

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 (147)

706-774 West 13th Avenue

755 West 14th Avenue

By-law No. 5491

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

Effective December 8, 1981

(Amended up to and including By-law No. 8298, dated February 20, 2001)

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Uses

The area shown included within the heavy black outline on Schedule A is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) a maximum of 86 townhouse units subject to the following:
 - (i) of the total number of dwelling units a minimum of 25% shall have three bedrooms, a minimum of 5% shall have one bedroom, and the balance shall have two bedrooms;
 - (ii) every three-bedroom dwelling unit shall have a minimum gross floor area of 70.418 m² (758 sq. ft.), every two-bedroom dwelling unit shall have a minimum gross floor area of 57.96 m² (624 sq. ft.), and every one-bedroom dwelling unit shall have a minimum gross floor area of 51.09 m² (550 sq. ft.);
 - (iii) a minimum of 5% of the total number of dwelling units shall be designed in accordance with Canada Mortgage and Housing Corporation requirements for housing the handicapped;
 - (iv) all dwelling units shall be designed for families of low income under the provisions of the National Housing Act. [5548; 82 05 18]
- (b) accessory buildings and accessory uses customarily ancillary to the townhouse units.

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.75.

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

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, 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 the floor space ratio:

- (a) balconies, canopies, sun decks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (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. [8298; 01 02 20]

4 Height

The maximum height of a building shall be the lesser of two storeys plus basement or a vertical distance of 30 feet measured from the average curb level of the fronting street to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

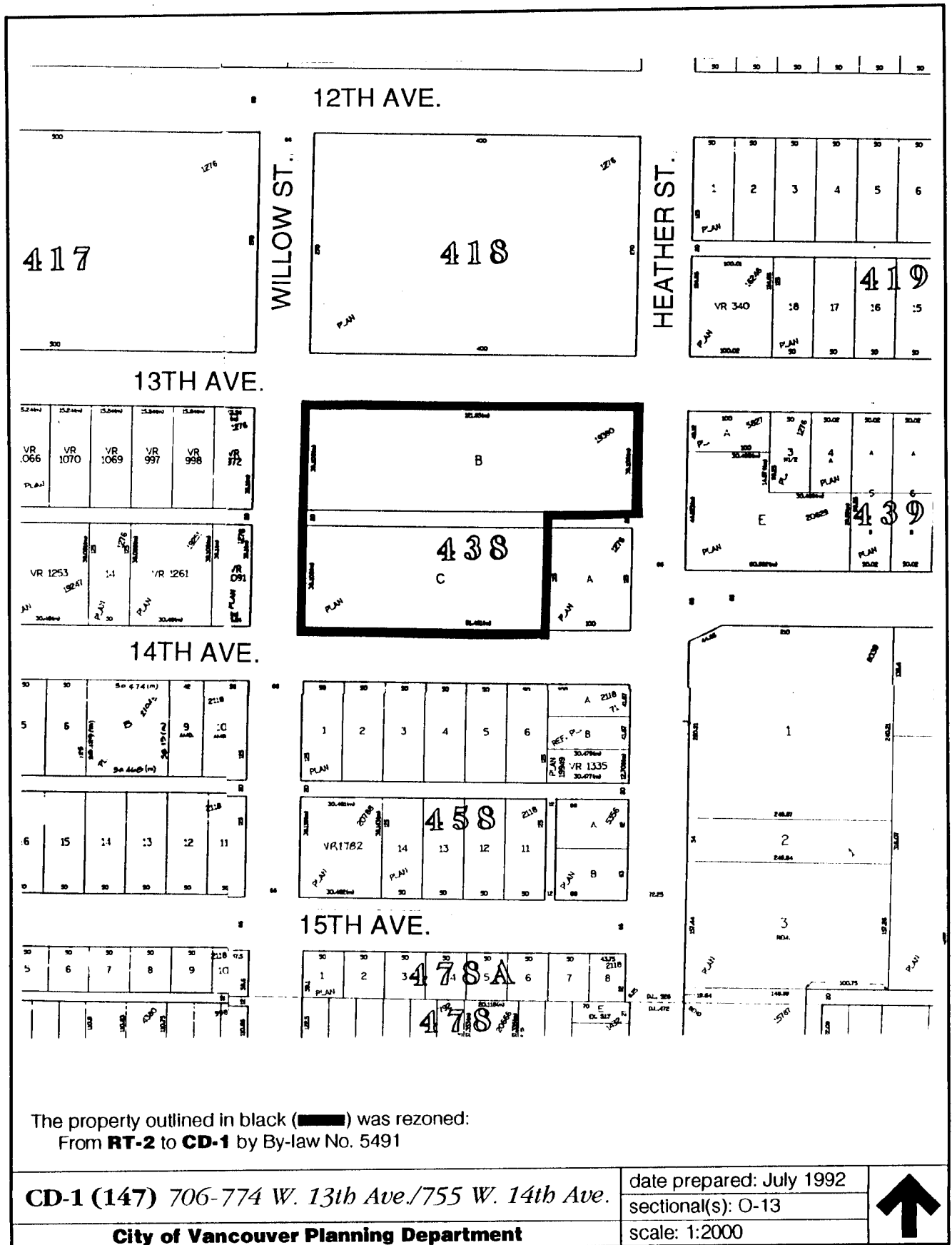
5 Off-street Parking

Off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the **Zoning and Development By-law**, subject to the following:

- (a) a minimum of one off-street parking space shall be provided for each dwelling unit;
- (b) all off-street parking shall be located underground with the exception of off-street parking ancillary to dwelling units designed for handicapped persons, which may be located on grade.
[5548; 82 05 18]

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

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5491 or provides an explanatory note.*



C.C. 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: January 2, 1981

To: VANCOUVER CITY COUNCIL

Refer File: 5310

Subject: Proposed Rezoning, Block Bounded by 13th and 14th
Avenues, Heather and Willow Streets

Council, on December 16, 1980, considered the attached report of the City Manager dated December 10, 1980 on the above topic. A motion to receive and a further motion to approve both resulted in tie votes and no further action was taken.

A letter has since been received from Qestar Developments Ltd., requesting that this matter be brought before Council again and, consequently, the report is submitted for further consideration at the Council meeting on January 6, 1981.

CITY CLERK

EBowie:ci

706-774 W. 13th.
CD-1 # 147
U/B 2 5548
81 01 03

Rich: Please attend to this tomorrow if Council with appropriate officers has again

P.S. See my comments inside as well.

CD-1 #147

CITY PLANNING
DEPARTMENT

DATE 1980 12 10

TO: The City Manager (for Council)

SUBJECT: Proposed Rezoning - Block Bounded by 13th and 14th Avenues,
Heather and Willow Streets

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

An application has been received from Mr. L. Laidlaw, Architect, on behalf of Qestar Developments Ltd., to rezone the block bounded by 13th and 14th Avenues, Heather and Willow Streets (Block 438, D.L. 326, Plan 1276), with the exception of the single lot on the southeast corner of this block (Lot A of 9 and 10) as follows:

Present Zoning: RT-2 Two-Family Dwelling District
Requested Zoning: CD-1 Comprehensive Development District
Stated Purpose: 'To permit the construction of 50 units of ground-oriented townhousing, comprised of six triplex and eight quadruplex structures and including a concrete underground parking structure to accommodate 100 cars.'

In pursuing the proposed development the applicant was advised to seek a rezoning of the site to CD-1 Comprehensive Development District for the following reasons:

- a. Townhouse development of the scale proposed would not satisfy the pre-conditions in Council's guidelines for townhouse and apartment development in RT-2 and RT-2A areas;
- b. A CD-1 zoning would better ensure integrated design and implementation of the project.

SITE and SITUATION

The site and existing zoning are outlined on the attached Appendix A plan.

The site is located immediately to the south of the Vancouver General Hospital Nurses' Residence, and has a site area of 0.813 hectares (2.009 acres). Twelve of the fourteen lots comprising the site are presently developed with older residential (rental) buildings, all of which are approved and occupied as one-family dwellings. (Qestar's Property Manager for the site has advised that three of the twelve families consist of a number of unrelated persons sharing facilities in accordance with the provisions of the Zoning and Development By-law No. 3575.)

The lot on the southeast corner of the block, excluded from the rezoning, is developed with an older residential building and occupied as a Convent for the Sisters of the Good Shepherd of Quebec.

Lands in the vicinity of the site to the east, south and west are presently zoned RT-2 Two-Family Dwelling District and developed with a combination of one- and two-family dwellings, multiple conversion dwellings and townhouse developments in accordance with the RT-2 District Schedule.

BACKGROUND

The site and lands in the general area have been zoned RT-2 Two-Family Dwelling District at least since the adoption of the Zoning and Development By-law No. 3575 in 1956.

Information supplied by the applicant indicates that property acquisition in this block by the Vancouver General Hospital was largely undertaken between the years 1957 and 1961, with four remaining properties being purchased in

1969. Master planning efforts by the Hospital indicated in 1978 that these lands and several properties in the block to the west would not be required for future Hospital expansion. In 1979, the Hospital explored the possibilities of demolishing the existing buildings on the site and utilizing this site for surface parking during construction of a parking structure on the block to the northwest. Such a use of this site was discouraged by the Director of Planning.

Having approached the Hospital about possible disposition of this site, a rezoning application was received in early 1980 from the Inner City Cooperative Housing Society for the purpose of a cooperative residential development comprising 54 dwelling units. Soon thereafter, the Hospital advertised the site for sale. Under letter dated June 26, 1980, the Hospital confirmed that the site had been sold to a developer other than the Inner City Cooperative Housing Society and the initial rezoning application was subsequently withdrawn.

Qestar Developments Ltd., the current rezoning applicants, acquired the site from Community Builders Ltd., who had purchased the site from the Hospital in the middle of 1980.

PROPOSED DEVELOPMENT

In support of the proposed rezoning, the applicant submitted drawings stamped "Received, City Planning Department, October 10, 1980". Additional drawings showing a section through the site and additional detailing of the proposed parking structure adjacent to the lane were submitted and stamped "Received, City Planning Department, November 26, 1980".

The drawings submitted indicate that the existing buildings on the site would be demolished and replaced by a series of three- and four-unit townhouses based on minor adjustments to the current subdivision pattern within the site. A total of 50 dwelling units would be created in place of the 12 one-family dwellings presently on the site. A total of 100 off-street parking spaces would be provided in two partially underground structures (top surface of ceiling slab approximately seven feet above lane elevation). The two parking structures would be located immediately adjacent to and taking access from the existing lane which bisects the site. Being only partially underground, the upper slab of the parking structure would be directly accessible and designed as useable open space for units facing the interior of the site. Additional useable open space would be provided for other dwelling units around the periphery of the site.

CALCULATIONS

	Under Present RT-2 (Using RM-1)	Under RT-2A	Proposed Development
Site Area	668.88 m ²	No minimum*	0.813 hectares (2.01 acres)**
Frontage	No maximum***	32.004 m (105 ft.) max. but not more than width of 2 adjoining lots	121.92 m (400 ft.) on W.13th Avenue. 91.44 m (300 ft.) on W.14th Avenue.(See ** below).
Floor Space Ratio	0.75 maximum	0.75 maximum	0.75
Off-Street Parking	91 underground spaces(min. at 1/725 sq.ft. floor area)	50 spaces (min.at 1/ dwelling unit)	100 underground spaces (at two dwelling unit)
Dwelling Unit Density	25/acre max.	25/acre max.	25/acre
Height	Not to Exceed 30 ft., 2 storeys plus cellar, or 1 storey plus basement	Not to exceed 2½ storeys nor 35 ft.	2 storeys plus cellar and 30 ft. to mean height of roof (max. 10.97 m (36 ft.))
Site Coverage	40% max.****	45% max.	55%

- * Council-established guideline of 25 dwelling units/net acre (max.) implies a minimum site area of 485.6 m² (5,227 sq.ft.) for a 3-unit townhouse.
- ** The individual townhouses proposed would occupy sites having frontages of 15.24 m (50 ft.) and areas of 580.6 m (6,250 sq.ft.).
- *** Council-established guideline refers to a maximum allowable redevelopment frontage for a townhouse or apartment project of twice the average lot frontage in the block face in which the site is located, and the opposite block face.
- **** Being only partially underground, the parking structure would be included in site coverage calculation under the present zoning (RT-2 using RM-1) and therefore not permitted. Despite rooftop usage as open space, the design of the parking structure would be unsatisfactory were the site zoned RT-2A. This aspect is addressed in a later section of this report.

COMMENTS FROM REVIEWING AGENCIES

1. Urban Design Panel

The Urban Design Panel considered the proposed rezoning and development at its meeting on October 23, 1980 and commented as follows:

'The Panel supported the design of this rezoning proposal, noting that sensitivity in the mix and detailing of materials would be important in achieving the desired neighbourhood compatibility. Recommendation: That the design presented be approved.'

2. City Engineer

The City Engineer commented on the proposed rezoning and development, indicating by way of a memo dated October 23, 1980 that he had no objections to this rezoning, provided the development permit application, when submitted, complies fully with the provisions of Section 12 of the Zoning and Development By-law and with related Engineering Department standards.

ANALYSIS

1. Existing RT-2 Zoning

The present zoning allows for outright approval of new one- or two-family dwellings on each of the lots now comprising the site. Consideration can also be given to multiple conversion dwellings or townhouse or garden apartment development as conditional approval uses. Insofar as all of the dwellings on the site are utilized for residential rental accommodation, any demolition to facilitate new construction will be subject to demolition control provisions of Section 10.12 of the Zoning and Development By-law.

Guidelines governing townhouse and apartment development in RT-2 and RT-2A areas, as established by Council, would not facilitate approval of the proposed townhouse development under the current zoning. The eligibility guidelines established by Council for consideration of townhouse development permit applications require that one of the following pre-conditions be satisfied:

- (a) the site was vacant prior to March 20, 1979, as determined by the City of Vancouver Assessment Roll;
- (b) the site was under-utilized prior to March 20, 1979 (those with buildings having a floor space ratio much less than that of surrounding development and that permitted in the District Schedule (less than 0.3)) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable;
- (c) the site is developed with non-conforming uses or structurally unsound development (as certified by a registered structural engineer).

Neither of the first two pre-conditions apply for considering townhouse development under the existing RT-2 zoning on the site. Hence, as part of the application, an assessment of the existing buildings was submitted by Gordon Spratt & Associates Ltd., Consulting Professional Engineers, a firm commissioned by the applicant, which documented on a building-by-building basis those structural and non-structural conditions which led to a conclusion 'that it would not be structurally or financially feasible to bring these residences up to today's standards.' The report also noted that 'these are not residences of outstanding character and had not been kept in good repair.' Under present guideline administration, this assessment and the conclusions drawn would not satisfy the third pre-condition noted above in terms of considering townhouse development under the present zoning on this site. The assessment undertaken did not allow the consulting professional engineers to conclude that any of the existing dwellings were structurally unsound.

The applicant has indicated that refusal of the proposed rezoning would not result in retention and rehabilitation of any of the existing buildings on the site, as demolition and new two-family construction would be more economical. While the existing buildings on the site will quite likely be demolished, with or without rezoning approval, and the present tenants displaced, the Property Manager (Macaulay, Nicolls) has, at the request of the applicant, met individually with the tenants on the site on December 2, 1980 and offered to provide whatever assistance both they and the applicant could provide in locating alternate accommodation within the area and price range as established by the individual tenants. Any assistance provided here would be in addition to that stipulated under the Residential Tenancy Act, which provides for a minimum 120 days' notice of rental termination and up to \$300 for moving expenses.

2. Appropriateness of Rezoning Consideration

As a consequence of its prolonged acquisition program, the Vancouver General Hospital created a single site covering almost a full block - a situation possibly unparalleled in other RT-2 or RT-2A areas. The fact that the site is no longer envisaged for institutional use (the Hospital), but rather is to be retained for residential use, either under the existing or proposed zoning, is encouraging in terms of reinforcing and stabilizing the residential community to the south of the Hospital.

By virtue of its proximity, the Hospital continues to influence the site. Indeed, the location of the site with respect to existing and proposed hospital facilities, including the proposed new parking structure and related open space on the block to the northwest, adds to the peculiarity of the site vis-à-vis other RT-2 properties which are not subjected to similar external forces.

Favourable consideration of townhouse development on the site may be argued despite the fact that the site does not comply with Council's townhouse guidelines, as these guidelines were developed in response to typical small-scale, townhouse proposals on sites comprising one or two lots located at random in fairly stable, residential blocks. The

applicability of the guidelines in this situation must therefore be questioned in view of the unique history and context of the site.

Furthermore, the scale and character of the proposed project could only be assured by way of a comprehensive development scheme which, under the circumstances, can only be achieved by a CD-1 By-law. Such rezoning of the site would thus ensure that redevelopment were undertaken in an integrated fashion with sufficient design control to ensure a good functional and architectural relationship between the individual townhouse components and other elements such as the off-street parking, open spaces and landscaping.

3. Assessment of Proposed Scheme of Development

The Urban Design Panel noted that successful implementation of the 'replica housing' concept proposed by the applicant will depend heavily upon a harmonious yet diverse selection of finishing materials and architectural detailing in order to replicate the present pattern of small-scale, distinct dwellings characteristic of both this block and the RT-2 development in the area. The diversity of townhouse designs proposed by the applicant, derived from a simple yet effective combination of limited townhouse configurations, will be further enhanced by detailed architectural consideration at the development permit stage. Most important will be the need to achieve an architecturally integrated design for the whole site without the indiscriminate interchanging of individual designs or design elements to serve diverse client tastes.

One aspect of the proposed development which must be questioned is the collective off-street parking structures proposed. These not only contradict the small-scale, individual building concept proposed, but also present an exposed wall on both sides of the lane for much of its length. Further design consideration should be given at the development permit stage to either breaking up the parking structures into smaller components and/or further depressing the structures below grade. Both possibilities are architecturally feasible and would improve the scheme presently proposed.

Although a substantial amount of the existing mature landscaping on the site would necessarily be removed to accommodate the proposed development, many of the existing, substantial trees on the site should be retained. As a condition of any rezoning approval, the applicant should be required to undertake a tree survey and ensure the retention of as many existing, mature trees as possible, to the satisfaction of the Director of Planning.

Finally, existing overhead utilities in the lane should be undergrounded by the applicant as a condition of any rezoning approval. Such an improvement is justified on the basis of the project scale and the net increase in dwelling unit yield should the proposed rezoning be approved.

4. Site Redevelopment and the Loss of Existing Rental Housing

As noted, demolition of the existing rental housing on the site appears to be inevitable inasmuch as the applicant has stated that rehabilitation of the existing structures is not economically justifiable when compared to demolition and new two-family dwelling construction which would be pursued should rezoning approval not be obtained. While the economic justification for this decision might be questioned on the basis of successful rehabilitation of existing dwelling units in other RT-2 areas of the City, the decision in this instance may very well reflect the lack of attention given to ongoing maintenance of the present dwellings by the previous owner. Nevertheless, experience with rehabilitation in other RT-2 and RT-2A areas has often produced expensive, albeit high-quality, residential accommodation. This trend, which can only be expected to continue under current housing market conditions, throws into serious question the effectiveness of the current zoning incentives for rehabilitation and the creation of multiple conversion dwellings as a means of increasing residential density while maintaining the present socio-economic characteristics of the resident population in these areas.

As previously suggested to Council, when reporting on a recent rezoning application to facilitate a townhouse development in a nearby RT-2 area, a re-study of the present RT-2 and RT-2A zonings, as well as the current guidelines for consideration of townhouse and apartment developments in these areas, is becoming increasingly important. Council instruction for consideration of such a study as part of the Planning Department's 1981 Work Program has recently been obtained and will be forthcoming in the early months of 1981.

The study will examine peripheral portions of existing RT-2 and RT-2A areas, which, by virtue of their proximity to alternate land uses, may be worthy of reconsideration in terms of both existing zoning and current townhouse guidelines. The particular site now under consideration might fall within this category, being impacted by the adjacent nurses' residence, which is somewhat overbearing in architectural scale, as well as generating traffic and parking problems in the immediate area.

At the same time, the study will identify those larger relatively stable sections of RT-2 and RT-2A areas in which the present zoning should remain and the current townhouse guidelines continue to apply.

As noted earlier, the consulting professional engineers hired by the applicant could not conclude that any of the existing buildings on the site were structurally unsound. As a condition of rezoning approval, Council may wish to require the retention of the most sound dwelling units (785 West 14th Avenue, 726 and 744 West 13th Avenue). Were retention mandated by Council, rehabilitation of these units to a standard coincidental with the new construction on adjacent sites would likely result in expensive residential accommodation, would possibly be difficult to achieve architecturally, and would likely be too limited in scope to reflect adequately the character of housing in adjacent areas to the east, south and west.

As has been required in other projects of similar magnitude throughout the City, Council may wish to require that a percentage of the new units constructed in the proposed development be allocated for social housing as a condition of rezoning approval. Non-market housing in Champlain Heights is in excess of 50 percent of the total units and in False Creek, where the FCCDD Official Development Plan states that a population and income mix should be adopted as reflected in the Greater Vancouver region, approximately 25 percent of the total units are allocated for social (non-market housing). On the basis that new construction under the present zoning would yield 28 dwelling units, whereas the proposed development would comprise 50 dwelling units, it would seem reasonable to require a percentage of the 22 net dwelling unit increase for social housing. Ten percent (five units) would represent a nominal percentage, however the applicant has indicated most adamantly that the rezoning would be abandoned if any social housing component were required.

SUMMARY AND CONCLUSIONS

The site in question is unique in its history with respect to the Vancouver General Hospital. The site is also unique with respect to many other RT-2 zoned properties by virtue of its peripheral location and proximity to a major land use having direct influence on the site.

The basic concept of the proposed development which is to replicate the existing scale and character common to RT-2 areas, is to be supported. Alterations to the proposed development in order to improve the parking configuration, retain significant landscaping on the site, provide for underground utilities and possibly accommodate retention of several of the existing buildings on the site should be considered by Council as should the possibility of requiring a percentage of the resultant dwelling units for social housing as a condition of rezoning approval.

The basic options to be addressed by Council are:

- (a) to allow the rezoning and the subsequent development of 50 two- and three-bedroom, strata titled, market townhouse units; or
- (b) to deny the rezoning, following which the site would most likely be redeveloped with 14 new two-family dwellings in view of the applicant's contention that rehabilitation of the existing buildings is not economically feasible; or
- (c) to allow the rezoning in principle, subject to requiring a percentage of the total dwelling units for social housing.

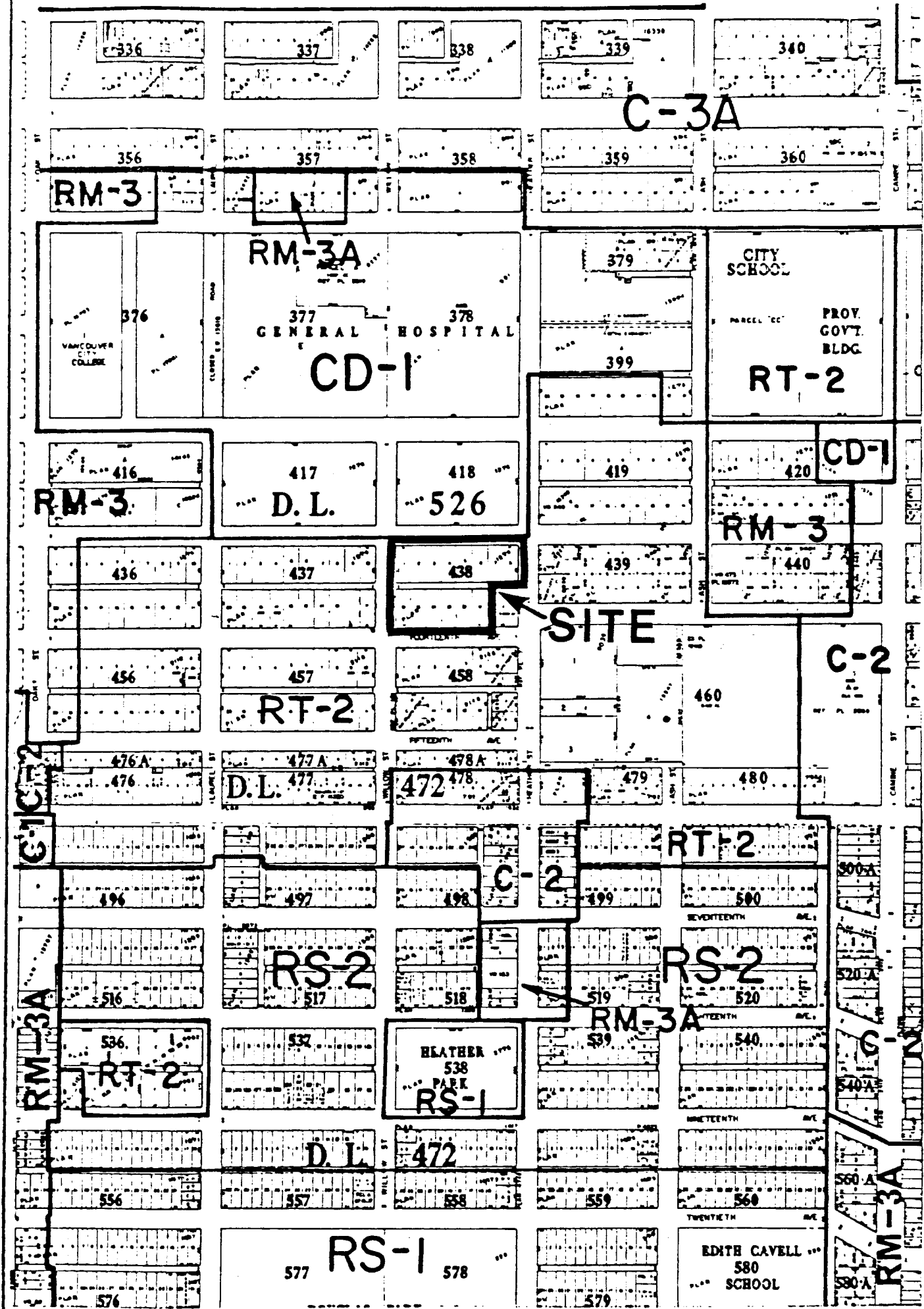
While further revisions to the proposed scheme of development should be undertaken with regard to the off-street parking structures, landscaping, and treatment of overhead utilities in the lane, the scheme has good merit and should be supported by way of CD-1 Comprehensive Development District rezoning approval. Approval of the proposed rezoning recommended for this site on the basis of the particular scheme proposed should not be viewed as precedent-setting with regard to other RT-2 lands, which will be the subject of special study in 1981.


RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred directly to a public hearing:

That this rezoning application be approved, subject to the following:

- (a) revision of the off-street parking structures proposed, as discussed in this report;
- (b) identification and location of existing mature landscaping on the site and assurance that this will be retained wherever possible, to the satisfaction of the Director of Planning;
- (c) undergrounding of present overhead utilities in the lane.
- (d) provision of a minimum of 10 percent (five units) of the total 50 dwelling units proposed for social housing."



Present Zone: <u>RT-2</u>	DRAWN <i>RHM</i>
	DATE <u>MAY. 16. 1980</u>
Requested Zone: <u>CD-1</u>	REVISED
 Vancouver City Planning Department	scale: 1" = 400'
	file no. 20 - 96

D

MANAGER'S REPORT

DATE 1980 12 10

TO: Vancouver City Council

SUBJECT: Summary Report - Proposed Rezoning, Block Bounded by 13th and 14th Avenues, Heather and Willow Streets

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

An application has been received from Mr. L. Laidlaw, Architect, on behalf of Qestar Developments Ltd., to rezone the block bounded by 13th and 14th Avenues, Heather and Willow Streets (Block 438, D.L. 326, Plan 1276), with the exception of the single lot on the southeast corner of this block (Lot A of 9 and 10) as follows:

Present Zoning: RT-2 Two-Family Dwelling District
Requested Zoning: CD-1 Comprehensive Development District
Stated Purpose: 'To permit the construction of 50 units of ground-oriented townhousing, comprised of six triplex and eight quadruplex structures and including a concrete underground parking structure to accommodate 100 cars.'

SUMMARY AND CONCLUSIONS

The site in question is unique in its history with respect to the Vancouver General Hospital. The site is also unique with respect to many other RT-2 zoned properties by virtue of its peripheral location and proximity to a major land use having direct influence on the site.

The basic concept of the proposed development which is to replicate the existing scale and character common to RT-2 areas, is to be supported. Alterations to the proposed development in order to improve the parking configuration, retain significant landscaping on the site, provide for underground utilities and possibly accommodate retention of several of the existing buildings on the site should be considered by Council as should the possibility of requiring a percentage of the resultant dwelling units for social housing as a condition of rezoning approval.

The basic options to be addressed by Council are:

- (a) to allow the rezoning and the subsequent development of 50 two- and three-bedroom, strata titled, market townhouse units; or
- (b) to deny the rezoning, following which the site would most likely be redeveloped with 14 new two-family dwellings in view of the applicant's contention that rehabilitation of the existing buildings is not economically feasible; or
- (c) to allow the rezoning in principle, subject to requiring a percentage of the total dwelling units for social housing.

While further revisions to the proposed scheme of development should be undertaken with regard to the off-street parking structures, landscaping, and treatment of overhead utilities in the lane, the scheme has good merit and should be supported by way of CD-1 Comprehensive Development District rezoning approval. Approval of the proposed rezoning recommended for this site on the basis of the particular scheme proposed should not be viewed as precedent-setting with regard to other RT-2 lands, which will be the subject of special study in 1981.

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 - (c) undergrounding of present overhead utilities in the lane.
 - (d) provision of a minimum of 10 percent (five units) of the total 50 dwelling units proposed for social housing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CITY PLANNING
DEPARTMENT

DATE 1980 12 10

TO: The City Manager (for Council)

SUBJECT: Proposed Rezoning - Block Bounded by 13th and 14th Avenues,
Heather and Willow Streets

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The site is located immediately to the south of the Vancouver General Hospital Nurses' Residence, and has a site area of 0.813 hectares (2.009 acres). Twelve of the fourteen lots comprising the site are presently developed with older residential (rental) buildings, all of which are approved and occupied as one-family dwellings. (Qestar's Property Manager for the site has advised that three of the twelve families consist of a number of unrelated persons sharing facilities in accordance with the provisions of the Zoning and Development By-law No. 3575.)

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	Under Present RT-2 (Using RM-1)	Under RT-2A	Proposed Development
Site Area	668.88 m ²	No minimum*	0.813 hectares (2.01 acres)**
Frontage	No maximum***	32.004 m (105 ft.) max.but not more than width of 2 adjoining lots	121.92 m (400 ft.) on W.13th Avenue. 91.44 m (300 ft.) on W.14th Avenue.(See ** below).
Floor Space Ratio	0.75 maximum	0.75 maximum	0.75
Off-Street Parking	91 underground spaces(min. at 1/725 sq.ft. floor area)	50 spaces (min.at 1/ dwelling unit)	100 underground spaces (at two dwelling unit)
Dwelling Unit Density	25/acre max.	25/acre max.	25/acre
Height	Not to Exceed 30 ft., 2 storeys plus cellar, or 1 storey plus basement	Not to exceed 2½ storeys nor 35 ft.	2 storeys plus cellar and 30 ft. to mean height of roof (max. 10.97 m (36 ft.))
Site Coverage	40% max.****	45% max.	55%

- * Council-established guideline of 25 dwelling units/net acre (max.) implies a minimum site area of 485.6 m² (5,227 sq.ft.) for a 3-unit townhouse.
- ** The individual townhouses proposed would occupy sites having frontages of 15.24 m (50 ft.) and areas of 580.6 m (6,250 sq.ft.).
- *** Council-established guideline refers to a maximum allowable redevelopment frontage for a townhouse or apartment project of twice the average lot frontage in the block face in which the site is located, and the opposite block face.
- **** Being only partially underground, the parking structure would be included in site coverage calculation under the present zoning (RT-2 using RM-1) and therefore not permitted. Despite rooftop usage as open space, the design of the parking structure would be unsatisfactory were the site zoned RT-2A. This aspect is addressed in a later section of this report.

COMMENTS FROM REVIEWING AGENCIES

1. Urban Design Panel

The Urban Design Panel considered the proposed rezoning and development at its meeting on October 23, 1980 and commented as follows:

'The Panel supported the design of this rezoning proposal, noting that sensitivity in the mix and detailing of materials would be important in achieving the desired neighbourhood compatibility. Recommendation: That the design presented be approved.'

2. City Engineer

The City Engineer commented on the proposed rezoning and development, indicating by way of a memo dated October 23, 1980 that he had no objections to this rezoning, provided the development permit application, when submitted, complies fully with the provisions of Section 12 of the Zoning and Development By-law and with related Engineering Department standards.

ANALYSIS

1. Existing RT-2 Zoning

The present zoning allows for outright approval of new one- or two-family dwellings on each of the lots now comprising the site. Consideration can also be given to multiple conversion dwellings or townhouse or garden apartment development as conditional approval uses. Insofar as all of the dwellings on the site are utilized for residential rental accommodation, any demolition to facilitate new construction will be subject to demolition control provisions of Section 10.12 of the Zoning and Development By-law.

Guidelines governing townhouse and apartment development in RT-2 and RT-2A areas, as established by Council, would not facilitate approval of the proposed townhouse development under the current zoning. The eligibility guidelines established by Council for consideration of townhouse development permit applications require that one of the following pre-conditions be satisfied:

- (a) the site was vacant prior to March 20, 1979, as determined by the City of Vancouver Assessment Roll;
- (b) the site was under-utilized prior to March 20, 1979 (those with buildings having a floor space ratio much less than that of surrounding development and that permitted in the District Schedule (less than 0.3)) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable;
- (c) the site is developed with non-conforming uses or structurally unsound development (as certified by a registered structural engineer).

Neither of the first two pre-conditions apply for considering townhouse development under the existing RT-2 zoning on the site. Hence, as part of the application, an assessment of the existing buildings was submitted by Gordon Spratt & Associates Ltd., Consulting Professional Engineers, a firm commissioned by the applicant, which documented on a building-by-building basis those structural and non-structural conditions which led to a conclusion 'that it would not be structurally or financially feasible to bring these residences up to today's standards.' The report also noted that 'these are not residences of outstanding character and had not been kept in good repair.' Under present guideline administration, this assessment and the conclusions drawn would not satisfy the third pre-condition noted above in terms of considering townhouse development under the present zoning on this site. The assessment undertaken did not allow the consulting professional engineers to conclude that any of the existing dwellings were structurally unsound.

The applicant has indicated that refusal of the proposed rezoning would not result in retention and rehabilitation of any of the existing buildings on the site, as demolition and new two-family construction would be more economical. While the existing buildings on the site will quite likely be demolished, with or without rezoning approval, and the present tenants displaced, the Property Manager (Macaulay, Nicolls) has, at the request of the applicant, met individually with the tenants on the site on December 2, 1980 and offered to provide whatever assistance both they and the applicant could provide in locating alternate accommodation within the area and price range as established by the individual tenants. Any assistance provided here would be in addition to that stipulated under the Residential Tenancy Act, which provides for a minimum 120 days' notice of rental termination and up to \$300 for moving expenses.

2. Appropriateness of Rezoning Consideration

As a consequence of its prolonged acquisition program, the Vancouver General Hospital created a single site covering almost a full block - a situation possibly unparalleled in other RT-2 or RT-2A areas. The fact that the site is no longer envisaged for institutional use (the Hospital), but rather is to be retained for residential use, either under the existing or proposed zoning, is encouraging in terms of reinforcing and stabilizing the residential community to the south of the Hospital.

By virtue of its proximity, the Hospital continues to influence the site. Indeed, the location of the site with respect to existing and proposed hospital facilities, including the proposed new parking structure and related open space on the block to the northwest, adds to the peculiarity of the site vis-à-vis other RT-2 properties which are not subjected to similar external forces.

Favourable consideration of townhouse development on the site may be argued despite the fact that the site does not comply with Council's townhouse guidelines, as these guidelines were developed in response to typical small-scale, townhouse proposals on sites comprising one or two lots located at random in fairly stable, residential blocks. The

applicability of the guidelines in this situation must therefore be questioned in view of the unique history and context of the site.

Furthermore, the scale and character of the proposed project could only be assured by way of a comprehensive development scheme which, under the circumstances, can only be achieved by a CD-1 By-law. Such rezoning of the site would thus ensure that redevelopment were undertaken in an integrated fashion with sufficient design control to ensure a good functional and architectural relationship between the individual townhouse components and other elements such as the off-street parking, open spaces and landscaping.

3. Assessment of Proposed Scheme of Development

The Urban Design Panel noted that successful implementation of the 'replica housing' concept proposed by the applicant will depend heavily upon a harmonious yet diverse selection of finishing materials and architectural detailing in order to replicate the present pattern of small-scale, distinct dwellings characteristic of both this block and the RT-2 development in the area. The diversity of townhouse designs proposed by the applicant, derived from a simple yet effective combination of limited townhouse configurations, will be further enhanced by detailed architectural consideration at the development permit stage. Most important will be the need to achieve an architecturally integrated design for the whole site without the indiscriminate interchanging of individual designs or design elements to serve diverse client tastes.

One aspect of the proposed development which must be questioned is the collective off-street parking structures proposed. These not only contradict the small-scale, individual building concept proposed, but also present an exposed wall on both sides of the lane for much of its length. Further design consideration should be given at the development permit stage to either breaking up the parking structures into smaller components and/or further depressing the structures below grade. Both possibilities are architecturally feasible and would improve the scheme presently proposed.

Although a substantial amount of the existing mature landscaping on the site would necessarily be removed to accommodate the proposed development, many of the existing, substantial trees on the site should be retained. As a condition of any rezoning approval, the applicant should be required to undertake a tree survey and ensure the retention of as many existing, mature trees as possible, to the satisfaction of the Director of Planning.

Finally, existing overhead utilities in the lane should be undergrounded by the applicant as a condition of any rezoning approval. Such an improvement is justified on the basis of the project scale and the net increase in dwelling unit yield should the proposed rezoning be approved.

4. Site Redevelopment and the Loss of Existing Rental Housing

As noted, demolition of the existing rental housing on the site appears to be inevitable inasmuch as the applicant has stated that rehabilitation of the existing structures is not economically justifiable when compared to demolition and new two-family dwelling construction which would be pursued should rezoning approval not be obtained. While the economic justification for this decision might be questioned on the basis of successful rehabilitation of existing dwelling units in other RT-2 areas of the City, the decision in this instance may very well reflect the lack of attention given to ongoing maintenance of the present dwellings by the previous owner. Nevertheless, experience with rehabilitation in other RT-2 and RT-2A areas has often produced expensive, albeit high-quality, residential accommodation. This trend, which can only be expected to continue under current housing market conditions, throws into serious question the effectiveness of the current zoning incentives for rehabilitation and the creation of multiple conversion dwellings as a means of increasing residential density while maintaining the present socio-economic characteristics of the resident population in these areas.

As previously suggested to Council, when reporting on a recent rezoning application to facilitate a townhouse development in a nearby RT-2 area, a re-study of the present RT-2 and RT-2A zonings, as well as the current guidelines for consideration of townhouse and apartment developments in these areas, is becoming increasingly important. Council instruction for consideration of such a study as part of the Planning Department's 1981 Work Program has recently been obtained and will be forthcoming in the early months of 1981.

The study will examine peripheral portions of existing RT-2 and RT-2A areas, which, by virtue of their proximity to alternate land uses, may be worthy of reconsideration in terms of both existing zoning and current townhouse guidelines. The particular site now under consideration might fall within this category, being impacted by the adjacent nurses' residence, which is somewhat overbearing in architectural scale, as well as generating traffic and parking problems in the immediate area.

At the same time, the study will identify those larger relatively stable sections of RT-2 and RT-2A areas in which the present zoning should remain and the current townhouse guidelines continue to apply.

As noted earlier, the consulting professional engineers hired by the applicant could not conclude that any of the existing buildings on the site were structurally unsound. As a condition of rezoning approval, Council may wish to require the retention of the most sound dwelling units (785 West 14th Avenue, 726 and 744 West 13th Avenue). Were retention mandated by Council, rehabilitation of these units to a standard coincidental with the new construction on adjacent sites would likely result in expensive residential accommodation, would possibly be difficult to achieve architecturally, and would likely be too limited in scope to reflect adequately the character of housing in adjacent areas to the east, south and west.

As has been required in other projects of similar magnitude throughout the City, Council may wish to require that a percentage of the new units constructed in the proposed development be allocated for social housing as a condition of rezoning approval. Non-market housing in Champlain Heights is in excess of 50 percent of the total units and in False Creek, where the FCCDD Official Development Plan states that a population and income mix should be adopted as reflected in the Greater Vancouver region, approximately 25 percent of the total units are allocated for social (non-market housing). On the basis that new construction under the present zoning would yield 28 dwelling units, whereas the proposed development would comprise 50 dwelling units, it would seem reasonable to require a percentage of the 22 net dwelling unit increase for social housing. Ten percent (five units) would represent a nominal percentage, however the applicant has indicated most adamantly that the rezoning would be abandoned if any social housing component were required.

SUMMARY AND CONCLUSIONS

The site in question is unique in its history with respect to the Vancouver General Hospital. The site is also unique with respect to many other RT-2 zoned properties by virtue of its peripheral location and proximity to a major land use having direct influence on the site.

The basic concept of the proposed development which is to replicate the existing scale and character common to RT-2 areas, is to be supported. Alterations to the proposed development in order to improve the parking configuration, retain significant landscaping on the site, provide for underground utilities and possibly accommodate retention of several of the existing buildings on the site should be considered by Council as should the possibility of requiring a percentage of the resultant dwelling units for social housing as a condition of rezoning approval.

The basic options to be addressed by Council are:

- (a) to allow the rezoning and the subsequent development of 50 two- and three-bedroom, strata titled, market townhouse units; or
- (b) to deny the rezoning, following which the site would most likely be redeveloped with 14 new two-family dwellings in view of the applicant's contention that rehabilitation of the existing buildings is not economically feasible; or
- (c) to allow the rezoning in principle, subject to requiring a percentage of the total dwelling units for social housing.

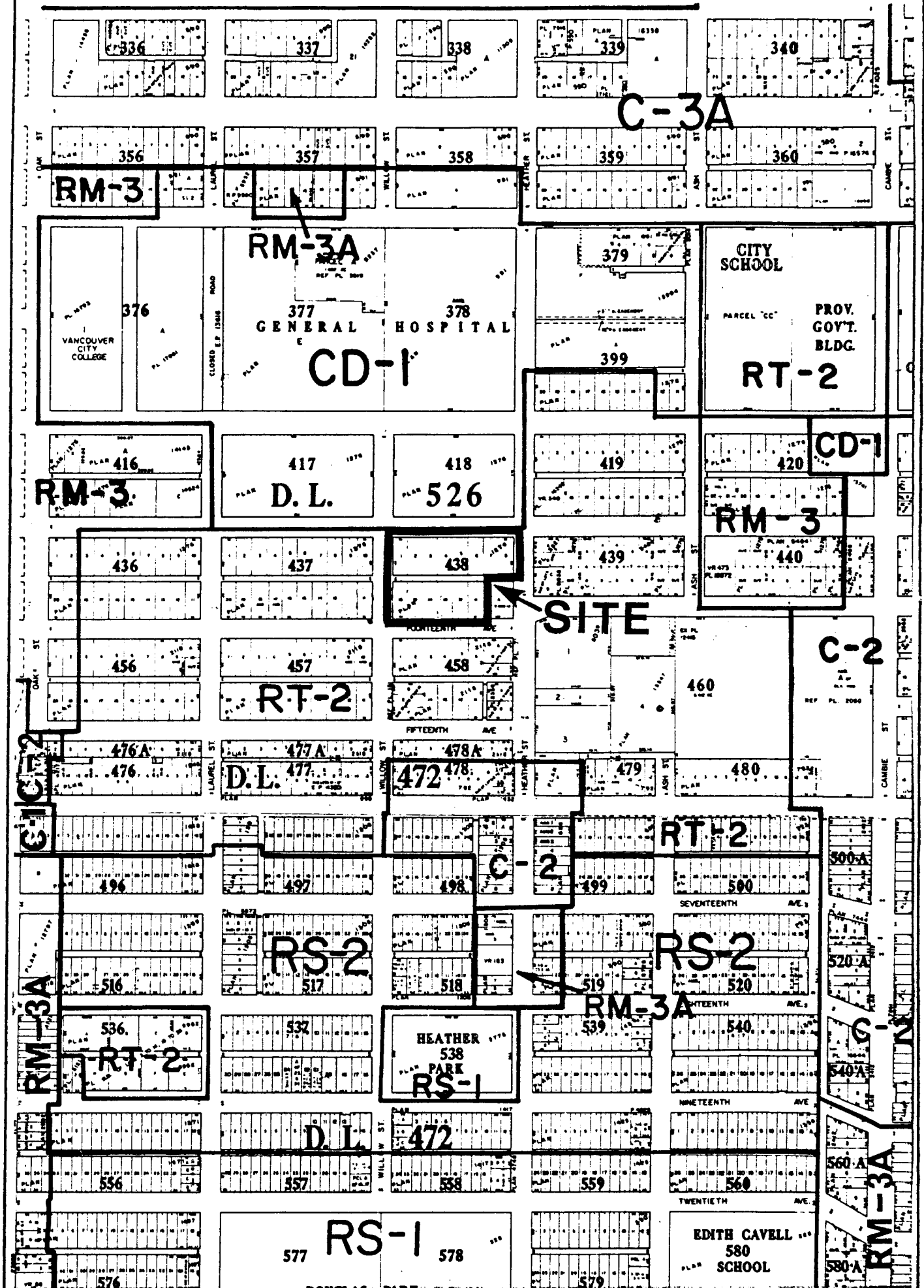
- While further revisions to the proposed scheme of development should be undertaken with regard to the off-street parking structures, landscaping, and treatment of overhead utilities in the lane, the scheme has good merit and should be supported by way of CD-1 Comprehensive Development District rezoning approval. Approval of the proposed rezoning recommended for this site on the basis of the particular scheme proposed should not be viewed as precedent-setting with regard to other RT-2 lands, which will be the subject of special study in 1981.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred directly to a public hearing:

That this rezoning application be approved, subject to the following:

- (a) revision of the off-street parking structures proposed, as discussed in this report;
- (b) identification and location of existing mature landscaping on the site and assurance that this will be retained wherever possible, to the satisfaction of the Director of Planning;
- (c) undergrounding of present overhead utilities in the lane.
- (d) provision of a minimum of 10 percent (five units) of the total 50 dwelling units proposed for social housing."



Present Zone: RT-2
Requested Zone: CD-1

DRAWN *Rhm*

DATE MAY. 16. 1980

REVISED

scale: 1" = 400'

file no.
ZO - 96



Vancouver City Planning Department



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 8th January 1981

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF SOCIAL PLANNING

Refer File: 5310

Subject: PROPOSED REZONING - BLOCK BOUNDED BY 13TH
AND 14TH AVENUES, HEATHER AND WILLOW STREETS

I wish to advise you of the following extract from the minutes of the City Council meeting of Tuesday, January 6, 1981, with regard to the above matter:

Council on December 16, 1980 considered a Manager's Report dated December 10, 1980 on the above topic. A motion to receive and a further motion to approve both resulted in tie votes and no further action was taken.

In a memorandum dated January 2, 1981, the City Clerk advised that the developer had requested that the City Manager's report on the proposed rezoning application bounded by 13th and 14th Avenues, Heather and Willow Streets, be submitted this day for further consideration. Accordingly, this City Manager's report was forwarded with the City Clerk's memorandum.

MOVED by Ald. Kennedy,

THAT the following recommendation be received and the matter be referred direct to a Public Hearing:

"That this rezoning application be approved, subject to the following:

- (a) revision of the off-street parking structures proposed, as discussed in this report;
- (b) identification and location of existing mature landscaping on the site and assurance that this will be retained wherever possible, to the satisfaction of the Director of Planning;
- (c) undergrounding of present overhead utilities in the lane;
- (d) provision of a minimum of 10 percent (five units) of the total 50 dwelling units proposed for social housing."

- Carried "

CITY CLERK 

EBowie:mfm

Also sent to:

Mr. L. Laidlaw, Architect, 1334 West 6th Avenue, Vancouver V6H 1A7
Mr. G. M. Kropinski, President, Qestar Developments Ltd.
#1130, 700 West Georgia Street, Vancouver, B.C. V7Y 1C6

C.C. 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK


Date: 28th October 1981

To: CITY MANAGER
DIRECTOR OF PLANNING
CLERK, PUBLIC HEARING

Refer File: 5310

Subject: PROPOSED REZONING: BLOCK BOUNDED BY WEST 13TH AND 14TH AVENUES
HEATHER AND WILLOW STREETS

City Council on Tuesday, October 27, 1981, approved the recommendation of the City Manager as contained in the attached clause of his report dated October 23, 1981, on the above matter.


CITY CLERK

GLEvine:mfm
Att.

5. Proposed Rezoning: Block Bounded by
West 13th and 14th Avenues,
Heather and Willow Streets

The Director of Planning reports as follows:

"PURPOSE AND BACKGROUND

At a Public Hearing on June 18, 1981, Council considered and subsequently approved in principle the proposed rezoning of the block bounded by West 13th and 14th Avenues, Heather and Willow Streets (Block 438, D.L. 326, Plan 1276), with the exception of the single lot on the southeast corner of this block (Lot A of 9 and 10), from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District.

Council's approval was subject to several conditions established by resolution, including Director of Planning approval of the detailed scheme of development in a development permit application. In considering the detailed scheme of development, the Director of Planning was to have due regard to a number of particular items, including 'the design of off-street parking facilities, including revision as necessary in order to either break up the parking facilities into smaller components and/or further depress the parking facilities below grade....'

This particular consideration related to a concern of the Director of Planning regarding the elevation of the proposed parking structures immediately adjacent to and on both sides of the existing east-west lane in this block. The proposed parking structures were in fact 'basements,' rather than 'cellars,' as defined in the Zoning and Development By-law, the difference being in the floor level below grade. In order to require modification at the development permit stage to reduce the 'canyon-like' effect created by the proposed parking structures, the draft CD-1 By-law before Council at the Public Hearing suggested a maximum building height which would have required that the basement parking be further depressed into the site to the extent necessary for it to become cellar parking. In precise terms, this would have required that the floor of the parking structures be lowered by approximately two feet and would have resulted in a corresponding reduction in the height of the structures above the elevation of the adjacent lane.

As an alternative to further depressing the parking structures into the site, the applicant has submitted, as part of his development permit application, an altered parking configuration adjacent to the lane providing for several landscaped areas which would reduce the visual impact of the proposed structures. The revisions to the parking structures proposed by the applicant are supported by the Urban Design Panel and the Director of Planning.

Since the revised parking structures technically remain as 'basements', the overall height of the proposed development is two stories plus basement, as opposed to the more restrictive two stories plus cellar contained in the draft By-law previously approved in principle by Council following the Public Hearing earlier this year.

Having thoroughly examined the alternatives available, the applicant, with the support of the Director of Planning, is anxious to proceed on the basis of the revised proposal. This will necessarily require a new Public Hearing for consideration of the proposed minor amendment pertaining to maximum building height which would, in a revised draft CD-1 By-law, be altered to permit a maximum of two stories plus basement rather than two stories plus cellar.

Clause No. 5 Continued

As a Public Hearing for consideration of other proposed rezonings has been scheduled for Thursday, October 29, 1981, and time appears available for the inclusion of this additional item on the Public Hearing Agenda for that evening, the Director of Planning has included this item in the Legal Notice of Public Hearing which appeared in the newspapers commencing on Monday, October 19, 1981.

RECOMMENDATION

The Director of Planning recommends:

THAT the proposed amendment pertaining to the zoning of
this site be referred directly to a Public Hearing
to be held on Thursday, October 29, 1981. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

APPROVED. COUNCIL, October 27, 1981.

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

October 29, 1981

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 29, 1981, at approximately 7:30 p.m. in the Council Chamber for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt
Aldermen Bellamy, Brown, Divinsky,
Eriksen, Ford, Rankin and
Yorke

ABSENT: Alderman Boyce (Leave of Absence)
Aldermen Kennedy and Puil

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,

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

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk read from the agenda that the Council had before it.

1. Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue)

The Council considered an application by Mr. V. Delgatty, architect, to rezone the Southwest corner of School Avenue and Tyne Street (3360 School Avenue, Lot 2 of B, Block 21, D.L.50, Plan 15093) as follows:

Present Zone: CD-1 Comprehensive Development
District (By-law No. 4824)

Requested Zone: A new CD-1 Comprehensive Development
District

(i) The proposed CD-1 By-law, if approved, would restrict the use of the site as follows:

- a maximum of 37 townhouse dwelling units subject to the following:

(i) at least 50% of the total number of units shall contain 3 or more bedrooms and shall be located so as to provide direct access at or generally near grade; and

(ii) no part of the floor of any dwelling unit shall be more than 0.762m (2½ feet) below the finished grade of the surrounding ground;

- accessory buildings and accessory uses customarily ancillary to the above;

Cont'd...

Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue
(Cont'd)

- various other provisions pertaining to floor space ratio, height, site coverage and off-street parking, as detailed in the draft CD-1 By-law;

and subject to such conditions as Council may by resolution prescribe.

- (ii) Any consequential amendments.
- (iii) Amend Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 District.

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

- (a) That the scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the overall design and its relationship to adjacent development; the provision, location and maintenance of off-street parking including the design of any parking structures; materials and design of building facades; vehicular ingress and egress; the provision and maintenance of landscaping, including peripheral site treatment and the location and design of any fences or similar structures; the distribution and design of open space; and garbage collection facilities.
- (b) That the detailed scheme of development is not to be materially different than the plans prepared by Vern Delgatty, Architect, and stamped "Received, City Planning Department, January 30, 1981".
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one year from the date of enactment of the proposed By-law.

Mr. Delgatty briefly addressed the Council and invited questions on aspects of the proposed townhouse project.

Mr. R. Scobie, Zoning Division, advised the application was in general compliance with the Kingsway Task Force guidelines for this site established by Council in 1978. A further report would be submitted to Council by the City Engineer at a future date respecting future widening of School Avenue and Tyne Street.

The Mayor called for speakers for or against the application and the following made representations:

- Mr. R. E. Free, 5821 Latta Street, opposed the application on the ground of economics, submitting the property was far too valuable to house only 37 townhouse units and density should be increased to permit at least 200 units. Mr. Free circulated a petition (on file) with 13 signatures opposing townhouses and supporting single family or high density development.

Cont'd....

Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue
(Cont'd))

- Mr. R. A. Baxter, 3361 East 44th Avenue, felt traffic problems would be increased in the area. He asked what had happened to a previous proposal for senior citizens housing on the subject site. Mr. Scobie advised the previous application had been abandoned due to funding problems at senior government levels.

- Mr. O. D. Smith, an area resident for 70 years expressed concern respecting the heavy traffic flow on Tyne Street and the hazard it would present to children living in the new townhouses.

MOVED by Ald. Bellamy,

THAT the foregoing rezoning application be approved subject to the conditions submitted by the Director of Planning.

- CARRIED UNANIMOUSLY

2. 176 East 18th Avenue

The Council considered an application by Mr. S. Pesic, owner, to rezone 176 East 18th Avenue as follows:

Present Zone: C-1 Commercial District

Requested Zone: CD-1 Comprehensive Development District

(i) The proposed CD-1 By-law, if approved, would restrict the use of the site as follows:

- automobile transmission repair shop subject to the following:

(i) the storage of motor vehicles or parts shall be permitted only within a completely enclosed building;

(ii) no sign shall be permitted on the northerly facade of any building; and

(iii) no free standing sign shall be permitted within any front yard;

- accessory uses customarily ancillary to the above;

- various other provisions pertaining to floor space ratio, height, yards, site coverage and off-street parking, as detailed in the draft CD-1 By-law;

and subject to such conditions as Council may by resolution prescribe.

(ii) Any consequential amendments.

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

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

(a) That the scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to the overall design and its relationship to adjacent development; vehicular ingress and egress; the provision and maintenance of off-street parking and loading; the provision and maintenance of landscaping including the quantity and quality of planting along the westerly site boundary; and garbage collection facilities.

Cont'd....

176 East 18th Avenue (Cont'd)

- (b) That the detailed scheme of development is not to be materially different than the plans stamped "Received, City Planning Department, September 8, 1981".
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one year from the date of enactment of the proposed By-law.

There was no one present who wished to address Council on this matter and it was, therefore,

MOVED by Ald. Divinsky,

THAT the foregoing rezoning application be approved subject to the conditions submitted by the Director of Planning.

- CARRIED UNANIMOUSLY

3. Block bounded by West 13th and West 14th Avenues, Heather and Willow

The Council considered the following rezoning application by Mr. L. Laidlaw on behalf of Qestar Developments Ltd.:

LOCATION:

BLOCK BOUNDED BY WEST 13TH AND 14TH AVENUES, HEATHER AND WILLOW STREETS
(Block 438, D.L. 326, Plan 1276), with the exception of the single lot on the southeast corner of this block (Lot A of 9 and 10)

Present Zone: RT-2 Two-Family Dwelling District

Requested Zone: CD-1 Comprehensive Development District

- (i) The proposed CD-1 By-law, if approved, would restrict the use of this site in accordance with the draft CD-1 By-law before Council at a Public Hearing on June 18, 1981, and subsequently approved in principle, with the following exception:

- In the previous draft CD-1 By-law, Section 4 pertaining to "Height", read as follows:

The maximum height of a building shall be the lesser of two storeys plus cellar or a vertical distance of 30 feet measured from the average curb level of the fronting street to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

In the draft CD-1 By-law before Council at tonight's Public Hearing, the word "cellar" has been replaced by the word "basement".

- (ii) Any consequential amendments.
- (iii) Amend Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 District.

Cont'd....

Block bounded by West 13th Avenue
and West 14th Avenue, Heather and
Willow (Cont'd)

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council (being the conditions established pursuant to the earlier rezoning approval in principle):

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having due regard to the following:
 - (i) overall design and its relationship to adjacent development;
 - (ii) provision and maintenance of landscaping, including identification and location of existing mature landscaping and assurance that this will be maintained wherever possible, to the satisfaction of the Director of Planning;
 - (iii) vehicular ingress and egress;
 - (iv) the design of off-street parking facilities, including revision as necessary in order to either break up the parking facilities into smaller components and/or further depress the parking facilities below grade, to the satisfaction of the Director of Planning;
 - (v) the design and location of garbage collection facilities;
 - (vi) the quantity, quality and location of useable open space;
- (b) That the detailed scheme of development is not to be materially different from the plans prepared by L. Laidlaw Architect, stamped "Received, October 22, 1980";
- (c) That the developer bear the cost of undergrounding the present overhead utilities on the lane within this block, to the satisfaction of the City Engineer;
- (d) That this site be brought to the attention of the Planning and Development Committee of Council if development has not been started within one year from the date of enactment of the CD-1 By-law.

The Mayor called for speakers for or against this application.

- Mr. Cameron Ward, a resident/tenant of the area addressed the Council and expressed concern that former tenants of the property had been forced to vacate their homes and had found alternative accommodation only after extreme difficulty. As the tenants left, the empty houses had been permitted to deteriorate. He felt the site offered opportunities for higher density development than townhouses.

MOVED by Ald. Brown,

THAT the foregoing rezoning application be approved subject to the conditions submitted by the Director of Planning.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Divinsky,
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 amendments to the Zoning and Development and
Sign By-laws.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 8:15 p.m.

Block bounded by 13th
Avenue, Heather Street,
14th Avenue and Willow
Street, except for Lot A
of 9 and 10

13th 14th HEATHER
WILLOW

BY-LAW NO. 5491

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 "Zoning District Plan" annexed to By-law 3575 as Schedule D is hereby amended according to the plan marginally numbered Z-259A and attached to this By-law as Schedule A, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule A of this By-law, and Schedule A of this By-law is hereby incorporated as an integral part of Schedule D of By-law 3575.

2. USES

The area shown included within the heavy black outline on Schedule A is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) a maximum of 50 townhouse units comprising 6 three-unit and 8 four-unit buildings;
- (b) accessory buildings and accessory uses customarily ancillary to the townhouse units.

3. FLOOR SPACE RATIO

3.1 The floor space ratio shall not exceed 0.75.

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

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, 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 the floor space ratio:

- (a) balconies, canopies, sun decks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building.

4. HEIGHT

The maximum height of a building shall be the lesser of two storeys plus basement or a vertical distance of 30 feet measured from the average curb level of the fronting street to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

5. OFF-STREET PARKING

A minimum of 100 underground off-street parking spaces shall be provided, and shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law No. 3575.

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

DONE AND PASSED in open Council this 8th day
of December , 1981.

(signed) Michael Harcourt

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 8th day of December, 1981, and numbered 5491.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

CD-1 #147

Plan on
main file
Date: 10th February 1982

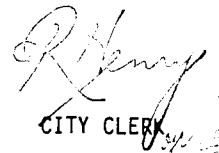
From: CITY CLERK

To: CITY MANAGER
DIRECTOR OF PLANNING
CITY ENGINEER
DIRECTOR OF SOCIAL PLANNING
CLERK, PUBLIC HEARING

Refer File:

Subject: REZONING APPLICATION: PROPOSED TEXT AMENDMENT TO CD-1 BYLAW NO. 5491
SOCIAL HOUSING PROPOSAL FOR THE BLOCK BOUNDED BY 13TH AND 14TH AVENUES,
HEATHER AND WILLOW STREETS (WITH THE EXCEPTION OF THE SINGLE LOT ON THE
SOUTHEAST CORNER)

I wish to advise you of the attached extract from the minutes of City Council meeting of Tuesday, February 9, 1982, dealing with the attached City Manager's report dated February 1st, 1982, on the above matter.


CITY CLERKGLevine:mfm
Att.

Also sent to:

Mr. G. Kropinsky, President, Qestar Developments Ltd.
#1130, 700 West Georgia Street, Vancouver, B.C. V7Y 1C6

cc: Mr. Malcolm Booth, Qestar Developments Ltd.

RECEIVED	
CITY PLANNING DEPT.	
FEB 12 1982	
NUMBER	D 6678
REFERRED TO	RISI Dmed
ANSWER REQD.	
FILE No.	

C

MANAGER'S REPORT

DATE February 1, 1982

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rezoning Application: Proposed Text Amendment to CD-1 By-Law No. 5491
Social Housing Proposal for the Block Bounded by 13th and 14th Avenues,
Heather and Willow Streets (with the exception of the single lot on
the southeast corner)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report is an assessment of an application received from Mr. Malcolm Booth, on behalf of Qestar Developments Ltd., requesting to amend Zoning and Development By-law, No. 3575, whereby CD-1 By-law, No. 5491, would be amended to increase the maximum number of dwelling units from 50 to 100.

The applicant has stated that the purpose of the amendment is as follows:

'To permit the construction of 100 townhouse units of ground-oriented housing comprised of six six-unit and eight eight-unit buildings, all of which would be social housing units administered by the Greater Vancouver Housing Corporation, and including a concrete underground parking structure to accommodate 90 cars.'

BACKGROUND

On January 6, 1981, Council considered a City Manager's report (on file in the City Clerk's Office) on the rezoning of the above-noted site from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District, and referred the matter to a Public Hearing.

Following the Public Hearing on June 18, 1981, this site was rezoned from RT-2 to CD-1 by By-law No. 5491 enacted on December 8, 1981.

The existing CD-1 By-law, which accommodates the development proposed at that time, restricts the use of the site as follows:

- a maximum of 50 townhouse units comprising six three-unit and eight four-unit buildings;
- floor space ratio not to exceed 0.75;
- a maximum height of two storeys plus basement or 30 feet;
- a minimum of 100 underground off-street parking spaces.

Development Permit processing of the social housing scheme is being undertaken concurrently with the analysis of the rezoning application.

PROPOSED DEVELOPMENT

The plans submitted in support of the application and stamped *Received, City Planning Department, January 19, 1982' indicate 100 townhouse units comprised of six six-unit and eight eight-unit buildings developed on the basis of the layout approved under the existing CD-1 By-law.

The following table sets out a statistical comparison of the current proposal with the previous development proposal accommodated by the present CD-1 By-law, No. 5491.

Plans in
Envelope
filed and
stamped Feb.
25/1982 See
P.H. minute.

	PREVIOUS CD-1 PROPOSAL	CURRENT CD-1 PROPOSAL DRAWINGS STAMPED "RECEIVED 1982 01 19"
USE	50 townhouse units comprising six three-unit and eight four-unit buildings	100 townhouse units comprising six six-unit and eight eight-unit buildings
DENSITY	62 units/hectare (25 units/acre)	124 units/hectare (50 units/acre)
FLOOR SPACE RATIO	0.75	0.753
UNIT SIZE AND MIX	30 two-bedroom @ 115.7 m ² (1,245 sq. ft.) and 20 three-bedroom @ 115.7 - 133.3 m ² (1,245 - 1,453 sq. ft.)	100 two-bedroom units @ 59.2 - 60.9 m ² (637 - 656 sq. ft.)
SITE COVERAGE	42%	38%
HEIGHT	two-storey plus basement or 9.14 m (30.00 ft.)	two-storey plus basement or 9.7 m (31.8 ft.) at highest point
SETBACKS	Front - 7.67 m (25.00 ft.) Rear - 11.4 m (37.5 ft.) Side (interior) - 1.5 m (5.00 ft.) Side (exterior) - 3.8 m (12.5 ft.)	Front - 7-8.5 m (23-28 ft.) Rear - 7.9 m (26 ft.) Side (interior) - 1.8 m (6 ft.) Side (exterior) - 3.7 m (12 ft.)
OFF-STREET PARKING	100 underground spaces	90 underground spaces NOTE: Section 3.2 of Table 12-1 provides for special residen- tial spaces at ratio of one space/two units or 50 spaces required.

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

The Urban Design Panel will consider this proposal at its meeting of February 3, 1982 and comments will be available for review by Council on February 9 concurrently with this report.

City Engineer

The City Engineer, in a memorandum dated February 1, 1982 states that any form of lane closure is unacceptable and that off-street parking spaces are to be provided at the ratio of one space per unit. More detailed comments are contained in Appendix 'A' to this report.

ANALYSIS

The development of a 100-unit proposal which maintains a residential density of 124 units per hectare (50 units per acre), twice the density as prescribed under the current CD-1 By-law and generally as permitted in the RT-2 areas, which are subject to the Guidelines for Townhouses and Apartments in RT-2 and RT-2A Areas, warrants examination and comparison with other social housing developments in RT-2 areas.

Comparative Statistics on Social Housing Projects

Statistics have been compiled for two different public housing townhouse developments in an RT-2 area as follows:

	420 West 16th	460 West 16th	Present Proposal 700 Blk. W. 13/14th
DENSITY	99 units/hectare (40 units/acre)	106 units/hectare (43 units/acre)	124 units/hectare (50 units/acre)
NO. OF UNITS	30	31	100
FLOOR SPACE RATIO	0.71	0.75	0.753
UNIT SIZE (AVERAGE)	72 m ² (770 sq. ft.) 2 bedroom	95 m ² (1,020 sq. ft.) 2 and 3 bedroom	59.2 - 60.9 m ² (637 - 656 sq. ft.) 2 bedroom
PARKING RATIO	1 space/unit	1.03 space/unit	0.9 space/unit

Both of these locations are in RT-2 zoned areas relatively near the present proposal. Although the developments are comparable in terms of floor space ratio, the densities of 99 and 106 units per hectare (40 and 43 units per acre) in the two developed schemes represents a 60 to 70 percent increase over the RT-2 guideline of 62 units per hectare (25 units per acre). The proposed scheme constitutes a 100 percent increase in unit density.

In other areas of the City, such as the Heather and Spruce neighbourhoods in False Creek, projects of approximately 100 units in size maintain densities of 112 units per hectare (45 units per acre). Champlain Place is a 100-unit public housing scheme with a density of 69 units per hectare (28 units per acre) containing two-bedroom units with floor areas of 93 m² (1,000 sq. ft.). Ashdown Gardens on the corner of Southwest Marine Drive and Ash Street, a recently approved social housing project, is comprised of 30 townhouse units at a net residential density of 101 units per hectare (41 units per acre).

Density

The proposed residential density of 124 units per hectare (50 units per acre), double that density possible in the adjacent neighbourhood under the current guidelines, may have a significant additional impact on the community and is noteworthy in respect to the conversion area study presently underway and the expressed desire from area residents that a plan be prepared for this area prior to future rezoning considerations. The number of additional people and cars that could be accommodated on this development site as a consequence of this proposal needs careful consideration. A conservative estimate of numbers involved is an increase from 200 to 300 in the number of people and 100 to 150 in the number of cars.

Noting the densities of the two social housing developments on West 16th Avenue, the residential density as proposed is difficult to support.

Unit Size

The unit size, as proposed, indicates two-bedroom units with minimal floor areas ranging from 59.2 - 60.9 m² (637 - 656 sq. ft.). As well, each unit indicates a storage area of 3.7 m³ (130 cu. ft.) which is less than the normal provision of 5.7 m³ (200 cu. ft.). Compared with the unit size of 72 m² (770 sq. ft.) for two-bedroom units in another social housing project, the liveability of these units as proposed is questionable.

Parking

The Engineering Department wishes that the parking ratio of one space per unit be maintained. Experience in other low-income projects has indicated that the standard of one space for every two units is a minimal requirement. Furthermore, this may be an issue of concern in the neighbourhood.

Privacy

The first-storey-on-grade patios immediately adjoin each other and are overlooked by second-storey units. The second-storey deck areas maintain a similar adjoining situation. Privacy is questionable in this regard.

Principal circulation areas and entry points are indicated between the buildings and bedroom areas and, although privacy screens are indicated, further detailing is necessary.

SUMMARY AND CONCLUSION

This proposed social housing project of 100 townhouse units, to be administered by the Greater Vancouver Housing Corporation, is comprised of six six-unit and eight eight-unit buildings generally maintaining heights of two-storey plus basement or 9.14 m (30 ft.) at the highest point. Those buildings which are in excess of the 9.14 m (30 ft.) should be reduced to reflect the present CD-1 By-law standard.

The overall floor space ratio has been calculated at 0.753 which should be revised to reflect the present CD-1 By-law standard of 0.75.

Net residential density of 124 units per hectare (50 units per acre) in this RT-2 neighbourhood cannot be supported, noting the prevailing densities in the area, the standard of 62 units per hectare (25 units per acre) prescribed by the Guidelines which the approved CD-1 By-law adjoined to, and the precedent which would be established. As well, the standard of unit density of other similar social housing projects, particularly within the RT-2 context, registers concern. Finally, the current RT-2/RT-2A study of inner-city conversion areas which will prescribe suitable standards and conditions for 'densification' may be jeopardized by any commitment to a higher than usual unit density at this time.

While it is attractive to believe that we can consider smaller units within the .75 floor space ratio of average size of 70.6 m² (760 sq. ft.), particularly because this has a good social objective, other factors have to be observed.

Other schemes of comparable density are much smaller developments of 30 odd units. A hundred units, all of two bedroom really minimum in size with minimum open space amenities could produce a very difficult social circumstance on this block. The Planning Department document 'Housing Families at High Densities' produced in 1978 suggests that it is more often the total size of a project which produces the most difficult social and environmental problems more than the density of units per acre. It suggests that at these high densities developments of not more than 30 or 40 units are desirable.

Housing families at high densities is the most difficult development problem to solve. When the developments are also accommodating social housing the problems are intense. The investment made in the future of a whole area of a city can be altered drastically by the creation of inappropriately conceived social housing.

In terms of precedent, it should be noted that if high densities like this over virtually a block of the city can be approved for social housing, then certainly it can be considered for market housing, where the unit occupancy would not be so intense.

Considering the densities of the two projects on West 16th Avenue, a net residential density of 106 units per hectare (43 units per acre) is barely supportable. The need for social housing units, the advantages of this particular location, and the opportunity of virtually a whole block redevelopment work in favour of the reduced scheme. However this should not be considered a precedent for such a large development. This would yield a total of 86 units on this site with approximately 70.6 m² (760 sq. ft.) per unit and much improved diversity of unit type and better open space opportunities. The scheme should be redesigned to improve ground orientation for family-oriented units.

RECOMMENDATION

The Director of Planning recommends that the following be received and the matter be referred to Public Hearing:

That the application to amend the text of CD-1 By-law, No. 5491 be approved, with the CD-1 By-law restricting the use and development of this site as follows:

- a) a maximum of 86 townhouse/apartment units, all of which would be Social Housing units administered by the Greater Vancouver Housing Corporation;
- b) a maximum floor space ratio of 0.75;
- c) a maximum height of two storeys plus basement or 9.14 m (30 ft.);
- d) a minimum of 86 underground off-street parking spaces (ratio of one space per unit).

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
FEBRUARY 9, 1982

Rezoning Application: Proposed
Text Amendment to CD-1 By-law No.
5491 Social Housing Proposal for
the Block Bounded by 13th and 14th
Avenues, Heather and Willow Streets
(with the exception of the single
lot on the southeast corner)

Submitted this day for consideration was a letter from Qestar Developments Ltd. commenting on the City Manager's report dated February 1, 1982. The letter indicated that Qestar could not proceed with the project if the development is restricted to 86 units as recommended by the Director of Planning. However, the company submitted the following alternative suggestions for meeting the livability of the project:

- "1. Change the design of the buildings on the north half of the block (adjacent to the 9 storey Nurses' residence) to three storey apartment buildings with private courtyards, and delete two of the buildings on the south half, thus creating large areas of common amenity space, with a total of 100 units.

or

2. Maintain the design concept as proposed, but reduce the number of units to 94 by eliminating one 6-plex building and creating a large central amenity space."

The Director of Planning addressed Council on this matter. He indicated it was difficult for him to respond adequately to the developer's letter as he had only just received it. However, he did not feel this project should go to Public Hearing on the basis of the increased density. He suggested that Council consider including the following conditions for consideration should this matter be referred to a Public Hearing:

- "(i) A greater diversity of unit types in terms of bedroom count; and
- (ii) Design improvements to break up the scheme into smaller visual components."

In response to a question from Council the President of Qestar Developments Ltd. indicated that should his firm determine that they cannot proceed with this development on the basis of 86 units, they will immediately advise the Director of Planning not to proceed with the Public Hearing.

MOVED by Ald. Puil,

THAT the communication from Qestar Developments Ltd., dated February 9, 1982, be received and this matter not proceed to a Public Hearing at this time.

- LOST

(Aldermen Bellamy, Boyce, Divinsky, Eriksen, Ford,
Rankin, Yorke and the Mayor opposed)

cont'd.....

Rezoning Application: Proposed
Text Amendment to CD-1 By-law No.
5491 Social Housing Proposal for
the Block Bounded by 13th and 14th
Avenues, Heather and Willow Streets
(with the exception of the single
lot on the southeast corner) (cont'd)

MOVED by Ald. Rankin,
THAT the following be received and the matter be referred
to a Public Hearing:

"That the application to amend the text of CD-1 By-law No.
5491 be approved, with the CD-1 By-law restricting the
use and development of this site as follows:

- (a) a maximum of 86 townhouse/apartment units, all of
which would be Social Housing units administered by
the Greater Vancouver Housing Corporation;
- (b) a maximum floor space ratio of 0.75;
- (c) a maximum height of two storeys plus basement or
9.14 m (30 ft.);
- (d) a minimum of 86 underground off-street parking
spaces (ratio of one space per unit);
- (e) a greater diversity of unit types in terms of
bedroom count; and
- (f) design improvements to break up the scheme into
smaller visual components."

- CARRIED

(Aldermen Brown, Kennedy and Puil opposed)

CITY OF VANCOUVER
MEMORANDUM

D. McDonald

From: CITY CLERK

Date: March 16, 1982

To: City Manager
Director of Planning
Director of Legal Services
City Engineer
Associate Director - Zoning

Refer File: P.H. File 120

Subject: Text Amendment - CD-1 Comprehensive
Development District (By-law No. 5491)

RECEIVED	
CITY PLANNING DEPT.	
MAR 17 1982	
NUMBER	0 1381
REFERRED TO	RJS/DHED
ANSWER REQD.	
FILE NO.	

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on March 9, 1982.

Please note any matters contained therein for your attention.

[Signature]
CITY CLERK

JThomas:dp
Att.

Also sent to: Mr. G. Kropinsky, President, Qestar Developments
Ltd. #1130 - 700 West Georgia Street,
Vancouver V7Y 1C6

c.c. Mr. Malcolm Booth, Qestar Developments Ltd.

CITY OF VANCOUVER
SPECIAL COUNCIL - PUBLIC HEARING
MARCH 9, 1982

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 1982 at approximately 7:30 p.m. in the Council Chamber for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Harcourt
Aldermen Bellamy, Boyce, Brown,
Divinsky, Eriksen, Ford,
Puil, Rankin and Yorke

ABSENT:

Alderman Kennedy

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

To aid the public present, the Clerk to the Council read from the agenda that the Council had before it.

1. Text Amendment -
CD-1 Comprehensive Development District
(By-law No. 5491)

The Council considered an application by Mr. M. Booth, on behalf of Qestar Developments Ltd. as follows:

TEXT AMENDMENT:

CD-1 Comprehensive Development District
(By-law No. 5491) which pertains to the
BLOCK BOUNDED BY WEST 13th AND WEST 14th
AVENUES, HEATHER AND WILLOW STREETS except
for the lot on the southeast corner of this
block.
(Block 438, D.L. 326, Plan 1276, except
Lot A of 9 and 10).

- (i) The proposed text amendments to CD-1 By-law No. 5491, if approved, would:
 - (a) amend the permitted uses to accommodate a maximum of 86 townhouse units for handicapped persons and families of low income, and to add provisions pertaining to the mix and minimum floor area of one-bedroom, two-bedroom and three-bedroom units; and
 - (b) amend the off-street parking requirement to a minimum of one underground parking space for each dwelling unit, except for parking ancillary to dwelling units designed for handicapped persons, which parking may be located on grade.

(ii) Any consequential amendments.

cont'd.....

Text Amendment -
CD-1 Comprehensive Development District
(By-law No. 5491) (cont'd)

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

- (i) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having particular regard to the following;
 - (a) diversity of building design and the development of a streetscape consistent with the character of residentially developed blocks in the immediate vicinity;
 - (b) the liveability of all dwelling units proposed, including unit size and layout, room size and layout, interior circulation, the provision of adequate closet and storage space, and the relationship between units with respect to privacy;
 - (c) the location and adequacy of common facilities such as laundry facilities and central storage;
 - (d) the adequacy, location and design of all common open spaces, with particular regard to the "mini park" and "tot lots" and their relationship to adjacent dwelling units;
 - (e) provision and maintenance of landscaping, including identification and location of existing mature landscaping and assurance that this will be retained wherever possible, to the satisfaction of the Director of Planning;
 - (f) vehicular ingress and egress;
 - (g) the design of off-street parking facilities, including the location of points of access thereto and ease of accessibility to all residents;
 - (h) the design and location of garbage collection facilities;
- (ii) That the detailed scheme of development is not to be materially different from the plans prepared by L. Laidlaw Architect, stamped "Received, City Planning Department, February 25, 1982";
- (iii) That this site be brought to the attention of the Planning and Development Committee of Council if development has not been started within one year from the date of enactment of the By-law amendment.

Mr. R. Scobie, Zoning Division, reviewed the background to the application and with the aid of diagrams and photographs described the physical features of the 86-unit development now proposed. The

cont'd.....

Text Amendment -
CD-1 Comprehensive Development District
(By-law No. 5491) (cont'd)

Director of Planning in recommending approval had expressed some concern respecting the size of the units and storage space. Subsequently CMHC undertook a preliminary architectural review and had ascertained the unit size as proposed was liveable subject to an increase in storage areas. Revisions to storage space, additional improvements and refinements would be possible at the development permit stage.

Mr. George Kropinski, for Qestar Developments Ltd., showed film slides depicting features of the development and its relationship to the concerning community. He noted the units and room sizes were in excess of CMHC minimum requirements.

The Mayor called for speakers for or against the proposal.

Mr. David Solkin, 2990 Heather Street, addressed the Council and submitted, while he was in favour of social housing, he questioned the merit in bringing the proposal forward prior to consideration of a master plan for the area.

The Council also noted a letter, dated March 8, 1982, from Mr. Andrew D. Grant, Canadian International Holdings Ltd., opposing the application.

MOVED by Ald. Brown,

THAT the application of Qestar Developments Ltd. be approved, subject to the conditions established by the Director of Planning set out in this Minute of the Public Hearing.

- CARRIED

(Alderman Puil opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

SECONDED by Ald. Boyce,

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 amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at approximately 8:35 p.m.

* * * * *

Block bounded by 13th
Avenue, Heather Street,
14th Avenue and Willow
Street, except for Lot A
of 9 and 10

147
13th 14th
HEATHER
WILLOW

BY-LAW NO. 5548

A By-law to amend By-law No. 5491, a
Comprehensive Development By-law

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

1. By-law No. 5491 is amended by deleting clause "(a)" of
Section 2 and substituting therefor the following:

"(a) a maximum of 86 townhouse units subject to
the following:

- (i) of the total number of dwelling units a
minimum of 25% shall have three bedrooms,
a minimum of 5% shall have one bedroom,
and the balance shall have two bedrooms;
- (ii) every three-bedroom dwelling unit shall
have a minimum gross floor area of 70.418 m²
(758 sq. ft.), every two-bedroom dwelling
unit shall have a minimum gross floor area
of 57.96 m² (624 sq. ft.), and every one-
bedroom dwelling unit shall have a minimum
gross floor area of 51.09 m² (550 sq. ft.);
- (iii) a minimum of 5% of the total number of
dwelling units shall be designed in accor-
dance with Canada Mortgage and Housing
Corporation requirements for housing the
handicapped;
- (iv) all dwelling units shall be designed for
families of low income under the provisions
of the National Housing Act."

2. By-law No. 5491 is further amended by deleting Section 5
and substituting therefor the following:

" 5. OFF-STREET PARKING

Off-street parking spaces shall be provided, deve-
loped and maintained in accordance with the appli-
cable provisions of Section 12 of the Zoning and

Development By-law, subject to the following:

- (a) a minimum of one off-street parking space shall be provided for each dwelling unit;
- (b) all off-street parking shall be located underground with the exception of off-street parking ancillary to dwelling units designed for handicapped persons, which may be located on grade."

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

DONE AND PASSED in open Council this 18th day of
May , 1982.

(signed) Michael Harcourt

Mayor

(signed) M. Kinsella

Deputy 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 18th day of May, 1982, and numbered 5548.

DEPUTY 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,

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"