



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (205)

*2889 East Hastings Street*

*By-law No. 6305*

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

***Effective February 25, 1988***

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

BY-LAW NO. 6305

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 No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-335(d) 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 No. 3575.
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) hotel;
  - (b) retail; and
  - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**

The floor space ratio shall not exceed 3.05, measured in accordance with the provisions of the C-2 District Schedule provided that the floor area for retail does not exceed 27.7 m<sup>2</sup> (300 sq. ft.), the floor area for a public house does not exceed 204.38 m<sup>2</sup> (2,200 sq. ft.) the floor area for a restaurant does not exceed 250.84 m (2,700 sq. ft.) and the floor area for a lounge does not exceed 157.93 m<sup>2</sup> (1,700 sq. ft.).
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**

The maximum building height, measured above the base surface, shall be 13.72 m (45.00 ft.).
- 5 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 137 off-street parking spaces shall be provided.
- 6 **Off-Street Loading**

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6305 or provides an explanatory note.

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

DONE AND PASSED in open Council this 25th day of February 1988.

(signed) Gordon Campbell  
Mayor

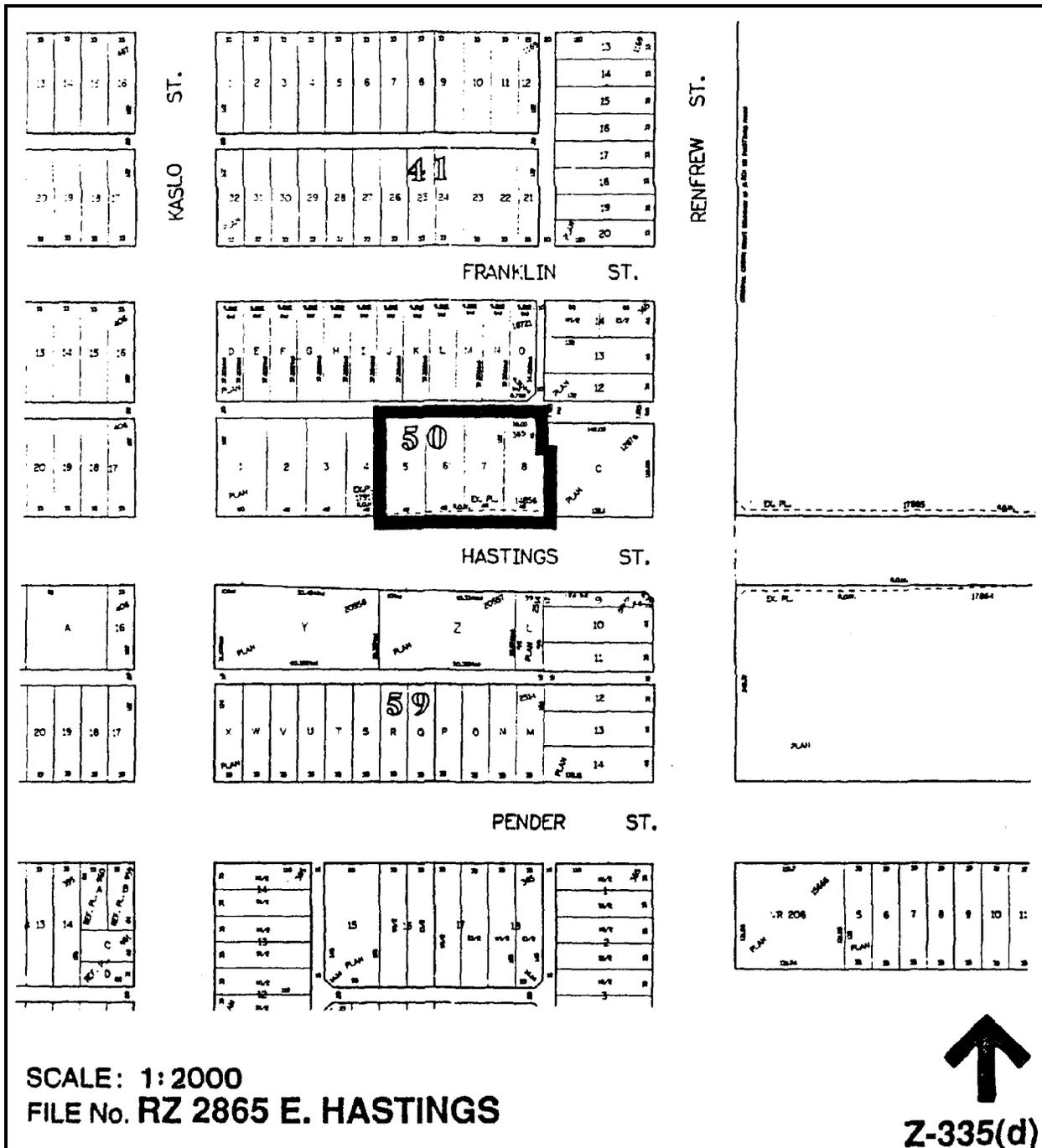
(signed) Maria Kinsella  
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 25th day of February 1988, and numbered 6305.

CITY CLERK”

By-law No. 6305 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below ( **■** ) outlined in black is rezoned from C-2C1 to CD-1



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 11, 1987 at Hastings Community Centre, 3096 East Hastings Street, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development and Sign By-laws.

PRESENT: Mayor Campbell  
Aldermen Baker, Bellamy,  
Caravetta, Davies,  
Eriksen, Owen, Price,  
Puil, and Taylor

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,  
THAT this Council resolve itself into Committee of the Whole,  
Mayor Campbell in the Chair, to consider proposed amendments to the  
Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

1. Rezoning Application - 2865 East  
Hastings Street

Council considered an application of Street & Company as follows:

REZONING: LOCATION - 2865 EAST HASTINGS STREET (Lots 5, 6, 7 and  
8, Block 50, THSL)

Present Zoning: C-2C1 Commercial District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would accommodate  
the use and development of the site generally as  
follows:

- hotel;
- accessory uses including pub, restaurant, lounge  
and retail;
- maximum floor space ratio of 3.05;
- maximum height of 45 feet; and
- provisions regarding off-street parking and  
loading.

(ii) Amend Sign By-law No. 4810.

(iii) Any consequential amendments.

Cont'd.....

Rezoning Application - 2865 East  
Hastings Street (Cont'd)

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

- (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 regard to architectural detailing and finishes.
- (b) That the approved form of development is generally as prepared by Waisman, Dewar, Grout, Architects, and stamped "Received City Planning Department, May 4, 1987", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development, as outlined in resolution (a) above.
- (c) That prior to enactment, Section 5 of the draft by-law be amended to delete the provision allowing 27 spaces to be used to serve non-residential uses on another site.

Mr. D. Thomsett, Zoning Division, reviewed the application and the zoning history of the site. He noted a partially completed hotel building on the site has been the cause of many complaints from the community over a period of several years. Given the history of the site and the fact that completion of the building would be in the public interest, the Director of Planning supported the application while noting the applicant's contention that no other uses are viable has not been explored. However, the Director of Planning and the City Engineer do not support the applicant's proposal that 27 of the 137 parking spaces be used to meet the parking requirement of another site owned by the developer across the lane at Franklin and Renfrew Streets.

Mr. W. Street, applicant, referred to a consultants parking demand analysis for the hotel development conducted on the owner's behalf (on file) which indicated peak parking demand would range from 104 to 137 parking spaces with a median value of 121 spaces. Generally some parking spaces would always be available and he would be prepared to reduce the request for parking spaces for the Franklin/Renfrew site from 27 to 16.

Mr. Thomsett reiterated the officials' opposition to the proposal and suggested the matter could be reconsidered after the hotel has been completed. If the applicant's contention is supported by a traffic consultants report at that time, he could apply for a Text Amendment to the CD-1 By-law.

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

- Mrs. Marion Olivieri, Hastings Sunrise Citizens' Planning Committee, stated the organization did not support the rezoning to C-2, as originally proposed by the applicant, or the hotel development, preferring a mixed-use retail and residential building. The uncompleted building on the site had been a great aggravation to the neighbourhood. Because the community was anxious to see the building completed, zoning to CD-1 would not be opposed but there should be guarantees that the project would proceed without any more delays. The Citizens Planning Committee strongly recommended against the liquor sales outlet proposed and the use of hotel parking spaces to service an adjacent site.

Cont'd.....

Rezoning Application - 2865 East Hastings Street (Cont'd)

- Mr. Shane Simpson, 3500 Adanac Street, opposed the hotel use, noting it would exacerbate the already severe traffic and parking problems in the area.

- Mr. Mike Jukich, 1032 Renfrew Street, spoke in opposition, submitting the partially finished building on the site, should be torn down and senior citizen housing constructed for residents of the area.

- Another resident objected to the proposed pub.

MOVED by Ald. Puil,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED

(Aldermen Davies and Eriksen opposed)

Applications 2 and 3 were related and were considered concurrently but for clarity they are dealt with separately in these Minutes.

2. Rezoning Application - North Side of 3600-Block William Street

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

REZONING: LOCATION - NORTH SIDE OF 3600-BLOCK WILLIAM STREET (Lots 3 through 14, Block 1, S.E. Corner Section 27, THSL)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:

- 15 one-family dwellings;
- minimum site area of 2,600 sq. ft.;
- maximum floor space ratio of 0.60;
- maximum height of the lesser of 25 feet or two storeys;
- minimum 5 foot side yards required on one side of each building;
- minimum 20 foot front yards and 30 foot rear yards; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

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

- (a) That the approved form of development is generally as prepared by Moodie Consultants Ltd., illustrated in Appendix B of the City Manager's report dated March 25, 1987, provided that the Director of Planning may allow minor alterations to this approved form of development when approving development permit applications.

Mr. Michael Gordon, Planner, reviewed the application and responded briefly to questions.

Cont'd....

2865 E. Hastings Street

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2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) hotel;
  - (b) retail; and
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3. Floor Space Ratio  

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(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella

City Clerk

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