



City of Vancouver *Zoning and Development By-law*

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CD-1 (249)

Still Creek

By-law No. 6654

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

Effective April 24, 1990

(Amended up to and including By-law No. 9162, dated November 1, 2005)

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 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 but not including that area regulated by By-law No. 8361, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are: [8362; 01 07 10]

- (a) accessory buildings;
- (b) accessory uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 33 1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
- (c) manufacturing uses limited to the following:

- Brewing or Distilling
- Bakery Products Manufacturing
- Batteries Manufacturing
- Chemicals or Chemical Products Manufacturing - Class B
- Clothing Manufacturing
- Dairy Products Manufacturing
- Electrical Products or Appliances Manufacturing
- Food or Beverage Products Manufacturing - Class B
- Furniture or Fixtures Manufacturing
- Ice Manufacturing
- Jewellery Manufacturing
- Leather Products Manufacturing
- Machinery or Equipment Manufacturing
- Metal Products Manufacturing - Class B
- Miscellaneous Products Manufacturing - Class B
- Motor Vehicle Parts Manufacturing
- Non-metallic Mineral Products Manufacturing Class B
- Paper Manufacturing [7663; 96 11 26]
- Paper Products Manufacturing
- Plastic Products Manufacturing
- Printing or Publishing
- Rubber Products Manufacturing
- Shoes or Boots Manufacturing
- Software Manufacturing [7663; 96 11 26]
- Textiles or Knit Goods Manufacturing
- Tobacco Products Manufacturing
- Transportation Equipment Manufacturing
- Wood Products Manufacturing - Class B

- (d) office uses limited to the following:

- General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies

- (e) retail uses limited to the following:

- Vehicle Dealer

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6654 or provides an explanatory note.*

(f) service uses limited to the following:

Animal Clinic
Auction Hall
Catering Establishment
Laboratory
Laundry or Cleaning Plant
Motor Vehicle Repair Shop
Motor Vehicle Wash
Photofinishing or Photography Laboratory
Photofinishing or Photography Studio
Print Shop
Production or Rehearsal Studio [7663; 96 11 26]
Repair Shop - Class A
Repair Shop - Class B
School - Vocational or Trade
Sign Painting Shop
Work Shop [7663; 96 11 26]

(g) transportation and storage uses limited to the following:

Cold Storage Plant
Packaging Plant
Storage Warehouse
Storage Yard
Taxicab or Limousine Station
Truck Terminal or Courier Depot
Weighing or Inspection Station
Works Yard [7663; 96 11 26]

(h) utility and communication uses limited to the following:

Public Utility
Radiocommunication Station
Recycling Depot

(i) wholesale uses limited to the following:

Bulk Fuel Depot
Cardlock Fuel Station
Junk Yard or Junk Shop
Wholesaling - Class A
Wholesaling - Class B

(j) cultural and recreational uses limited to the following:

Artist Studio
Park or Playground

(k) dwelling uses limited to the following:

Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment
Residential Unit associated with and forming an integral part. of an artist studio

- (l) any other use which is not specifically listed and defined as, a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

3 Floor Space Ratio [7663; 96 11 26]

The floor space ratio, computed in accordance with the applicable provisions of the I-2 District Schedule, shall not exceed 3.0, subject to the following:

- (a) the maximum floor space ratio shall be 3.0 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and the following service uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for each of the following service uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory;; and Sign Painting Shop;
- (c) the maximum floor space ratio shall be 1.0 for all other uses combined;
- (d) the floor area in accessory retail uses shall not exceed 1 000 m²; and
- (e) the floor area in general office use shall not exceed the greater of 235 m² or 33a percent of the total gross floor area of all principal and accessory uses combined.

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 18.3 m. The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building with respect to any development, but in no case exceeding 30.5 m. [7663; 96 11 26]

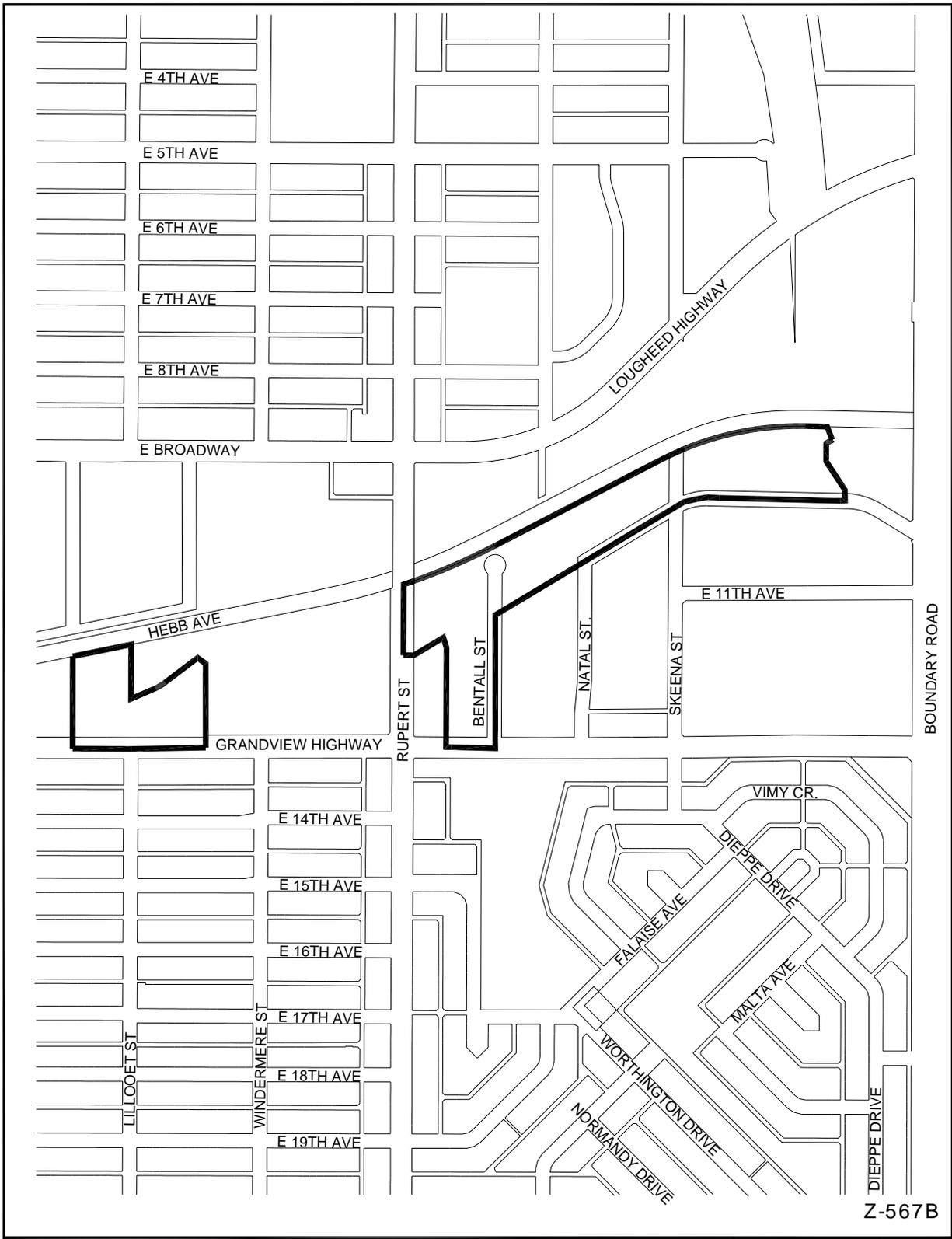
5 Off-street Parking and Loading

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

6 Amenity Areas

Still Creek shall be retained and enhanced as an open watercourse, except for pedestrian and vehicular crossings, the location and design of which shall be subject to the approval of the Director of Planning.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



Z-567B

<p>RZ - Still Creek (CD-1 #249)</p>	<p>map: 1 of 1</p>	
	<p>scale: N.T.S.</p>	
<p>City of Vancouver</p>	<p>date: Apr. 11, 2005</p>	

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 23, 1989, in the Auditorium of Vancouver Technical Secondary School, 2600 East Broadway, Vancouver, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

- PRESENT: Deputy Mayor Baker
Aldermen Davies, Eriksen, Owen,
Price, Puil, Rankin,
Taylor and Wilking
- ABSENT: Mayor Campbell
Alderman Bellamy
- CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

- 1. Text Amendment to CD-1 By-law 5836:
South Side 2400 and 2500 Block East Broadway

An application by Mr. J.K.M. Cheng, Architect, was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW 5836: SOUTH SIDE 2400 AND 2500 BLOCKS EAST BROADWAY (Block 'A' Reference Plan 4219 of S.W. 1/4 Section 34, THSL, Plan 1187)

Present Zoning: CD-1 Comprehensive Development District
 Proposed Zoning: CD-1 Amended

- (i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:
 - maximum of 276 dwelling units in multiple dwellings and two-family dwellings;
 - retail, office and service uses as described in the draft by-law;
 - accessory uses;
 - maximum floor space ratio of 1.45;
 - maximum height of 24.4 m (80 ft.);
 - acoustical provisions; and
 - provisions for off-street parking and loading.

(ii) Any consequential amendments.

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

Clause No. 1 (cont'd)

In response to questions regarding increasing the unit maximum to 300, Mr. Phipps advised it would not be a concern provided the additional units could be accommodated within the same building form and density. Parking would not have to be increased. The detailed form of development would be reviewed through the development permit process and would be presented to Council. It was suggested approval be subject to approval through the development permit process.

The Deputy Mayor called for representations for or against the proposal and one speaker addressed the Public Hearing.

Ms. Donna Morgan, Grandview-Woodland Area Council (brief on file), expressed concern respecting building height. The project would be the second in the area with a height exceeding the surrounding neighbourhood. The Area Council had concerns that a trend to a general highrise corridor may be established in this sector of East Broadway if the increased height is approved.

The Area Council was pleased with the 20% allocation of units for core-needy housing but sought assurance the units would be built despite the lack of funds coming through from senior governments. Ms. Morgan also supported some rental housing in the project.

MOVED by Ald. Rankin,

THAT Council approve the application, incorporating the amendment proposed by the Director of Planning this day, subject to the conditions as set out in this Minute of the Public Hearing, except that the requirement for public pedestrian access at Kamloops Street be deleted.

- carried unanimously

MOVED by Ald. Taylor (in amendment),

THAT the figure of 276 for the maximum number of dwelling units be amended to not to exceed 300 dwelling units, subject to approval through the Development Permit process.

- CARRIED UNANIMOUSLY

The amendment having carried, the motion by Alderman Rankin, as amended, was put and CARRIED UNANIMOUSLY.

2. Rezoning - Still Creek - 3000 to 3500
Blocks Grandview Highway and Cornett Road

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

REZONING: LOCATION - STILL CREEK - 3000 TO 3500 BLOCKS GRANDVIEW HIGHWAY AND CORNETT ROAD

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 By-law would permit the use and development of the sites generally as follows:

- manufacturing, wholesale, service, transportation and storage, utility and communication, cultural and recreational, and limited dwelling uses as described in the draft by-law;

Clause No. 2 (cont'd)

- accessory buildings and uses;
- maximum floor space ratio of 5.0;
- maximum height of 30.48 m (100 ft.);
- provisions for off-street parking and loading;
- retention of Still Creek as an open watercourse.

(ii) Amend Sign By-law No. 6510.

(iii) Any consequential amendments.

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

- a) That prior to enactment of the CD-1 By-law, the form of development contained within the "Still Creek Concept Plan and Design Guidelines" currently being drafted by Philips Landscape Associates be approved in principle, provided that the Director of Planning may allow minor alterations to this form of development when approving development permits.

Mr. M. Gordon, Planner, advised the proposed rezoning would further the implementation of Council's Still Creek policy to encourage the retention of the Creek as an open watercourse amenity to benefit both the local area and the larger community. The rezoning would apply to 16 sites presently zoned M-2 Industrial. Still Creek flows through 12 sites, the remaining four are adjacent to the Creek. CD-1 zoning would permit Council to approve forms of development and introduce design guidelines with respect to retention of the Creek.

As instructed by Council, the Director of Planning has retained a consultant to draft the design guidelines and a concept plan which will be before Council in January.

Mr. Gordon also noted the provisions of the CD-1 By-law were similar to M-2 in most respects, however, while in the M-2 By-law retail and office uses can be permitted as principal uses, in the CD-1 By-law they are only permitted as accessory uses to industrial uses.

The Deputy Mayor called for speakers for or against the proposal and the following addressed the Public Hearing:

Ms. Charlotte Beresford, Vancouver New Democrats, congratulated the City on maintaining the vision of keeping Still Creek an open watercourse and felt, ultimately, pedestrian access should be provided. It was to be hoped there would be public input into the consultant's concept proposal.

Mr. Nelson McLachlan, Bicycle Advisory Committee, supported Still Creek as a public amenity connecting Burnaby Lake to the north shore of False Creek.

Mrs. Betty Greenwell, 3467 Oxford Street, noted Still Creek was a link in a river system which flows into the Fraser River. New Westminster had restored the Brunette River. Burnaby was making efforts to clean up its section of Still Creek which flows into Burnaby Lake, but could not succeed without Vancouver's help.

Cont'd

Clause No. 2 (cont'd)

Ms. Patricia Coutts, 3642 Oxford Street, felt Still Creek would be completely covered up within a few years if the rezoning is not approved. It may be necessary for developers to be given incentives or concessions to provide attractive developments, similar to Granville Island, with the Creek a focal point.

Ms. Ronna Rae Leonard, 3039 East 5th Avenue, felt the Creek could be a natural recreational and educational resource in the future. An open watercourse would also offer a means of monitoring pollution.

Ms. Mary Sutherland, Fraser River Coalition, urged the rezoning to achieve the enhancement and expansion of the river systems.

Mr. Larry Paterson, Past President, Renfrew Community Centre, urged the retention of an open watercourse. Efforts to clean up the Creek and restore fish or wildlife habitat may become eligible for funding under a new program recently announced by Environment Canada.

Mr. Alvin Sanders, operator of a business at 2967 Grandview Highway for the past eight years, advised he had recently had plans to expand his retail space refused by the City. He supported businesses in the area being permitted to provide more than 25% retail to meet changing market demand.

Mr. Blake Allan, representing Rockmore Investments, 3157 Grandview Highway, submitted the proposed CD-1 zoning would create unnecessary difficulties for owners of properties which abut Still Creek. These properties should be excluded from the rezoning and remain M-2.

Also noted were two letters, circulated at the Public Hearing, from Vancouver Natural History Society and Vanac Development Corporation (on file).

MOVED by Ald. Davies,

- A. THAT the application be approved subject to the condition proposed by the Director of Planning, as set out in this Minute of the Public Hearing.
- B. THAT the Still Creek Working Group be reactivated to work on the Still Creek Concept Plan.

- CARRIED

(Aldermen Owen, Pull and the Deputy Mayor opposed)

3. Rezoning - 226 to 270 S.E. Marine Drive

An application by Brook Development Planning Inc., was considered as follows:

REZONING: LOCATION - 226 to 270 S.E. MARINE DRIVE (Lot A, exc. part in ref. plan 6885, Block 6, D.L. 313, Plan 8534 and Lot 1, exc. part in explanatory plan 4314, Blocks 6 to 9 and 29, D.L. 313, Plan 8936).

Present Zoning: C-2 Commercial District, M-2 Industrial District, and RS-1 One-Family Dwelling District

Proposed Zoning: M-1 Industrial District

Cont'd

Still Creek

BY-LAW NO. 6654

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

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 plans marginally numbered Z-371(a)i and Z-371(a)ii 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) accessory buildings;
 - (b) accessory uses customarily ancillary to any of the uses listed in this By-law, including accessory retail and office, provided that the total area of all accessory uses is not greater than 33 1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses;
 - (c) manufacturing uses limited to the following:
 - Brewing or Distilling
 - Bakery Products Manufacturing
 - Batteries Manufacturing
 - Chemicals or Chemical Products Manufacturing - Class B

Clothing Manufacturing
Dairy Products Manufacturing
Electrical Products or Appliances Manufacturing
Food or Beverage Products Manufacturing - Class B
Furniture or Fixtures Manufacturing
Ice Manufacturing
Jewellery Manufacturing
Leather Products Manufacturing
Machinery or Equipment Manufacturing
Metal Products Manufacturing - Class B
Miscellaneous Products Manufacturing - Class B
Motor Vehicle Parts Manufacturing
Non-metallic Mineral Products Manufacturing - Class B
Paper Products Manufacturing
Plastic Products Manufacturing
Printing or Publishing
Rubber Products Manufacturing
Shoes or Boots Manufacturing
Textiles or Knit Goods Manufacturing
Tobacco Products Manufacturing
Transportation Equipment Manufacturing
Wood Products Manufacturing - Class B

(d) service uses limited to the following:

Animal Clinic

Auction Hall

Catering Establishment

Laboratory
Laundry or Cleaning Plant
Motor Vehicle Repair Shop
Motor Vehicle Wash
Photofinishing or Photography Laboratory
Photofinishing or Photography Studio
Print Shop
Production Studio
Repair Shop - Class A
Repair Shop - Class B
School - Vocational or Trade
Sign Painting Shop

(e) transportation and storage uses limited to the following:

Cold Storage Plant
Packaging Plant
Storage Warehouse
Storage Yard
Taxicab or Limousine Station
Truck Terminal or Courier Depot
Weighing or Inspection Station
Works Yard or Works Shop

(f) utility and communication uses limited to the following:

Public Utility
Radiocommunication Station
Recycling Depot

(g) wholesale uses limited to the following:

Bulk Fuel Depot

Cardlock Fuel Station

Junk Yard or Junk Shop

Wholesaling - Class A

Wholesaling - Class B

(h) cultural and recreational uses limited to the following:

Artist Studio

Park or Playground

(i) dwelling uses limited to the following:

Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment

Residential Unit associated with and forming an integral part of an artist studio

(j) any other use which is not specifically listed and defined as a use in section 2 of the Zoning and Development By-law but which the Director of Planning considers comparable in nature to the uses listed in this By-law.

3. Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the M-2 District Schedule as of April 24, 1990, shall not exceed 5.00, subject to the following:

(a) the maximum floor space ratio shall be 1.00 for all uses other than manufacturing uses, transportation and storage uses, and Wholesaling - Class A; and

(b) the floor area in accessory retail uses shall not exceed 929 m² (10,000 sq. ft.).

4. Height

The maximum building height measured above the base surface shall be 30.48 m (100 ft.).

5. Off-Street Parking and Loading

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

6. Amenity Areas

Still Creek shall be retained and enhanced as an open watercourse, except for pedestrian and vehicular crossings, the location and design of which shall be subject to the approval of the Director of Planning.

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

DONE AND PASSED in open Council this 24th day of
April, 1990.

(sgd) Gordon Campbell
Mayor

(sgd) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of April 1990, and numbered 6654.

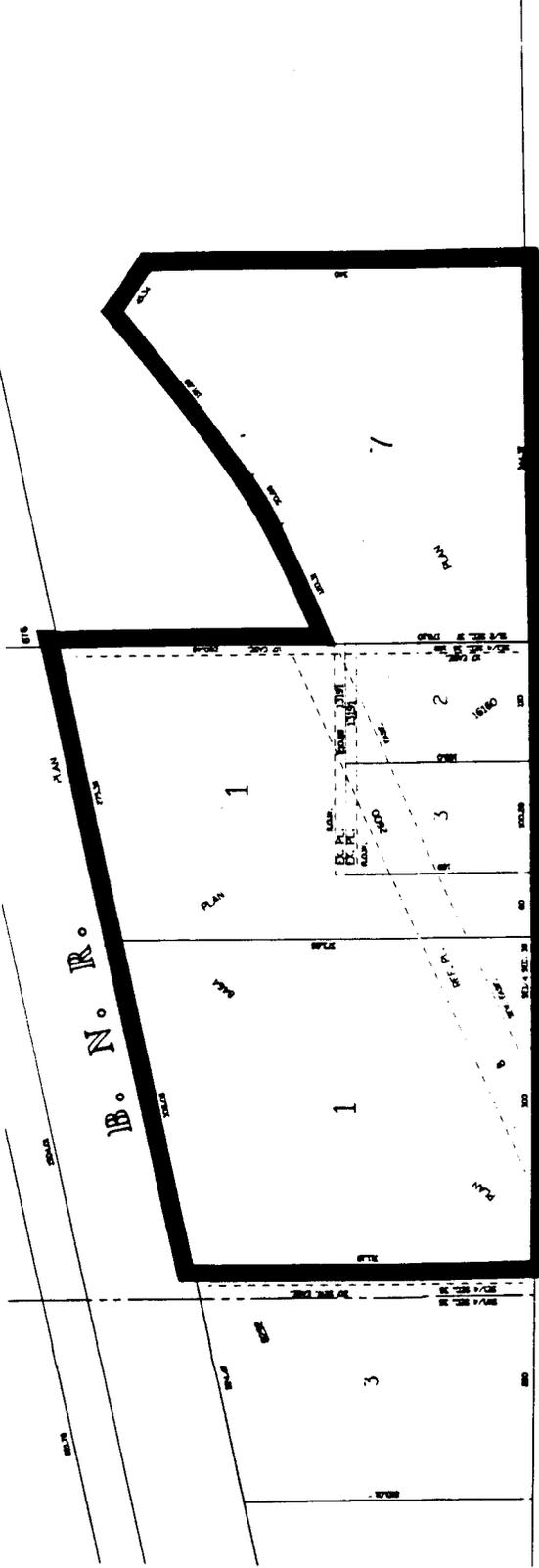
CITY CLERK"

BY-LAW No. 6654 BEING A BY-LAW TO AMEND BY-LAW No.3575
 BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED:

FROM M-2 TO CD-1

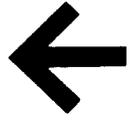


GRANDVIEW HWY.

4	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCALE:1:3000

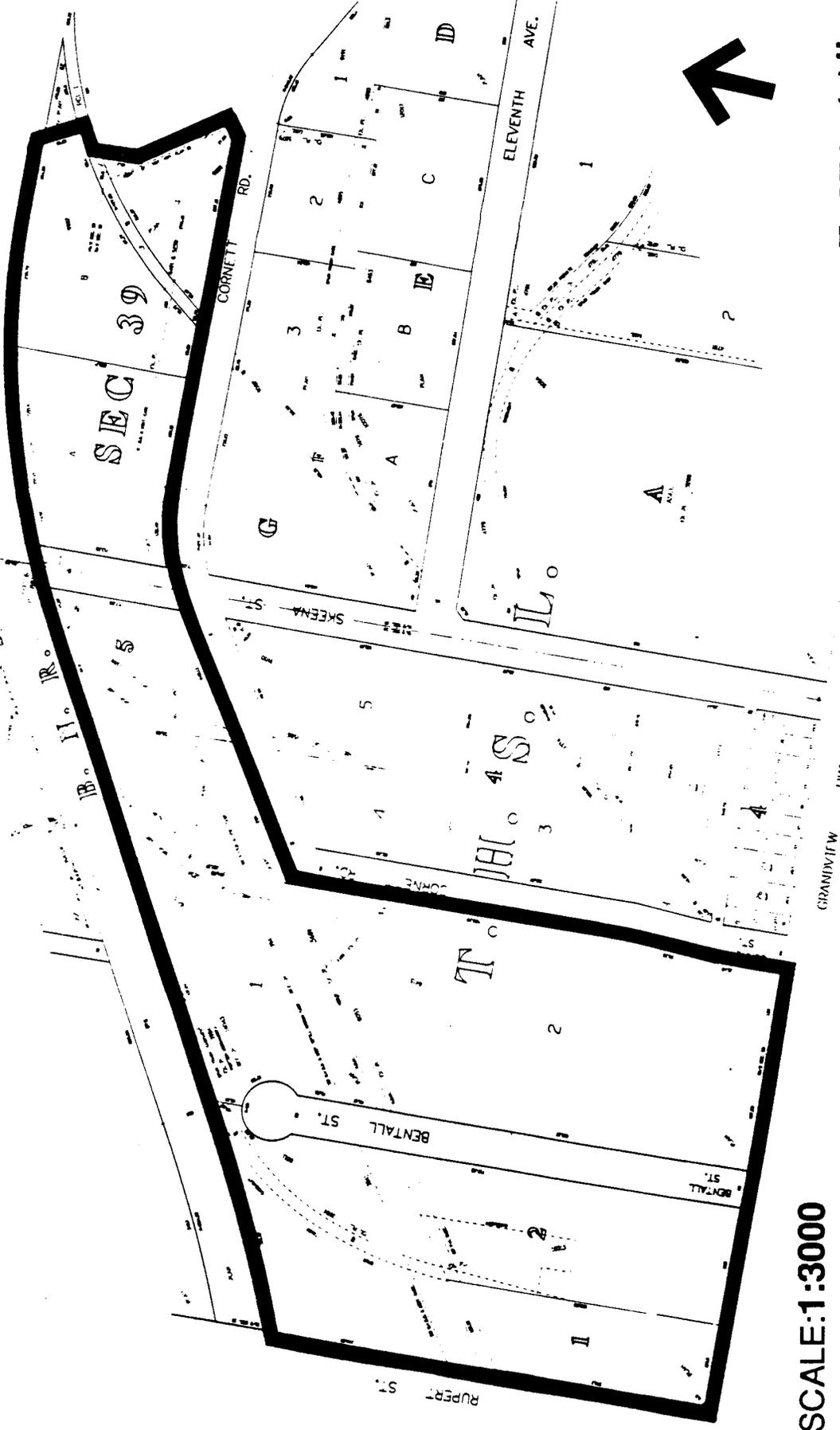
FILE No.RZ-Area 63/89 (Still Creek)



Z- 371 (a) i

BY-LAW No. 6654 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 M-2 TO CD-1** SCHEDULE A



SCALE:1:3000
FILE No.RZ-Area 63/89 (Still Creek)

Z-371 (a)ii

STILL CREEK CD-1 GUIDELINES

(BY-LAW NO. 6654)

Adopted by City Council April 24, 1990



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Note:

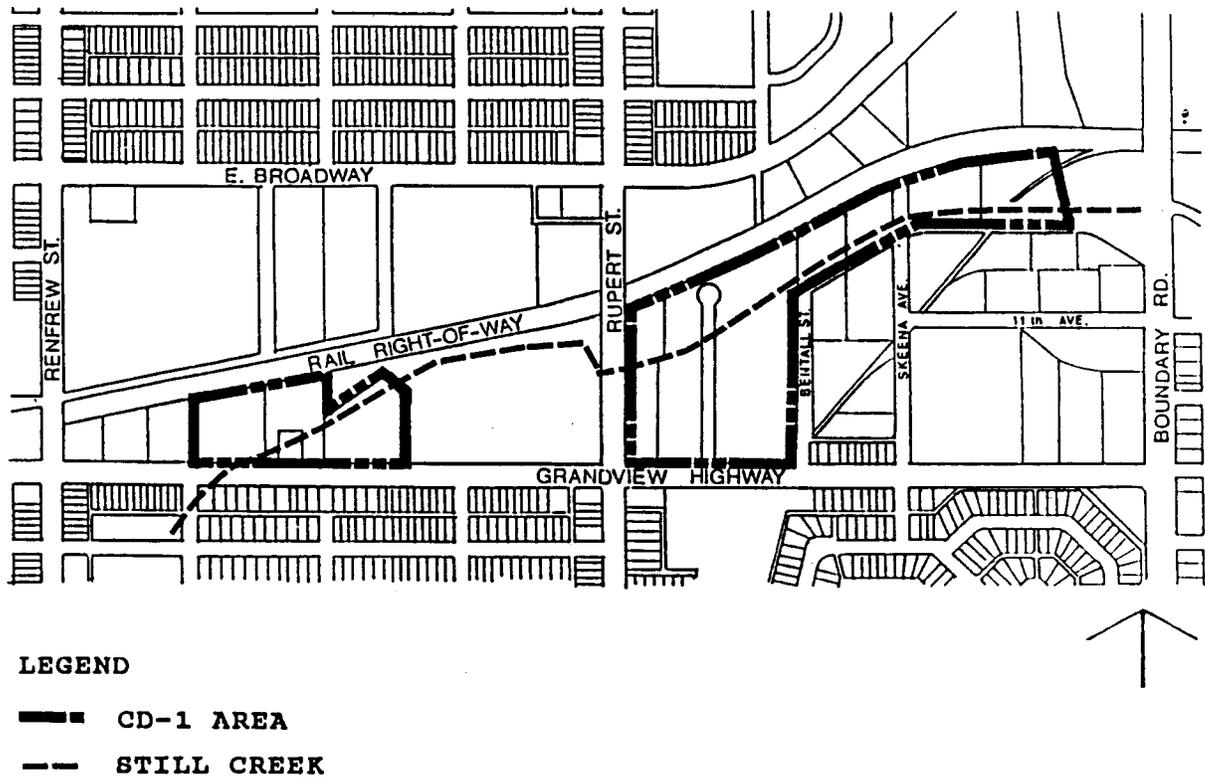
The guidelines in this report are organized under standardized headings which are being used for all guideline reports. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.

1 APPLICATION AND INTENT

These guidelines should be used in conjunction with the CD-1 By-Law for developments within the Still Creek areas depicted in Figure 1.

The intent of these guidelines is to ensure that development occurs in a manner that is consistent with the City policy to retain and enhance the open watercourse. These guidelines should be considered at the outset of the design and planning process.

Figure 1. Still Creek CD-1 Area

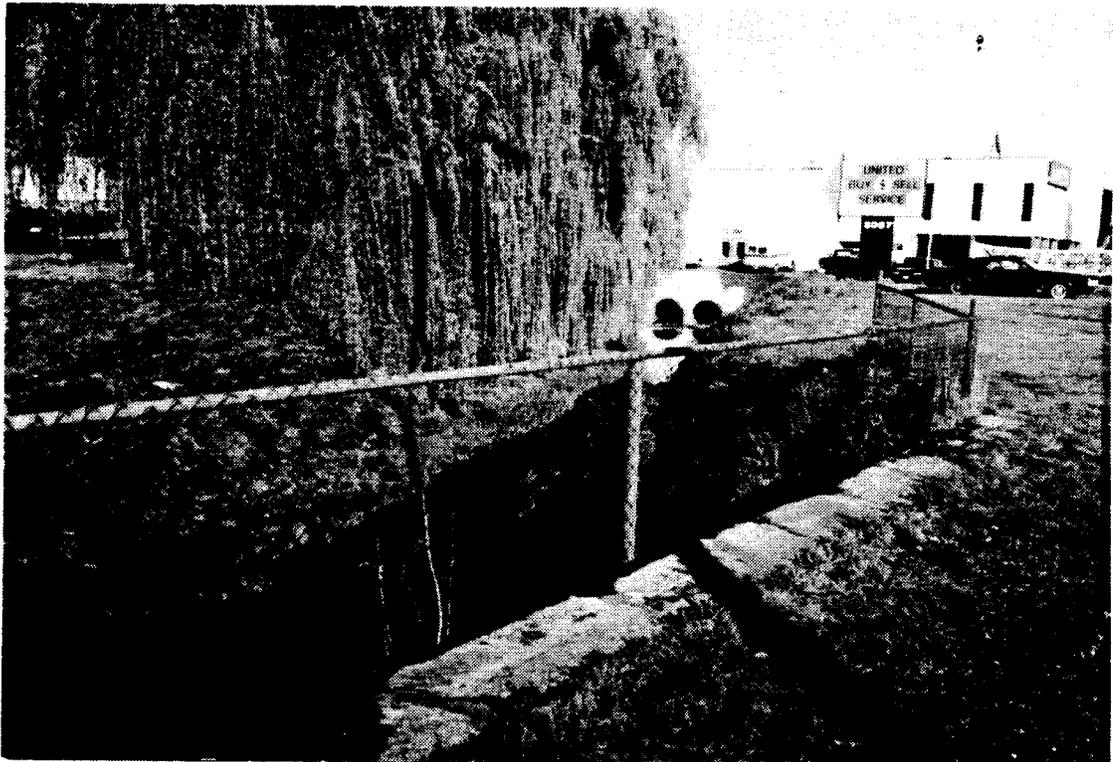


2 GENERAL DESIGN CONSIDERATIONS

2.1 Context

Still Creek is the last visible portion of what was once an extensive system of fish bearing waterways in East Vancouver and Burnaby. Over time, the natural characteristics of the Creek have been eroded through culverting, channel realignment, and the general impact of urbanization. The Creek currently fulfills a range of functions. Of these, the role of stormwater drainage channel has had the greatest influence on shaping the physical form of the Creek. Authority for the stormwater drainage function rests with the Greater Vancouver Sewerage and Drainage District (GVSD).

In Vancouver, an open stream is a rare and valuable community amenity, as well as a habitat for wildlife. The open sections of Still Creek serve as visible reminder of the environmental systems upon which urban life depends. Accordingly, new development should respect the Creek's amenity and habitat values.



2.2 Still Creek Landscape Character

The unculverted portions of Still Creek exhibit a rough, untended landscape character, capable of attracting and supporting wildlife. The existing landscape character may further be defined as follows:

- Plant materials are varied and not necessarily native; they are not ornamental.
- Deciduous plant materials are common.
- A thicket of brambles, including blackberries, is common on the banks.
- Self-seeded, herbaceous, flowering plants and grasses are common.
- There is a mix of open and semi-enclosed areas, as well as a mix of sunny and shaded areas.
- The sound of flowing water and water falling over low weirs is typical.
- Mature trees are located at various points along the Creek's course.



OBJECTIVE:

Preserve and enhance the Still Creek landscape character.

RESPONSE:

- (a) The existing Still Creek landscape character should be preserved and incorporated into new developments.
- (b) Traditional forms of ornamental landscaping are inappropriate, in that they contrast with the visual quality of the natural Still Creek environment.

2.10 Safety and Security

Due to health and security concerns, efforts should be made to prevent direct contact with the Creek, while at the same time preserving its amenity values.

Development should provide some orientation to the Creek through the location of windows and employee meeting areas. A continuous barrier or indicator should be established along the Creek's upper bank in order to discourage direct contact with the water. The barrier or indicator should not be obtrusive or incompatible with the landscape character. Rather, it could be planting, signage, low fencing, or a combination.

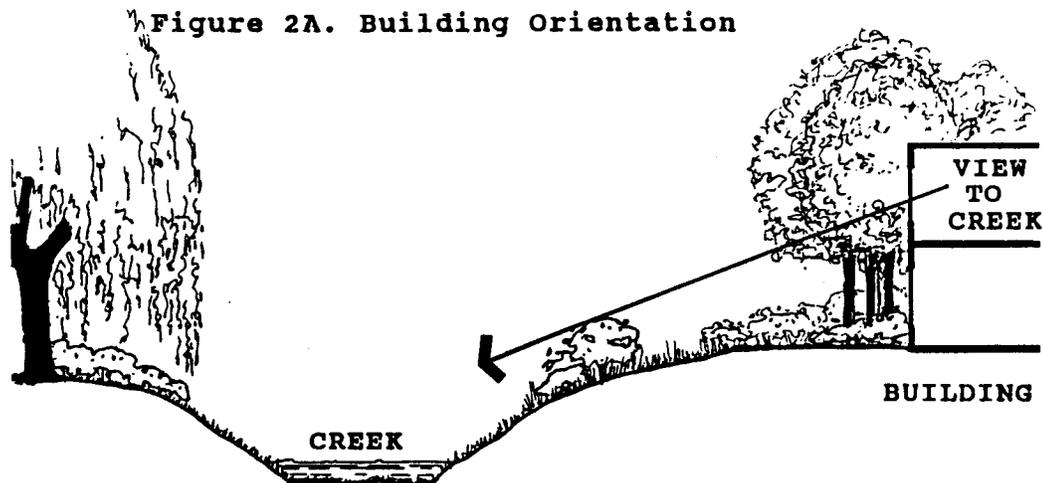
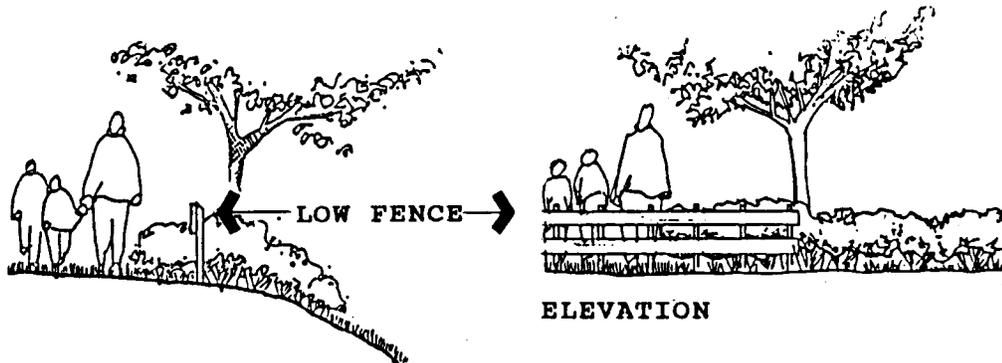


Figure 2B. Fence and Planting Combination



2.11 Access and Circulation

Access to the Creek is constrained by private property ownership, and by congested local streets during business hours.

OBJECTIVE:

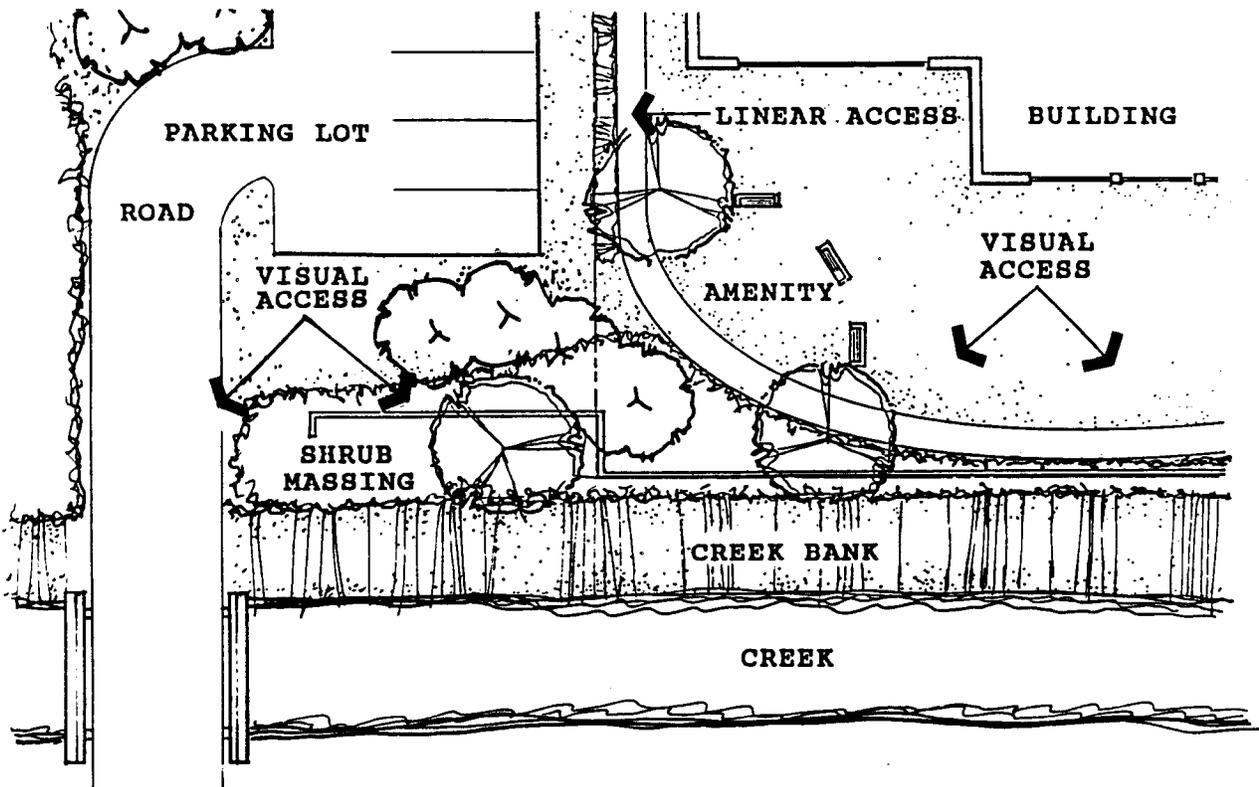
Development should anticipate the desire for visual access to the Creek. Where acceptable to property owners, development should provide physical access to the Creek area, for employees, visitors, or others.

RESPONSE:

- (a) Visual access (i.e. sight lines) to the Creek should be preserved and enhanced. Similarly, sight lines to Creek area mature trees should be preserved. Such trees have high amenity values in themselves, and also serve as landmarks.
- (b) Physical access to the Creek must be provided on at least one side of the channel for GVSD maintenance. Such access should also be considered as a means to develop the amenity potential of the Creek.

- (c) The design of physical access should respond to neighbouring access treatments.
- (d) Where physical access to the Creek is provided, seating areas should be established near sites of high amenity value.

Figure 3. Examples of Access and Circulation



4 GUIDELINES PERTAINING TO THE REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.4 Building Setbacks

The amenity potential of Still Creek is influenced by adjacent uses, forms and materials. Building setbacks may be used to mitigate the potentially negative impacts of adjacent development on the Creek landscape character.

OBJECTIVE:

Establish a zone of transition, in the form of a building setback, between the landscape character of the Creek and new development.

RESPONSE:

- (a) Buildings should be set back at least 3.05 metres (10 feet) from the edge of the GVSDD easement (see section 9.5).
- (b) The form of development in the building setback area may include planting, site finishings such as seating, signage and lighting, and access treatments.

4.9 Off-Street Parking and Loading

Parking is an important issue in terms of environmental quality, stormwater management and impact upon the amenity potential of the Creek. Parking lots are a source of potentially harmful runoff. Traces of oil and other materials left by cars in parking lots will, if unchecked, be deposited into the Creek as it drains the area. Also, the area of hard surface paving materials added by new lot construction compounds the volume of stormwater runoff that is to be collected by Still Creek.

OBJECTIVE:

Applicants should seek to limit the potentially negative impacts of parking lot development.

RESPONSE:

- (a) Oil traps should be used in all catch basins and other drainage structures. Alternatively, oil interceptors in parking lots may be used to provide even greater control on inputs to the Creek.

- (b) Surface runoff into the Creek area should be minimized.
- (c) Parking lots should not extend into the building setback area described in these guidelines.

4.16 Building Massing

Building massing influences the extent to which the Creek is cast in shadow. The extent of shadowing will affect the habitat and amenity potential of the Creek. As such, a mixture of sun and shade should be maintained on the Creek channel. This may be achieved through roof treatment, breaking-up building massing, or increased building setbacks.

Figure 4A. Roof Treatment

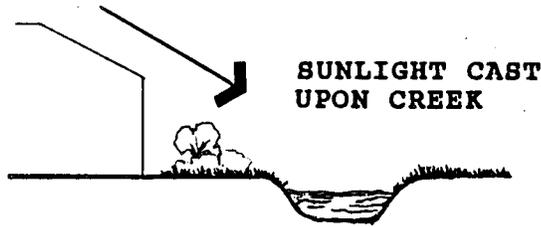


Figure 4B. Building Massing

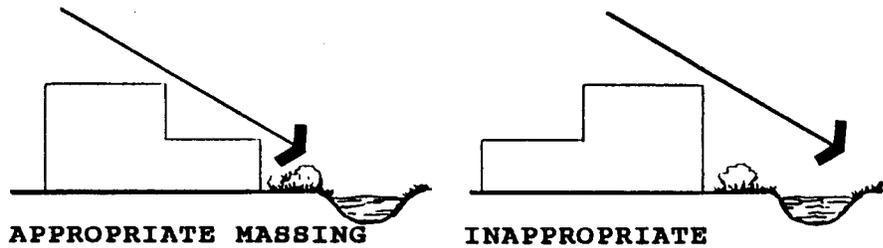
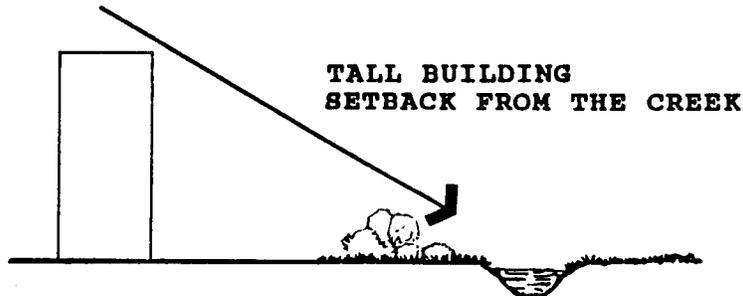


Figure 4C. Increased Building Setback



5 ARCHITECTURAL COMPONENTS

5.8 Signage

Aside from business identification and advertising, signs may be used to identify the Creek and provide interpretive information. Signs should not interfere with the amenity values of the Creek and should not impair access, where access is provided. An alternative or supplement to such signs would be the use of environmental exhibits such as painted fish images on catch basins and headwalls. These images would remind us that stormwater runoff will ultimately reach fish habitats.

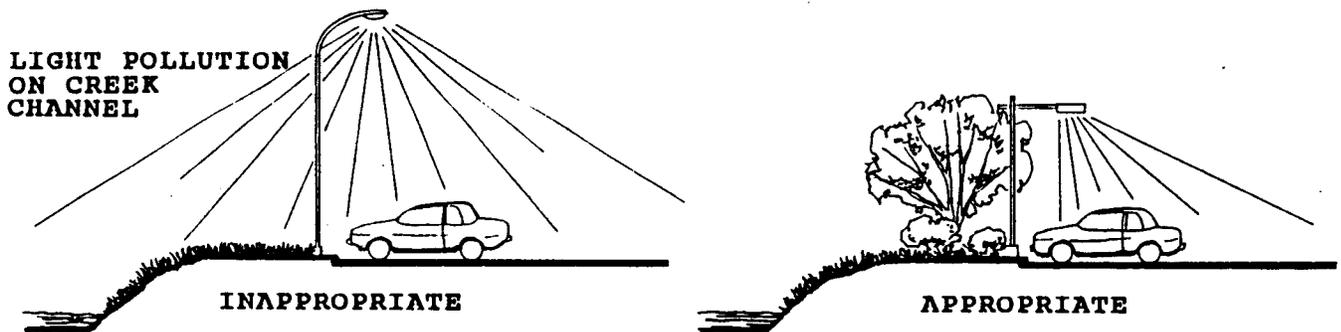
All signage must conform with the provisions of the City of Vancouver Sign By-Law.

7 OPEN SPACE

7.5 Site Lighting

Site lighting may be used to address security issues and enhance the amenity values of the Creek. Consideration should be given to local lighting precedents so that, if appropriate, a consistent style of lighting can be established. Similarly, light pollution and glare on the Creek channel should be minimized.

Figure 5. Site Lighting



8 LANDSCAPING

8.1 Tree Retention

Mature trees line the upper edge of Still Creek's banks. These trees are of a scale and form distinct in the district. They serve as landmarks and provide habitat for local wildlife. Accordingly, the retention of mature trees should be a primary design objective.

8.2 Plant Materials

Plant materials in the vicinity of Still Creek are typical of the natural Creek environment. While not strictly native, they are not ornamental. The existing landscape materials are appropriate, they define a landscape character, and they attract and support wildlife.

OBJECTIVE:

New development should make use of plant materials that reinforce the Still Creek landscape character and its habitat qualities.

RESPONSE:

(a) Where possible, existing plant materials should be retained within the building setback and easement areas. The following list should be considered when new materials are introduced:

- plants typical of the natural Creek environment, such as Willows, Cottonwoods, Alders, Dogwoods, ferns and grasses;
- plants that attract insects and birds, such as blackberry, salmonberry and thimbleberry;
- plants that flower and fruit over the seasons, such as Pussy Willow;
- plants that stabilize slopes and restrict direct access to the Creek channel, such as blackberries;
- plants that fix nutrients and rehabilitate soil, such as legumes.

- (b) Efforts should be made to ensure that waste materials are not deposited in the Creek. The use of fertilizers, herbicides and pesticides should be avoided.
- (c) Tree plantings should be set back at least 1.52 metres (5 feet) from the top of the Creek banks, with large trees set back even further.
- (d) The GVSDD requires property owners to maintain all landscape elements in the easement area. The GVSDD regularly undertakes brushcutting within the hydraulic channel as part of its maintenance program.

8.3 Surface Materials

New development may compound the denigrated state of Still Creek. Material inappropriate to the Creek environment could potentially contribute harmful substances to the soil, water or wildlife.

OBJECTIVE:

New development should not add to existing water and soil quality problems.

RESPONSE:

- (a) Non-toxic materials should be used for Creek area development. For example, hogfuel, a commonly used path surface material, could leach toxic chemicals into Still Creek. Alternatives include crushed stone or hard paving materials such as concrete.
- (b) Where appropriate, porous paving materials should be used to reduce the amount of surface runoff.

8.4 Landscape Plan Requirements

A landscape plan for the building setback and easement area is required for all developments. The plan should show existing and proposed plant materials, and all other landscape elements. The plan should be prepared by a landscape architect or professional landscape designer for submission with the Development Permit Application.

9 ADDITIONAL GUIDELINES

9.3 Bridges

Several bridges span Still Creek. The form and colour of these bridges adds another layer of distinction to the Still Creek landscape character.

Bridges and other crossings should span Still Creek without support columns being located in the hydraulic channel. The design of Creek crossings must be approved by the GVSDD prior to the submission of a Development Permit Application. Furthermore, the location and design of vehicular and pedestrian crossings are also subject to the approval of the Director of Planning.

9.4 Creek Realignment

The visual and habitat qualities of Still Creek are affected by Creek realignment. As such, efforts should be made to retain as much of the existing Still Creek landscape character as possible. Where necessary, removed materials should be replaced along the new Creek alignment.

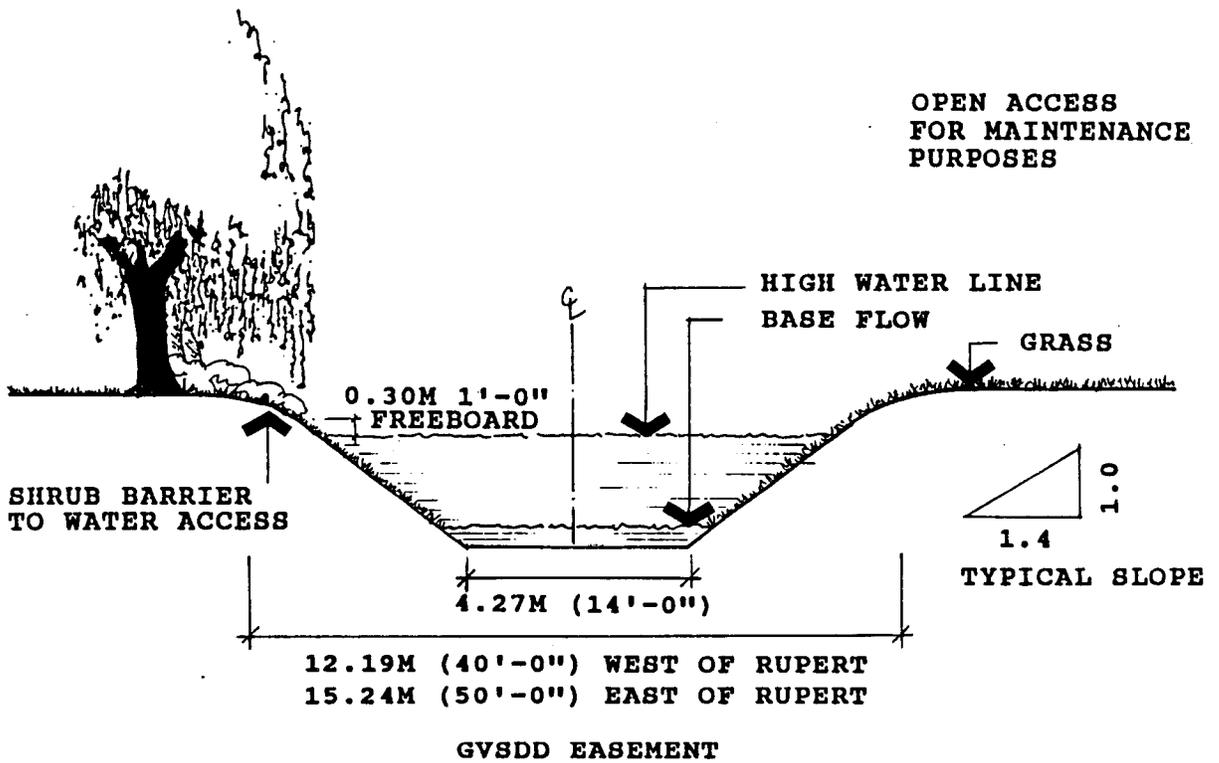
Creek channel realignment should avoid sharp angles or bends. A more natural, curvilinear form is preferred.

Development proposals affecting Creek alignment must be approved by the GVSDD prior to submitting a Development Permit Application.

9.5 Drainage Requirements and Easement

The Creek occupies an easement maintained by the GVSDD. The easement is 12.19 metres (40 feet) wide west of Rupert Street and 15.24 (50 feet) wide east of Rupert Street. The Creek channel itself is narrower than the easement, and the location of the center line of the Creek varies within the easement area. Development proposals having a potential impact on the hydraulic requirements of the GVSDD must receive approval from the GVSDD prior to the submission of a Development Permit Application. The GVSDD also requires continuous access from at least one side of the channel to allow for routine maintenance.

Figure 6. Examples of GVSDD Minimum Standards



APPENDIX

Submission Requirements

Development permit applications should include, in addition to the items in Section 4 of the Zoning and Development By-Law:

- (a) Notice of approval by the Greater Vancouver Sewerage and Drainage District for all developments potentially impacting the Creek's hydraulic flow, alignment, or access by GVSDD maintenance personnel;
- (b) Notice of approval by the GVSDD for the design of all Creek crossings;
- (c) A landscape plan for the building setback and easement area, prepared by a landscape architect or professional landscape designer, which indicates the species, numbers, sizes and locations of existing and proposed plant materials, and all other landscape elements;
- (d) A design rationale that describes how the proposed development meets these guidelines.

Depending on the nature of the proposed development, the landscape plan requirement may be waived by the Director of Planning.

BY-LAW NO. 6667

A By-law to amend the
Sign By-law,
being By-law No. 6510

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

1. Schedule E to By-law No. 6510 is amended by adding thereto
the following:

"N. Side Grandview, ^{E.} W. of Nootka and W. of Rupert (Still Creek)	6654	B (M-2)
N. Side 1700 Block E. Broadway	6663	B (C-2)

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

DONE AND PASSED in open Council this 15th day of
May, 1990.

(sgd) Carole Taylor
Deputy Mayor

(sgd) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 15th day of
May 1990, and numbered 6667.

CITY CLERK"

Still Creek

(2770 Bebtall
 3445-3541 Cornet
 3003-3157 Grandview
 3355-3377 Grandview
 2750-2776 Rupert
 2876 Rupert
 2525 Skeena)

7663

BY-LAW NO. ~~7663~~

A By-law to amend
 By-law No. 6654, being a by-law which amended
the By-law No. 3575 by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6654 is amended
 - (a) in clause (c) by inserting as the next entry after "Non-metallic Mineral Products Manufacturing - Class B" the following:

"Paper Manufacturing",
 - (b) in clause (c) by inserting as the next entry after "Shoes or Boots Manufacturing" the following:

"Software Manufacturing",
 - (c) by relettering clauses (d), (e), (f), (g), (h), (i) and (j) as clauses (f), (g), (h), (i), (j), (k) and (l) respectively,
 - (d) by inserting the following new clauses (d) and (e):

"(d) office uses limited to the following:

General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies

(e) retail uses limited to the following:

Vehicle Dealer",
 - (e) in clause (f) by
 - (i) deleting the entry for "Production Studio" and substituting the following:

"Production or Rehearsal Studio", and

(ii) inserting as the next entry after "Sign Painting Shop" the following:

"Work Shop",

(f) in clause (g) by deleting the words "Works Yard or Works Shop" and substituting the words "Works Yard", and

(g) by deleting clause (i) and substituting the following:

"(i) wholesale uses limited to the following:

Cardlock Fuel Station

Junk Yard or Shop existing as of November 26, 1996

Lumber and Building Materials Establishment

Wholesaling - Class A

Wholesaling - Class B".

2. Sections 3 and 4 are deleted in their entirety and replaced with the following:

"3. Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the I-2 District Schedule, shall not exceed 3.0, subject to the following:

- (a) the maximum floor space ratio shall be 3.0 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and the following service uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; and Work Shop;
- (b) the maximum floor space ratio shall be 1.0 for each of the following service uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; and Sign Painting Shop;
- (c) the maximum floor space ratio shall be 1.0 for all other uses combined;

- (d) the floor area in accessory retail uses shall not exceed 1 000 m²; and
- (e) the floor area in general office use shall not exceed the greater of 235 m² or 33 1/3 percent of the total gross floor area of all principal and accessory uses combined.

4. Height

The maximum building height measured above the base surface shall be 18.3 m. The Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building with respect to any development, but in no case exceeding 30.5 m."

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

DONE AND PASSED in open Council this 26th day of November , 1996.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 26th day of November 1996, and numbered 7663.

CITY CLERK"

Still Creek CD-1(249) area

BY-LAW NO. 8601

**A By-law to amend By-law No. 6654, being a by-law
which amended Zoning and Development By-law No. 3575
by re-zoning an area CD-1 and providing uses and regulations for it**

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

1. Immediately after section 1 of By-law No. 6654, add:

"1A. Despite anything to the contrary in this By-law and, specifically, anything to the contrary in section 1 hereof, the provisions of this By-law will apply to the area shown unhatched within the heavy black outline on Schedule B, attached to and forming part of this By-law, and the unhatched area will be more particularly described as CD-1(249)."
2. Schedule B to this By-law is hereby deemed to be Schedule B attached to and forming part of By-law No. 6654 pursuant to the new section 1A.
3. From section 2 of By-law No. 6654, delete "but not including that area regulated by By-law No. 8361", and substitute "but not including the area(s) shown hatched within the heavy black outline on Schedule B".
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 26th day of November , 2002

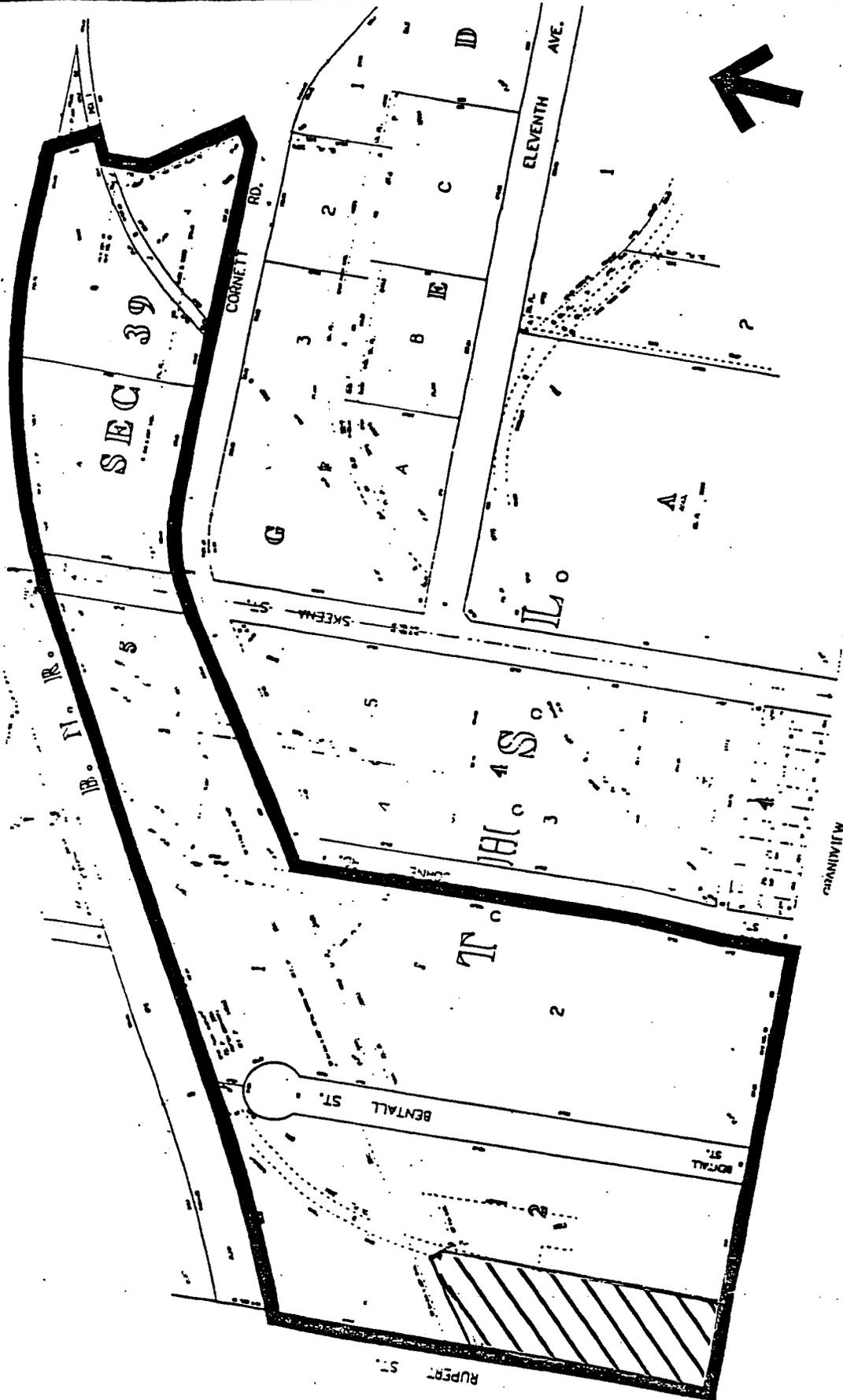
(Signed) "Philip W. Owen"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8601 enacted by the Council of the City of Vancouver on November 26, 2002.

CITY CLERK

BY-LAW No. _____ BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW



Z-530

BY-LAWS

MOVED by Councillor Sullivan
SECONDED by Councillor Don Lee

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1, 4 to 8, and 10 to 13 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Sullivan
SECONDED by Councillor Don Lee

THAT Council, except for those members excused as noted in the agenda, enact the by-law listed on the agenda for this meeting as number 9, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED
(Councillor Bass opposed)
(Councillor Clarke excused from voting)

1. A By-law to amend License By-law No. 4450 to re-define liquor establishments

(By-law No. 8593)

2. A By-law to amend License By-law No. 4450 with respect to pawnbrokers and secondhand dealers - Referred to Regular Council meeting immediately following Standing Committee on City Services and Budgets meeting on November 28, 2002.

3. A By-law to amend Secondhand Dealers and Pawnbrokers By-law No. 2807 re secondhand dealers - Referred to Regular Council meeting immediately following Standing Committee on City Services and Budgets meeting on November 28, 2002.

4. A By-law to amend Sign By-law No. 6510 (re 651 Expo Boulevard)

(By-law No. 8594)
(Councillors Clarke, Daniel Lee, Puil and the Mayor excused from voting)

5. A By-law to amend Noise Control By-law No. 6555 (651 Expo Boulevard)

(By-law No. 8595)

6. A By-law to amend Subdivision By-law No. 5208 (8190 Chester Street)

(By-law No. 8596)

7. A By-law to amend Building By-law No. 8057 re housekeeping and technical amendments (By-law No. 8597)

8. A By-law to exempt from taxation certain lands and improvements pursuant to section 396 of the Vancouver Charter (Seniors Housing) (By-law No. 8598)

9. A By-law to amend Zoning and Development By-law No. 3575 to provide uses and regulations for a portion of an area zoned CD-1 By-law No. 6654

(re 2876 Rupert Street) (By-law No. 8599)

(Councillor Bass opposed)

(Councillor Clarke excused from voting)

10. A By-law to amend Zoning and Development By-law No. 3575 (re 2876 Rupert Street) (By-law No. 8600)

(Councillor Clarke excused from voting)

11. A By-law to amend By-law No. 6654, being a by-law which amended Zoning and Development By-law No. 3575 by re-zoning an area CD-1 and providing uses and regulations for it (re Still Creek) (By-law No. 8601)

(Councillor Clarke excused from voting)

12. A By-law to amend the Grandview Boundary Industrial Area Development Cost Levy By-law No. 8583 (By-law No. 8602)

13. A By-law to amend License By-law amending By-law No. 8578 with respect to financial institution fee and Schedule A effective date (By-law No. 8603)

2820 Bentall Street
Exclusion Still Creek

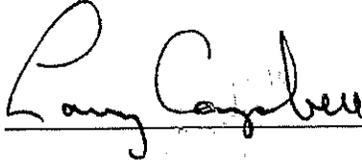
BY-LAW NO. 9162

A By-law to amend CD-1 By-law No. 6654

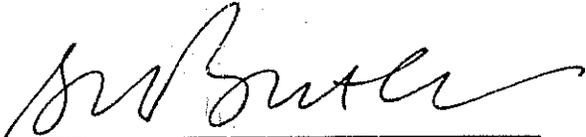
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals Schedule A to By-law No. 6654, and substitutes the new Schedule A attached to and forming part of this By-law.
2. Council deems the land included in the area of land zoned CD-1 by By-law No. 6654, but excluded from Schedule A to this By-law, to form part of Schedule D to By-law No. 3575, as it did before enactment of By-law No. 6654, pending its inclusion in a CD-1 by-law pertaining to such land which Council may enact.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 1st day of November, 2005

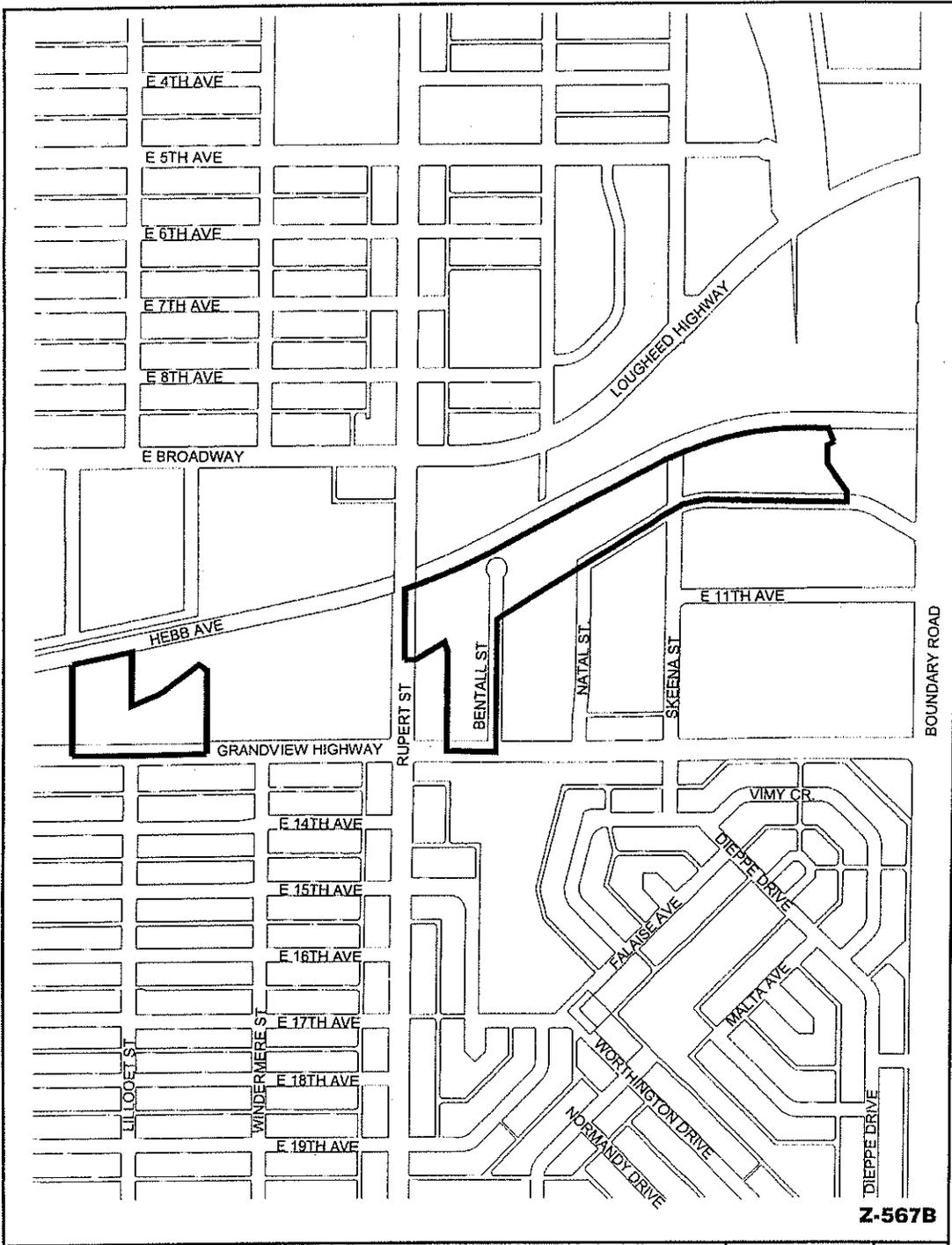


Mayor



City Clerk

Schedule A



Z-567B

RZ - Still Creek (CD-1 #249)

map: 1 of 1

scale: N.T.S.



City of Vancouver

date: Apr. 11, 2005