing trees 20 cm caliper or greater clearly illustrated and accurately located on the Landscape Plan and noted either retained or removed;

Note to applicant: The two Maples are located on City property, not on the development site.

- (4) provision of dimensioned tree protection barriers (illustrated on the Landscape Plan) around all existing trees 20 cm caliper or greater to be retained on the development site, all existing neighbouring trees 20 cm caliper or greater located within 2 m of the property line and around all existing street trees located adjacent to the development site as per City of Vancouver Guidelines;
 - (5) a Certified Arborist assessment of the all existing on-site trees (which may be impacted by the proposed development), to the satisfaction of the Landscape Architectural Technician; and
 - (6) additional street trees, where possible, to the satisfaction of the General Manager of Engineering Services and the General Manager of the Park Board.
- (c) That, prior to enactment of the CD-1 By-law, and at no cost to the City, the registered owner shall:
- (i) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
 - (1) provision of additional lane dedications or rights-of-way to ensure adequate 2-way traffic flow in the lane;

Note to applicant: A 3:1 taper at the lane offset is needed to ensure proper two-way traffic flow.

- (2) paving of the laneway adjacent to the site;
- (3) widening of the existing 1.52 m (5 ft.) right-of-way on site, (ex plan #9599) to 3.05 m in width; and

- (4) lot consolidation or other means if required for use of "that part of Lot 1 in statutory right-of-way plan 17162" for parking as shown on the plans received August 14, 2002.
 - (ii) make arrangements to the satisfaction of the General Manager of Engineering Services for undergrounding of all new utility services for this site, including a review of any required overhead lines needed, to determine the impact, if any, on the neighbourhood.
 - (iii) enter into a Housing Agreement, to the satisfaction of the Manager of the Housing Centre and the Director of Legal Services, to comply with the exemption provisions for social housing in the relevant DCL By-law and the Interim City-wide CAC Policy.
 - (iv) submit and adhere to a tenant relocation plan to the satisfaction of the Director of Housing Centre and the Director of Legal Services.
- B. THAT the Noise By-law be amended as set out in Appendix C of the Policy Report "CD-1 Text Amendment - 1966 East 19th Avenue" dated February 10, 2003.
- C. THAT staff be directed to review the resident only parking situation along East 19th Avenue and parking enforcement in the lane.

CARRIED UNANIMOUSLY

2. Text Amendment: 1033 Marinaside Crescent

An application by Matt Meehan, Pacific Place Developments Corp., was considered as follows:

Summary: The proposed amendment would permit Live-Work as a permitted use in ground floor units along Pacific Boulevard and Cooper's Mews.

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

Staff Opening Comments

Phil Mondor, Rezoning Planner, provided background and an overview of the application to amend the CD-1 By-law to add Live-Work as a permitted use for 10 of 14 ground-level office units fronting Pacific Boulevard and Cooper's Mews. Mr. Mondor reviewed resident concerns which include the impact on the livability of the units located above, the impact of additional residential population and traffic on the site, and the shortfall of visitor parking.

Miscellaneous text amendments

BY-LAW NO. 9738

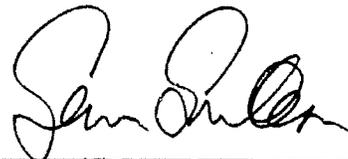
**A By-law to amend CD-1 By-law No.'s
4296, 4677, 7655, 9113, and 9693**

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

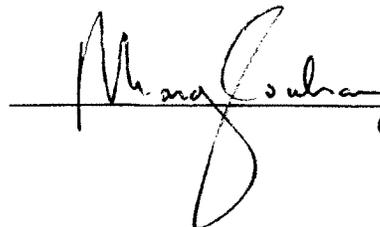
1. From section 2(b) of By-law No. 4296 and from section 6.1 of CD-1 By-law No. 7655, Council strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
2. From section 2(a), under Lot D, of By-law No. 4677, Council strikes out "a multiple dwelling designated solely for families of low income under the provisions of the National Housing Act", and substitutes "Seniors Supportive or Assisted Housing".
3. From section 5 of By-law No. 4677, Council strikes out "40", and substitutes "13".
4. From section 4 of By-law No. 9113, Council strikes out "13.4" and "17.9", and substitutes "19.1" and "18.9" respectively.
5. In By-law No. 9693, Council, in:
 - (a) section 2, repeals the definition of "Desktop Publishing", and substitutes:

"Desktop Publishing" means the creation of page layouts with text, graphic, photos, and other visual elements using computer software."; and
 - (b) section 3.2(d), after "limited to", adds "Desktop Publishing, Information Technology, and".
6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 28th day of October, 2008



Mayor



City Clerk

Downtown”, to review the adopted height limits and view corridors affecting the downtown and recommend changes, if appropriate, to achieve additional development capacity. The staff resources to undertake the work have already been approved, and the public process and consultation budget is anticipated to be available in the Planning Department’s operating budget.

- C. THAT staff prioritize the review of the view corridors affecting the False Creek North area.
- D. THAT, in light of environmental and economic imperatives, staff review opportunities to achieve densities in the False Creek North area that are equal to or greater than other areas in the downtown core.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Stevenson
SECONDED by Councillor Ladner

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 15 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. 9737)
(Councillor Ball ineligible to vote.)

2. A By-law to amend CD-1 By-laws No.'s 4296, 4677, 7655, 9113, and 9693 (re miscellaneous text amendments) (By-law No. 9738)
(Councillor Ball ineligible to vote.)
3. A By-law to amend Sign By-law No. 6510 regarding miscellaneous text amendments (By-law No. 9739)
(Councillor Ball ineligible to vote.)
4. A By-law to amend Parking By-law No. 6059 (re miscellaneous text amendments) (By-law No. 9740)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 335, 337, and 349 East 33rd Avenue) (By-law No. 9741)
(Councillor Chow ineligible to vote.)
6. A By-law to amend Subdivision By-law No. 5208 (re 335, 337, and 349 East 33rd Avenue) (By-law No. 9742)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 265 Carrall Street) (By-law No. 9743)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 1300 Granville Street) (By-law No. 9744)
(Councillor Chow ineligible to vote.)
9. A By-law to designate certain real property as protected heritage property (re 1300 Granville Street) (By-law No. 9745)
(Councillor Chow ineligible to vote.)
10. A By-law to amend Energy Utility System By-law No. 9552 regarding pre-occupancy heat service and other matters (By-law No. 9746)
11. A By-law to relax Building By-law No. 9419 regarding the regulation of special event facilities for the Vancouver 2010 Olympic and Paralympic Winter Games (By-law No. 9747)
12. A By-law to amend License By-law No. 4450 regarding 2009 fee increases (By-law No. 9748)
13. A By-law to amend CD-1 By-law No. 8097 (re 333 East Pender Street) (By-law No. 9749)
14. A By-law to amend Parking By-law No. 6059 (re miscellaneous text amendments) (By-law No. 9750)
15. A By-law to amend Impounding By-law No 3519 regarding authority for impounding charges (re housekeeping amendment) (By-law No. 9751)



CITY OF VANCOUVER

**CITY OF VANCOUVER,
SPECIAL COUNCIL MEETING MINUTES**

OCTOBER 14, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 14, 2008, at 7:47 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 By-laws and Zoning and Sign By-laws.

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor David Cadman
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner*
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor Elizabeth Ball

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the the Heritage By-laws and Zoning and Sign By-laws.

CARRIED UNANIMOUSLY
(Councillor Ladner absent for the vote)

4. TEXT AMENDMENTS: Miscellaneous Text Amendments

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

Summary: Miscellaneous text amendments to the Zoning and Development By-law, the Sign By-law, the Parking By-law, and various Comprehensive Development Districts (CD-1). The amendments achieve the intent of earlier rezonings.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence had been received on this application since referral to public hearing.

Speakers

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

Council Decision

MOVED by Councillor Louie

- A. THAT the application by the Director of Planning to amend the Zoning and Development By-law, the Sign By-law and various CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A to Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008 be approved.
- B. THAT miscellaneous amendments to the Parking By-law be approved, generally in accordance with Appendix B of Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law for enactment.

CARRIED UNANIMOUSLY