



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 (136)

7725-7835 Champlain Cr.

(Champlain Heights Community Centre)

By-law No. 5270

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

Effective July 24, 1979

Plan Referred to on File in the City Clerk's Office

BY-LAW NO. 5270

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 said By-law is hereby amended according to the plan marginally numbered Z-231-A 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. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Uses:

Community recreation facility;

Schools;

Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;

Neighbourhood public house;

Public health and social service offices and child care facilities;

Accessory uses customarily ancillary to the above; Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution.

Subject to such conditions as Council may by resolution prescribe

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

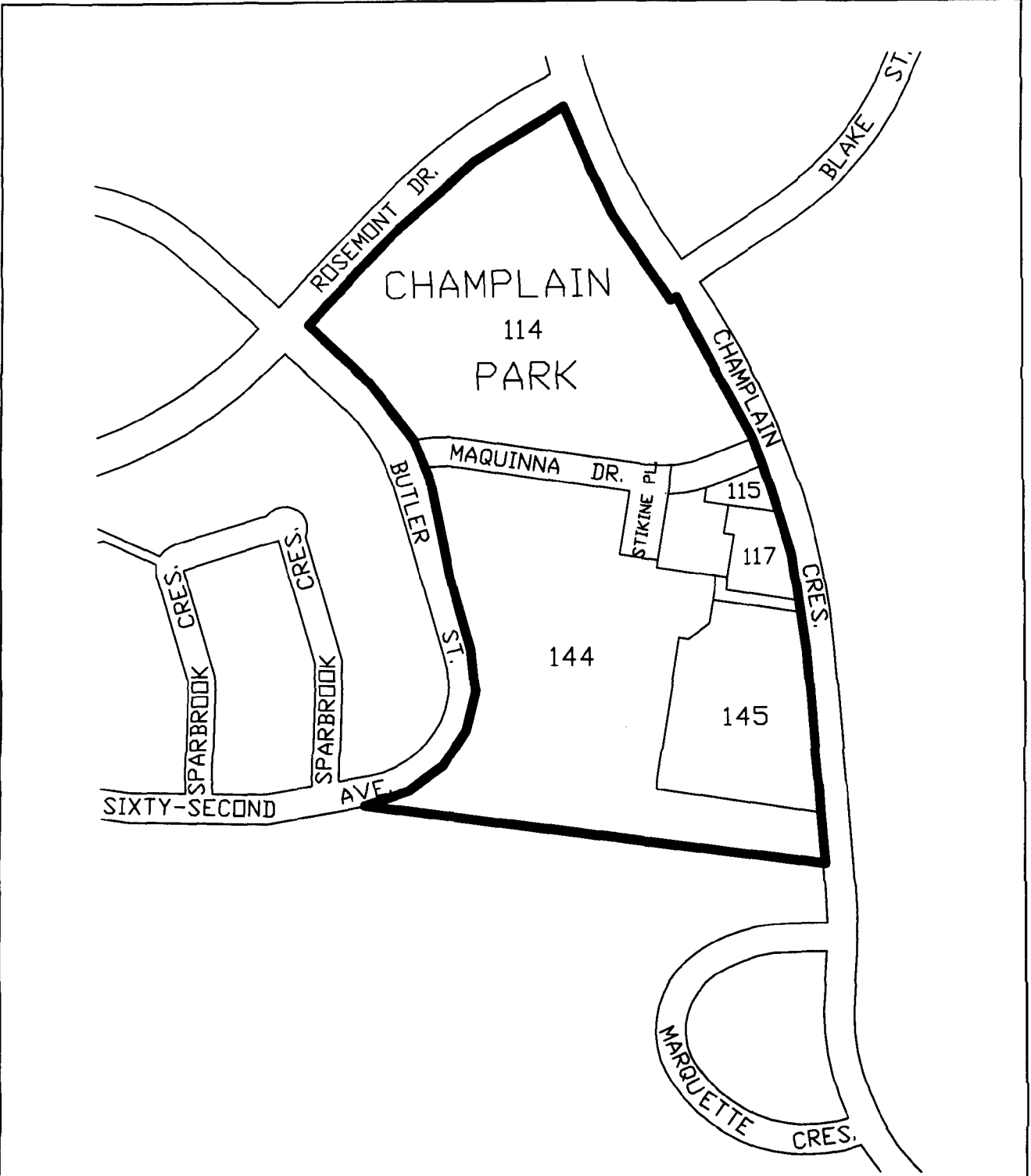
DONE AND PASSED in open Council this 24th day of July, 1979.

(signed) John J. Volrich
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 24th day of July, 1979, and numbered 5270.

CITY CLERK"



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5270

CD-1 (136) 7725-7835 Champlain Cres. City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): V-23;W-23,24	
scale: 1:4000		

SPECIAL COUNCIL - JUNE 28 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 28, 1979 at approximately 7.30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford (Items 3 & 4),
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

ABSENT: Aldermen Boyce and Gerard

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

1. Proposed Rezoning:
1724 East 10th Avenue

A rezoning application has been received from Willa Investments Limited as follows:

LOCATION: 1724 East 10th Avenue
Lot 37 of Sub. 'A' and 'B', Block 162,
D.L. 264A, Group 1 N.W.D., Plans 222 and
1771

Present Zone: RT-2 Two-Family Dwelling District
Requested Zone: C-2 Commercial District

The Director of Planning recommends the rezoning application be approved subject to the following conditions:

- (i) That the southerly five feet of Lot 37 of A and B, Block 162, D.L. 264A be dedicated to the City for future lane widening;
- (ii) That Lots A, B, C, and D and 37, Block 162, D.L. 264A be consolidated into one parcel and so registered in the Land Registry Office;
- (iii) That the detailed scheme of development is to be first approved in a development permit application with particular attention to the proposed use of Lot 4 to the south as a surface parking area ancillary to the proposed development on lands to the north.
- (iv) Should the above conditions not be compiled with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Cont'd.

4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

MOVED by Ald. Paill,

THAT the application of Mr. F. B. Barker, President of Arbutus Club, 4226 Arbutus Street, to amend CD-1 Comprehensive Development District By-law #4085 as submitted and described above be approved subject to the conditions established by the Director of Planning;

FURTHER THAT the Director of Planning, in considering any development permit application for the site, be instructed to take into consideration conditions 1, 2 and 3 contained in the brief submitted by Mr. R. J. Falconer and described above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Arbutus Club be advised that Council will not consider any further rezoning applications for the purpose of additional development of the Arbutus Club.

- CARRIED

(Alderman Little and the Mayor opposed.)

4. Proposed Rezoning Champlain Heights Development Area.

An application has been received from the Director of Planning as follows:

LOCATION: CHAMPLAIN HEIGHTS DEVELOPMENT AREA (Specifically encompassing lands south of Rosemont Drive, west of Champlain Crescent and east of Butler Street)

Present Zone: RS-1 One-Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law will restrict the form of development as follows:

- USES:
- Community recreation facility;
 - Schools;
 - Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
 - Neighbourhood public house;
 - Public health and social service offices and child care facilities;
 - Accessory uses customarily ancillary to those above;
 - Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution

subject to such conditions as Council may by resolution prescribe.

Cont'd.

Proposed Rezoning Champlain Heights
Development Area (Cont'd.)

The following conditions are proposed for adoption
by Council resolution:

(i) Any development approved is to be in accordance
with the Concept Plan for the site as detailed
in Appendices A-D inclusive of the City
Manager's Report dated May 4th, 1979.

(a copy of this report is attached for Council
consideration of the draft concept plan pro-
posed)

(ii) Any development is to be first approved by the
Director of Planning under a Development Permit
Application. In considering such application,
the Director of Planning shall, after having
received advice from the Urban Design Panel,
have due regard to the overall design, the
Concept Plan and any other conditions of
development as Council may by resolution pre-
scribe.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign
regulations for the newly established CD-1 By-law.

Due to the lateness of the hour the Mayor called for speakers
opposed to the application and the following delegation was heard:

- Mr. N. Davidowicz commented on the application and
submitted that a proposed roadway through the new
community centre site was not required and the
community centre could be served by a simple driveway.

MOVED by Ald. Rankin,

THAT the application of the Director of Planning as submitted
and described above, together with the relevant amendment to the
Sign By-law #4810 and any consequential amendments, be approved.

FURTHER THAT the roadway servicing the community centre
connecting Butler Street and Champlain Crescent be the subject of a
report to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

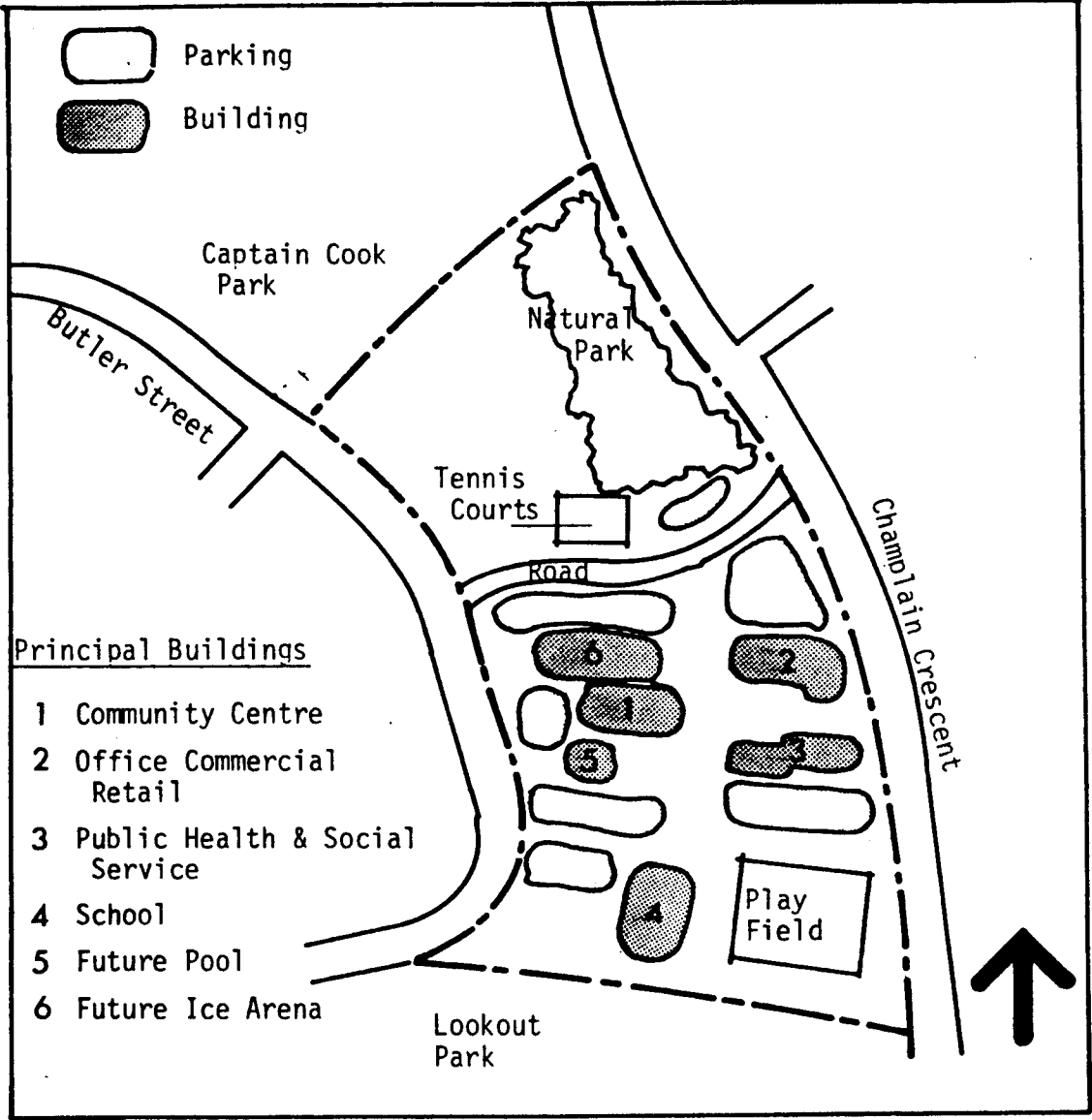
MOVED by Ald. Puil,

SECONDED by Ald. Marcourt,

THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and submit
to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 11.20 p.m.



CONCEPT PLAN

SPECIFIC CONDITIONS OF DEVELOPMENT - COMMUNITY SERVICES - A/E

Development shall comply with the following requirements:

- A. The detailed scheme of development in a Development Permit Application to be first approved by the Director of Planning following advice from the Urban Design Panel, having particular regard to the overall design, the "Implementation Report - Development of Areas E and F - Champlain Heights" (approved in principle by Council on May 6th 1975) the provision of suitable open space, retention of specific trees, spacing of buildings, daylight and sunlight to all habitable quarters, landscaping, garbage collection facilities, vehicular ingress and egress, and off-street parking. Information on the major design guidelines and development character is contained in the report "South East Sector Champlain Heights Community Services Site Study" dated September 26th 1977 as prepared by Ronald Howard Architects.
- B. All utilities are to be provided underground including electrical, T.V. cables, telephones etc.
- C. All buildings are to be set back 7.62 metres (25 feet) from any collector roads.
- D. Specific Conditions of Development for these sites are as follows:

SPECIFIC CONDITIONS OF DEVELOPMENT

	Site Area		Use	Total Floor Space	F.S.R.	Site coverage				Min. off-street parking	Maximum Height
	Hectares	Acres				Building %	Parking %	Roads %	Total %		
A	4.38	(10.95)	Parkland and 2 acre school playfield reserve plus customarily ancillary uses.	20,000 sq.ft. (1,860 M ²)	.084	16,000 (1,500 M ²) (7%)	18,000 (1,680 M ²) (8%)	Incl. in parking	34,000 (3,200 M ²) (15%)	45 stalls	40' (12M) 2 storey
B	0.36	(0.91)	Dedicated roadway	4,000 (370 M ²)	.02	4,000 (370 M ²) (2%)	18,000 (1,680 M ²) (8%)	Incl. in parking	22,000 (2,000 M ²) (10%)	45 stalls	25' (8M) 1 storey
C	2.44	(7.23)	1. Community recreational facility including multi-purpose meeting/activity room, lounge, exercise room, ball courts, change rooms and administration offices and parking. 2. Future swimming pool 3. Future ice arena	17,000 (1,580 M ²)	.07	17,000 (1,580 M ²) (7%)	40,000 (3,720 M ²) (17%)	Incl. in parking	57,000 (5,300 M ²) (24%)	100 stalls	40' (12M)

Zones	Site Area		Use	Total Floor Space	F.S.R.	Site Coverage			Min. Off street parking	Maximum Height
	Hectares	Acres				Building %	Parking %	Roads %		
D	3.238	(8.0)	An elementary and middle school together with customary ancillary uses which may include a full size gymnasium as well as playfields, paved play areas and grass play areas and parking. <i>provided that at least 75% of the floor area enters</i>	60,000 (5,580 M ²)	.20	60,000 (5,580M ²) (17.2%)	10,000 (930 M ²) (2.8%)	Incl. in parking	25 stalls	30' (9M) 2 storeys
E	0.233	(.575)	1. Offices/catering to the day to day needs of the residents of the local neighbourhood such as medical and dental practitioners, lawyers, notary publics, real estate, insurance or similar. Non-medical-dental uses should not exceed 25% of the total floor area. 2. Commercial retail uses relating to the medical/dental component such as a drugstore. 3. Parking, loading and circulation.	7,500 (700 M ²)	.3	7,500 (700M ²) (30%)	10,000 (930 M ²) (40%)	-	25 stalls	25' (8M) 1 storey
F	0.233	(.575)	1. Retail stores, business or undertakings catering to the day to day needs of the local community such as a food store, drugstore, neighbourhood public house, restaurant/coffee shop (but not including a drive-in restaurant) beauty shop, barber shop, bakery, laundromat or drycleaners; or other similar uses. No single use on this site shall exceed 25% of the total floor area. 2. Public medical health, social service offices, child day care, kindergarden, day nursery or a social service agency operated by a non-profit society, neighbourhood house or similar use. 3. Parking, loading and circulation.	7,500 (700 M ²)	.3	7,500 (700M ²) (30%)	4,800 (450 M ²) (20%)	1,000 (90 M ²) (4%)	12 stalls	25' (8M) 1 storey
G	0.486	(1.2)	1. Public medical health, social service offices, child day care, kindergarden, day nursery or a social service agency operated by a non-profit society, neighbourhood house or similar use. 2. Parking, loading and circulation.	20,000 (1,860 M ²)	.38	20,000 (1,860M ²) (38%)	16,400 (1,530 M ²) (32%)	Incl. in parking	40 stalls	25' (8M) 1 storey

amended by Council resolution (M-Council) 820601 RS.

- Parking will be maintained in accordance with Sec. 12 of the Zoning and Development By-law.

- Floor Space Ratio

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings of more than four feet 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 purpose of this section, 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 the floor area measurement provided the total floor areas of all such excluded items does not exceed 8% of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurements provided that any sunroofs or wall forming part thereof are approved by the Director of Planning.

- Site Coverage

Site coverage shall be based on the projected area of the outer-most walls of all principal and accessory buildings, and shall also include coverage of the site by surface parking, manoeuvring aisles, driveways, loading areas and other vehicular facilities. Steps, eaves, cantilevered balconies, sundecks and covered walkways may be excluded.

* - Maximum building heights are measured from average building grade to mean roof height.

SPECIFIC CONDITIONS OF DEVELOPMENT - COMMUNITY SERVICES SITE

Development shall comply with the following requirements:

- A. The detailed scheme of development in a Development Permit Application to be first approved by the Director of Planning following advice from the Urban Design Panel, having particular regard to the overall design, the "Implementation Report - Development of Areas E and F - Champlain Heights" (approved in principle by Council on May 6th 1975) the provision of suitable open space, retention of specific trees, spacing of buildings, daylight and sunlight to all habitable quarters, landscaping, garbage collection facilities, vehicular ingress and egress, and off-street parking. Information on the major design guidelines and development character is contained in the report "South East Sector Champlain Heights Community Services Site Study" dated September 26th 1977 as prepared by Ronald Howard Architects.
- B. All utilities are to be provided underground including electrical, T.V. cables, telephones etc.
- C. All buildings are to be set back 7.62 metres (25 feet) from any collector roads.
- D. Specific Conditions of Development for these sites are as follows:

SPECIFIC CONDITIONS OF DEVELOPMENT

	Site Area		Use	Total Floor Space	F.S.R.	Site coverage			Min. off-street parking	Maximum Height*
	Hectares	Acres				Building %	Parking %	Roads %		
A	4.38	(10.95)	Parkland and 2 acre school playfield reserve plus customarily ancillary uses.	20,000 sq.ft. (1,860 M ²)	.084	16,000 (1,500 M ²) (7%)	18,000 (1,680 M ²) (8%)	Incl. in parking	45 stalls	40' (12M) 2 storeys
B	0.36	(0.91)	Dedicated roadway			4,000 (370 M ²) (2%)	18,000 (1,680 M ²) (8%)	Incl. in parking	45 stalls	25' (8M) 1 storey
C	2.44	(7.23)	1. Community recreational facility including multi-purpose meeting/activity room, lounge, exercise room, ball courts, change rooms and administration offices and parking. 2. Future swimming pool 3. Future ice arena	4,000 (370 M ²) 17,000 (1,580 M ²)	.07	17,000 (1,580 M ²) (7%)	40,000 (3,720 M ²) (17%)	Incl. in parking	100 stalls	40' (12M)

BUILDING DESIGN GUIDELINES:

1. The building design is to be sympathetic to the configuration and slope of the site. The character of the complex is to be complementary to its suburban residential locale as well as reflective of the design standards proposed for the adjacent city residential properties. Essential characteristics are to be as follows:

a) Siting:

- i) adapt to slope
 - change levels to suit grade, sliding building forms down slope
- ii) minimize disturbance to land profile:
 - develop building plan forms to minimize extensive site cut and/or fill
 - similarly place major site works (fields, etc.) parallel to existing grades.
- iii) provide access to view:
 - maximize south exposure and view potential for buildings and outdoor activity areas, i.e. pool, mall, etc.
 - develop unique view spots related to informal activities i.e. look-out park, mall, etc.

b) Mass:

- i) low profile:
 - blend building forms into grade
 - minimize bulk and height by siting and limitation of building heights to a maximum of two storeys and one storey if possible.
 - step construction with useable roof areas where opportunities allow - and budgets permit
- ii) variation and interest of form and materials:
 - within a master scheme but individual expression of component buildings
 - common design character and materials palette but controlled variation.
 - use sloped roof forms in controlled manner, avoid large building massive roof forms.

c) Materials:

- i) simple, durable but attractive:
 - basic substantial structure: concrete, steel or heavy timber
 - basic substantial and durable walls:
 - exterior:
 - masonry - giant brick, concrete (blk.)
 - concrete - sandblasted
 - wood - cedar (treated or stained)
 - other - stucco
 - interior:
 - masonry - giant brick, concrete blk.
 - gypsum bd.- vinyl faced
 - wood - cedar, fir

c) Materials (Continued)

- i) simple, durable but attractive:
 - control and vary 'simple' materials and soften/accent with strong use of warm and texturous i.e. cedar
 - supplement materials with soft warm colours and control complementary accents

d) Fittings:

- i) signs and graphics:
 - consistent and controlled
 - colour coded
 - strong and logical, supergraphic approach for major elements inside and out.
 - design integrally into building form and construction.

e) Site Works:

- i) Paved surfaces:
 - use masonry pavers and/or inter-lock blocks extensively for principal exterior 'people' walk areas i.e. mall.
 - vary surfaces to reinforce use:
 - main circulation - pavers
 - secondary use - concrete
 - service - asphalt
 - if fire truck access required at landscaped area use turf block or similar
- ii) fittings and furniture -
 - to be co-ordinated with and sympathetic to building form and character
 - to be durable and vandalproof
- iii) principal circulation, access ways and parking areas to be open, well-lit and psychologically secure.

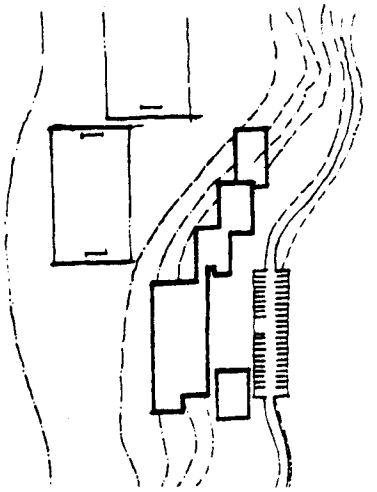
f) Handicapped:

- i) buildings and facilities to be fully accessible to the handicapped

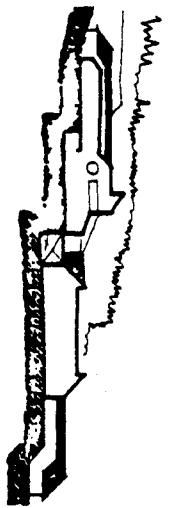
Construction Classification - N.B.C. 1977:

a) Use and occupancy:

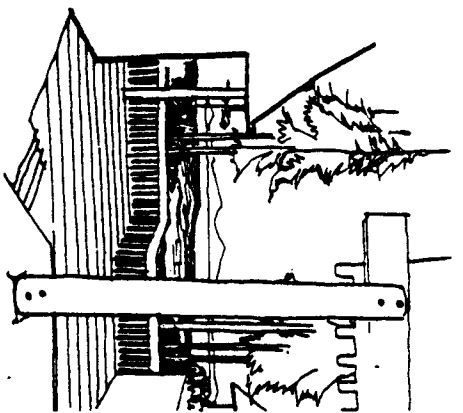
- i) Division A 2 - Assembly Occupancy:
 - auditoria
 - community halls
 - daycare centres
 - gymnasias
 - schools and colleges
 - (indoor) swimming pools



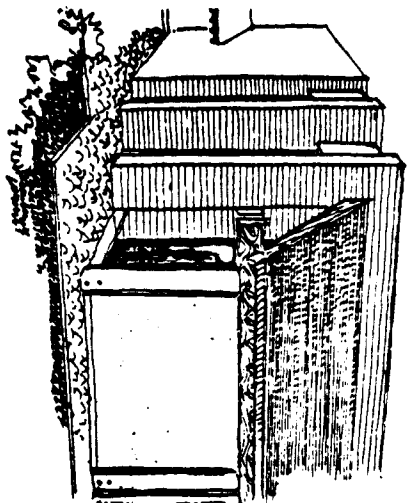
... adapt to slope, minimize disturbance to land ...
step buildings



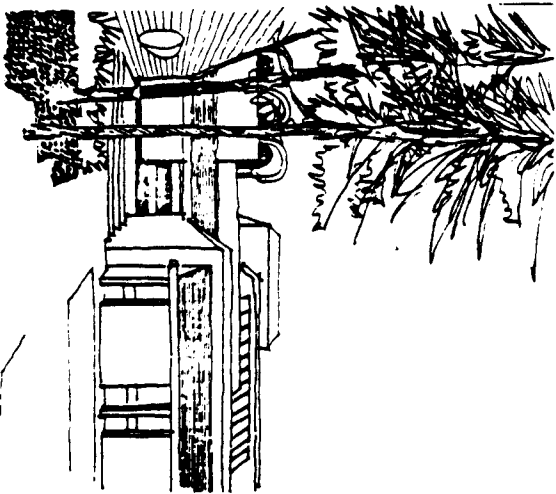
..... low profile, slope roofs, natural light ...
... usable roofs, 1-2 stories



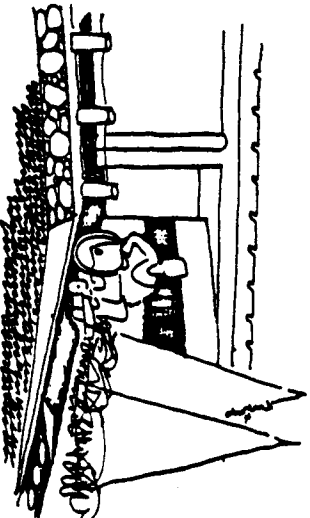
..... gain access to view, balconies, terraces ...
... usable roof areas



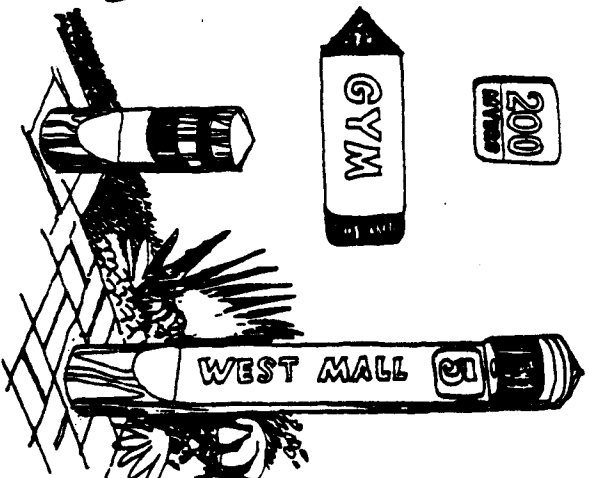
..... warm, textured, attractive finishes ...
... wood, brick, stone ...



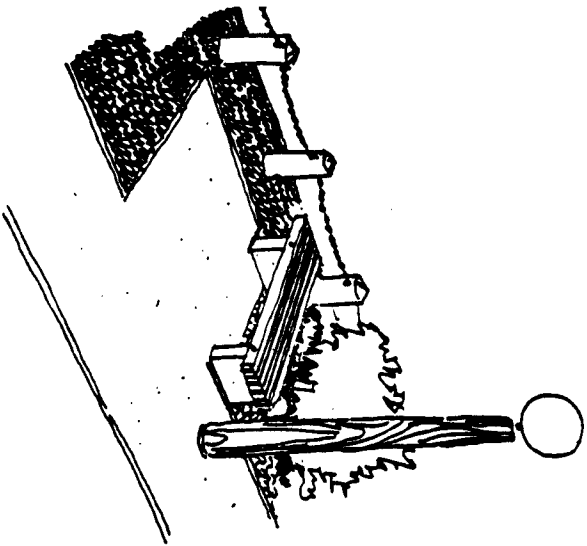
... variety of form, interesting and approachable spaces, sloped roofs



... full access and provision for handicapped



... consistent and readable signs and lighting



... co-ordinate street furniture and fittings with buildings ...

building design guidelines

LANDSCAPE GUIDELINES:

1. Plant materials and soft landscape techniques are to be native and appropriate to the Pacific Northwest and the peculiarities of the site and its development as a comprehensive educational and community park.
2. Landscaping is to enhance facility identity and territorial definition (social) and to be appropriate to the user:

	<u>Planting</u>	<u>Hard Landscaping</u>
i) Elem. School	Simple, hardy, tactile & natural	Simple surfaces (paving) in general, occasional varied treatment at specific areas
ii) Community Centre	Variety of materials	More sensitive materials colour, texture, pattern

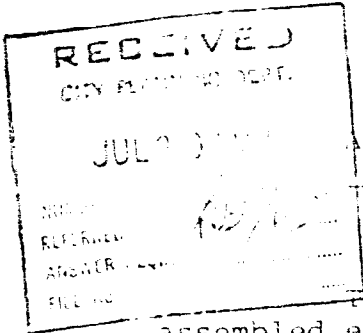
3. The natural park area is to be 'semi-cleared' with areas remaining as a natural 'adventure play ground' and others for related family activities (picnics, play, walk).
4. Those site areas not assigned to specific facilities and supplementary developments (fields, paved play, parking, service, miscellaneous paving, etc.) are to be oriented to a range of informal individual/small group activities with a minimum of formal planting and structuring and extensive use of lawn.
5. Major plant material where introduced is to be drought-resistant species such as Douglas Fir and pines. Shrubs and other under storey plant material is to be salal, honeysuckle, vine maple, pacific dogwood, snowberry and similar.
6. Landscape:
 - i) strong planting to provide mask to large plain building elements and screen parking and service areas.
 - ii) significant planting and planters at primary 'people' spaces, simple planting i.e. grass, groundcovers at secondary areas.
 - iii) modification and variation of grade (berms) and planting to complement building and site development functions.
 - iv) reinforcement of site use patterns through integration with signage, lighting, paving and architectural site works.

FRANPLAIN HEIGHTS
(Community Services Centre)

#136

Rz. CH.1

BY-LAW NO. 5270



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 said By-law is hereby amended according to the plan marginally numbered Z-231-A 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. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Uses:

- Community recreation facility;
- Schools;
- Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
- Neighbourhood public house;
- Public health and social service offices and child care facilities;
- Accessory uses customarily ancillary to the above;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution.

Subject to such conditions as Council may by resolution prescribe.

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


DONE AND PASSED in open Council this 24th day of July, 1979.

(signed) John J. Volrich
Mayor

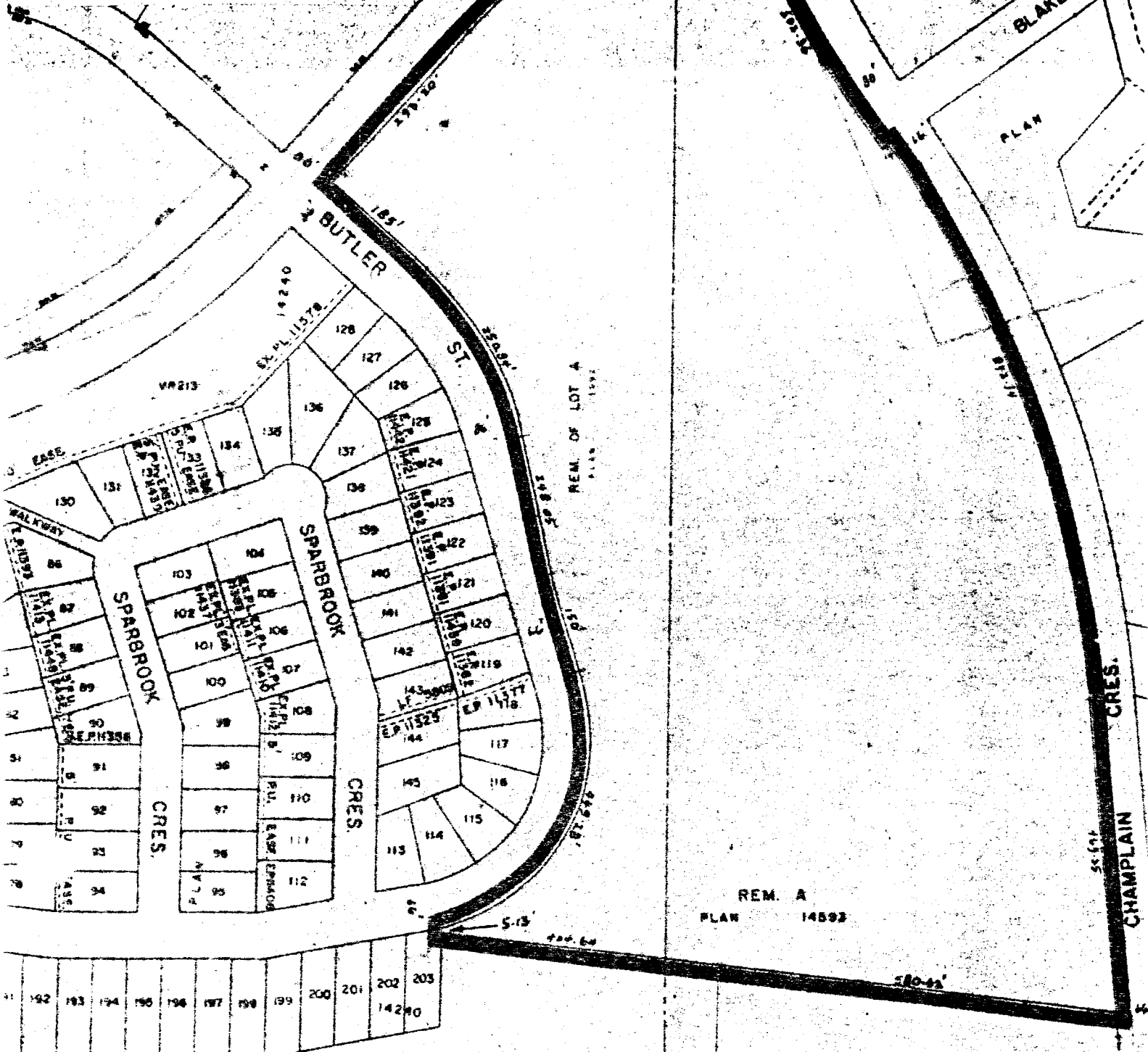
(signed) R. Henry
City Clerk

"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 24th day of July, 1979, and numbered 5270.

CITY CLERK"

THE PROPERTY SHOWN BELOW ()
 OUTLINED IN BLACK IS REZONED
 RS-1 ONE FAMILY DWELLING
 DISTRICT TO CD-1 COMPREHENSIVE
 DEVELOPMENT DISTRICT.

136
 Ch Hts
 Comm. Services
 Centre



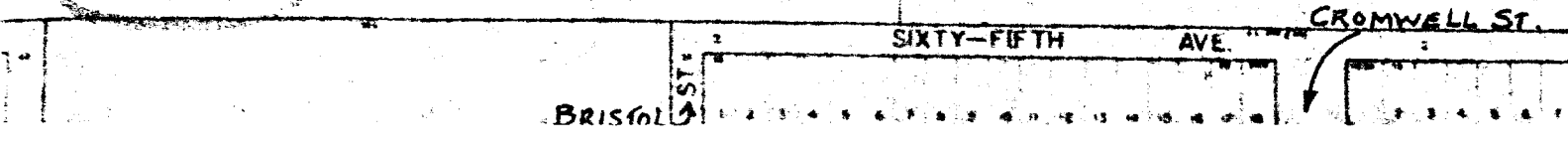
LOT A
 1992

5270
 24/7/79

3400 E.

RZ·CH·1

532



6. Champlain Heights School Site

The Champlain Heights Project Manager reports as follows:

"Purpose

The purpose of this report is to request Council authority to subdivide and sell a 3 acre parcel of land in Champlain Heights to the Vancouver School Board.

Background

The development of Areas E and F is nearing completion and additional school facilities may be required.

When the lands for the Champlain Heights project were originally assembled, the City purchased 3.8 acres of School Board lands at \$65,000 per acre on the condition that the City would provide lands for a school site at a later date and at the same rate per acre. The monies for this purchase (\$248,560.00) were retained by the City to be applied against the future purchase of City-owned lands for the school facilities.

Accordingly, when the Community Services site was established, lands were reserved for school requirements. The School Board has now requested a three acre site situated at the S.E. corner of the services site. (Proposed subdivision plan attached). Recently, a 'joint use' agreement has been reached between the Parks and School Boards for the use of the park/playground during school hours.

Following meetings during August with the Supervisor of Properties, the Director of Finance and Mr. Patterson of the School Board; the Project Manager, advised the School Board of the following:

"The City will agree to sell approximately 3 acres of land as shown on the attached plan to the School Board for future school use.

The acquisition cost will be based on the previously agreed to amount of \$65,000 per acre. Details of the actual transfer of funds, appropriate credits and reimbursements, etc. will be worked out with the City's Properties Division.

The City will obtain an option to repurchase all or part of the property not required for school purposes. The option will run for three years and will be subject to extensions if requested by the City. The repurchase price will be based on a land value of \$65,000 per acre.

An appropriate agreement will be drafted by the City's Law Department for your perusal on receipt of your concurrence with the above noted points.

In conclusion, I should note that it is my hope that the Board will review its previous decisions regarding school requirements in the Champlain Heights community and develop school facilities on this site. We are continually receiving complaints from families with young school age children who live in the southern portion of Champlain Heights and who have to walk a considerable distance to either Captain Cook Elementary School or the Champlain Heights Community School. In addition to the complaints related to the distance are complaints about the portable classrooms that are being added - there are now a total of twelve portables on these two sites. This number, combined with the distance problems, would seem to present a strong argument for facilities on the new site."

Clause No. 6 Continued

October 14th 1982, we were advised that the School Board, at their meeting September 7th 1982, passed the following motion:

That the Board purchase a 3 acre school site in the area of the Champlain Heights Community Services Centre as described and confirmed by the City under the terms and conditions as stated in the letter from the Champlain Heights Development Group dated August 16th 1982.

The School Board now wishes to acquire title to this property. Staff have prepared the appropriate plans and transfer documents. Council authority is required to subdivide and sell the parcel in accordance with the above noted terms and conditions.

Properties and the Director of Finance have reviewed this report and concur with the recommendations.

In view of the foregoing, the Project Manager recommends:

- A. THAT the City agree to sell to the Vancouver School Board approximately 3 acres of land as indicated on Appendix A of the Manager's Report dated November 19, 1982, in accordance with the terms and conditions referred to in the report.
- B. That a plan of subdivision be prepared and, after approval of the Approving Officer, such plan be signed on behalf of the City of Vancouver and deposited in the Land Title Office.
- C. That an appropriate agreement be drafted to the satisfaction of the Director of Legal Services embodying these recommendations. "

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 24, 1982

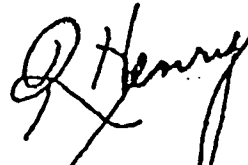
To: CITY MANAGER
CHAMPLAIN HEIGHTS PROJECT MANAGER
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF FINANCE
DIRECTOR OF PLANNING
SUPERVISOR OF PROPERTIES
COMPTROLLER OF ACCOUNTING
COMPTROLLER OF BUDGETS & RESEARCH

Refer File: 5110/8003

Subject:

Champlain Heights School Site

I wish to inform you that Vancouver City Council at its meeting on November 23, 1982 approved the attached recommendation of the City Manager contained in his report dated November 19, 1982.


CITY CLERK
712

NLargent:ah
Att.

Chairman and Members
Vancouver School Board
1595 W. 10th Ave.
Vancouver, B. C.
V6J 1Z8

CITY OF VANCOUVER
MEMORANDUM

C30062

From: CITY CLERK

Date: 27th July 1983

To: CITY MANAGER
DIRECTOR OF PLANNING
DEVELOPMENT CONSULTANT (J. MOODIE)

Refer File: 8003/4051

RECEIVED	
CITY PLANNING DEPT.	
JUL 28 1983	
NUMBER	E 3162
REFERRED TO	ROSIKRY
ANSWER LEQD.	
FILE NO.	

Subject: CHAMPLAIN HEIGHTS - COMMUNITY CENTRE CONCEPT PLAN

Please be advised that City Council at its meeting on Tuesday, July 26, 1983, approved the recommendation of the City Manager as contained in his attached report dated July 22, 1983, with regard to the above matter.

R. Henry
CITY CLERK *rh*

GLEvine:mfm
Att.

4. Champlain Heights -
Community Centre Concept Plan

The Director of Planning and Development Consultant report as follows:

"When Council on June 23, 1979 approved the zoning for the Champlain Heights Community Services Centre Site, Council also adopted by resolution a series of conditions. One of those conditions outlined a Concept Plan for the site. That Concept Plan is attached as Appendix A. Since that time, some of the principal facilities have been constructed and others have, at least temporarily, been eliminated. The recreation centre, one playing field, the shops and the medical offices have been completed. At this time the School Board is advancing plans for an elementary school on this site.

The purpose of this report is simply to submit for Council's information and approval an up-to-date and revised Concept Plan (Appendix B) for the site for use by staff in evaluating development proposals including that for the proposed new school.

The principal differences in the Concept Plan are the relocation of the school and all-weather playfield. The school has been relocated to provide access from Champlain Crescent rather than from Butler Street. This substantially improves the school's accessibility and avoids attracting additional traffic onto Butler. The revised plan is outlined in Appendix B.

In summary, this report does not seek authority to construct or fund any new Community Centre facilities; its purpose is simply to bring Council up to date on the status and modify the Concept Plan for the site.

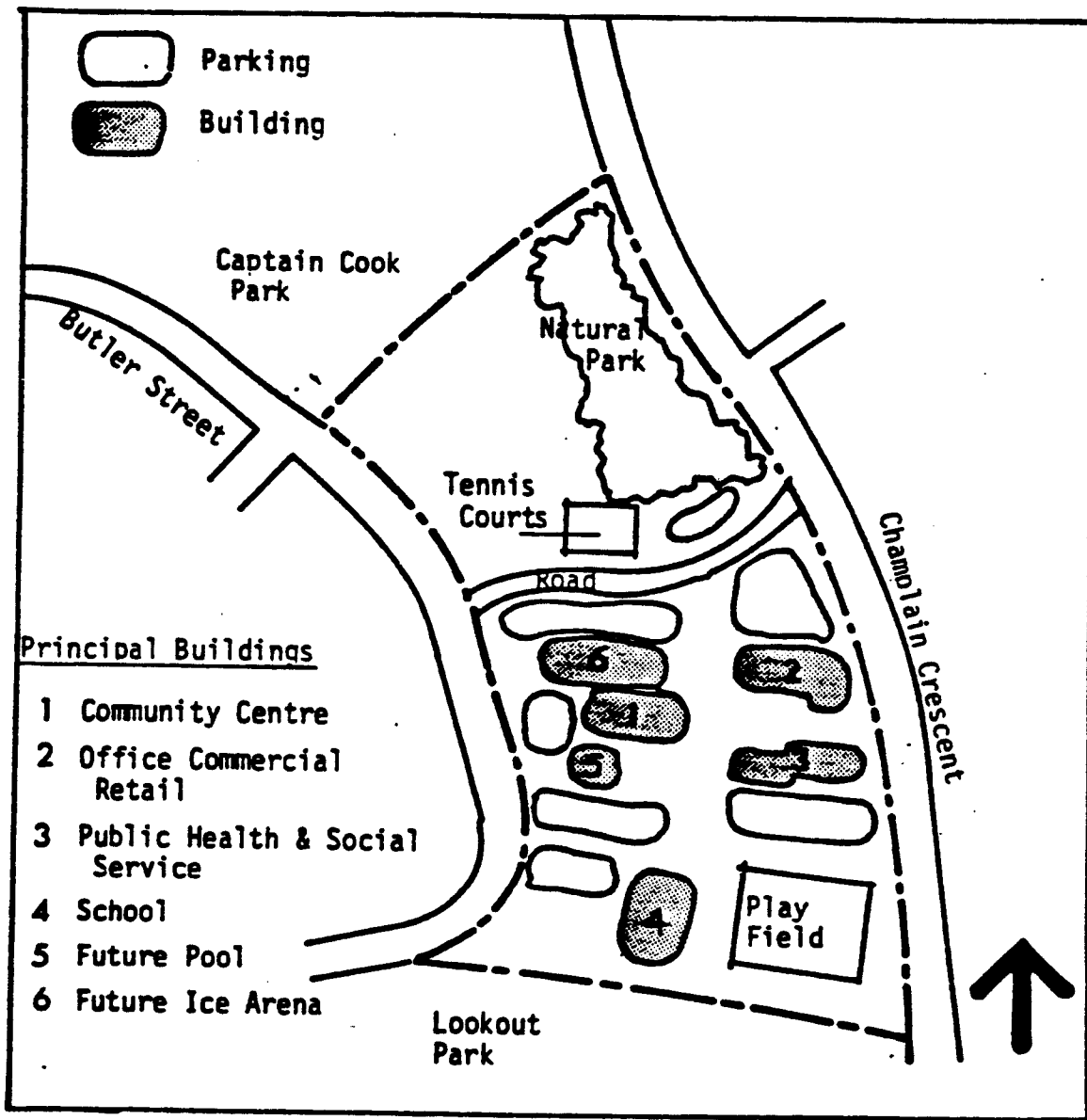
In conclusion, the Director of Planning and the Development Consultant recommend:

That Council adopt the revised Concept Plan for the Champlain Heights Community Services Centre as outlined in Appendix B."

The City Manager RECOMMENDS approval of the foregoing recommendation.

APPROVED. COUNCIL, July 26, 1983.

APPENDIX "A"



Concept Plan (Existing)

Date 83.07.19

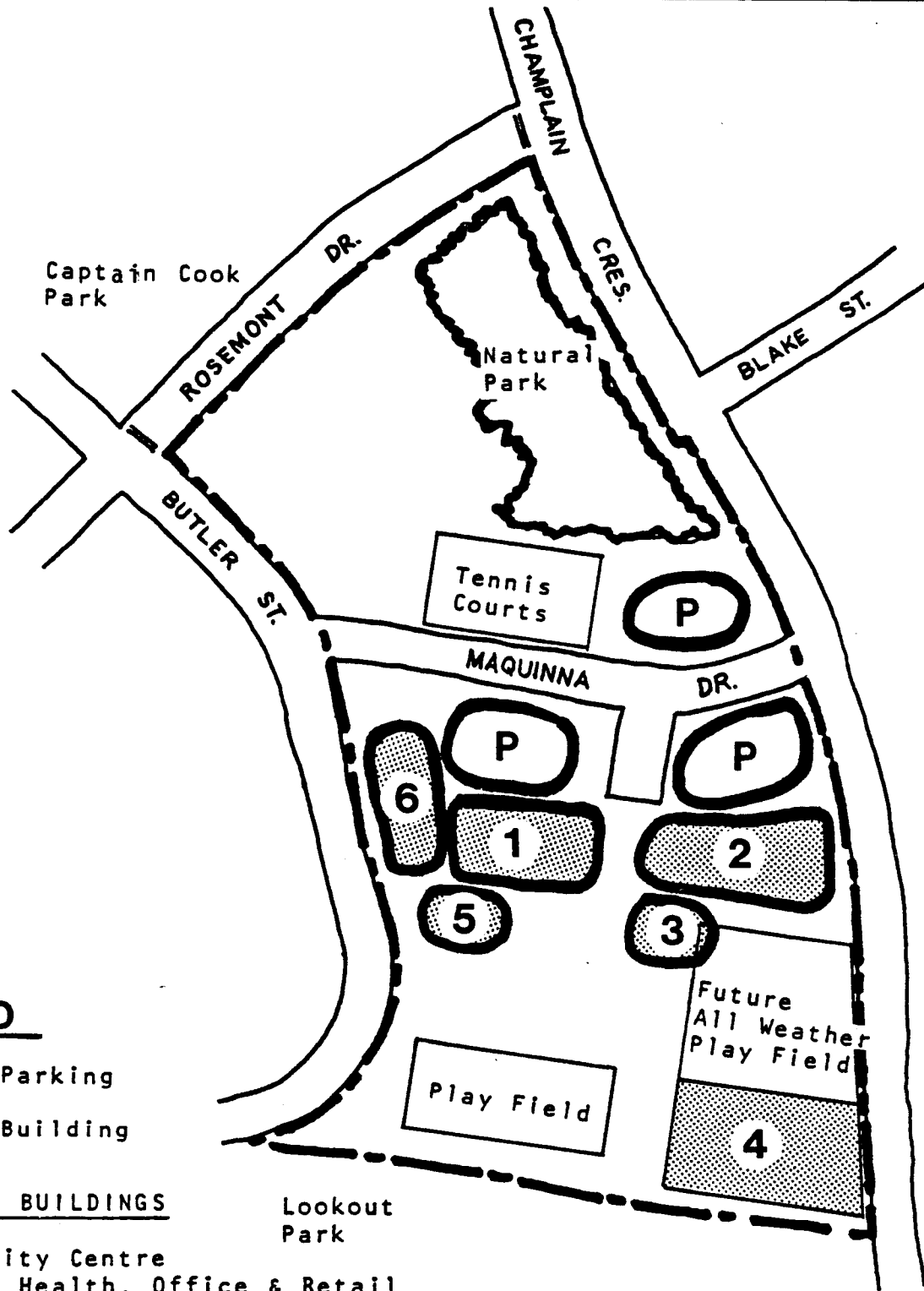
Drawn N.B.

Scale 1:4000



No.



APPENDIX "B"



LEGEND

-  Parking
-  Building

MUNICIPAL BUILDINGS

- 1. Community Centre
- 2. Public Health, Office & Retail
- 3. Social Service
- 4. School
- 5. Future Pool
- 6. Future Arena

CONCEPT PLAN

Date 83:07:15

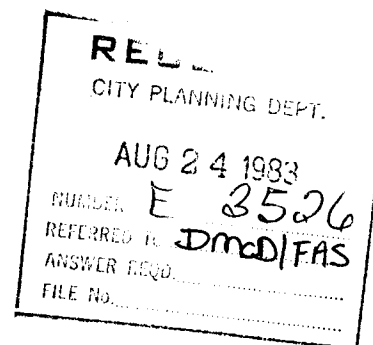
Drawn *Kab*

Scale 1:3000



No.

Inter-Office Correspondence
from
Moodie Consultants Ltd.
(873-6418)



August 18 1983

MEMO TO: Ben Fong
Development Permit Group

COPY TO: ✓ Rick Scobie
Zoning Division

FROM: Jim Cox
Development Consultant

SUBJECT: CHAMPLAIN HEIGHTS - SCHOOL SITE

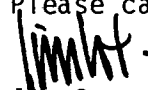
I am writing in order to clarify the situation with respect to the school site in the Champlain Heights Community Services Centre. As I believe you are aware, the school project has a long, confused, and 'dwindling' history.

At the beginning of the Champlain Heights Project development, a K - 12 school was planned and a 12.9 acre site reserved. By the time we were at the zoning stage, the school was a K - 9 and 8 acres were set aside for the school, gym and playfields. Today it is only an elementary annex and the School Board is going to share use on a Park Board playfield. The net effect of all this is that the size of site needed has gradually been reduced over the years.

Council has always been kept informed of the changing status of the project and has supported us in our efforts to get the School Board to construct a facility. I have attached the most recent report that dealt with the subdivision of the 3 acre site.

In evaluating the Development Permit Application, I would suggest that it would be appropriate to use a ratio of the actual site area (12395.74 m²) to the proposed site as outlined in the zoning report (32,380 m²). However, in using a ratio, I believe some discretion must be used in recognition of the changing nature of the School Board's project and the varying implications this has on f.s.r.,s.c. and parking requirements.

Please call if you need anymore information or clarification.


Jim Cox
Development Consultant

JC/jhb

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: August 1, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 2607-3

Subject: Champlain Heights Community Centre
3350 Maquinna Drive - D.A. No. 211335

RECEIVED	
PLANNING DEPARTMENT	
AUG - 3 1990	
NUMBER	L 5305
REFERRED TO	THE/FAS
COPY TO	
ANSWER REQ'D	

I wish to advise you Vancouver City Council, at its meeting on July 31, 1990, approved the recommendation of the City Manager, as contained in the attached clause in his report dated July 27, 1990, regarding the above matter.

[Handwritten Signature]
CITY CLERK

TTuominen:pl
Attachment

Also letter to:
Mr. B. Kennedy, Champlain Heights Community Centre Association,
22 - 7055 Blake Street, Vancouver, V5S 3V5

*For CD-1 5270
File*

3. Champlain Heights Community Centre
3350 Maquinna Drive - D.A. No. 211335

The Director of Planning reports as follows:

"PURPOSE

This report seeks Council's approval, by resolution, for a minor increase in the floor space ratio (FSR) applicable to CD-1 By-law Number 5270, thereby enabling approval of Development Application Number 211335 which proposes an addition to this community recreation facility.

SITE DESCRIPTION AND BACKGROUND

The community centre is located south of Maquinna Drive, between Champlain Crescent and Butler Street. The site context is illustrated in Diagram 1 below.

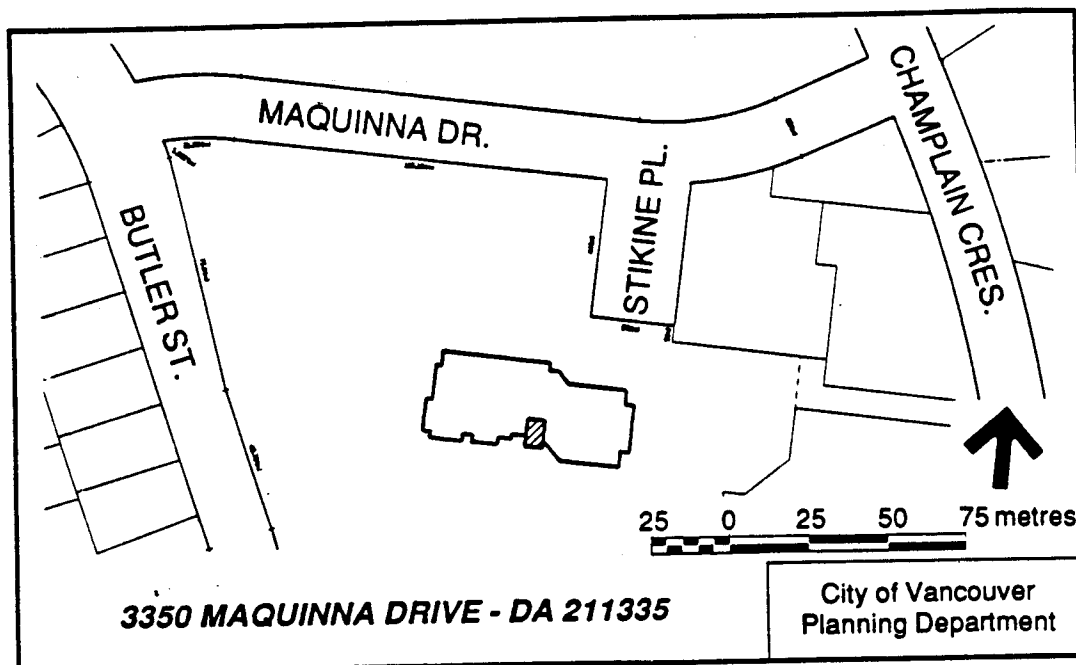


DIAGRAM 1

At a Public Hearing held on June 28, 1979, City Council approved the rezoning of a portion of the Champlain Heights area from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District to accommodate the following:

- Community recreation facility;
- Schools;
- Retail stores, offices, businesses or undertakings catering to the day-to-day needs residents of the local neighbourhood;
- Neighbourhood public house;
- Public health and social service offices and child care facilities;

Clause No. 3 Continued

The CD-1 by-law (No. 5270) was enacted by City Council on July 24, 1979.

PROPOSED DEVELOPMENT

The development application (No. 211335) involves the addition of approximately 426 square feet to accommodate small meetings, arts and crafts classes and/or teen drop-in activities.

The CD-1 By-law for the site does not specify a maximum permitted FSR for any of the buildings. Since these were City-owned lands, aspects of built form were established by Council resolution. These included a maximum FSR of 0.84 for the community centre. The development permit (DP 84385) for initial construction of the community centre fully utilized the available FSR. The building additions requested under this current application would increase the community centre's FSR from 0.84 to 0.88. The proposed increase can be approved by Council through resolution.

PUBLIC NOTIFICATION

Due to the minor nature of the proposed additions, surrounding residents were not notified. The Champlain Heights Community Centre Association supports this application.

RECOMMENDATION

The Director of Planning recommends:

THAT Council authorize, by resolution, an increase in the floor space ratio for the Champlain Heights Community Centre from 0.84 to 0.88, to allow for additions as proposed under Development Application Number 211335."

The City Manager RECOMMENDS approval of the foregoing.

ADMINISTRATIVE REPORT

Date: June 25, 1998
Author/Local: M. Cho/6496
CC File No. 2607

TO: Vancouver City Council
FROM: Director of Community Planning on behalf of Land Use and
Development
SUBJECT: 3350 Maquinna Drive
DE403208 - CD-1 By-law Number 5270
Owner of Development: City of Vancouver

RECOMMENDATION

THAT Council approve, by resolution, an increase in the floor space ratio (FSR) from 0.088 to 0.092, for the Champlain Heights Community Centre, to allow for a one-storey addition as proposed under Development Application Number DE403208.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy.

PURPOSE

This report seeks Council's approval, by resolution, for a minor increase in the FSR applicable to CD-1 By-law Number 5270, thereby enabling approval of Development Application Number DE403208 which proposes a one-storey addition to this existing community recreation facility.

SITE DESCRIPTION AND BACKGROUND

The community centre is located south of Maquinna Drive, between Champlain Crescent and Butler Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

At a Public Hearing on June 28, 1979, City Council approved a rezoning of a portion of the Champlain Heights area from RS-1 One-Family Dwelling to CD-1 Comprehensive Development District to accommodate the following:

- Community recreation facility;
- Schools;
- Retail store, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
- Neighbourhood public house;
- Public health and social service offices and child care facilities.

CD-1 By-law Number 5270 was enacted on July 24, 1979.

DISCUSSION

The proposal involves a one-storey addition of approximately 982 square feet to accommodate activity space for this existing community centre.

The CD-1 By-law for the site does not specify a maximum permitted FSR for any of the buildings. Since these were City-owned lands, aspects of built form were established by Council resolution. These included a maximum FSR of 0.084 for the community centre.

Development Permit Number DE84385 was approved in 1980 for the initial construction of the community centre which fully utilized the available FSR of 0.084. On August 7, 1990, a development permit (DE211335) was approved for the addition of approximately 426 square feet to accommodate small meetings, arts and crafts classes and/or teen drop-in activities, which increased the FSR from 0.084 to 0.088.

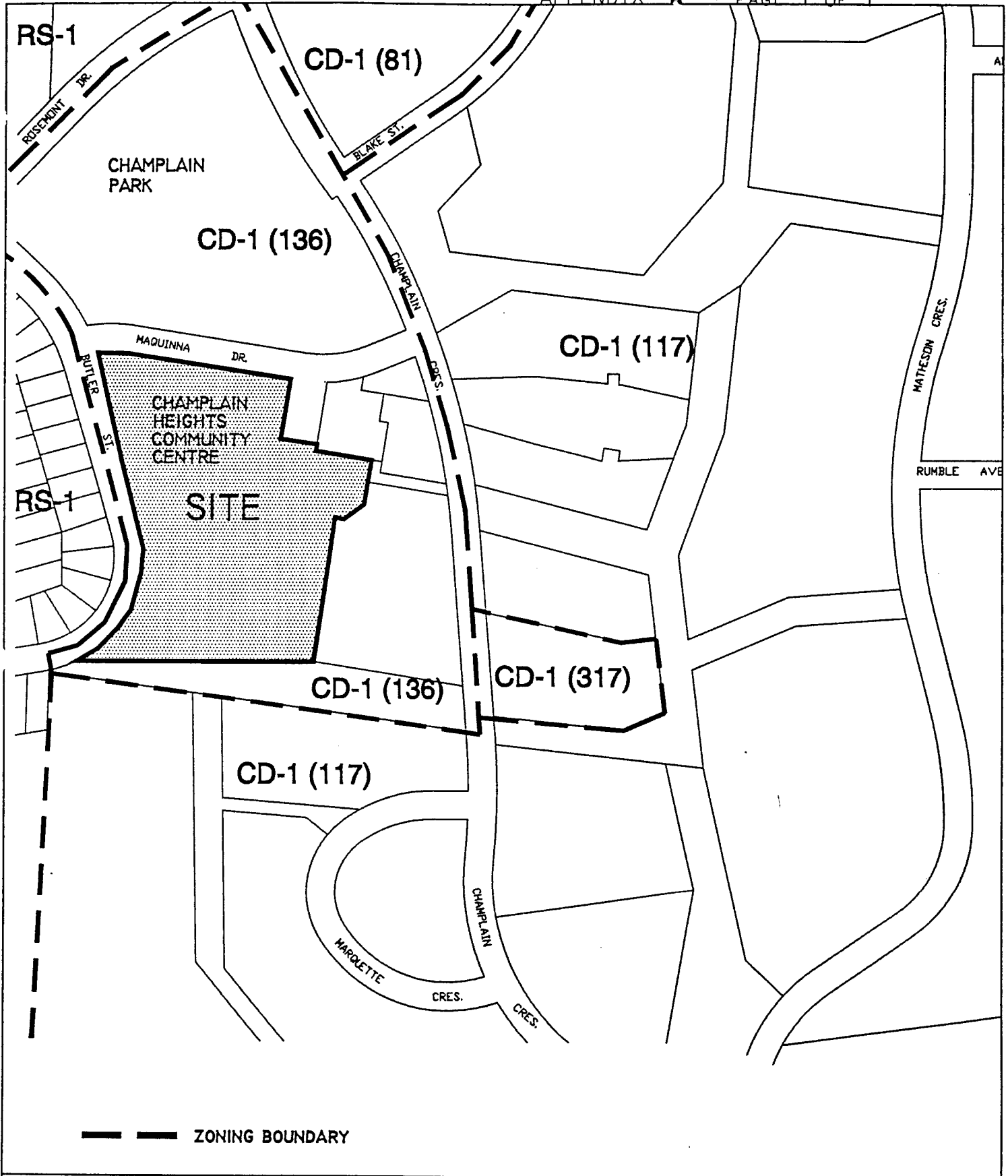
The building addition requested under this current application would increase the community centre's FSR from 0.088 to 0.092. The proposed increase can be approved by Council through resolution.

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

Due to the minor nature of the proposed addition, surrounding property owners were not notified.

CONCLUSION

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives. However, before approving the application, the Director of Planning is first seeking Council's approval, by resolution, for a minor increase in the FSR from 0.088 to 0.092.



3350 MAQUINNA DR. DE 403208

DATE 1998 06 15

DRAWN WGKS

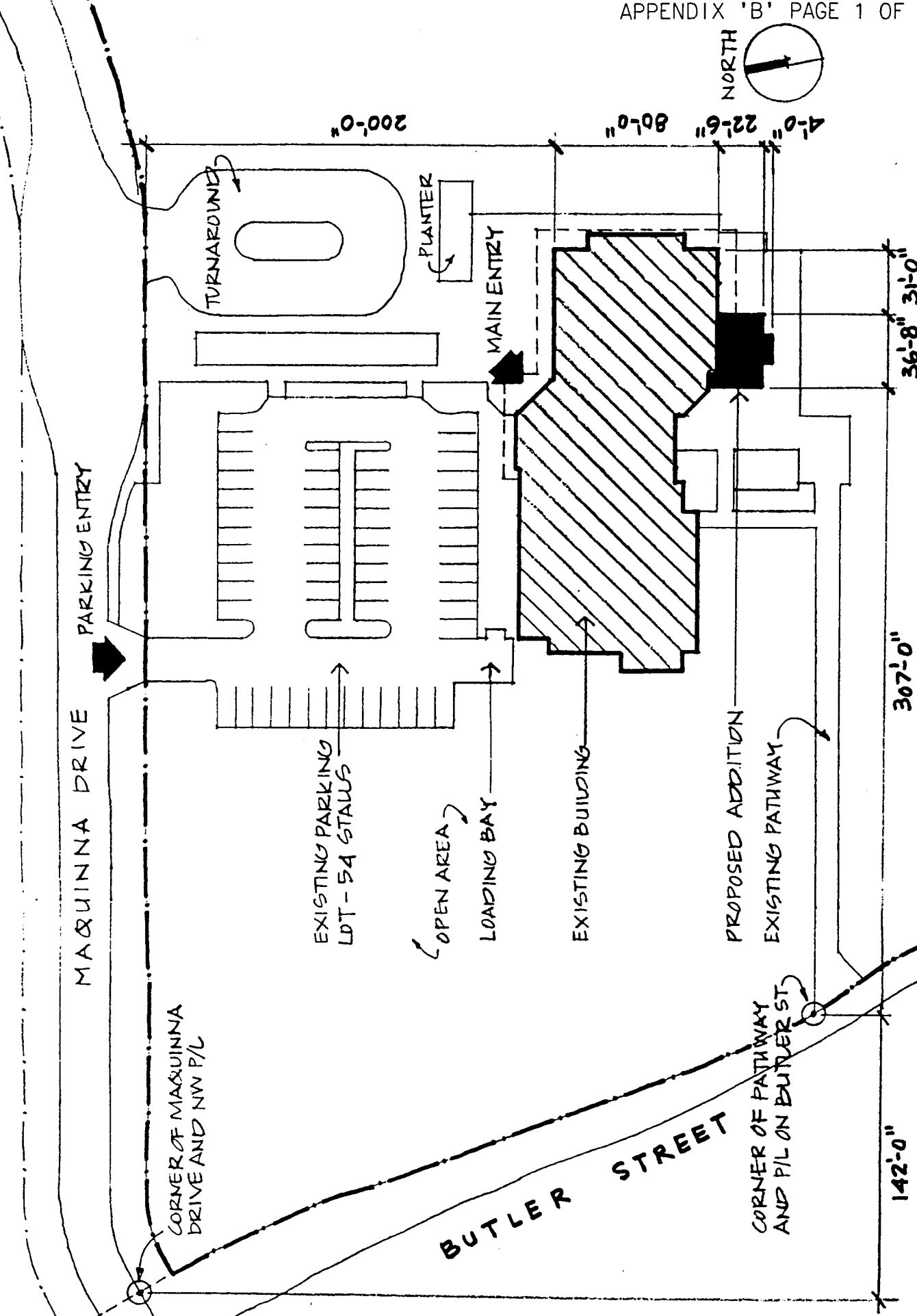
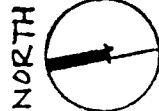


CITY OF VANCOUVER PLANNING DEPARTMENT

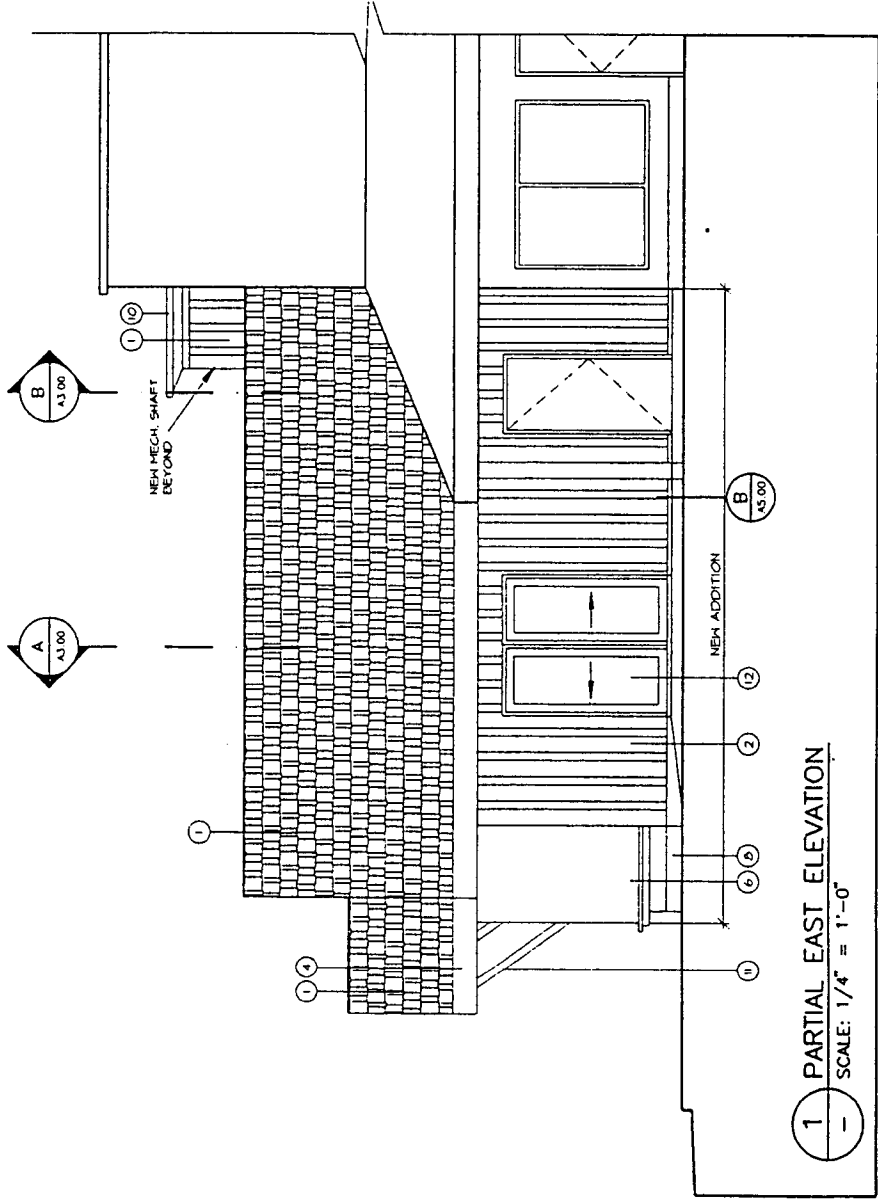
SCALE 1:3600

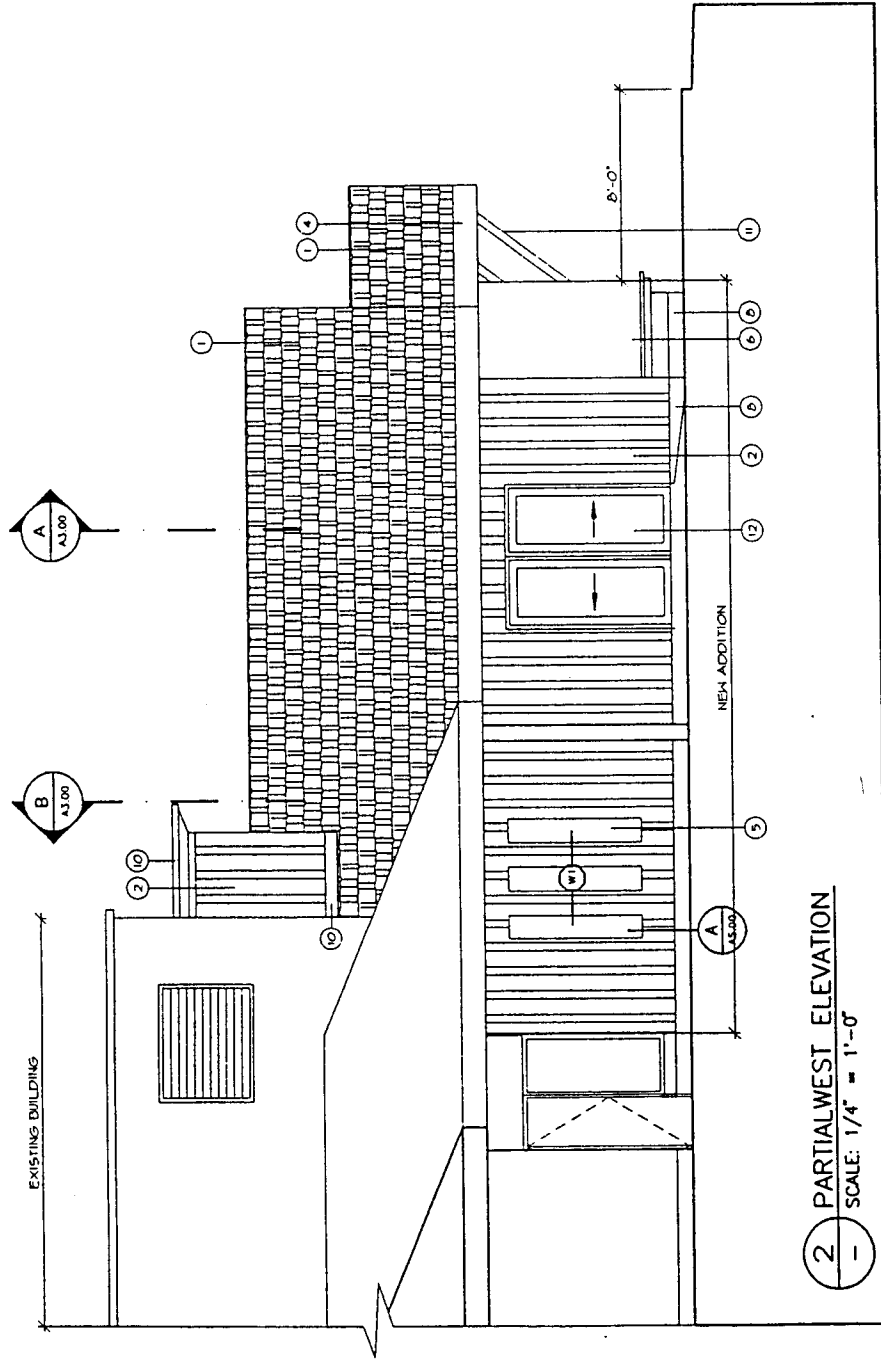
FILE: C:\VPROFDEV\3350MAQ.DWG

LOT DESCRIPTION: LOT 144, DL.334 + DL 5, PLAN 19857



PROPOSED ADDITION: CHAMPLAIN HEIGHTS COMMUNITY CENTER
SITE PLAN - SCALE 1/64" = 1'-0"





ADMINISTRATIVE REPORTS

- 1. **3350 Maquinna Drive - DE403208 -
CD-1 By-law Number 5270 -
Owner of Development: City of Vancouver
June 25, 1998**

File: 2607

MOVED by Cllr. Clarke,

THAT Council approve, by resolution, an increase in the floor space ratio (FSR) from 0.088 to 0.092, for the Champlain Heights Community Centre, to allow for a one-storey addition as proposed under Development Application Number DE403208.

- CARRIED UNANIMOUSLY

- 2. **Re-approval of Strata Title Conversion:
267-271 East 23rd Avenue
July 6, 1998**

File: 5311

MOVED by Cllr. Sullivan,

THAT the application to convert the previously-occupied building at 267-271 East 23rd Avenue (Lot 15, Block 24, D.L. 301, Plan 5112) to strata title ownership be re-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 conditions have been met within six months of the date of this re-approval:

- (a) completion of all work required by the City Building Inspector, under the necessary permits, at no cost to the City, in order that this previously-occupied building substantially complies with all relevant by-laws; and
- (b) execution of a Section 219 covenant, to be registered concurrently with the strata plan, prepared to the satisfaction of the Director of Legal Services, to serve notice on title regarding the uncertainty of site redevelopment.

- CARRIED UNANIMOUSLY