



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 (353)

2950 Laurel Street

By-law No. 7638

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

Effective October 22, 1996

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (353), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Units,
- (b) Church, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.65. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 162 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, 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 will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking, are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7638 or provides an explanatory note.*

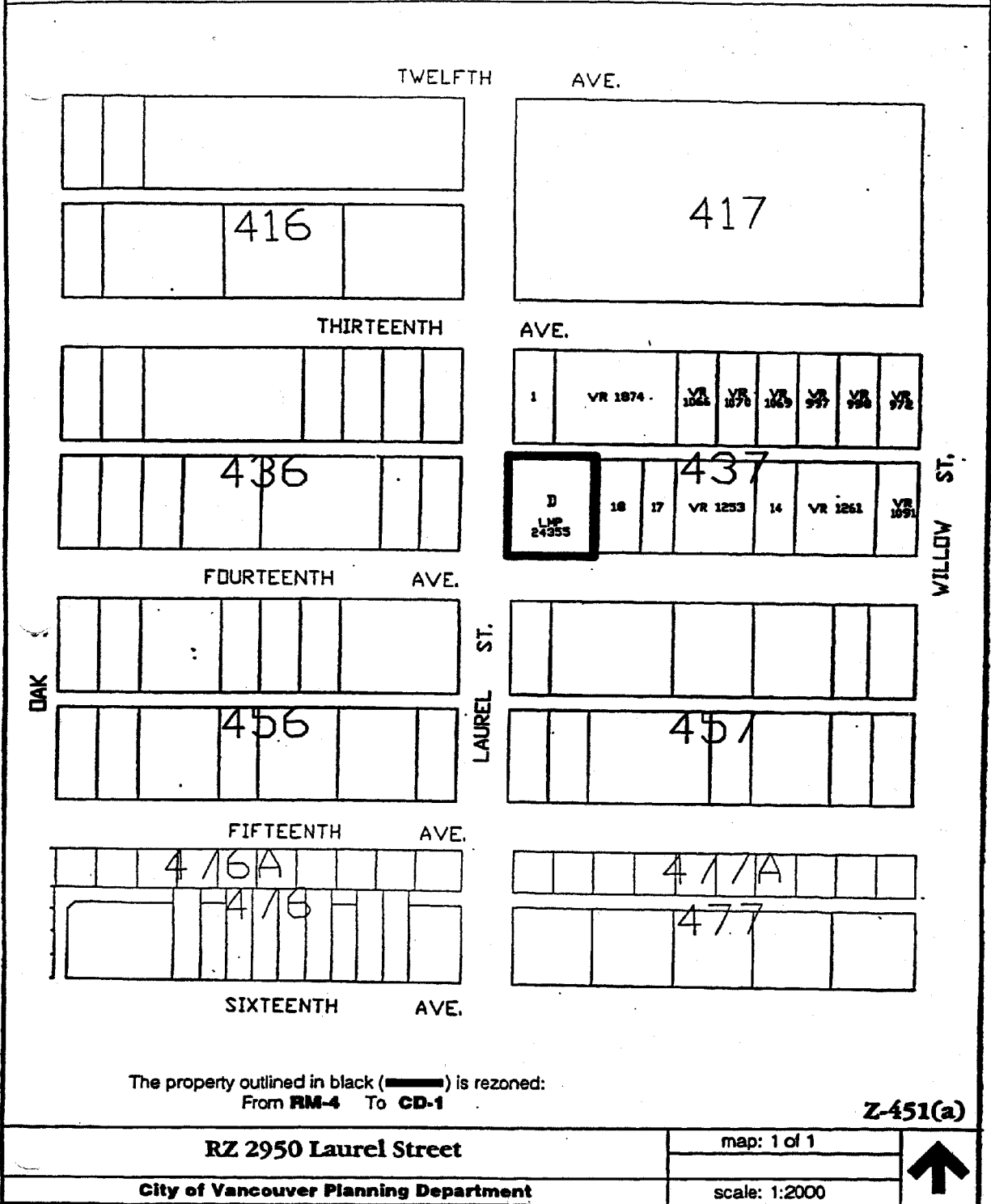
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

The maximum building height measured above the base surface is 12.2 m.

- 5** *[Section 5 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.]*

BY-LAW No. 7638 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



Clause No. 1 (cont'd)

MOVED by Cllr. Puil (in amendment),

THAT Option 1 in condition (f) be approved, and that the approximately 3% extra density for Area 1B not be approved and that the density be primarily taken out of the crescent-shaped building on Beach Crescent, resulting in a building in the order of three storeys, and out of other buildings along Pacific Street, as approved in the additional design development requirements of condition (c).

- CARRIED

(Mayor Owen and Councillor Sullivan opposed)

(Underlining denotes amendment approved at
Regular Council Meeting of April 23, 1996.)

The motion to amend having carried, Councillor Hemer's amended motion was put and CARRIED, with Councillor Kwan opposed.

MOVED by Cllr. Price,

THAT staff report back on the proposed width of all the streets in the rezoning precinct.

- CARRIED UNANIMOUSLY

2. Rezoning: 2950 Laurel Street
(St. George's Place)

An application by John Currie Architect Inc., on behalf of St. George's Anglican Church Parish and the B.C. Rehabilitation Society, was considered as follows:

The proposed rezoning from RM-4 to CD-1 Comprehensive Development District, would allow the redevelopment of the site to construct a 4-storey building containing 19 units of non-market housing (including units for the physically disabled) and a multi-purpose space for church and community use. The proposed density is floor space ratio 1.65. Twenty-seven underground parking spaces are proposed with access from the lane north of 14th Avenue, although the number of parking spaces may be reduced slightly to retain the Tulip tree located next to Laurel Street.

cont'd....

Clause No. 2 (cont'd)

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by John Currie Architect, and stamped "Received City Planning Department, August 29, 1995", provided that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - i) design development to retain the existing tulip tree (*Liriodendron tulipifera*) including required revisions to the proposed form of development and underground parking footprint to maximize growth potential, provision of necessary irrigation systems, and provision of protection methods during construction;
 - ii) design development to clearly distinguish between residential and church entry locations;
 - iii) design development to reduce the impact of exposed walls along the north and east property lines;

(Note to Applicant: This may be achieved by lowering the building, including the fence and exposed retaining walls.)
 - iv) design development of a more distinguished corner with more asymmetrical massing for the second, third and fourth levels, and a stronger reference to the existing church;
 - v) provision of a trellis over the off-street parking ramp opening to reduce visual impact;
 - vi) design development to the West 14th Avenue and Laurel Street property line fence and landscaping in accordance with the Fairview Heights RM-4 Design Guidelines;

cont'd....

Clause No. 2 (cont'd)

- vii) design development of the landscape plan including the provision of more individual front yards with gated entries, visual screening of the refuse/recycling areas on all sides and from above and the clarification of all fence and privacy screen details;
 - viii) clarification of adjacent building window placement and elimination of direct privacy conflicts;
 - ix) provision of a coloured elevation with proposed colour references;
 - x) provision of street trees, to the satisfaction of the City Engineer;
 - xi) provision of parking according to Section 4.2.1.8 of the Parking By-law;

(Note: The loading bay requirement for the church can be relaxed.)
 - xii) design development to provide separate and secure car and bicycle parking for residents;

(Note to Applicant: This can be achieved by providing an overhead gate to separate residents and church users. Consideration should be given to providing a second gate for church users, to be closed at non-operating hours. Consideration should also be given to an appropriate access to the church from the underground without using the residential elevator or stairs.)
 - xiii) design development to reduce opportunities for ground level break and enter.

(Note to Applicant: This can be achieved by providing gates to ground level residential units and by improving natural surveillance to the street. Consideration should also be given to added security features for these units such as locks, security system, small paned windows and outdoor lighting.)
- (c) That prior to enactment of the CD-1 By-law, and at no cost to the City, the registered owner shall:

cont'd....

Clause No. 2 (cont'd)

- 1) make suitable arrangements, to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services within and adjacent the site from the closest existing suitable service point.

Staff Opening Comments

Ms. Lynda Challis, Planner, advised this application proposes to replace an existing heritage church with a four-storey building containing 19 units of non-market housing and a multi-purpose space for church and community use. The residential portion of the building would include nine units of accessible housing for the physically disabled, which are intended to provide an opportunity for people to move from institutional care to independent living.

Ms. Challis advised the principal issues arising from the application relate to competing social objectives, and the development's conformity with the RM-4 regulations.

There are three competing civic objectives which staff have addressed. They are as follows:

. Preserving Heritage Buildings

The applicant has concluded that the funding available for this project would not allow for the retention of the Class 'C' heritage church. While this does not meet the City's objective, staff accept the loss on the basis that non-market housing for people with special functional needs will be provided.

. Provide Social Housing

This proposal satisfies the City's social housing objectives.

. Maintain Significant Landscape Resources

Staff regard the tulip tree on-site as unique and something that should be retained. A condition of rezoning before Council relates to the preservation of the tulip tree, and the applicant is in agreement with this condition.

On the whole, staff support the application as the provision of accessible housing and the retention of the tulip tree offset the loss of the heritage building.

cont'd....

Clause No. 2 (cont'd)

In terms of the development's conformity with the RM-4 District Schedule, the development does not conform in terms of density, height, and front and flanking side yard requirements. However, staff do support this application subject to redesign for retention of the tulip tree, and other conditions of approval listed before Council.

Applicant Opening Comments

Mr. Rob Dixon, addressed Council on behalf of St. George's Place Society, which is a non-profit organization wishing to develop and operate this project. The proposed project is an exciting and innovative mix of housing for able-bodied people and persons with physical disabilities, and community and church use of multi-purpose space. The project has current allocated funding from B.C.H.M.C. for construction and ongoing operations.

Mr. Dixon advised the application has undergone revisions in response to the public process, and requested approval from Council for the rezoning application.

Correspondence

A review of the correspondence on this matter indicated the following:

- . two letters expressing concerns with traffic and parking in the area;
- . one letter raising concerns about the provision of information relating to the gross floor space ratio calculation of the proposed development; and
- . a petition containing 50 names supporting retention of the tulip tree.

Speakers

Mayor Owen called for speakers for and against the application.

Mr. Gene Feist, area resident, advised the developer is asking for relaxations in FSR, height, front yard setbacks, flanking yard setbacks and exclusion of this development from the RM-4 building design guidelines. Should Council wish to proceed with this rezoning, the CD-1 designation should be granted solely to permit

cont'd....

Clause No. 2 (cont'd)

the co-existence of the church and dwelling units within the same structure. All other parameters of RM-4 zoning should apply to this development.

Ms. Mary Williams urged Council to approve the application as developments like St. George's Place will provide an opportunity for disabled people to live in the community. Integrated housing of this type will enhance the quality of the neighbourhood.

Mr. Paul Gauthier urged Council to support the application as it will allow disable persons to move out of an institutional setting and into the community. Vancouver is a leader in the country on disabled issues, and this project will allow Vancouver to remain on the cutting edge.

Mr. Robert Chester, area resident, advised Council he is in support of the rezoning application but does not approve of the form of development. Mr. Chester expressed concern with the proposal to have people living in units above the church, and suggested that the condition of approval requiring retention of the tulip tree be removed, in favour of a design which will separate the church from the housing.

Applicant Closing Comments

Responding to a question from a member of Council, Mr. John Currie, architect, advised the Planning Department has agreed to relax certain setback requirements in order to create the space for the retention of the tulip tree. It would not be possible to locate the church separate from the housing and still retain the tulip tree without additional relaxations.

Mr. Currie also advised that in his opinion the bigger concern relating to the retention of the tulip tree is the reduction in proposed parking spaces from 27 to 23.

Staff Closing Comments

Staff offered no additional comments.

MOVED by Cllr. Sullivan,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2950 Laurel Street

BY-LAW NO. 7638

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-451(a) 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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(353), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Units,
- (b) Church, and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 1.65. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 162 m², being the site size at time of application for rezoning, prior to any dedications.

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- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

4. Height

The maximum building height measured above the base surface is
12.2 m.

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

DONE AND PASSED in open Council this 22nd day of
October . 1996.

"(signed) Philip W. Owen"
Mayor

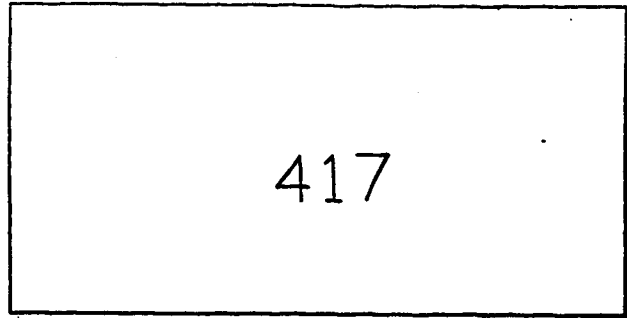
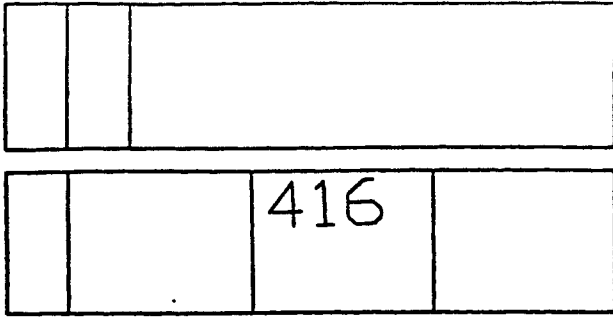
"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the
City of Vancouver on the 22nd day of October 1996, and numbered 7638.

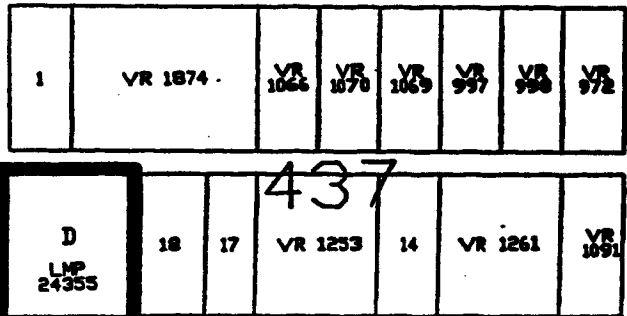
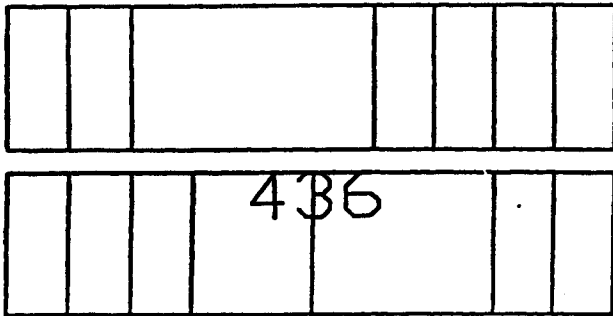
CITY CLERK"

BY-LAW No. 7638 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

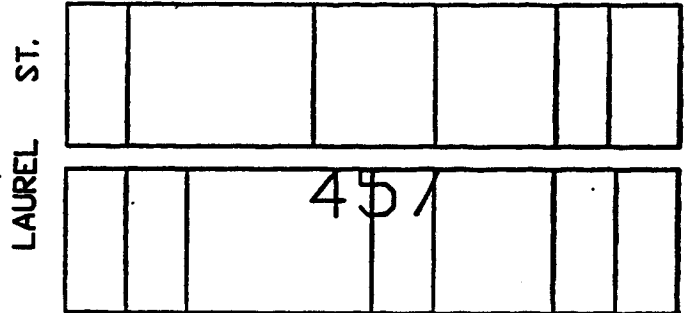
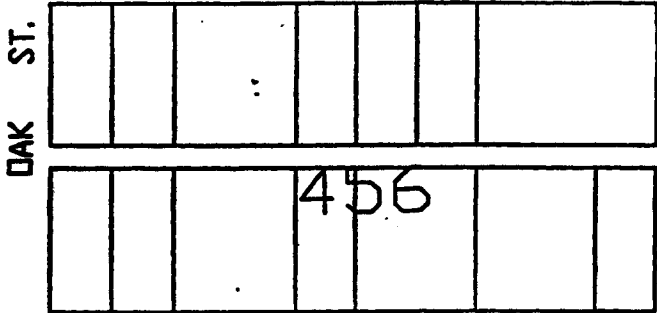
TWELFTH AVE.



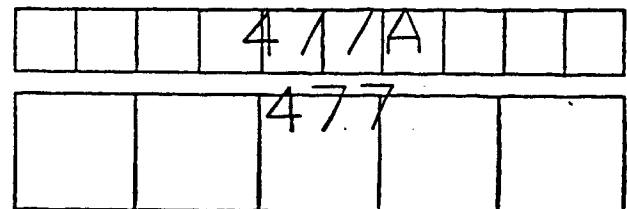
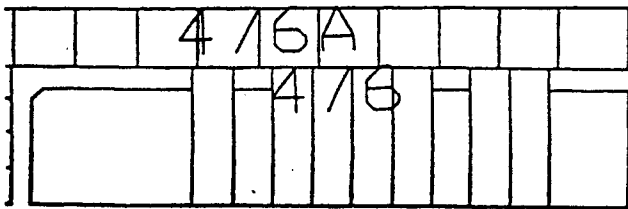
THIRTEENTH AVE.



FOURTEENTH AVE.



FIFTEENTH AVE.



SIXTEENTH AVE.

DAK ST.

LAUREL ST.

WILLOW ST.

The property outlined in black () is rezoned:
 From **RM-4** To **CD-1**

Z-451(a)

RZ 2950 Laurel Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000





CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT: Mayor Larry Campbell
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
*Councillor Sam Sullivan
Councillor Ellen Woodsworth

ABSENT: Councillor Fred Bass (Leave of Absence - Civic Business)
Councillor Jim Green (Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

No correspondence was received since the date the application was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)