



City of Vancouver *Zoning and Development By-law*

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CD-1 (355)

7400 Oak Street

By-law No. 7649

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

Effective November 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 (355), 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) Multiple Dwellings, containing a maximum of 122 dwelling units,
- (b) Multiple Conversion Dwelling, containing a maximum of 6 dwelling units, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Conditions of Use

3.1 No use will be permitted and no building will be permitted to be occupied or continued to be occupied unless the Director of Planning is satisfied that the trees identified on the Plan referred to in section 7 are retained in a healthy condition on the site, except that the Director of Planning may permit removal or alteration of hazardous or diseased trees pursuant to the Private Property Tree By-law.

4 Floor Space Ratio

4.1 The floor space ratio must not exceed 0.90. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 19 057 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 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; and
- (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.

4.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, sun decks, 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 or 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including 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;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7649 or provides an explanatory note.*

- (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]
- (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]

5 Height

- 5.1 On that portion of the site located west of a hypothetical line drawn 145 m west of an perpendicular to Laurel Street the maximum building height measured above the base surface is 14.6 m and the building must not extend beyond 4 storeys.
- 5.2 For multiple dwellings on that portion of the site not described in section 5.1 the maximum building height measured above the base surface is 9.2 m, except that for that portion of the site south of a hypothetical line drawn 23.5 m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9 m west of Laurel Street and the maximum building height measured above the base surface is 10.7 m.

6 Setbacks

- 6.1 The minimum setback of a building is 5.5 m from the south property line.
- 6.2 The minimum setback of a building is 6.0 m from the west property line.
- 6.3 The minimum setback of a building is 5.5 m from the north property line, except that west of a hypothetical line drawn 80 m west of and perpendicular to Laurel Street, the minimum setback of a building is 6.7 m.

7 Landscaping and Trees

Before any development permit can be approved for the site a site plan showing mature landscaping and trees which will be retained must be approved by the Director of Planning. For the purpose of this section the plan labelled "OAKHERST PROJECT 7400 OAK STREET TREE RETENTION PLAN", which is attached to and forms part of this By-law, shall be deemed to be the site plan referred to in this section and in section 3.1 All landscaping and trees must be maintained in a healthy condition.

8 Off-Street Parking and Loading

- 8.1 Off-street parking and loading must be provided, developed and maintained in accordance with the RM-4 provisions of the Parking By-law, except that a minimum of 1.75 off-street parking spaces for every dwelling unit in a multiple dwelling of less than 4 storeys must be provided, and a minimum of one parking space for each dwelling unit in a multiple conversion dwelling must be provided.
- 8.2 If the Director of Planning determines that relaxing any particular requirement of section 8.1 will create no adverse impacts on surrounding sites, the Director of Planning, on advice from the City Engineer, may relax such requirement. [8626; 03 02 11]

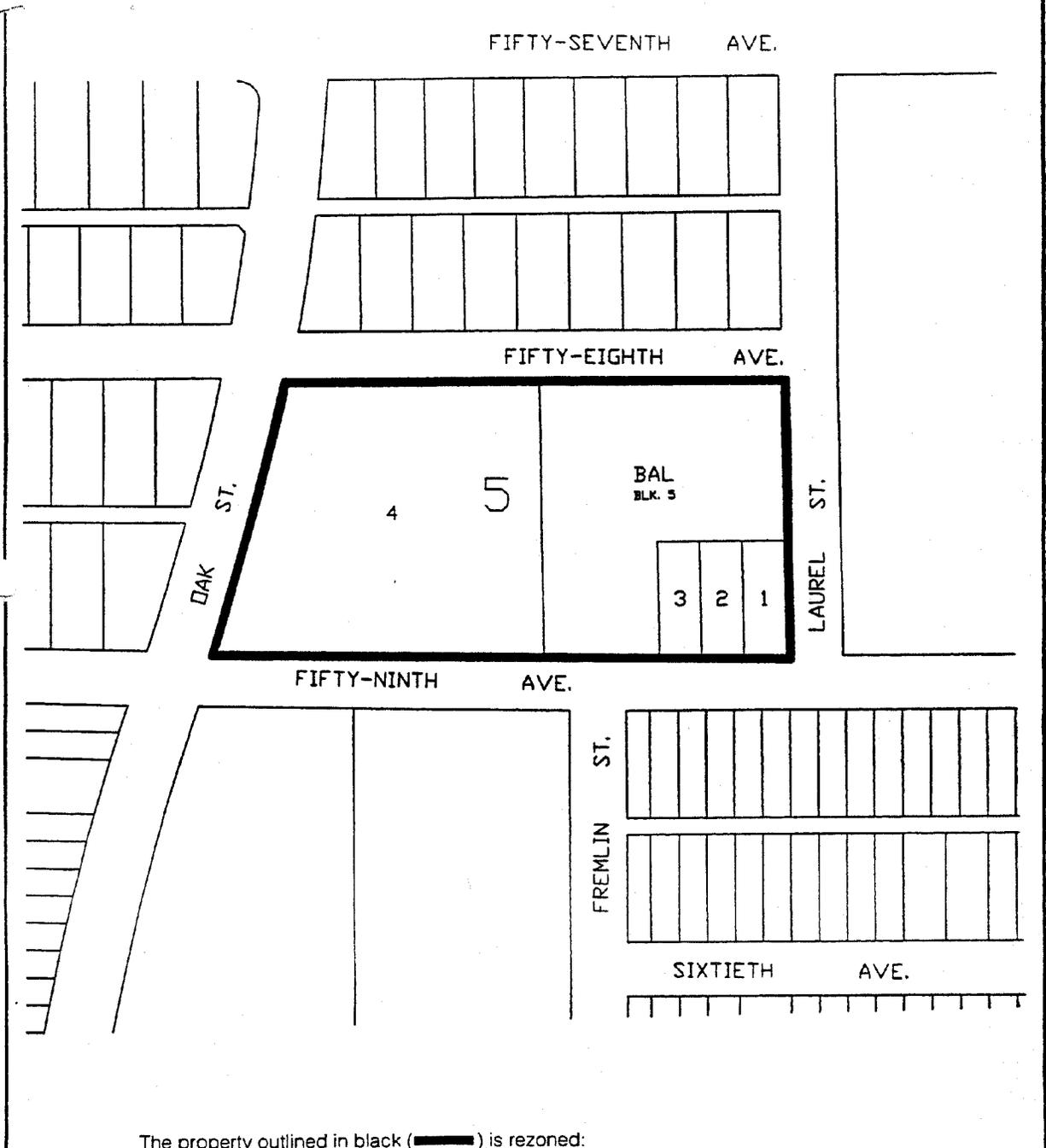
9 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways [7874; 98 04 21]	45

- 10** *[Section 10 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. 7649 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-454(d)

RZ 7400 Oak Street	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		

Extract from the Minutes of the Special Council Meeting
(Public Hearing) of June 27/July 23, 1996

Items 4(a) and (b) were considered concurrently by Council.

4(a) Rezoning: 7400 Oak Street
(Oakherst)

An application by Moodie Consultants Ltd. was considered as follows:

The proposed rezoning from RS-1 to CD-1 Comprehensive Development District, would permit development of 58 two-storey townhouses occupying most of the site and 64 apartment units in 2 four-storey multiple dwellings adjoining Oak Street. The 'A'-listed Parklane heritage house would be designated, restored and converted to 6 dwelling units. More than half of the significant trees on site would be retained.

The Director of Land Use and Development recommended approval of the 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 Eng and Wright Partners, Architects, and stamped "Received City Planning Department, April 16, 1996, and May 13, 1996" provided that the Director of Planning may allow minor 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) the maximum width of the West 59th Avenue crossing is to be 7.3 m (24 ft.) wide at the property line;
- ii) design development to better distinguish individual apartment buildings and townhouse clusters from each other by use of materials, colour, detailing of secondary architectural elements and landscaping, and introduce greater complexity of roof forms in each cluster to better articulate massing;

(Individual continuous streetscapes should better integrate into the existing neighbourhood through more variety and less homogeneity.)

Oakherst (cont'd)

- iii) elimination of a continuous internal street system by deleting the portion that connects the easterly and westerly portions of the development across the West 59th Avenue greenway view slot;
- iv) design development to reduce the internal street width and maximize open space in consultation with City Engineering staff;
- v) design development to refine hard and soft landscape transitions from individual private yards to public areas, including the West 59th Avenue greenway, the internal street/pathway system and other semi-private areas;
- vi) design development to the West 59th Avenue greenway to clarify hard and soft landscape treatment and features;
- vii) design development to the site's southeast corner townhouse clusters to eliminate visitor parking and excessive hard surface roadway by reorienting and consolidating into a single cluster with a 3.7 m (12 ft.) setback along Laurel Street. Townhouse units adjacent to the Laurel Street crossing will require re-design to accommodate parking access requirements;
- viii) design development to eliminate, or relocate to the southeast corner cluster, one townhouse unit presently located west of the view corridor;
- ix) design development to provide a wider, enhanced vista towards the heritage structure, as seen from the West 59th Avenue greenway, by increasing the view slot opening dimension to a minimum of 24.4 m (80 ft.) and accentuating this view point through enhanced landscaping;
- x) elimination of all surface visitor parking to reduce hard surface area and maximize on-site open space and landscaping;
- xi) design development to the townhouse clusters adjacent to and directly west of the heritage building to maximize separation between structures, with townhouses set back a minimum of 10.7 m (35 ft.) from the heritage structure;

Oakherst (cont'd)

- xii) design development to clarify internal street special paving and other landscape enhancement to provide attractive streetscapes;
- xiii) design development to interior street elevations to provide better visibility and surveillance from townhouses at grade and to relieve monotony created by continuous garage doors;
- xiv) design development to reduce the impact of the southerly east-west internal street "cut" into existing grade;
- xv) design development to refine Building A's north elevation to create a better transition in massing, scale and articulation to the single-family houses;
- xvi) clarification of privacy screen details and locations;
- xvii) design development to make front yards and ground level units highly defensible and encourage surveillance;

(This can be achieved with low fencing and gates at the property line, having ground level units facing West 59th Avenue and Laurel Street, slightly [1.5 - 3 ft.] above the sidewalk level.)

- xviii) design development to reduce opportunities for cutting through the site by non-residents and to reduce opportunities for mischief and break and enter to ground level residential units;

(This can be achieved by ensuring residential units face on-site open spaces.)

- xix) design development to reduce opportunities for theft from auto;

(This can be achieved by locating exit stairs from underground parking out of the vision of non-residents, gating the vehicular entrance and locking the door from the elevator lobby to the parking [opposite to the direction of the exit].)

- xx) submission of detailed exterior materials specification;

Oakherst (cont'd)

- xxi) clarification of Fire Department access, paving and hydrant locations in consultation with the Fire Prevention Officer;
- xxii) retention and protection of all trees identified to be retained on the Tree Retention Plan received April 16, 1994;
- xxiii) submission of an arborist's report to assess tree retention and building location as part of the development application;
- xxiv) commitment that an ISA certified arborist will be on site during any excavation within 10 m of a tree identified to be retained;
- xxv) buildings to be sited in such a way as to ensure that excavation and disturbance will not occur within a 2 m radius of trees 47, 48 and 55;
- xxvi) all existing trees to be retained must be protected and cared for as per Schedule "D" of the Private Property Tree By-law No. 7347; and
- xxvii) tree protection barriers will need to be shown for all retained existing trees as per Schedule "D" of the Private Property Tree By-law No. 7347 and the Landscape Plan amended to show "Existing Trees To Be Retained".

C. THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

- i) consolidate Lots 1-3 of 5, and Rem. Lot 5; Block 16A; D.L. 526; Plan 5858 and Lot 4; Block 16A; D.L. 526; Plan 11318;
- ii) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for:
 - 1) rerouting of the existing sewer line which passes through the site. The sewer line can either be routed around the site on public property, or through an on-site, relocated 6.0 m-wide easement. This work is to be all at the developer's expense;
 - 2) upgrading of the water mains which will serve this development, at the developer's expense;

Oakherst (cont'd)

- 3) provision of concrete sidewalks on the south side of West 58th Avenue and the north side of West 59th Avenue from Oak Street to Laurel Street;
 - 4) provision of greenway streetscape treatment on West 59th Avenue from Oak Street to Laurel Street including curb and gutter and asphalt pavement to road centre line, and curb, gutter and asphalt to road centre line on Laurel Street from West 58th Avenue to 59th Avenue, at the developer's expense;
 - 5) potential upgrading of the pedestrian signal at West 59th Avenue and Oak Street within 5 years of building occupancy, at the developer's expense;
 - 6) clarification of easement and indemnity agreements Nos. 100340M, 337126M and 399352M;
 - 7) provision of a traffic consultant's report consisting of a traffic volume analysis based on previous hospital use for comparison purposes; and
 - 8) upgrading of the pedestrian activated signal at West 59th Avenue and Oak Street to a bicycle activated signal;
- iii) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point;
 - iv) execute a legal agreement satisfactory to the Director of Legal Services providing that owners will not discriminate against families with children in the sale of their property;
 - v) provide a covenant to the satisfaction of the Director of Legal Services to commit the owner to retaining and protecting all trees identified on the Tree Retention Plan received April 16, 1996, including a commitment that an ISA certified arborist must be retained to periodically monitor the health and safety of trees on site, report any damage or neglect to the trees to Planning Staff immediately, undertake any maintenance or remedial care as required to ensure the ongoing health and safety of the retained trees during all phases of

Oakherst (cont'd)

construction and for a minimum of 3 years upon completion of construction. The recommendations of the arborist must be undertaken with respect to tree care and maintenance as well as construction practices;

- vi) provide a covenant to the satisfaction of the Director of Legal Services to commit the owner to cause any strata corporation formed as a result of strata titling of the site to provide a covenant in favour of the City of Vancouver committing that Strata Corporation to retaining all trees identified in the Tree Retention Plan received April 16, 1996;
- vii) obtain designation of the principal Parklane building under Schedule "A" of the City's Heritage By-law, including those affixed interior fixtures and features as determined by the Director of Planning;
- viii) execute an agreement, to be registered against the property, to the satisfaction of the Director of Legal Services, in consultation with appropriate Department Heads, by which the owner agrees to provide temporary protection for the heritage building before and during construction on the site and that the occupancy of the new buildings shall be subject to the completion of restoration of the heritage building with this agreement to be discharged when the heritage work is complete; and
- ix) execute an agreement, to be registered against the property, to the satisfaction of the Director of Legal Services, in consultation with appropriate Department Heads, by which the owner secures and protects the heritage building prior to and during construction to standards establishment by the Director of Planning, and agrees to undertake the necessary restorative work to the existing heritage building, noting that all future repairs and renovations require a heritage alteration permit, and that in the event the heritage building is irreparably damaged, the owner further undertakes to conduct whatever necessary and reasonable arrangements are needed to satisfactorily replicate the heritage building.

Oakherst (cont'd)

- D. THAT Council instruct the Director of Legal Services to prepare a Heritage Revitalization Agreement, pursuant to Section 592 of the Vancouver Charter for the purpose of varying the Development Cost Levy By-law for this site, to relieve the owner of up to \$150,000 in costs related to the retention of the heritage building.

4(b) Heritage Designation: 7400 Oak Street
(Oakherst)

An application by Moodie Consultants Ltd. was considered as follows:

The proposed amendment to Heritage By-law No. 4837 would designate the 'A' listed Parklane heritage house (950 West 58th Avenue), as protected heritage property.

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

That, prior to enactment of the CD-1 by-law for the site, and the enactment of the Heritage by-law, a letter waiving claims for future compensation be signed by the owner, to the satisfaction of the Director of Legal Services.

ADDITIONAL STAFF CORRESPONDENCE

The following additional material from staff was distributed to Council:

- . Memorandum from Rick Scobie, Director of Land Use and Development, dated June 26, 1996 providing information regarding implications of the Board of Parks and Recreation resolution seeking dedication of a park on the Oakherst site;
- . Memorandum from Rick Scobie dated June 26, 1996 discussing the amount Council may consider if it chooses to utilize a Heritage Revitalization Agreement By-Law to vary the Development Cost Levy (DCL) payable to this site, as described in Consideration D in the May 21, 1996 Council report.

NOTE FROM CLERK: The foregoing memorandum was superseded by a later memorandum from staff.

- . Memorandum from Bruce Maitland, Manager of Real Estate Services, dated July 11, 1996, revising the project's pro forma following further discussions with the applicant;

Oakherst (cont'd)

- . Memorandum from Rick Scobie dated July 19, 1996, providing new information and superseding the June 26, 1996, memorandum.

STAFF OPENING COMMENTS

Mr. Rick Scobie, Director of Land Use and Development, advised this application proposes to rezone the 1.9 hectare former Oakherst private hospital site at West 59th and Oak Street, to permit 58 two-storey townhouses in 14 clusters, with all units having basement parking via an internal, private road system. In addition, 64 units are proposed in two four-storey apartment buildings adjacent to the Oak Street frontage. The Parklane Heritage building will also be retained and converted to six units.

Mr. Scobie commented on the following issues arising with this application:

- . The building form on the easterly two-thirds of the site continues to unduly compromise both the landscape and heritage aspects of the site. Conditions of approval before Council will ensure further design development at the development application stage, to achieve a supportable compromise;
- . The conditions of approval also call for design development to both the townhouse and apartment buildings, to introduce greater variety and improved relationship to the adjacent single-family homes and the Parklane Heritage building;
- . Further work will also be required at the development application stage to ensure suitable greenway development along West 59th Avenue, and provision of a compatible relationship with the adjacent dwellings proposed. These are also addressed in the conditions of approval;
- . The issue of parks, and the implications of the resolution of the Board of Parks and Recreation, is addressed in the June 26, 1996 memorandum to Council;
- . In terms of school funding, further analysis by Planning staff with School Board staff indicates the development contemplated may not have a greater impact on existing schools than would site subdivision and development under current RS-1 zoning;
- . In terms of Community Amenity Contributions (CACs), and Development Cost Levies (DCLs), a further review of economic pro forma related to the Parklane heritage building, and sewer relocation impacts on significant trees, has led to changes.

Oakherst (cont'd)

In essence, an "in kind" CAC valued at \$760,000 is to be paid by the developer for retention and restoration of the Parklane heritage building. This results in a residual of \$340,000 available from the developer for DCL payment. This is \$247,000 less than is payable under the DCL by-law. Council may wish to compensate the developer for this shortfall via a Heritage Revitalization Agreement.

APPLICANT OPENING COMMENTS

Mr. Jim Moodie, on behalf of Moodie Consultants, advised the application before Council meets the objectives of the Oakridge/Langara Policy Plan; retains the heritage building on site; retains 57% of the significant trees on site; and can provide open space and view corridors.

Mr. Moodie stated the process leading to public hearing has been difficult, with a number of different groups and issues at the forefront. The applicant has tried to balance some of the resident's concerns, and the result is an application to develop at a lower density than is permitted in the Oakridge/Langara Policy Plan. Also, the townhouse component of the project will reflect single-family characteristics, such as height and building setbacks.

City staff and the developer have reached agreement on a revised pro forma which will require a change in Recommendation D of the staff report, by substituting the figure of \$247,000 with \$150,000.

Mr. Moodie expressed frustration with the late recommendation of the Park Board, given that staff had been involved with the Oakridge/Langara Policy Plan for two years.

In a memorandum to City Council dated June 27, 1996, Mr. Moodie requested that Clause "5. Height" in the draft CD-1 By-law be amended by adding a the following phrase to section 5.2:

- 5.2 For multiple dwellings on the portion of the site not described in section 5.1 the maximum building height above the base surface is 9.2m except that portion of the site south of a hypothetical line drawn 23.5m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9m west of Laurel Street the maximum building height measured above the base surface is 10.7m.

Oakherst (cont'd)

Mr. Moodie explained that during discussions with the community, the applicant proposed to maintain RS-1 building heights for the townhouse portion of the site. RS-1 permits 30 foot heights, and conditionally allows up to 35 feet for planning and design reasons. This increase in height to 35 feet will allow the developer to satisfy conditions b(vii), b(viii), and b(x).

SUMMARY OF CORRESPONDENCE

The following correspondence was received:

- . Memorandum from the Board of Parks and Recreation requesting dedicated parkland and a public pedestrian right-of-way entrance to the parkland with a binding agreement on the preservation of trees at Oakherst.
- . Letter supporting the application but disagreeing with the concept of a development cost levy;
- . Letter supporting the heritage aspects of the application;
- . 15 letters opposing the application, registering concerns about parkland, urban landscape, architectural design and school overcrowding;
- . 10 letters from Don Larson requesting designation of public park space;
- . Petition containing 38 signatures opposing the application.

SPEAKERS

The following speakers specifically addressed their comments toward preserving trees and parkland on this site:

- . Valerie Jerome, Green Party (brief on file)
- . Don Larson, CRAB Park (photo and briefs on file)
- . Clive Justice, Friends of Stanley Park (brief on file)
- . Richard Stace-Smith, Save our Parkland Association
- . John Switzer, 8100 block Fremlin Street
- . Isabel Minty, 1900 block West 57th Avenue

The foregoing speakers supported the retention of trees based on one or more of the following grounds:

- . This site currently has mature, beautiful trees which should be preserved;

Oakherst (cont'd)

- . A passive, treed park should be created. The adjacent parks are full of playing fields and gravel. They are not treed areas and have little grass;
- . The resolution submitted to Council by the Board of Parks and Recreation should be supported;
- . The retention of the heritage house is diverting funds that could be used to retain additional trees. The heritage house is not even visible from the street in some areas;
- . Organizations such as the Friends of Stanley Park have adopted the position that in order to provide new parkland throughout Vancouver, additional density and height may be necessary in some areas, in order to encourage open space;
- . Retention of the trees will make this site a treasure for future generations.

The following speakers urged Council to reject the application:

- . Diana Hu, 8000 block Laurel Street (brief on file)
- . Abe Kroeker, 6800 block Heather Street
- . Annie Kroeker, 6800 block Heather Street
- . Stuart Galbraith, 6200 block Ash Street (brief on file)
- . Brian Buchanan, 700 block West 62nd Avenue
(brief on file)
- . Zena Wagstaff - 6200 block Ash Street
- . John Twochin - 900 block West 58th Avenue
- . Sophie Li.

The foregoing speakers objected to the application on one or more of the following grounds:

- . Residents of the Oakridge/Langara are being treated unfairly by City Hall. CityPlan has failed this neighbourhood, and the views of the citizens have not been listened to;
- . Densification will lead to the destruction of the RS-1 neighbourhood. The developer is attracting people to this neighbourhood through the amenities that currently exist, but this will lead to the erosion of these amenities;
- . The development will lead to increased traffic in the neighbourhood;
- . The City's own planners advise there is room for 3000 people on unbuilt land in Oakridge/Langara with existing zoning. These areas should be developed first;

Oakherst (cont'd)

- . The Oakherst site should be developed with single-family dwellings built on 40 foot lots, which would generate the same total value as the proposed rezoning;
- . Retention of the trees and parkland on this site is critical;
- . Too much attention is paid to the needs of the developer, rather than the area residents;
- . The school infrastructure in the area cannot handle the additional density;
- . The neighbourhood is unanimous in its opposition to this proposal.

Mr. Wayne DeAngelis, on behalf of the Vancouver Heritage Commission, advised the Commission supports the application before Council. The project maintains the heritage building and the adjacent landscaping.

APPLICANT CLOSING COMMENTS

The applicant offered no additional comments.

STAFF CLOSING COMMENTS

Mr. Rick Scobie addressed the following issues raised by delegations:

- . The interim tree retention by-law will not impact this site. Retention of trees is covered in conditions of approval;
- . There is an additional capacity of about 3000 residents under existing zoning, but this is mostly in commercial areas, and would result in residential development over commercial uses. The established Council priority is ground-oriented housing, suitable for families with children;
- . The residential capacity could be increased by provision of 40 foot lots, if Council were to allow amendment of the Subdivision By-law. However, this would likely prove to be an arduous process in terms of impacts on the existing community;
- . In terms of the delegation who favored additional density along Oak Street as a way of preserving parkland, this does not meet the City priority of ground-oriented housing, and is not supported by the neighbourhood.

Oakherst (cont'd)

Mr. Scobie concluded that there are few sites in this area that will allow the City to achieve these housing objectives without significantly impacting on single-family housing. Staff recommend approval of this application.

COUNCIL DISCUSSION

After hearing from the delegations, Council members agreed to adjourn the public hearing, and defer a final decision on this application to the Regular Council meeting on July 30, 1996. Staff were instructed to undertake additional economic analysis of the park and heritage house issues, and report back to Council.

* * *

UNFINISHED BUSINESS

1. Rezoning: 7400 Oak Street (Oakherst) File: PH 323

On July 23, 1996, City Council concluded the Public Hearing for the rezoning and heritage designation of 7400 Oak Street (Oakherst), and deferred its decision to the Council meeting of July 30th. At its meeting on July 30th, Council again deferred a decision until this meeting, pending receipt of additional information subsequently provided verbally by City staff.

Council had before it items 4(a) and 4(b) of the agenda of Public Hearing dated July 21, 1996, reconvened from June 27, 1996 (on file). Following a brief discussion of the issues of density access to public open space, and economic evaluation of park space and heritage house preservation, the following decisions were reached.

(a) Rezoning

MOVED by Cllr. Hemer,

THAT the application be approved, subject to the conditions as set out in the minute of the Public Hearing dated June 27/July 23, 1996, with the following amendments:

- * Condition B (xviii) be revised to read:

design development to provide public accessibility to and through the semi-private open space to the south of the heritage building, from both West 58th and West 59th Avenues, while not compromising security for the adjacent private dwellings;

- * Condition D be revised by replacing the figure of \$150,000 with the figure \$247,000;
- * Clause 5: "Height" in the draft CD-1 By-law be amended by adding the following phrase to section 5.2:

For multiple dwellings on the portion of the site not described in section 5.1 the maximum building height above the base surface is 9.2m except that portion of the site south of a hypothetical line drawn 23.5m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9m west of Laurel Street the maximum building height measured above the base surface is 10.7m.

*Underlining denotes amendment

- CARRIED

(Councillor Chiavario opposed)

(cont'd)

UNFINISHED BUSINESS (CONT'D)

(b) Heritage Designation

MOVED by Cllr. Hemer,

THAT an amendment be brought forward to schedule A of the Heritage By-law to designate the 'A'-listed Parklane heritage house (950 West 58th Avenue) as protected heritage property, subject to the following condition proposed for adoption by resolution of Council:

THAT, prior to enactment of the CD-1 By-law for the site, and the enactment of the Heritage by-law, a letter waiving claims for future compensation be signed by the owner, to the satisfaction of the Director of Legal Services.

- CARRIED UNANIMOUSLY

(Councillors Clarke and Kwan were excused from discussion and voting)

- 2. Form of Development - 1003 Burnaby Street
 D.E. 401274 - CD-1 By-law Number 7006 File: 5001-6
Owner of Development - Cressey Development Corp.

On July 30, 1996, City Council deferred consideration of an Administrative Report (A2) dated July 16, 1996, pending an opportunity to view the model.

Ralph Segal, Planner, reviewed the proposed form of development with reference to the model and responded to questions concerning design detail. During the discussion, Council members expressed concern about form of development along Burrard Street generally, and questioned some aspects of the design of this development based on that concern.

Rick Scobie, Director of Land Use & Development, cautioned that specific comments regarding the details of this development should have been addressed at an earlier stage. However, it would be quite appropriate for Council to ask staff to report back on the form of development along Burrard Street generally, should it so desire.

(cont'd)

CITY OF VANCOUVER



MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
AUG 08 1996
NUMBER 56020
REFERRED TO FAS
COPY TO
ANSWER REQ'D

From: CITY CLERK'S OFFICE

Date: August 8, 1996
Refer File: PH 323

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Jacquie Forbes-Roberts, Director of Community Planning
Francie Connell, Director of Legal Services
Robert Lemon, Senior Heritage Planner
Bruce Maitland, Manager of Real Estate Services
Dave Rudberg, General Manager of Engineering Services
Vic Kondrosky, General Manager of Parks & Recreation

Subject: Rezoning and Heritage Designation:
7400 Oak Street (Oakherst)

Council on July 23, 1996, concluded the Public Hearing on the rezoning and heritage designation for Oakherst and deferred its decision to the July 30th Council meeting. On July 30th, Council again deferred a decision pending additional information subsequently provided at the August 1, 1996 meeting of the Standing Committee on Planning and Environment.

Attached for your information are extracts from the June 27/July 23, 1996 Special Council Meeting (Public Hearing) and the August 1, 1996 meeting of the Standing Committee on Planning and Environment, where a final decision was made on the rezoning and heritage designation applications.

Amy M. Brown
SENIOR COMMITTEE CLERK

GMac:dmy
Att.

Letters to: Delegations and Other Interested Parties

Vancouver City Council
 August 1, 1996
 (Following Standing Committee
 on Planning & Environment)

*Tom
 Randy
 cc: Rob
 Sandy
 Paul (Oakherst file)*

UNFINISHED BUSINESS

1. Rezoning: 7400 Oak Street (Oakherst)

(a) Rezoning

MOVED by Cllr. Hemer,

THAT the application to rezone the Oakherst property at 7400 Oak Street be approved, subject to the conditions as set out in the minute of the Public Hearing dated June 27/July 23, 1996, with the following amendments:

- * Condition B (xviii) be revised to read:

design development to provide public accessibility to and through the semi-private open space to the south of the heritage building, from both West 58th and West 59th Avenues, while not compromising security for the adjacent private dwellings; *

- * Condition D be revised by replacing the figure of \$150,000 with the figure \$247,000;

- * Clause 5. "Height" in the draft CD-1 By-law be amended by adding the following phrase to section 5.2:

For multiple dwellings on the portion of the site not described in section 5.1 the maximum building height above the base surface is 9.2m except that portion of the site south of a hypothetical line drawn 23.5m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9m west of Laurel Street the maximum building height measured above the base surface is 10.7m. *

* Underlining denotes amendment

(b) Heritage Designation

MOVED by Cllr. Hemer,

THAT an amendment be brought forward to schedule A of the Heritage By-law to designate the 'A'-listed Parklane heritage house (950 West 58th Avenue) as protected heritage property, subject to the following condition proposed for adoption by resolution of Council:

THAT, prior to enactment of the CD-1 By-law for the site, and the enactment of the Heritage by-law, a letter waiving claims for future compensation be signed by the owner, to the satisfaction of the Director of Legal Services.

- CARRIED UNANIMOUSLY

(Councillors Clarke and Kwan were excused

7400 Oak Street

BY-LAW NO. 7649

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-454(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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(355), 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) Multiple Dwellings, containing a maximum of 122 dwelling units,
- (b) Multiple Conversion Dwelling, containing a maximum of 6 dwelling units, and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Conditions of Use

3.1 No use will be permitted and no building will be permitted to be occupied or continued to be occupied unless the Director of Planning is satisfied that the trees identified on the Plan referred to in section 7 are retained in a healthy condition on the site, except that the Director of Planning may permit removal or alteration of hazardous or diseased trees pursuant to the Private Property Tree By-law.

4. Floor Space Ratio

4.1 The floor space ratio must not exceed 0.90. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 19 057 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 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; and
- (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.

4.3 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including 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) 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.

5. Height

5.1 On that portion of the site located west of a hypothetical line drawn 145 m west of and perpendicular to Laurel Street the maximum building height measured above the base surface is 14.6 m and the building must not extend beyond 4 storeys.

5.2 For multiple dwellings on that portion of the site not described in section 5.1 the maximum building height measured above the base surface is 9.2 m, except that for that portion of the site south of a hypothetical line drawn 23.5 m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9 m west of Laurel Street the maximum building height measured above the base surface is 10.7 m.

6. Setbacks

6.1 The minimum setback of a building is 5.5 m from the south property line.

6.2 The minimum setback of a building is 6.0 m from the west property line.

6.3 The minimum setback of a building is 5.5 m from the north property line, except that west of a hypothetical line drawn 80 m west of and perpendicular to Laurel Street, the minimum setback of a building is 6.7 m.

7. Landscaping and Trees

Before any development permit can be approved for the site a site plan showing mature landscaping and trees which will be retained must

be approved by the Director of Planning. For the purpose of this section the plan labelled "OAKHERST PROJECT 7400 OAK STREET TREE RETENTION PLAN", which is attached to and forms part of this By-law, shall be deemed to be the site plan referred to in this section and in section 3.1. All landscaping and trees must be maintained in a healthy condition.

8. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the RM-4 provisions of the Parking By-law, except that a minimum of 1.75 off-street parking spaces for every dwelling unit in a multiple dwelling of less than 4 storeys must be provided, and a minimum of one parking space for each dwelling unit in a multiple conversion dwelling must be provided.

9. Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

DONE AND PASSED in open Council this 5th day of November
, 1996.

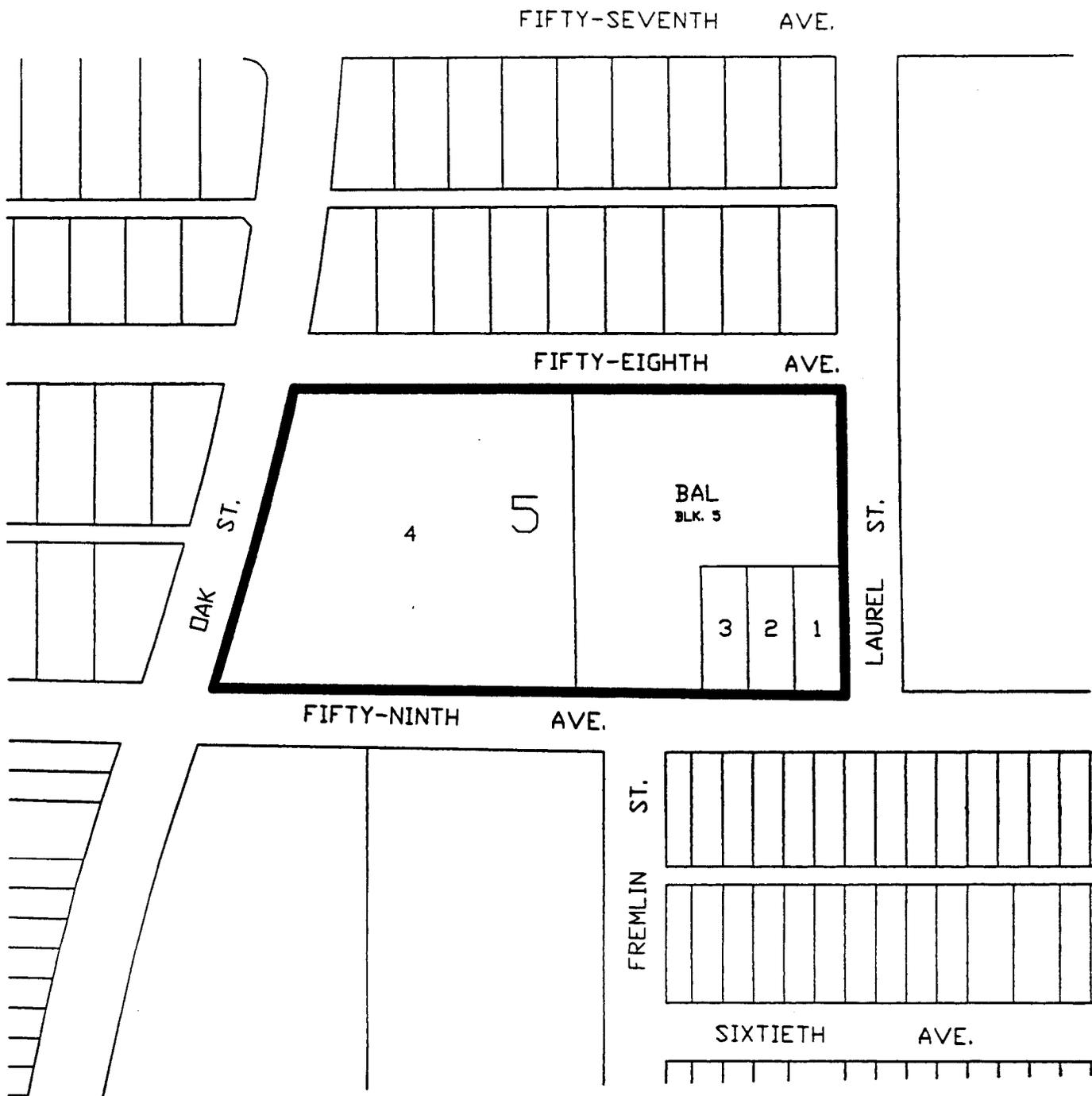
"(signed) Philip W. Owen"
Mayor

"(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 22nd day of November 1996, and numbered 7649.

City Clerk"

BY-LAW No. 7649 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-454(d)

RZ 7400 Oak Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



The following correspondence was received on this application:

- letter from the applicant containing a summary of the project;
- comments from the Vancouver School Board on the application;
- three letters opposing the application.

SPEAKERS

Messrs. Reuben Moses and Maurice Moses appeared on behalf of their elderly mother who resides in house next to the proposed development. It was recommended the application be refused due to the impact it will have on their elderly mother who will be forced to leave her home due to the impact of construction. Concerns were also expressed with shadowing, density and height of the application.

Ms. Alice Wong, area resident, urged Council to reject the application.

Mr. Robert Fisher, on behalf of Yaffa Housing, recommended Council approve the application. Yaffa Housing is seeking opportunities to locate accessible housing for disabled persons in the Jewish Community, and will rent one or more of the six available units from the Vancouver Resource Society.

cont'd....

Clause No. 3 (cont'd)

Mr. Larry Kerr, Board member of Vancouver Resource Society, indicated support for the application. This application is indicative of the move away from the traditional institutional approach for persons with disabilities, to one of integration into the community.

APPLICANT CLOSING COMMENTS

Mr. Tom Stanizskis, Architect, provided additional information on the height of the proposed development, noting it will be only one story higher than the adjacent single-family house, and shadowing and privacy concerns have been addressed.

STAFF CLOSING COMMENTS

Mr. Tom Phipps advised staff have no concerns with issues of shadowing or privacy, but rather with density and the precedent arising from approving additional density than is recommended in the Oakridge/Langara guidelines.

MOVED by Cllr. Sullivan,

THAT the application be approved with a maximum density of 1.55 FSR, and subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED

(Councillor Hemer opposed)

(Councillor Bellamy was absent for the vote on the above item)

Items 4(a) and (b) were considered concurrently by Council.

4(a) Rezoning: 7400 Oak Street

(Oakherst)

An application by Moodie Consultants Ltd. was considered as follows:

The proposed rezoning from RS-1 to CD-1 Comprehensive Development District, would permit development of 58 two-storey townhouses occupying most of the site and 64 apartment units in 2 four-storey multiple dwellings adjoining Oak Street. The 'A'-listed Parklane heritage house would be designated, restored and converted to 6 dwelling units. More than half of the significant trees on site would be retained.

cont'd....

Clause No. 4 (cont'd)

The Director of Land Use and Development recommended approval of the 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 Eng and Wright Partners, Architects, and stamped "Received City Planning Department, April 16, 1996, and May 13, 1996" provided that the Director of Planning may allow minor 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) the maximum width of the West 59th Avenue crossing is to be 7.3 m (24 ft.) wide at the property line;
 - ii) design development to better distinguish individual apartment buildings and townhouse clusters from each other by use of materials, colour, detailing of secondary architectural elements and landscaping, and introduce greater complexity of roof forms in each cluster to better articulate massing;
(Individual continuous streetscapes should better integrate into the existing neighbourhood through more variety and less homogeneity.)
 - iii) elimination of a continuous internal street system by deleting the portion that connects the easterly and westerly portions of the development across the West 59th Avenue greenway view slot;
 - iv) design development to reduce the internal street width and maximize open space in consultation with City Engineering staff;
 - v) design development to refine hard and soft landscape transitions from individual private yards to public areas, including the West 59th Avenue greenway, the internal street/pathway system and other semi-private areas;

cont'd....

Clause No. 4 (cont'd)

- vi) design development to the West 59th Avenue greenway to clarify hard and soft landscape treatment and features;
- vii) design development to the site's southeast corner townhouse clusters to eliminate visitor parking and excessive hard surface roadway by reorienting and consolidating into a single cluster with a 3.7 m (12 ft.) setback along Laurel Street. Townhouse units adjacent to the Laurel Street crossing will require re-design to accommodate parking access requirements;
- viii) design development to eliminate, or relocate to the southeast corner cluster, one townhouse unit presently located west of the view corridor;
- ix) design development to provide a wider, enhanced vista towards the heritage structure, as seen from the West 59th Avenue greenway, by increasing the view slot opening dimension to a minimum of 24.4 m (80 ft.) and accentuating this view point through enhanced landscaping;
- x) elimination of all surface visitor parking to reduce hard surface area and maximize on-site open space and landscaping;
- xi) design development to the townhouse clusters adjacent to and directly west of the heritage building to maximize separation between structures, with townhouses set back a minimum of 10.7 m (35 ft.) from the heritage structure;
- xii) design development to clarify internal street special paving and other landscape enhancement to provide attractive streetscapes;
- xiii) design development to interior street elevations to provide better visibility and surveillance from townhouses at grade and to relieve monotony created by continuous garage doors;
- xiv) design development to reduce the impact of the southerly

east-west internal street "cut" into existing grade;
cont'd....

Clause No. 4 (cont'd)

- xv) design development to refine Building A's north elevation to create a better transition in massing, scale and articulation to the single-family houses;
- xvi) clarification of privacy screen details and locations;
- xvii) design development to make front yards and ground level units highly defensible and encourage surveillance; (This can be achieved with low fencing and gates at the property line, having ground level units facing West 59th Avenue and Laurel Street, slightly [1.5 - 3 ft.] above the sidewalk level.)
- xviii) design development to reduce opportunities for cutting through the site by non-residents and to reduce opportunities for mischief and break and enter to ground level residential units; (This can be achieved by ensuring residential units face on-site open spaces.)
- xix) design development to reduce opportunities for theft from auto; (This can be achieved by locating exit stairs from underground parking out of the vision of non-residents, gating the vehicular entrance and locking the door from the elevator lobby to the parking [opposite to the direction of the exit].)
- xx) submission of detailed exterior materials specification;
- xxi) clarification of Fire Department access, paving and hydrant locations in consultation with the Fire Prevention Officer;
- xxii) retention and protection of all trees identified to be retained on the Tree Retention Plan received April 16, 1994;
- xxiii) submission of an arborist's report to assess tree retention and building location as part of the development application;

cont'd....

Clause No. 4 (cont'd)

- xxiv) commitment that an ISA certified arborist will be on site during any excavation within 10 m of a tree identified to be retained;
- xxv) buildings to be sited in such a way as to ensure that excavation and disturbance will not occur within a 2 m radius of trees 47, 48 and 55;
- xxvi) all existing trees to be retained must be protected and cared for as per Schedule "D" of the Private Property Tree By-law No. 7347; and
- xxvii) tree protection barriers will need to be shown for all retained existing trees as per Schedule "D" of the Private Property Tree By-law No. 7347 and the Landscape Plan amended to show "Existing Trees To Be Retained".

C. THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

- i) consolidate Lots 1-3 of 5, and Rem. Lot 5; Block 16A; D.L. 526; Plan 5858 and Lot 4; Block 16A; D.L. 526; Plan 11318;
- ii) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for:
 - 1) rerouting of the existing sewer line which passes through the site. The sewer line can either be routed around the site on public property, or through an on-site, relocated 6.0 m-wide easement. This work is to be all at the developer's expense;
 - 2) upgrading of the water mains which will serve this

- development, at the developer's expense;
- 3) provision of concrete sidewalks on the south side of West 58th Avenue and the north side of West 59th Avenue from Oak Street to Laurel Street;
- 4) provision of greenway streetscape treatment on West 59th Avenue from Oak Street to Laurel Street including curb and gutter and asphalt pavement to road centre line, and curb, gutter and asphalt to road centre line on Laurel Street from West 58th Avenue to 59th Avenue, at the developer's expense; cont'd....

Clause No. 4 (cont'd)

- 5) potential upgrading of the pedestrian signal at West 59th Avenue and Oak Street within 5 years of building occupancy, at the developer's expense;
- 6) clarification of easement and indemnity agreements Nos. 100340M, 337126M and 399352M;
- 7) provision of a traffic consultant's report consisting of a traffic volume analysis based on previous hospital use for comparison purposes; and
- 8) upgrading of the pedestrian activated signal at West 59th Avenue and Oak Street to a bicycle activated signal;
- iii) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point;
- iv) execute a legal agreement satisfactory to the Director of Legal Services providing that owners will not discriminate against families with children in the sale of their property;
- v) provide a covenant to the satisfaction of the Director of Legal Services to commit the owner to retaining and protecting all trees identified on the Tree Retention Plan received April 16, 1996, including a commitment that an ISA certified arborist must be retained to periodically monitor the health and safety of trees on site, report any damage or neglect to the trees to Planning Staff immediately, undertake any maintenance or remedial care as required to ensure the ongoing health and safety of the retained trees during all phases of construction and for a minimum of 3 years upon completion of construction. The recommendations of the arborist must be undertaken with respect to tree care and maintenance as well as construction practices; cont'd....

Clause No. 4 (cont'd)

- vi) provide a covenant to the satisfaction of the Director of Legal Services to commit the owner to cause any strata corporation formed as a result of strata titling of the site to provide a covenant in favour of the City of Vancouver committing that Strata Corporation to retaining all trees identified in the Tree Retention Plan received April 16, 1996;
- vii) obtain designation of the principal Parklane building under Schedule "A" of the City's Heritage By-law, including those affixed interior fixtures and features as determined by the Director of Planning;
- viii) execute an agreement, to be registered against the property, to the satisfaction of the Director of Legal Services, in consultation with appropriate Department Heads, by which the owner agrees to provide temporary protection for the heritage building before and during construction on the site and that the occupancy of the new buildings shall be subject to the completion of

restoration of the heritage building with this agreement to be discharged when the heritage work is complete; and
 ix) execute an agreement, to be registered against the property, to the satisfaction of the Director of Legal Services, in consultation with appropriate Department Heads, by which the owner secures and protects the heritage building prior to and during construction to standards establishment by the Director of Planning, and agrees to undertake the necessary restorative work to the existing heritage building, noting that all future repairs and renovations require a heritage alteration permit, and that in the event the heritage building is irreparably damaged, the owner further undertakes to conduct whatever necessary and reasonable arrangements are needed to satisfactorily replicate the heritage building.

D. THAT Council instruct the Director of Legal Services to prepare a Heritage Revitalization Agreement, pursuant to Section 592 of the Vancouver Charter for the purpose of varying the Development Cost Levy By-law for this site, to relieve the owner of up to \$150,000 in costs related to the retention of the heritage building.

cont'd....

4(b) Heritage Designation: 7400 Oak Street
 (Oakherst)

An application by Moodie Consultants Ltd. was considered as follows:

The proposed amendment to Heritage By-law No. 4837 would designate the 'A' listed Parklane heritage house (950 West 58th Avenue), as protected heritage property.

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

That, prior to enactment of the CD-1 by-law for the site, and the enactment of the Heritage by-law, a letter waiving claims for future compensation be signed by the owner, to the satisfaction of the Director of Legal Services.

ADDITIONAL STAFF CORRESPONDENCE

The following additional material from staff was distributed to Council:

- Memorandum from Rick Scobie, Director of Land Use and Development, dated June 26, 1996 providing information regarding implications of the Board of Parks and Recreation resolution seeking dedication of a park on the Oakherst site;
- Memorandum from Rick Scobie dated June 26, 1996 discussing the amount Council may consider if it chooses to utilize a Heritage Revitalization Agreement By-Law to vary the Development Cost Levy (DCL) payable to this site, as described in Consideration D in the May 21, 1996 Council report.

NOTE FROM CLERK: The foregoing memorandum was superseded by a later memorandum from staff.

- Memorandum from Bruce Maitland, Manager of Real Estate Services, dated July 11, 1996, revising the project's pro forma following further discussions with the applicant;
- Memorandum from Rick Scobie dated July 19, 1996, providing new information and superseding the June 26, 1996, memorandum.

cont'd....

Clause No. 4 (cont'd)

STAFF OPENING COMMENTS

Mr. Rick Scobie, Director of Land Use and Development, advised this application proposes to rezone the 1.9 hectare former Oakherst private hospital site at West 59th and Oak Street, to permit 58 two-storey townhouses in 14 clusters, with all units having basement parking via an

internal, private road system. In addition, 64 units are proposed in two four-storey apartment buildings adjacent to the Oak Street frontage. The Parklane Heritage building will also be retained and converted to six units.

Mr. Scobie commented on the following issues arising with this application:

- The building form on the easterly two-thirds of the site continues to unduly compromise both the landscape and heritage aspects of the site. Conditions of approval before Council will ensure further design development at the development application stage, to achieve a supportable compromise;
- The conditions of approval also call for design development to both the townhouse and apartment buildings, to introduce greater variety and improved relationship to the adjacent single-family homes and the Parklane Heritage building;
- Further work will also be required at the development application stage to ensure suitable greenway development along West 59th Avenue, and provision of a compatible relationship with the adjacent dwellings proposed. These are also addressed in the conditions of approval;
- The issue of parks, and the implications of the resolution of the Board of Parks and recreation, is addressed in the June 26, 1996 memorandum to Council;
- In terms of school funding, further analysis by Planning staff with School Board staff indicates the development contemplated may not have a greater impact on existing schools than would site subdivision and development under current RS-1 zoning;
- In terms of Community Amenity Contributions (CACs), and Development Cost Levies (DCLs), a further review of economic pro forma related to the Parklane heritage building, and sewer relocation impacts on significant trees, has led to changes.

cont'd....

Clause No. 4 (cont'd)

In essence, an "in kind" CAC valued at \$760,000 is to be paid by the developer for retention and restoration of the Parklane heritage building. This results in a residual of \$340,000 available from the developer for DCL payment. This is \$247,000 less than is payable under the DCL by-law. Council may wish to compensate the developer for this shortfall via a Heritage Revitalization Agreement.

APPLICANT OPENING COMMENTS

Mr. Jim Moodie, on behalf of Moodie Consultants, advised the application before Council meets the objectives of the Oakridge/Langara Policy Plan; retains the heritage building on site; retains 57% of the significant trees on site; and can provide open space and view corridors.

Mr. Moodie stated the process leading to public hearing has been difficult, with a number of different groups and issues at the forefront. The applicant has tried to balance some of the resident's concerns, and the result is an application to develop at a lower density than is permitted in the Oakridge/Langara Policy Plan. Also, the townhouse component of the project will reflect single-family characteristics, such as height and building setbacks.

City staff and the developer have reached agreement on a revised pro forma which will require a change in Recommendation D of the staff report, by substituting the figure of \$247,000 with \$150,000.

Mr. Moodie expressed frustration with the late recommendation of the Park Board, given that staff had been involved with the Oakridge/Langara Policy Plan for two years.

In a memorandum to City Council dated June 27, 1996, Mr. Moodie requested that Clause "5. Height" in the draft CD-1 By-law be amended by adding the following phrase to section 5.2:

- 5.2 For multiple dwellings on the portion of the site not described in section 5.1 the maximum building height above the

base surface is 9.2m except that portion of the site south of a hypothetical line drawn 23.5m north of and parallel to 59th Avenue and east of and parallel to a hypothetical line drawn 24.9m west of Laurel Street the maximum building height measured above the base surface is 10.7m.

cont'd....

Clause No. 4 (cont'd)

Mr. Moodie explained that during discussions with the community, the applicant proposed to maintain RS-1 building heights for the townhouse portion of the site. RS-1 permits 30 foot heights, and conditionally allows up to 35 feet for planning and design reasons. This increase in height to 35 feet will allow the developer to satisfy conditions b(vii), b(viii), and b(x).

SUMMARY OF CORRESPONDENCE

The following correspondence was received:

- Memorandum from the Board of Parks and Recreation requesting dedicated parkland and a public pedestrian right-of-way entrance to the parkland with a binding agreement on the preservation of trees at Oakherst.
- Letter supporting the application but disagreeing with the concept of a development cost levy;
- Letter supporting the heritage aspects of the application;
- 15 letters opposing the application, registering concerns about parkland, urban landscape, architectural design and school overcrowding;
- 10 letters from Don Larsen requesting designation of public park space;
- Petition containing 38 signatures opposing the application.

SPEAKERS

The following speakers specifically addressed their comments toward preserving trees and parkland on this site:

- Valerie Jerome, Green Party (brief on file)
- Don Larsen, CRAB Park (photo and briefs on file)
- Clive Justice, Friends of Stanley Park (brief on file)
- Richard Stace-Smith, Save our Parkland Association
- John Switzer, 8100 block Fremlin Street
- Isabel Minty, 1900 block West 57th Avenue

The foregoing speakers supported the retention of trees based on one or more of the following grounds:

- This site currently has mature, beautiful trees which should be preserved;

cont'd....

Clause No. 4 (cont'd)

full of playing fields and gravel. They are not treed areas and have little grass;

- The resolution submitted to Council by the Board of Parks and Recreation should be supported;
- The retention of the heritage house is diverting funds that could be used to retain additional trees. The heritage house is not even visible from the street in some areas;
- Organizations such as the Friends of Stanley Park have adopted the position that in order to provide new parkland throughout Vancouver, additional density and height may be necessary in some areas, in order to encourage open space;
- Retention of the trees will make this site a treasure for future generations.

The following speakers urged Council to reject the application:

- Diana Hu, 8000 block Laurel Street (brief on file)
- Abe Kroeker, 6800 block Heather Street
- Annie Kroeker, 6800 block Heather Street
- Stuart Galbraith, 6200 block Ash Street (brief on file)
- Brian Buchanan, 700 block West 62nd Avenue
(brief on file)
- Zena Wagstaff - 6200 block Ash Street

- John Twochin - 900 block West 58th Avenue
- Sophie Li

The foregoing speakers objected to the application on one or more of the following grounds:

- Residents of the Oakridge/Langara are being treated unfairly by City Hall. CityPlan has failed this neighbourhood, and the views of the citizens have not been listened to;
- Densification will lead to the destruction of the RS-1 neighbourhood. The developer is attracting people to this neighbourhood through the amenities that currently exist, but this will lead to the erosion of these amenities;
- The development will lead to increased traffic in the neighbourhood;
- The City's own planners advise there is room for 3000 people on unbuilt land in Oakridge/Langara with existing zoning. These areas should be developed first;

cont'd....

Clause No. 4 (cont'd)

- The Oakherst site should be developed with single-family dwellings built on 40 foot lots, which would generate the same total value as the proposed rezoning;
- Retention of the trees and parkland on this site is critical;
- Too much attention is paid to the needs of the developer, rather than the area residents;
- The school infrastructure in the area cannot handle the additional density;
- The neighbourhood is unanimous in its opposition to this proposal. Mr. Wayne DeAngelis, on behalf of the Vancouver Heritage Commission, advised the Commission supports the application before Council. The project maintains the heritage building and the adjacent landscaping.

APPLICANT CLOSING COMMENTS

The applicant offered no additional comments.

STAFF CLOSING COMMENTS

Mr. Rick Scobie addressed the following issues raised by delegations:

- The interim tree retention by-law will not impact this site. Retention of trees is covered in conditions of approval;
- There is an additional capacity of about 3000 residents under existing zoning, but this is mostly in commercial areas, and would result in residential development over commercial uses. The established Council priority is ground-oriented housing, suitable for families with children;
- The residential capacity could be increased by provision of 40 foot lots, if Council were to allow amendment of the Subdivision By-law. However, this would likely prove to be an arduous process in terms of impacts on the existing community;
- In terms of the delegation who favored additional density along Oak Street as a way of preserving parkland, this does not meet the City priority of ground-oriented housing, and is not supported by the neighbourhood.

cont'd....

Clause No. 4 (cont'd)

Mr. Scobie concluded that there are few sites in this area that will allow the City to achieve these housing objectives without significantly impacting on single-family housing. Staff recommend approval of this application.

COUNCIL DISCUSSION

After hearing from the delegations, Council members agreed to adjourn the public hearing, and defer a final decision on this application to the Regular Council meeting on July 30, 1996. Staff were instructed to undertake additional economic analysis of the park and heritage house issues, and report back to Council.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

SECONDED by Cllr. Puil,

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 by-law amendments.

- CARRIED UNANIMOUSLY

* * *

The Special Council meeting on July 23, 1996,
adjourned at 9:50 p.m.

ADMINISTRATIVE REPORT

Date: May 30, 1997
Dept. File No. WB
CC File: 2607-1

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of
Land Use and Development

SUBJECT: Form of Development: 7400 Oak Street Avenue
D.E. 401826 - CD-1 By-law Number 7649
Owner of Development: Haseman Estates Ltd.

RECOMMENDATION

CD-1 (355)

THAT the approved form of development for the CD-1 zoned site known as 7400 Oak Street be generally approved as illustrated in Development Application Number DE401826, prepared by Eng Wright Bruckner Partners and stamped "Received, City Planning Department May 7, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the final form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on August 1, 1996, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District to CD -1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7649 was enacted on November 22, 1996.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE401826. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of 16 separate two-storey townhouse clusters containing a total of 58 dwelling units and two four-storey multiple dwellings containing a total of 64 dwelling units. As well, an existing Municipally Designated Heritage building located at 950 West 58th Avenue (Parklane House) will be refurbished and converted to provide an additional six dwelling units. A total of 239 off-street parking spaces are to be provided.

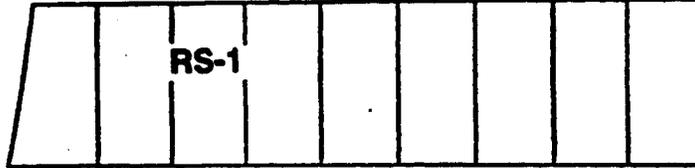
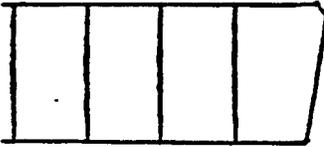
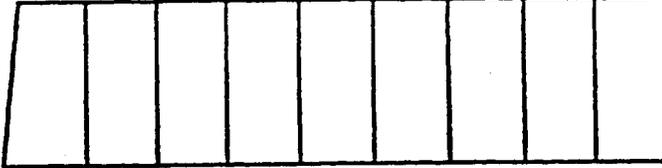
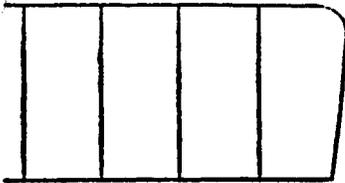
Simplified plans, including a site plan, elevations, and streetscape elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

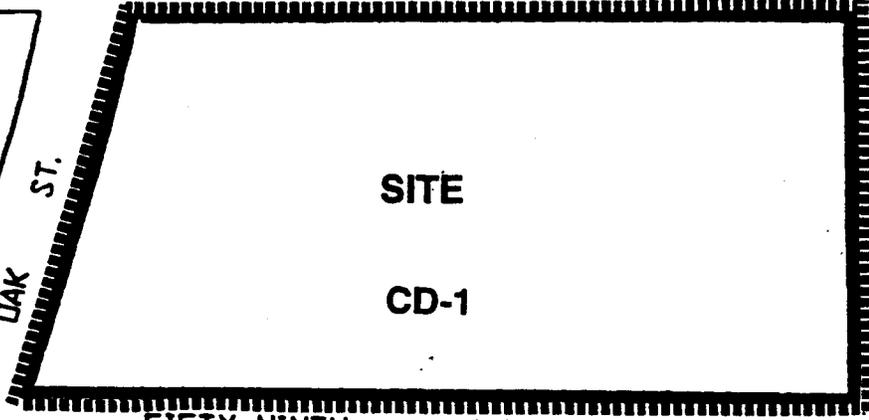
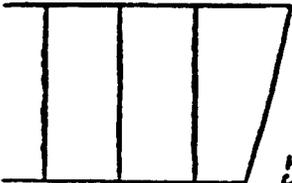
The Director of Planning has approved Development Application Number DE401826, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *

FIFTY-SEVENTH AVE.



FIFTY-EIGHTH AVE.



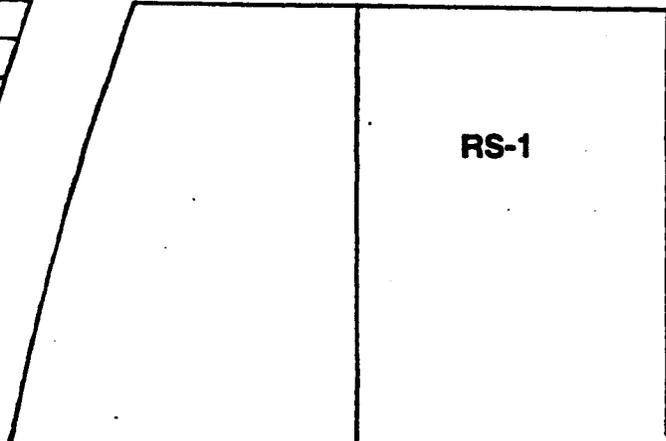
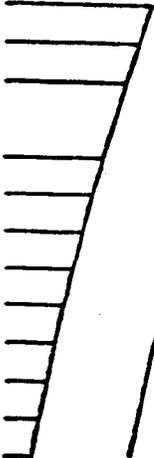
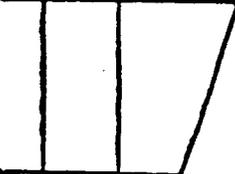
SITE

CD-1

DAK ST.

LAUREL ST.

FIFTY-NINTH AVE.



RS-1

FREMLIN ST.



SIXTIETH AVE.



----- zoning boundary

7400 OAK STREET

DE401826

Date MAY 6 1997

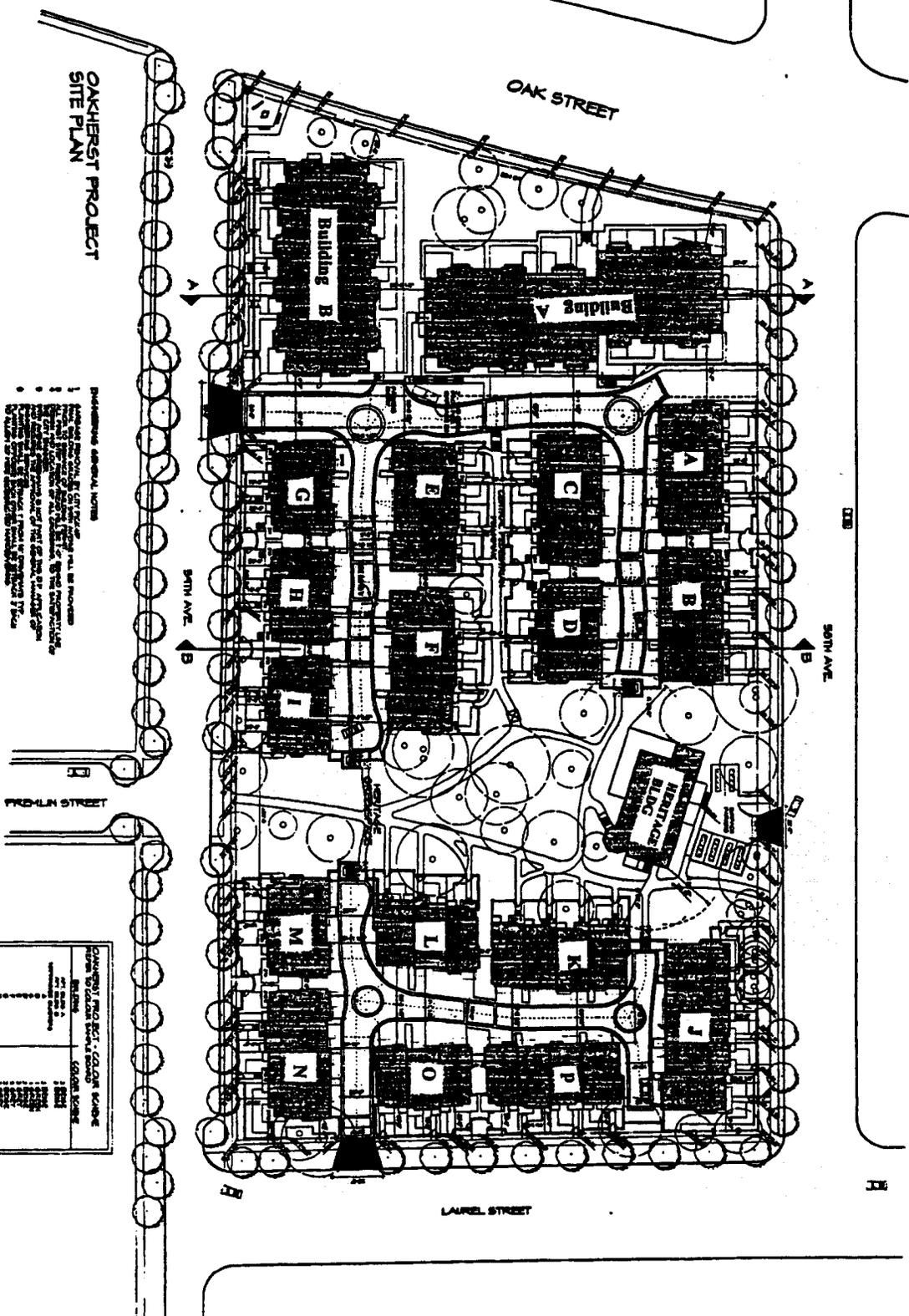
Drawn BP



City of Vancouver Planning Department

Scale NTS

OAKHURST PROJECT
SITE PLAN



EXISTING GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED.
2. ALL EXISTING UTILITIES TO BE REMOVED SHALL BE REMOVED.
3. ALL EXISTING UTILITIES TO BE RELOCATED SHALL BE RELOCATED.
4. ALL EXISTING UTILITIES TO BE DELETED SHALL BE DELETED.
5. ALL EXISTING UTILITIES TO BE ADJUSTED SHALL BE ADJUSTED.
6. ALL EXISTING UTILITIES TO BE REINSTALLED SHALL BE REINSTALLED.
7. ALL EXISTING UTILITIES TO BE RECONSTRUCTED SHALL BE RECONSTRUCTED.
8. ALL EXISTING UTILITIES TO BE REPAIRED SHALL BE REPAIRED.
9. ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED.
10. ALL EXISTING UTILITIES TO BE MONITORED SHALL BE MONITORED.

FRANKLIN STREET

LAUREL STREET

LEGAL DESCRIPTION
 1000 OAK STREET
 LOT 1, DISTRICT LOT 100, GROUP 1,
 1000 OAK STREET
 1000 OAK STREET

OAKHURST PROJECT - COLOR SCHEME	
ITEM	DESCRIPTION
1	ASPHALT DRIVEWAYS
2	ASPHALT DRIVEWAYS
3	ASPHALT DRIVEWAYS
4	ASPHALT DRIVEWAYS
5	ASPHALT DRIVEWAYS
6	ASPHALT DRIVEWAYS
7	ASPHALT DRIVEWAYS
8	ASPHALT DRIVEWAYS
9	ASPHALT DRIVEWAYS
10	ASPHALT DRIVEWAYS

eng & wright
 partners
 architects

1000 OAK STREET
 DISTRICT LOT 100, GROUP 1,
 1000 OAK STREET
 1000 OAK STREET

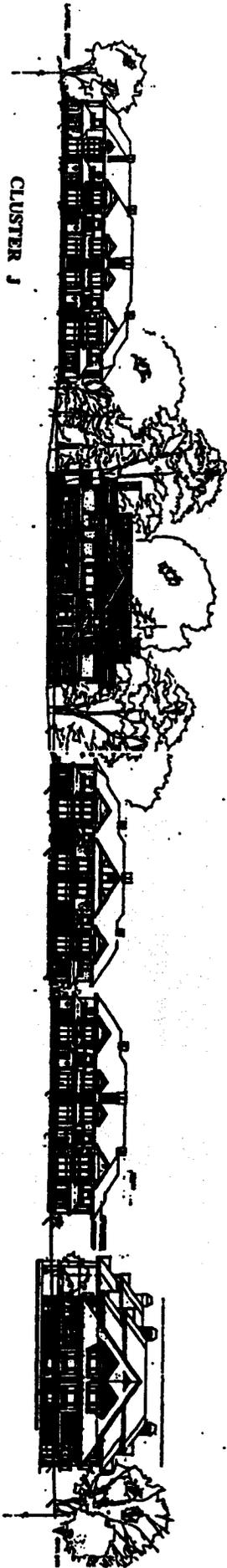
PROJECT
 OAKHURST
 PROJECT
 1000 OAK STREET

THE SITE PLAN
 COLOR SCHEME

DATE	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	DATE
DATE	DATE
PROJECT	DATE

DP-5





CLUSTER J

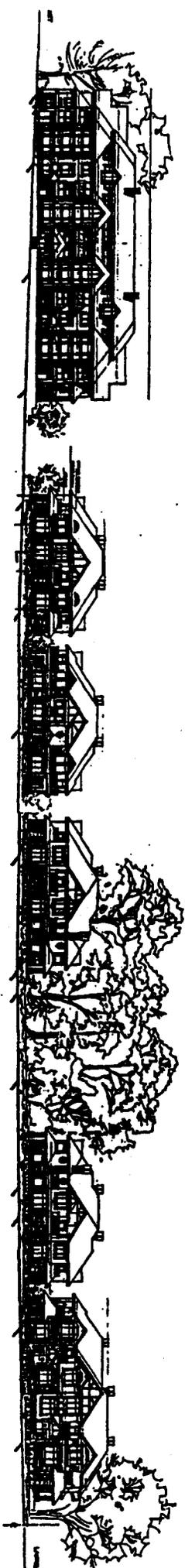
HERITAGE BLDG

CLUSTER B

CLUSTER A

BLDG A

STREETSCAPE ELEVATION 58TH AVENUE



BLDG B

CLUSTER G

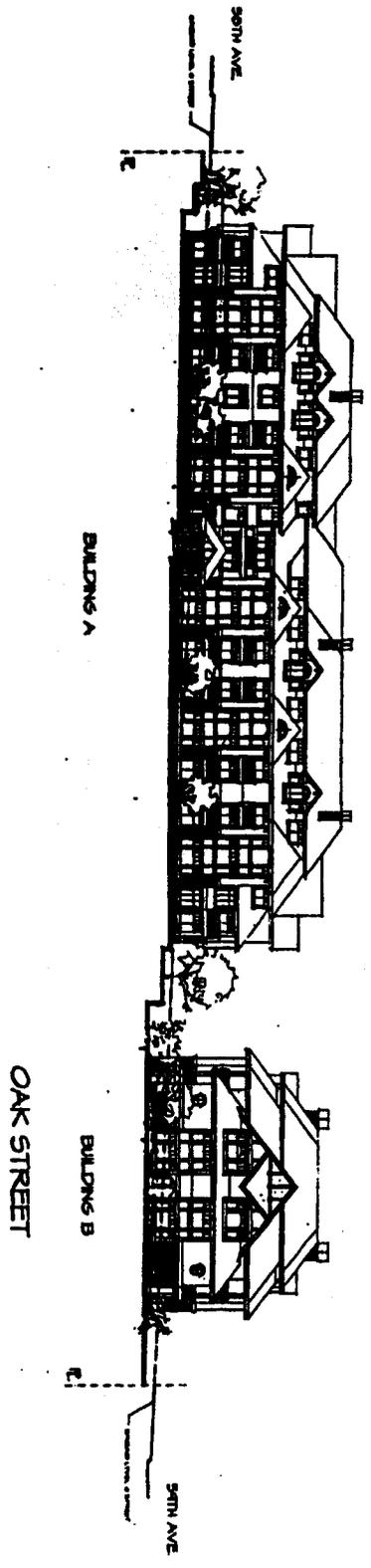
CLUSTER H

CLUSTER I

CLUSTER M

CLUSTER N

STREETSCAPE ELEVATION 59TH AVENUE



eng & wright
partners
architects

1000 OAK STREET
DENVER, CO 80202

PROJECT NO. 1000 OAK STREET

DATE: 11/11/11

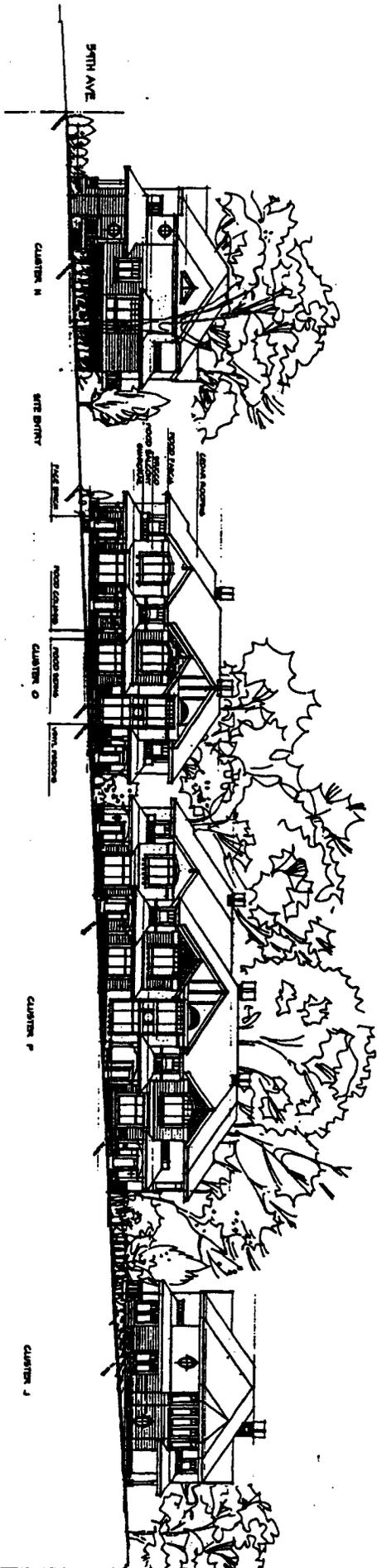
SCALE: 1/8" = 1'-0"

DATE: 11/11/11

PROJECT: 1000 OAK STREET

OWNER: SALES

PROJECT: 1000 OAK STREET

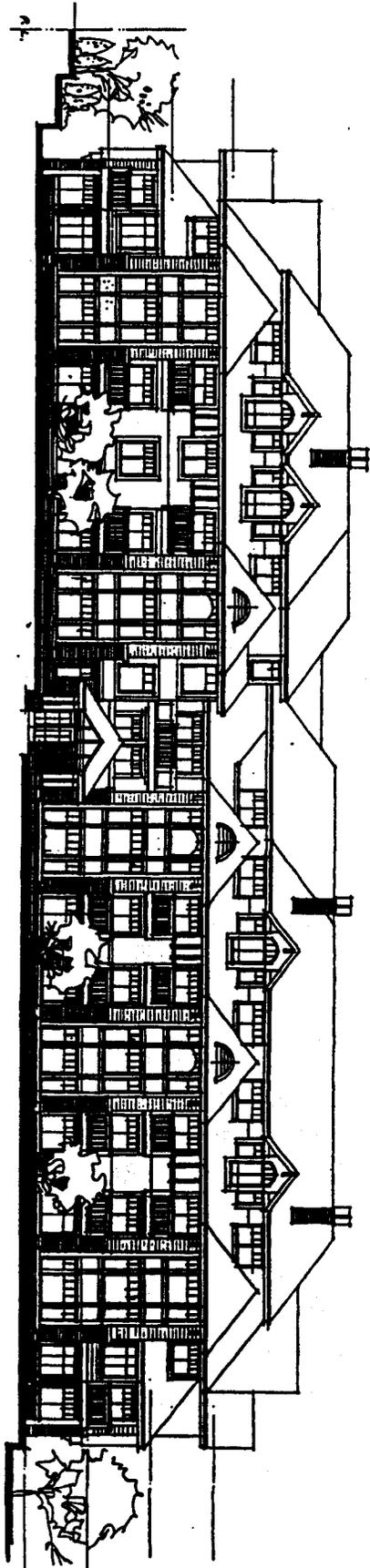


STREETSCAPE ELEVATION - LAUREL STREET.

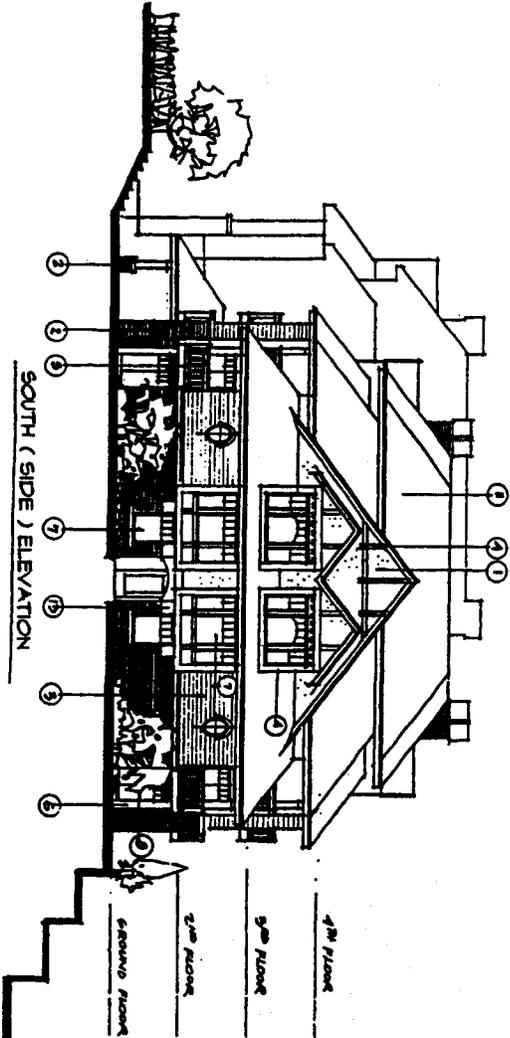
eng & wright
 architects
 1400 OAK STREET
 SUITE 100
 SAN FRANCISCO, CA 94115
 TEL: 415.774.9900
 WWW.ENGANDWRIGHT.COM

DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: STREETSCAPE ELEVATION
 1400 OAK STREET
 LAUREL STREET

DP-8 c



WEST (OAK ST.) ELEVATION



SOUTH (SIDE) ELEVATION

EXTERIOR FINISHES	
1	SHINGLED
2	WOOD SHINGLES
3	PAINTED WOOD SHINGLES
4	PAINTED WOOD SHINGLES
5	PAINTED WOOD SHINGLES
6	PAINTED WOOD SHINGLES
7	PAINTED WOOD SHINGLES
8	PAINTED WOOD SHINGLES
9	PAINTED WOOD SHINGLES
10	PAINTED WOOD SHINGLES
11	PAINTED WOOD SHINGLES
12	PAINTED WOOD SHINGLES
13	PAINTED WOOD SHINGLES

eng & wright
partners
architects

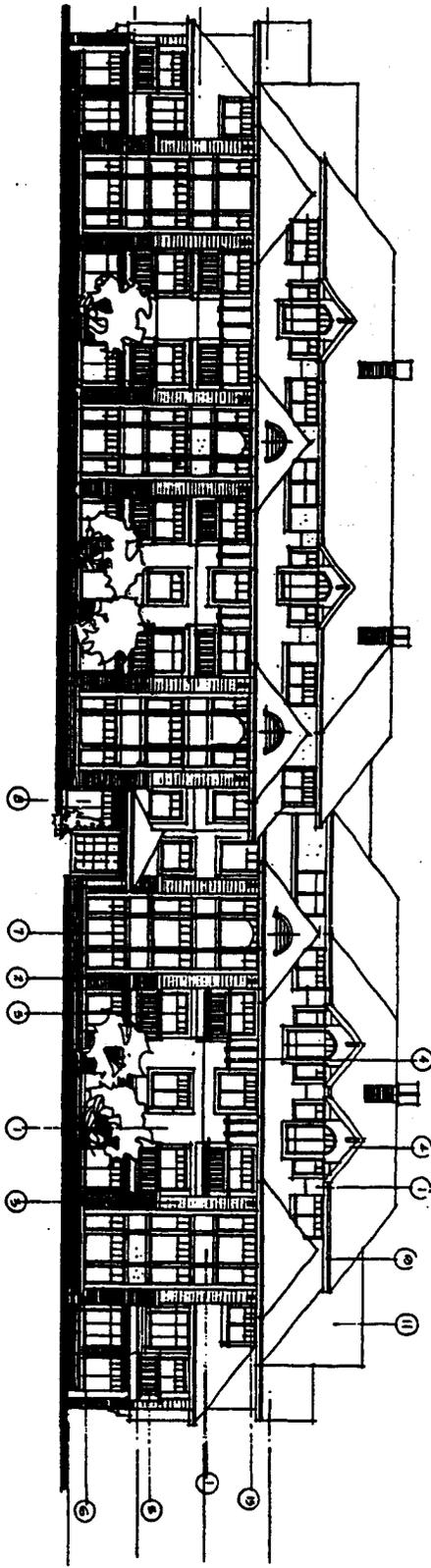
1000 OAK STREET
ANN ARBOR, MI 48106
TEL: (313) 963-4411
FAX: (313) 963-4412
WWW.ENGANDWRIGHT.COM

DATE: 10/11/07
REVISION: 1

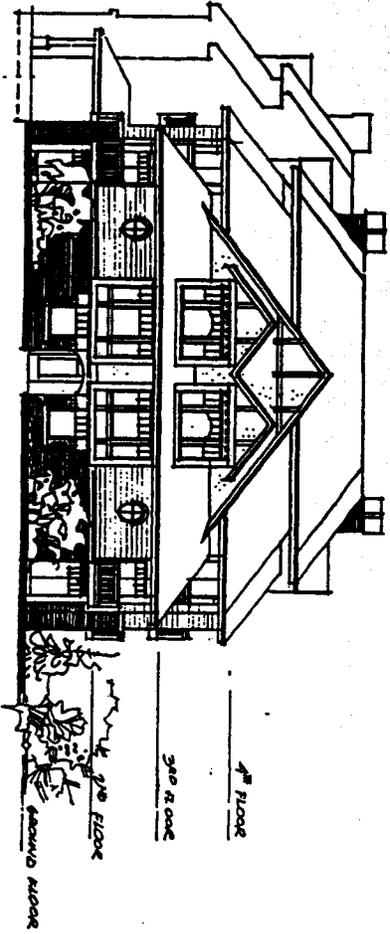
PROJECT: 1400 OAK STREET
ELEVATIONS
BUILDING A

DESIGNED BY: ENG & WRIGHT
DATE: MAY 2, 1987

DP-16



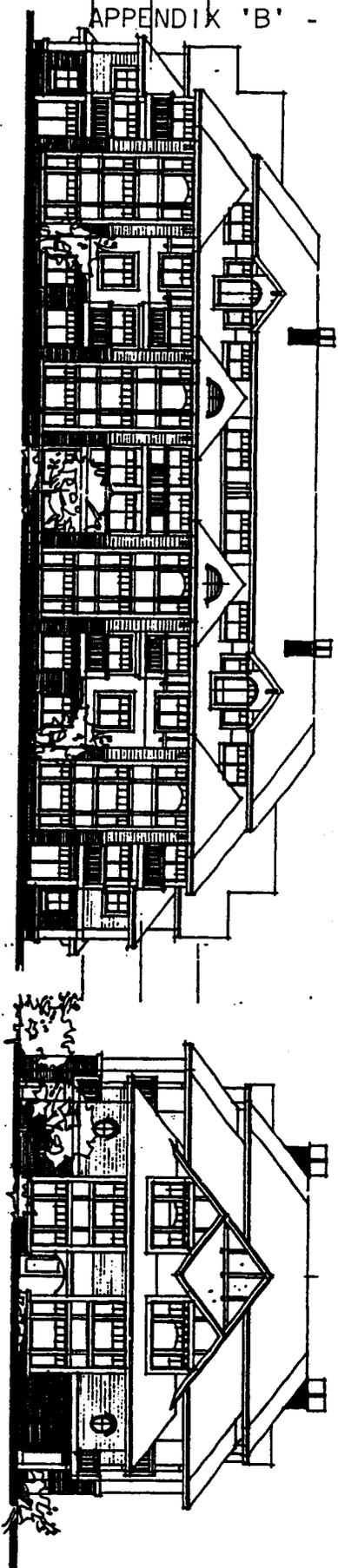
EAST (REAR) ELEVATION



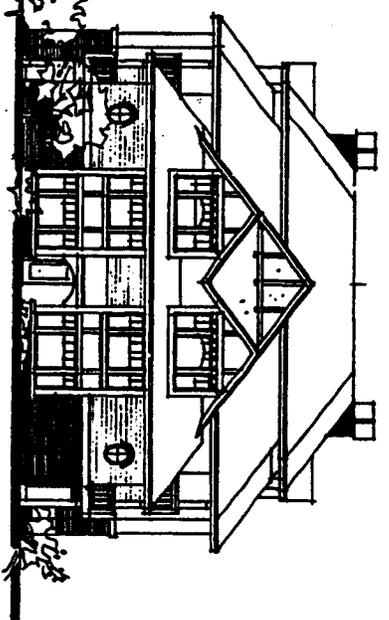
NORTH (58TH AVE.) ELEVATION

EXTERIOR FINISHES	
1	STUCCO
2	WOOD SHIMS, STAINED
3	PAINTED WOOD TRIMS
4	PAINTED WOOD TRIMS
5	PAINTED WOOD TRIMS
6	PAINTED WOOD TRIMS
7	PAINTED WOOD TRIMS
8	PAINTED WOOD TRIMS
9	PAINTED WOOD TRIMS
10	PAINTED WOOD TRIMS
11	PAINTED WOOD TRIMS
12	PAINTED WOOD TRIMS
13	PAINTED WOOD TRIMS
14	PAINTED WOOD TRIMS
15	PAINTED WOOD TRIMS

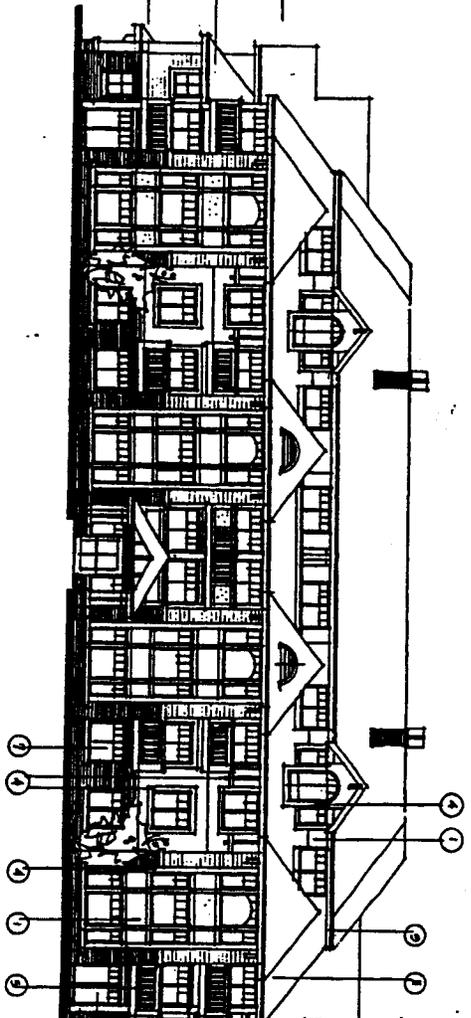
<p>eng & wright partners architects</p> <p>1800 ALABAMA AVENUE ANN ARBOR, MI 48106 TEL: 734.769.4400 FAX: 734.769.4401 WWW.ENGANDWRIGHT.COM</p> <p>CORNERSTONE</p>	
<p>DATE: 11/17/09</p> <p>REVISIONS:</p>	<p>1000 OAK STREET</p> <p>PROJECT:</p> <p>OWNER:</p> <p>DESIGNER:</p> <p>DATE:</p> <p>SCALE:</p> <p>PROJECT NO.:</p> <p>DP-17</p>



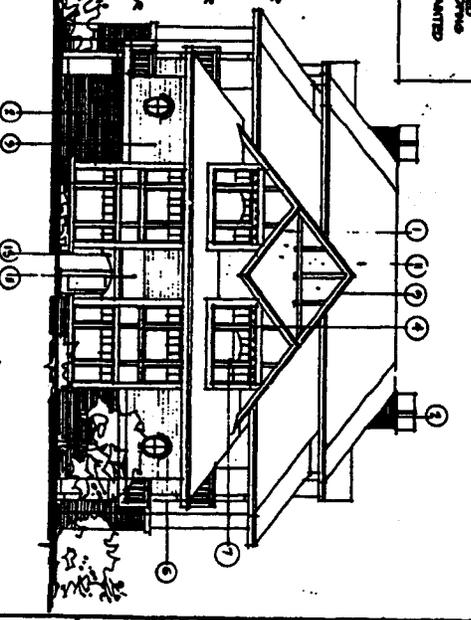
NORTH (REAR) ELEVATION



WEST (SIDE) ELEVATION



SOUTH (59TH AVE.) ELEVATION



EAST (OAK ST.) ELEVATION

- EXTERIOR FINISHES**
- 1 BRICK
 - 2 PAINTED BRICK
 - 3 PAINTED BRICK
 - 4 PAINTED BRICK
 - 5 PAINTED BRICK
 - 6 PAINTED BRICK
 - 7 PAINTED BRICK
 - 8 PAINTED BRICK
 - 9 PAINTED BRICK
 - 10 PAINTED BRICK
 - 11 PAINTED BRICK
 - 12 PAINTED BRICK
 - 13 PAINTED BRICK

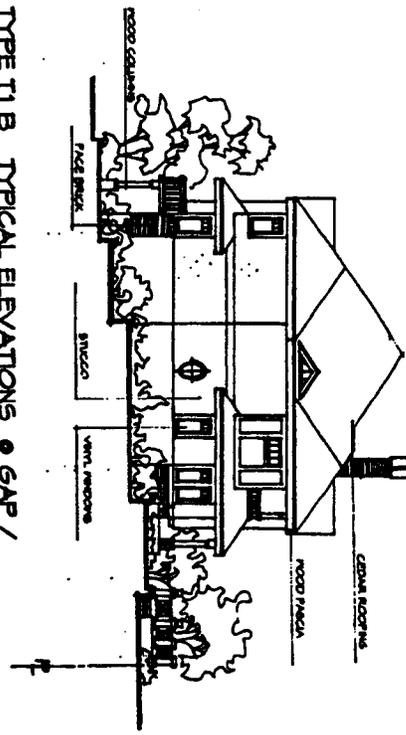
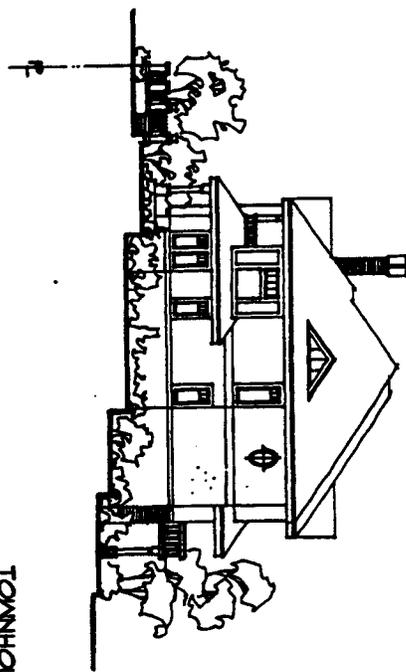
eng & wright
 partners
 architects

1400 OAK STREET, S.W.
 SEASIDE, CALIF. 94133
 TEL: (415) 399-8800
 FAX: (415) 399-8801

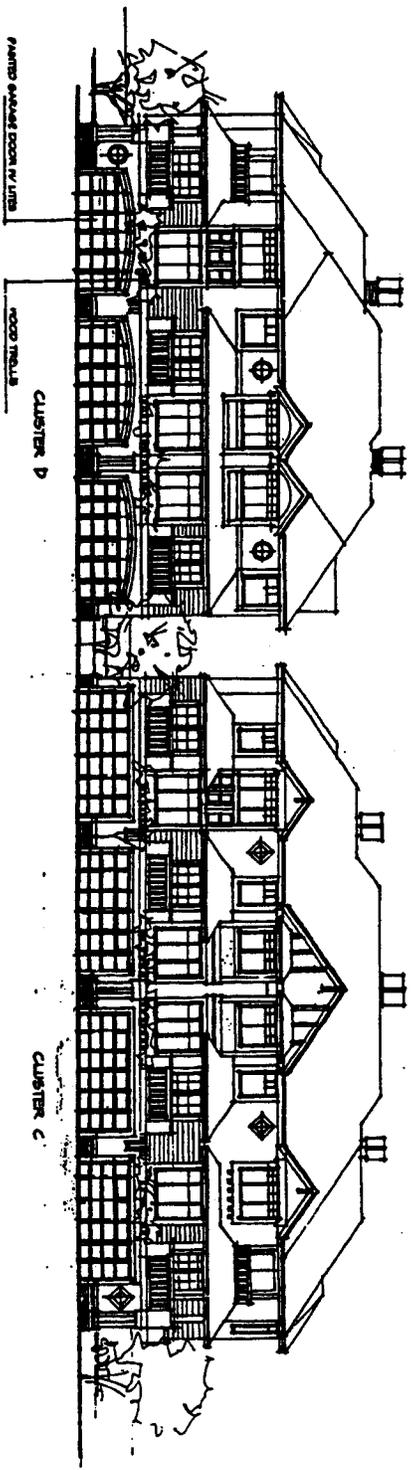
PROJECT: OAKHURST PROJECTIONS
 1400 OAK STREET
 BUILDING B

DRAWING NO.: 444
 SHEET NO.: 1/2
 DATE: MAY 2, 1987

DP-22



TOWNHOUSE TYPE T1 B TYPICAL ELEVATIONS @ GAP /
SIDE ELEVATIONS



TOWNHOUSE CLUSTERS C AND D TYPICAL REAR ELEVATIONS

eng & wright
 partners
 architects
 1000 ALABAMA STREET, SUITE 200
 HOUSTON, TEXAS 77002
 TEL: 713.867.1111 FAX: 713.867.1112
 WWW.ENGANDWRIGHT.COM

PROJECT: 1400 OAK STREET
 ARCHITECT: ENG & WRIGHT PARTNERS
 DATE: 08/11/11
 DRAWING NO.: DP-10
 TITLE: TYPICAL ELEVATIONS & SIDE / REAR ELEVATIONS

DATE	08/11/11
BY	ENG & WRIGHT
CHECKED	08/11/11
DATE	08/11/11
BY	ENG & WRIGHT

5. Form of Development: 7400 Oak Street

November 26, 2002 (File 2607)

Moved by Councillor Louie

THAT the revised form of development for Phase II of the CD-1 zoned site known as 7400 Oak Street be approved generally as illustrated in the Development Application Number DE406995, prepared by Hancock Bruckner Eng & Wright Architects and stamped "Received, Community Services, Development Services September 9, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Green absent for the vote)

ADMINISTRATIVE REPORT

Date: November 26, 2002
Author/Local: J. Baxter/6656
RTS No. 02991
CC File No. 2607
Council: December 10, 2002

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 7400 Oak Street

RECOMMENDATION

THAT the revised form of development for Phase II of the CD-1 zoned site known as 7400 Oak Street be approved generally as illustrated in the Development Application Number DE406995, prepared by Hancock Bruckner Eng & Wright Architects and stamped "Received, Community Services, Development Services September 9, 2002", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with *Charter* requirements, this report seeks Council's approval for the revised form of development (Phase II) for this portion of the above-noted CD-1 zoned site.

BACKGROUND AND SITE DESCRIPTION

At a Public Hearing on August 1, 1996, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law No. 7649 was enacted on November 22, 1996.

A further amendment (By-law No. 8169) to provide a floor space ratio exclusion for construction incentives to control building envelope leaks was enacted on March 14, 2000, following a Public Hearing on February 24, 2000.

The site is located on the east side of Oak Street between West 58th and 59th Avenues. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406995. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior-to permit issuance.

DISCUSSION

On June 17, 1997, City Council approved the form of development (refer to Page 1 of Appendix 'B') for the entire site. On June 26, 1997, Development Permit Number DE401826 was issued to allow for the construction of a series of two-storey townhouse clusters, two four-storey multiple dwelling buildings on the westerly portion of the site, along with the restoration and conversion of a residential heritage building. As part of that approval, a total of 239 parking spaces were to be provided on the site.

The revised form of development which is before City Council today deals with changes to the westerly portion of the site only (Phase II - refer to Pages 2 to 15 of Appendix 'B'). Due to market conditions, the developer has amended the project to replace the previous multiple dwelling in the northwest portion of the site with two townhouse clusters, and reconfigure the multiple dwelling in the southwest portion of the site. Also, the townhouses along West 59th Avenue have been configured in two clusters rather than the original three clusters.

The CD-1 By-law for 7400 Oak Street contains no parking relaxation provision. The revisions to the form of development include a parking layout that does not fully comply to the requirements of the Parking By-law, although the number of spaces provided in the revised proposal (217) will still comply to the minimum requirements. In a companion report before Council later today, it is recommended that staff be instructed to make application to amend the CD-1 By-law by including a standard relaxation clause, thereby allowing the

Director of Planning the discretion to deal with minor layout considerations through the development application process. These changes to the parking layout are not expected to impact the overall form or location of the proposed buildings.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE406995, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

* * * * *



7400 OAK STREET - DE 406995

DATE 2002 10 01

DRAWN DY



CITY OF VANCOUVER PLANNING DEPARTMENT

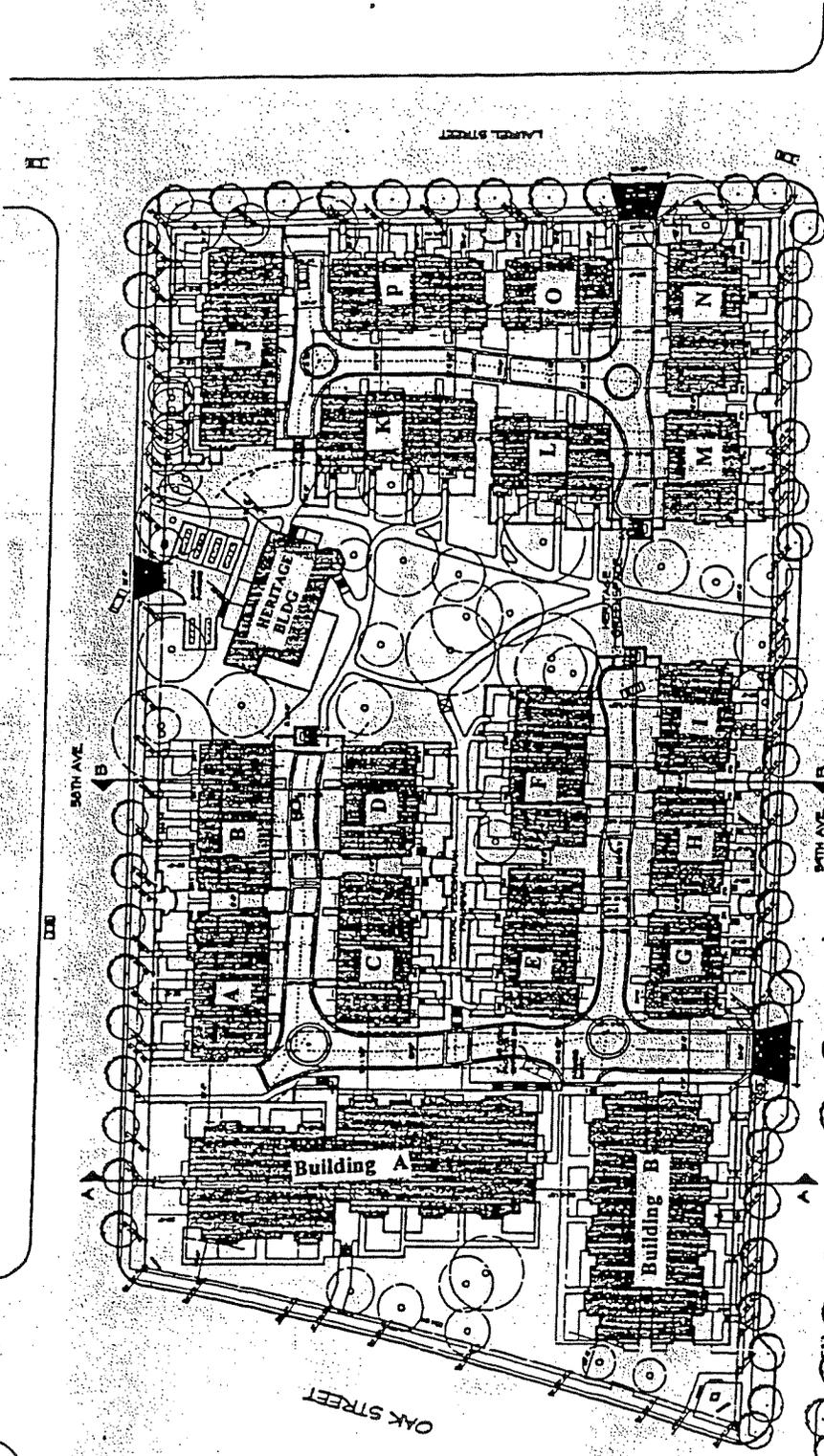
FILENAME :G:\UDDP\FORM OF DEVELOPMENT\7400 OAK ST..DWG

ORIGINAL FORM OF DEVELOPMENT
FOR THE ENTIRE SITE APPROVED ON
JUNE 17, 1997 FOR DEVELOPMENT
PERMIT NUMBER DE401826 ISSUED ON
JUNE 26, 1997



PROJECT	1400 OAK STREET
TITLE	SITE PLAN
COLOR SCHEME	COLOR SCHEME
DATE	10/16
DRAWN	P.L.
DESIGNED	S.E.
SCALE	1/8" = 1'-0"
DATE	30/03/97
HEET	DP-5

LEGAL DESCRIPTION
7400 OAK STREET
LOT 1, DISTRICT LOT 101, GROUP 1,
SITING AND SUBDIVISION DISTRICT
PLAN L1472003



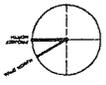
OAKHERST PROJECT - COLOR SCHEME
REFER TO CALICO STAIRS BOARD

BUILDING	COLOR SCHEME
A	1
B	2
C	3
D	4
E	5
F	6
G	7
H	8
I	9
J	10
K	11
L	12
M	13
N	14
O	15
P	16

- ENGINEERING GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CALGARY ZONING BY-LAW AND THE CALGARY ZONING BY-LAW.
 2. THE CITY OF CALGARY ZONING BY-LAW SHALL BE REFERRED TO FOR ALL REQUIREMENTS.
 3. THE CITY OF CALGARY ZONING BY-LAW SHALL BE REFERRED TO FOR ALL REQUIREMENTS.
 4. THE CITY OF CALGARY ZONING BY-LAW SHALL BE REFERRED TO FOR ALL REQUIREMENTS.
 5. THE CITY OF CALGARY ZONING BY-LAW SHALL BE REFERRED TO FOR ALL REQUIREMENTS.
 6. THE CITY OF CALGARY ZONING BY-LAW SHALL BE REFERRED TO FOR ALL REQUIREMENTS.

OAKHERST PROJECT
SITE PLAN

SEAL:
 THE ENGINEER MUST BE SEALING
 THIS DRAWING IN FULL ACCORDANCE WITH THE
 PROFESSIONAL ENGINEERING ACT, 1987 AND THE
 ENGINEERING COUNCIL OF CANADA ACT, 1988.
 NO. DATE REVISIONS
 1. 8/17/11 11000 11000 11000 11000



Hancock
 Bruchner
 Eng + Wright
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2R6

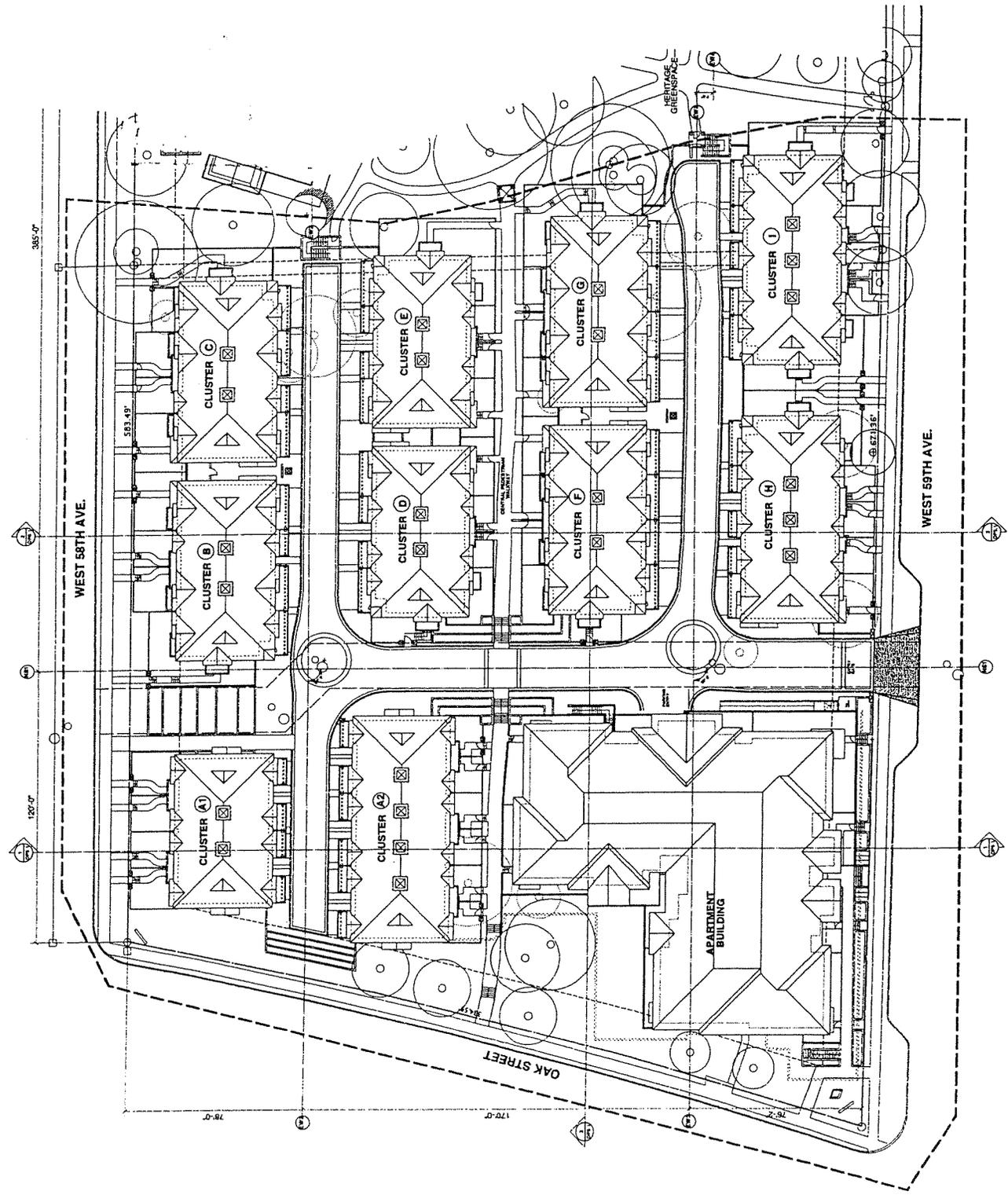
PROJECT
 CHURCHILL GARDENS
 PHASE 2
 7400 OAK STREET

TITLE
 ROOF PLAN

JOB NO.: 0001
 DATE: APR 2, 2002
 SCALE: 1" = 32'-0"
 DRAWN: CM
 CHECKED:
 REV. NO.:

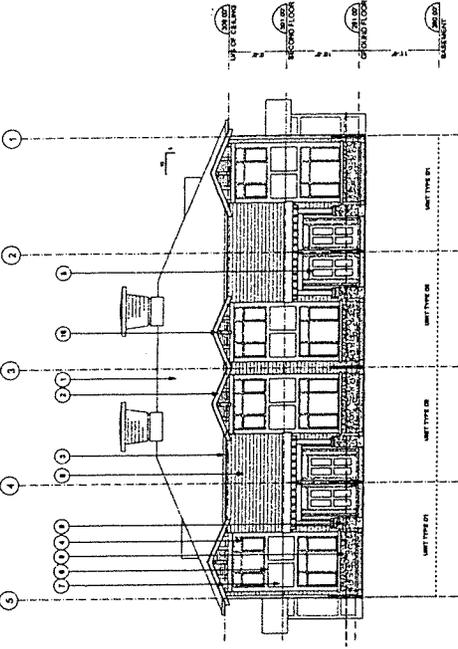
THE ENGINEER HAS PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, 1987 AND THE ENGINEERING COUNCIL OF CANADA ACT, 1988.

SHEET NO.:
DP1.3
 FILE NAME: 11000.PLN
 DATE LAST REVISED: 8/17/11

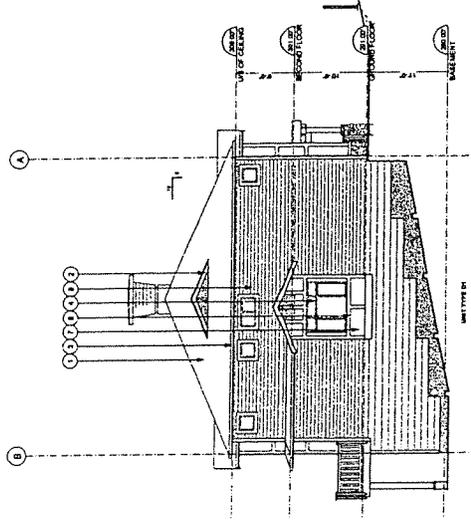


MATERIAL FINISHES

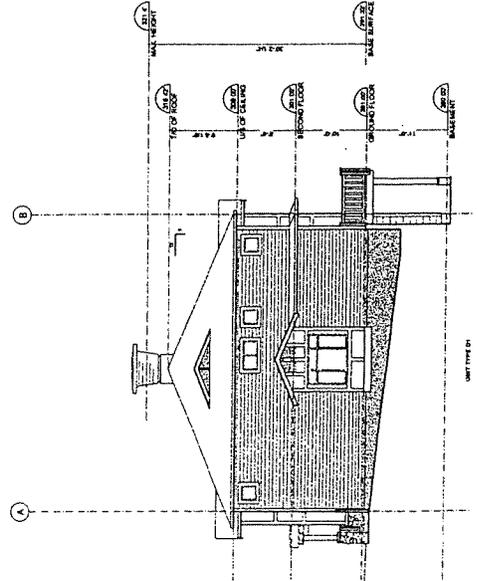
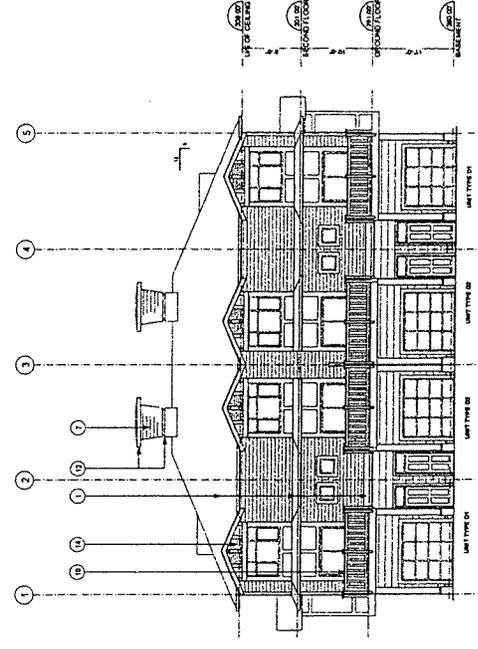
- 1 Asphalt Shingle
- 2 Wood Fascia
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiberglass Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Metal Flashing
- 12 Demko
- 13 Prefinished Aluminum Louvered Absc Vent
- 14 Light Sriblasted Finish Concrete
- 15 Tuckpointing
- 16 Wood Bracket



CLUSTER A1: NORTH ELEVATION



CLUSTER A1: EAST ELEVATION



SEAL:

THIS DRAWING IS THE PROPERTY OF EGG + WRIGHT ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF EGG + WRIGHT ARCHITECTS.

REVISIONS
 No. DATE
 1. 10/15/2003 REVISIONS TO MATERIAL FINISHES
 2. 10/15/2003 REVISIONS TO MATERIAL FINISHES
 3. 10/15/2003 REVISIONS TO MATERIAL FINISHES



POLYGON

Hausbeck
 Bridgman
 Egg + Wright
 ARCHITECTS
 1445 St. Charles St. Newbury, S.C. 29673
 Tel: 803.546.2020 Fax: 803.546.2025

PROJECT
**CHURCHILL GARDENS
 PHASE 2**
 7400 OAK STREET

TITLE
**CLUSTER A1
 ELEVATIONS**

JOB NO. 0281
 DATE: APR 10, 2003
 SCALE: 1/8" = 1'-0"
 DRAWN: CM
 CHECKED:
 REV. NO.:

THIS DRAWING SUPERSEDES ALL
 PREVIOUS EDITIONS OF THIS SHEET.
 SHEET NO.:

DP4.2
DATE LAST REVIEWED: SEPT. 2

SHEET NO.:

REV. NO.:

CHECKED: CM

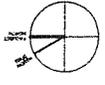
DATE: APR. 30, 2022

JOB NO. 0201

TITLE
CLUSTER A2
ELEVATIONS

PROJECT
CHURCHILL GARDENS
PHASE 2
7400 OAK STREET

Heincock
Brickner
Eng. & Wright
ARCHITECTS
1400 WEST 22ND ST. SUITE 200
VANCOUVER, B.C. V6L 2T7
(604) 273-1111

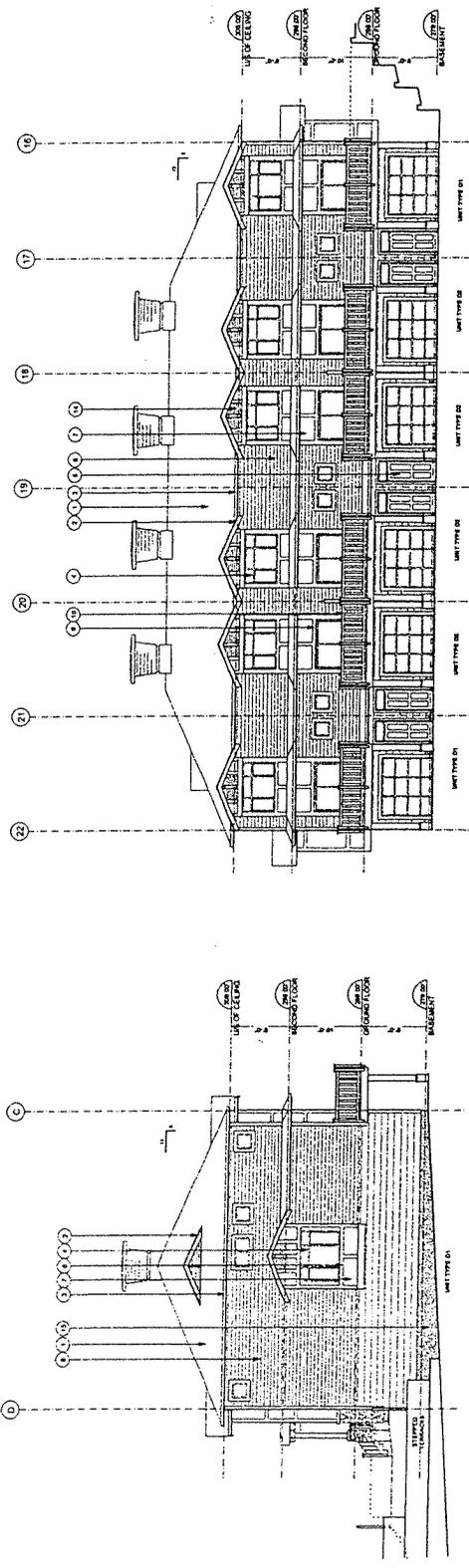


MATERIAL FINISHES

- 1 Asphalt Shingle
- 2 Wood Fascia
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fibre / Cement Panel
- 8 Fibre Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Trellis
- 12 Metal Flashing
- 13 Demolish
- 14 Prefinished Aluminum Louver / A/C Vent
- 15 Light Stucco / Stained Finish Concrete
- 16 Tubelock
- 17 Wood Bracket

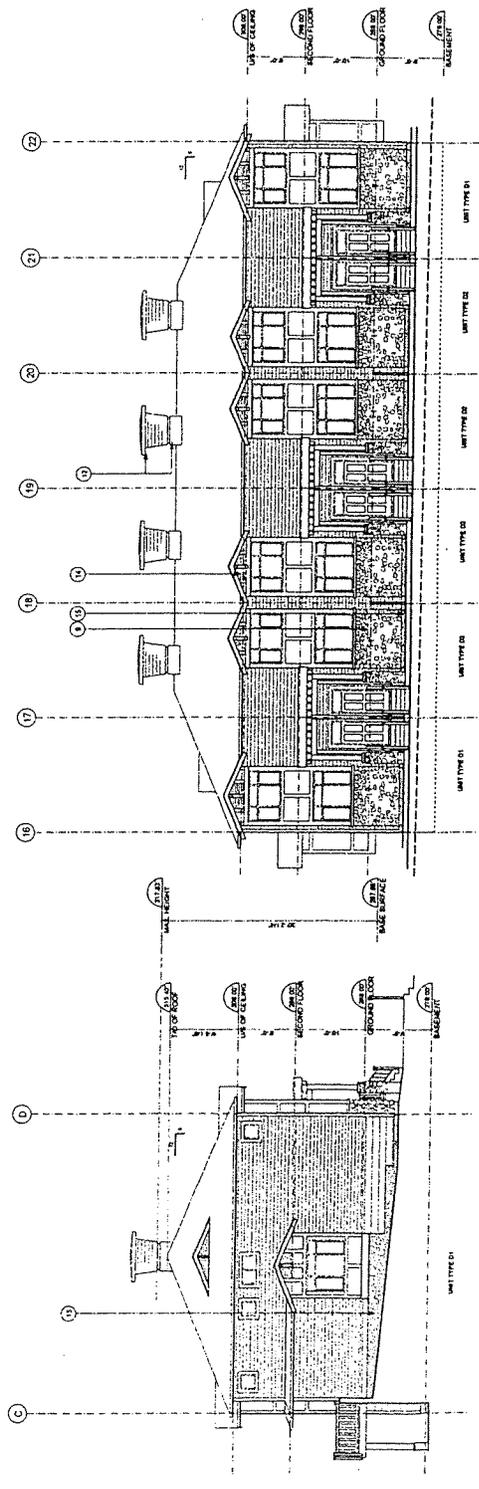
SEAL:

NO.	DATE	REVISIONS
1	AUG. 23, 2022	ISSUED FOR CLIENT REVIEW
2	SEPT. 3, 2022	REVISION FOR APPLICATION
3	APR. 30, 2022	AS SUBMITTED FOR APPLICATION



CLUSTER A2: EAST ELEVATION

CLUSTER A2: NORTH ELEVATION

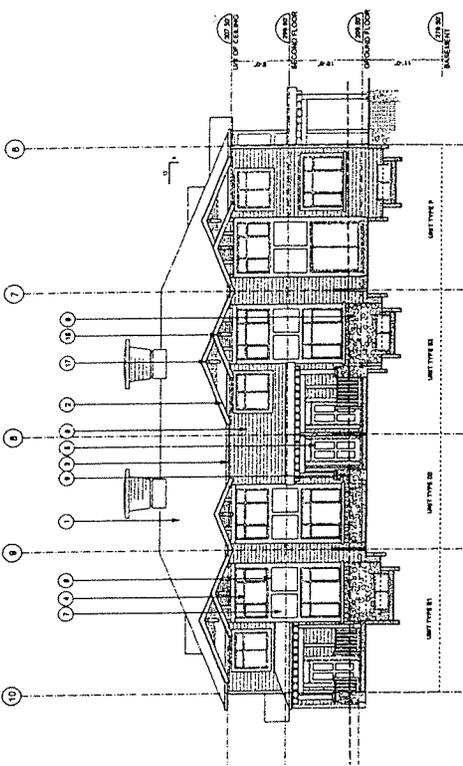


CLUSTER A2: WEST ELEVATION

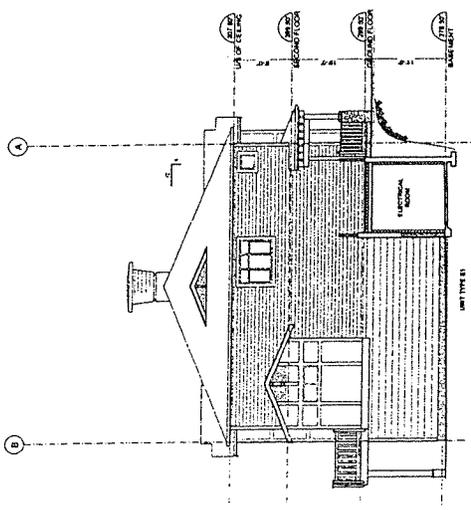
CLUSTER A2: SOUTH ELEVATION

MATERIAL FINISHES

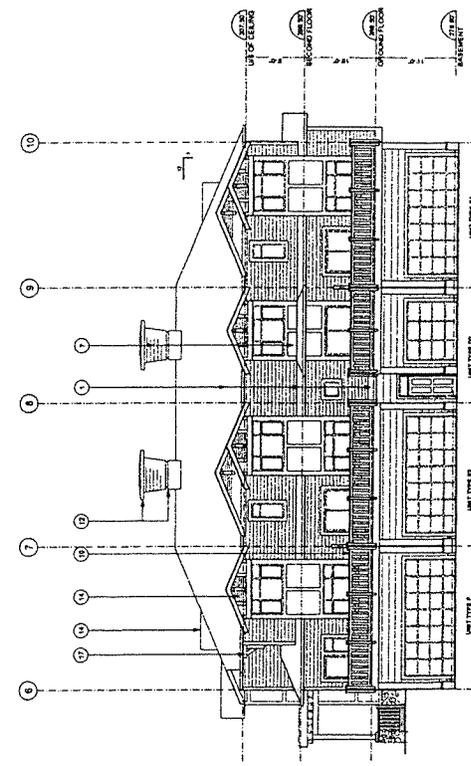
- 1 Asphalt Shingle
- 2 Wood Fance
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiber / Cement Panel
- 8 Floor Cement Slab
- 9 Stone
- 10 Wood Guard Rail
- 11 Treads
- 12 Metal Flashing
- 13 Downspout
- 14 Painted Aluminum Louvered Atrc Vent
- 15 Light Stained Finish Concrete
- 16 Tubing
- 17 Wood Bracket



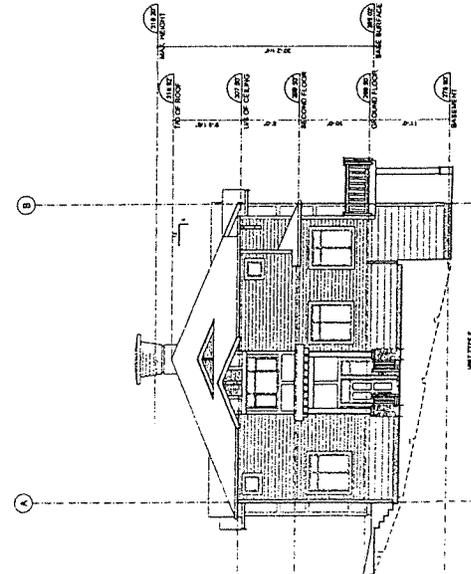
CLUSTER B: NORTH ELEVATION



CLUSTER B: EAST ELEVATION



CLUSTER B: WEST ELEVATION

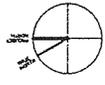


CLUSTER B: SOUTH ELEVATION

SEAL:

BY: [Signature]
DATE: [Date]

REVISIONS
1. [Date] [Description]
2. [Date] [Description]
3. [Date] [Description]



Hancock
Brackett
Eng. & Wright
ARCHITECTS
145 St. Charles St. Worcester, MA 01602
Tel: 508.853.1111 Fax: 508.853.1175

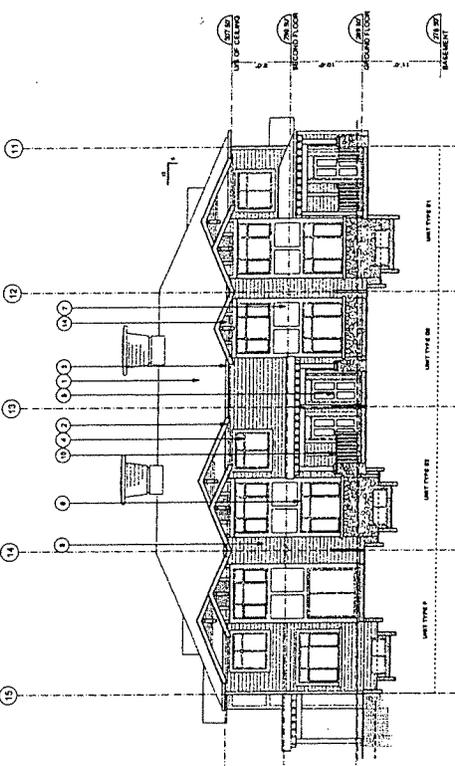
PROJECT
CHURCHILL GARDENS
PHASE 2
7400 OAK STREET

TITLE
CLUSTER B
ELEVATIONS

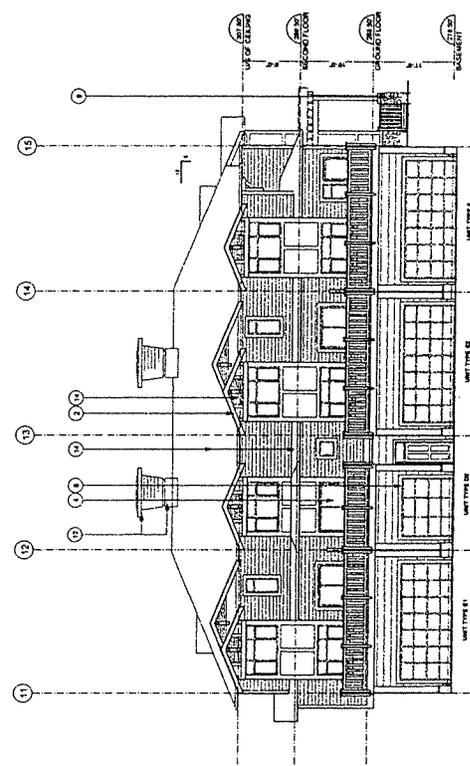
JOB NO.: 0201
DATE: APR 26, 2002
SCALE: 1/8" = 1'-0"
DRAWN: CH
CHECKED:
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MATERIAL FINISHES

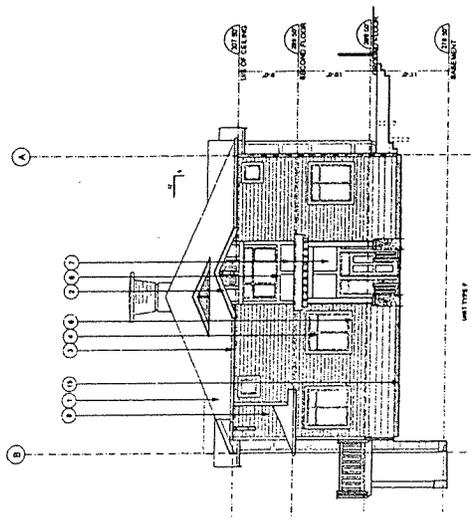
- 1 Asphalt Shingle
- 2 Wood Siding
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Floor / Cabinet Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Trim
- 12 Metal Flashing
- 13 Details
- 14 Prefinished Aluminum Louvered Atrio Vent
- 15 Light Stucco/Board Finish Concrete
- 16 Tubing
- 17 Wood Bracket



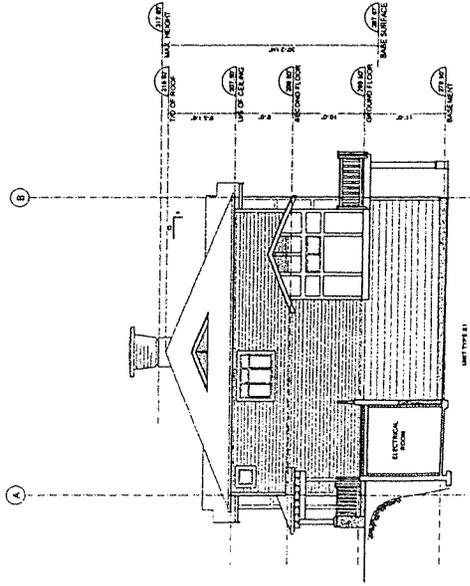
CLUSTER C: NORTH ELEVATION



CLUSTER C: SOUTH ELEVATION



CLUSTER C: EAST ELEVATION

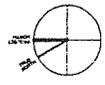


CLUSTER C: WEST ELEVATION

SEAL

FOR SEALING, SEE THE ARCHITECT'S SPECIFICATIONS TO THE CONTRACT DOCUMENTS.

No.	DATE	REVISIONS
1	07/11/2022	ISSUED FOR PERMITTING
2	07/11/2022	ISSUED FOR PERMITTING
3	07/11/2022	ISSUED FOR PERMITTING



**Hancock
Brookover
Emo + Wright
ARCHITECTS**

100 N. Orange St., Worcester, MA 01610
Tel: 508.853.4200 Fax: 508.853.2776

**PROJECT
CHURCHILL GARDENS
PHASE 2
7400 OAK STREET**

**TITLE
CLUSTER C
ELEVATIONS**

JOB NO: 0281
DATE: APR 30, 2022
SCALE: 1/8" = 1'-0"
DRAWN: CM
CHECKED:
REV. NO:

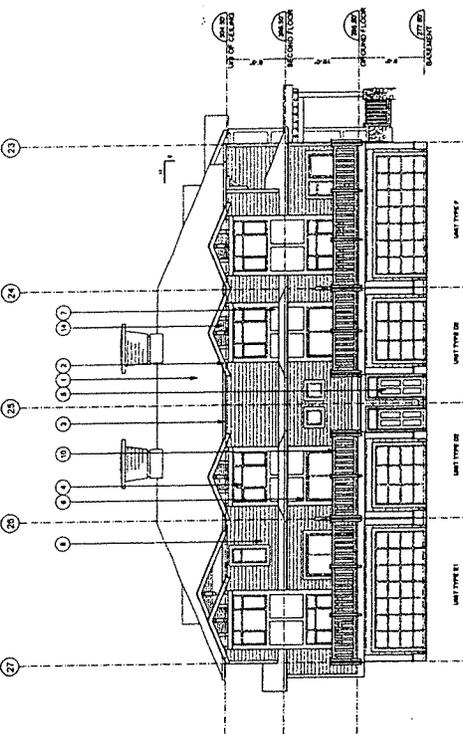
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ISSUED FOR PERMITTING PURPOSES.

DP4.4

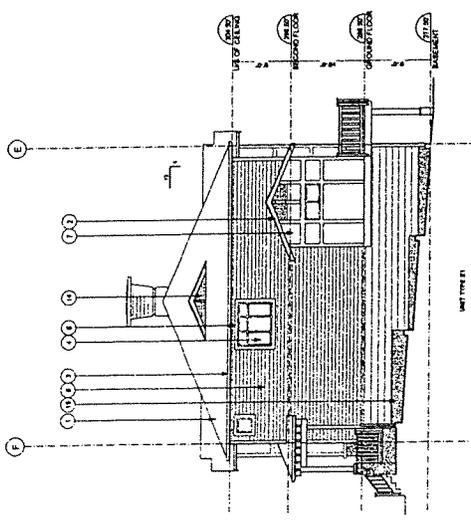
DATE PREPARED: 04/21/22

MATERIAL FINISHES

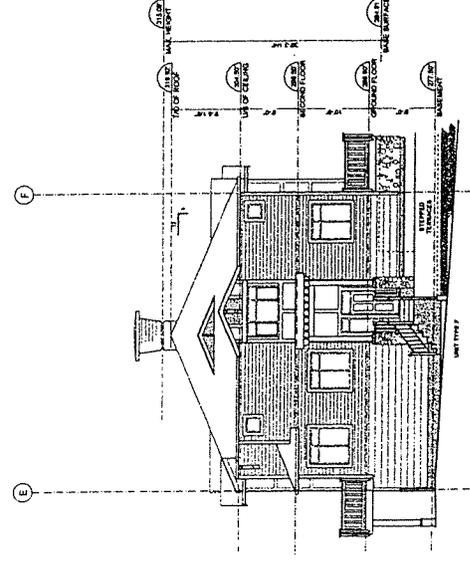
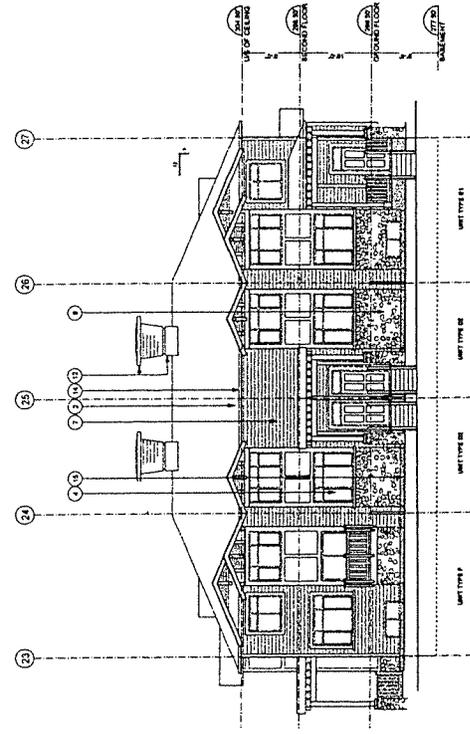
- 1 Asphalt Shingle
- 2 Wood Façade
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiber / Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Terra
- 12 Metal Finishing
- 13 Demble
- 14 Prefinished Aluminum Louvered A/C Unit
- 15 Light Stucco/aster Finish Concrete
- 16 Tubbing
- 17 Wood Bracket



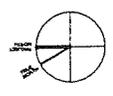
CLUSTER D: NORTH ELEVATION



CLUSTER D: EAST ELEVATION



SEAL: No. DATE REVISIONS
 1. AUG 23, 2022 ISSUED FOR CLIENT REVIEW
 2. APR 19, 2022 REVISIONS TO MATERIALS
 3. APR 19, 2022 MATERIALS FOR CONSTRUCTION



Hauck
 Brackner
 Eng + Wright
 ARCHITECTS
 117 W. 10th Street, Suite 100
 Minneapolis, MN 55401

PROJECT
 CHURCHILL GARDENS
 PHASE 2
 7400 OAK STREET

TITLE
 CLUSTER D
 ELEVATIONS

JOB NO: 0201
 DATE: APR 19, 2022
 SCALE: 1/8" = 1'-0"
 DRAWN: CM
 CHECKED:
 REV. NO:
 THIS DRAWING IS UNLESS ALL IS IN
 CONFORMANCE WITH THE NATIONAL
 SHEET NO:



POLYGON

Hancock
Bruckner
Edge + Wright
ARCHITECTS
100 West 40th Street, 12th Floor, New York, N.Y. 10018
Tel: 212.693.8200 Fax: 212.693.8201

PROJECT
**CHURCHILL GARDENS
PHASE 2**
7400 DAN STREET

TITLE
**CLUSTER E
ELEVATIONS**

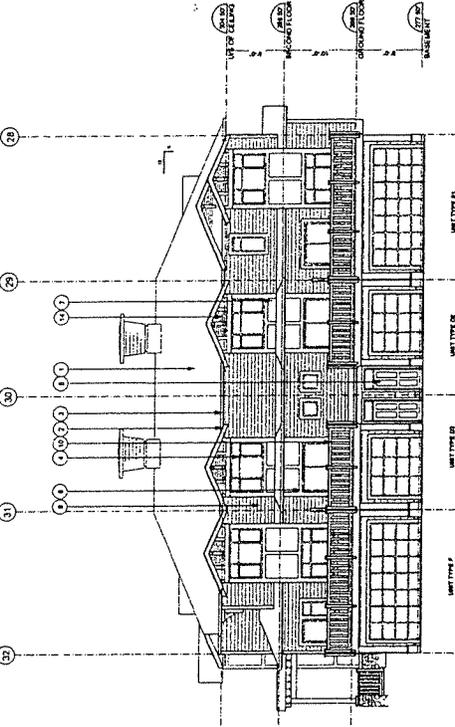
JOB NO: 0201
DATE: APR. 30, 2002
SCALE: 1/8" = 1'-0"
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CHECKED:
REV. NO.:

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BE RESPONSIBLE FOR THE
SHEET NO.:

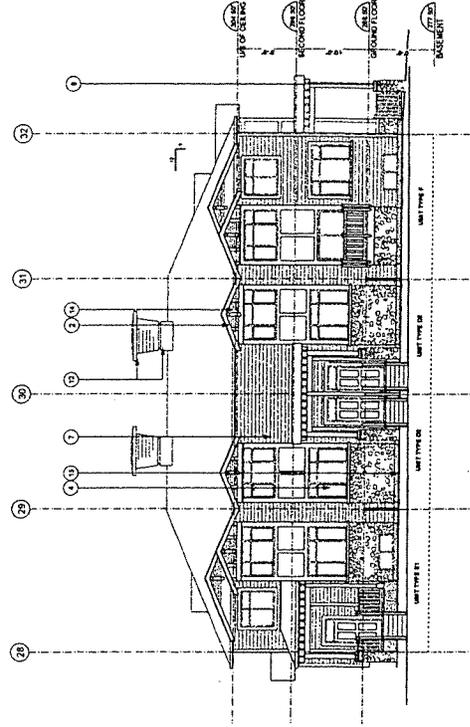
DP4.6
DATE LAST REVISED: 8/9/01

MATERIAL FINISHES

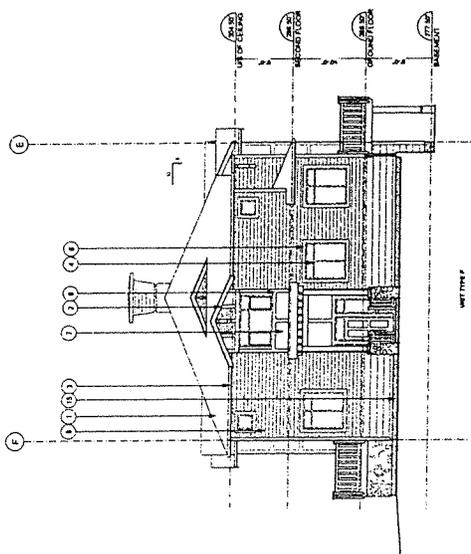
- 1 Asphalt Shingle
- 2 Wood Siding
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Floor / Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Trim
- 12 Metal Flashing
- 13 Details
- 14 Prefinished Aluminum Louvers ABC Vent
- 15 Light Stained Finish Concrete
- 16 Tubing
- 17 Wood Bracket



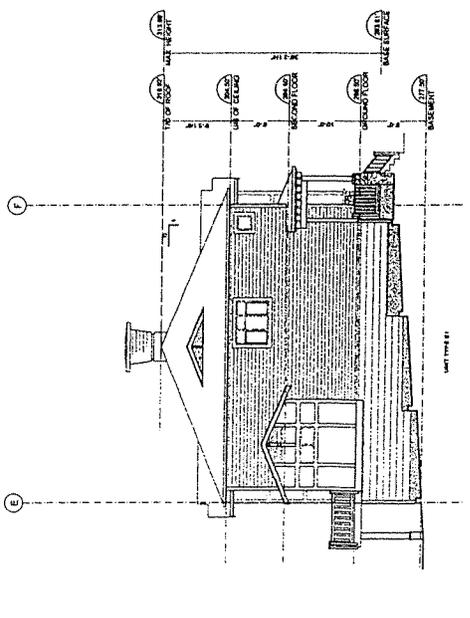
CLUSTER E: NORTH ELEVATION



CLUSTER E: SOUTH ELEVATION



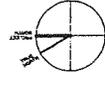
CLUSTER E: EAST ELEVATION



CLUSTER E: WEST ELEVATION

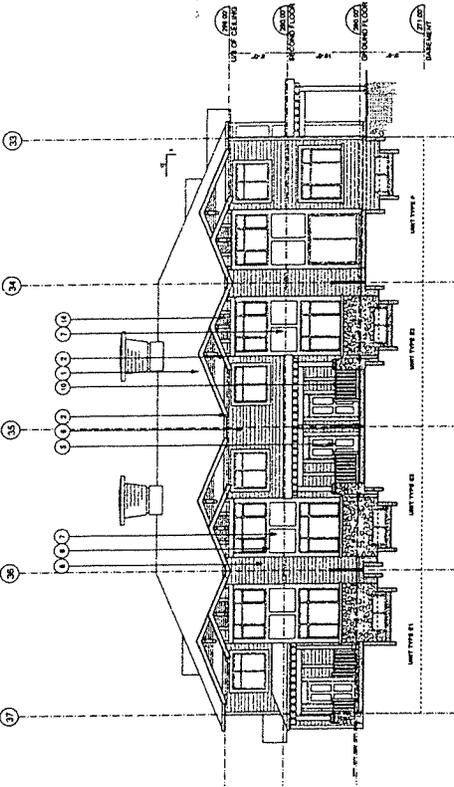
SEAL:

NO. DATE REVISIONS
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2. SEP. 9, 2002 ISSUED FOR PERMITS
3. SEP. 20, 2002 RE-DESIGNED FOR APPROVAL

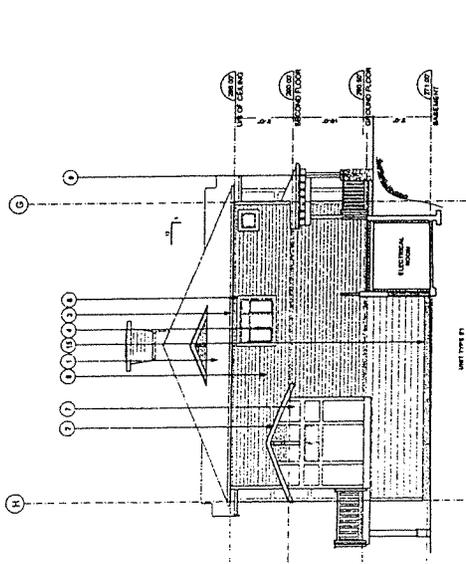


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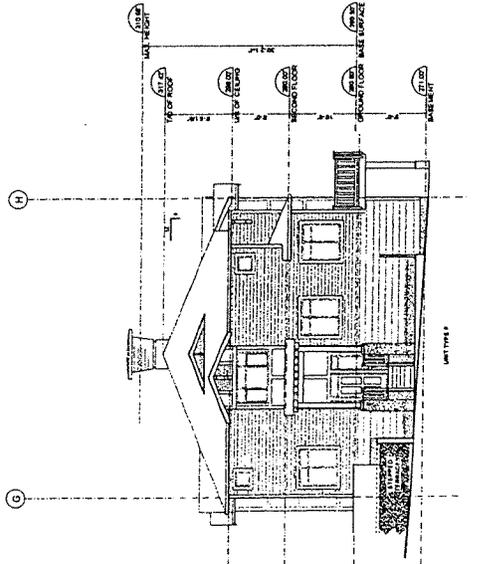
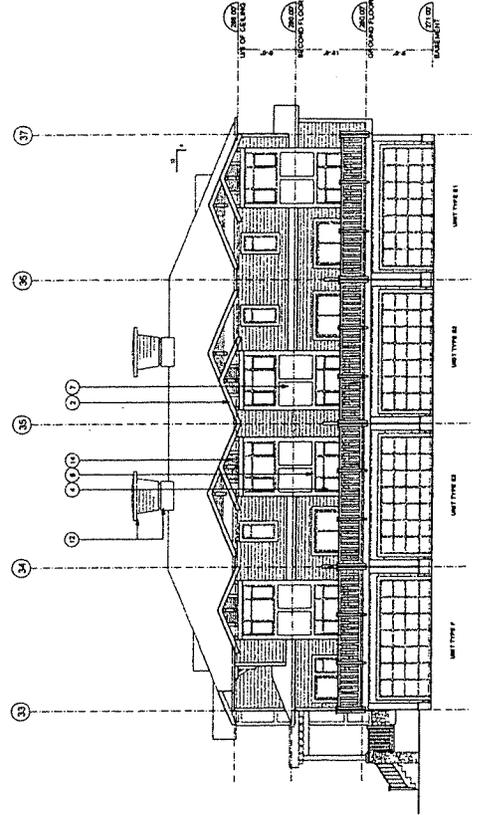
- 1 Asphalt Shingle
- 2 Wood Siding
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiberglass Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Traps
- 12 Metal Flashing
- 13 Demitts
- 14 Prefinished Aluminum Louvered A/C Unit
- 15 Light Sanded Finish Concrete
- 16 Tubing
- 17 Wood Bracket



CLUSTER F: NORTH ELEVATION



CLUSTER F: EAST ELEVATION



Hancock
Bruckner
Engel & Wright
ARCHITECTS
1405 St. George St. Savannah, S.C. 31401-2770
Tel: 912/435-5478 Fax: 912/435-1278

PROJECT
CHURCHILL GARDENS
PHASE 2
7400 OAK STREET

TITLE
CLUSTER F
ELEVATIONS

JOB NO: 0351
DATE: APR 30, 2002
SCALE: 1/8" = 1'-0"
DRAWN: CM
CHECKED:
REV. NO:

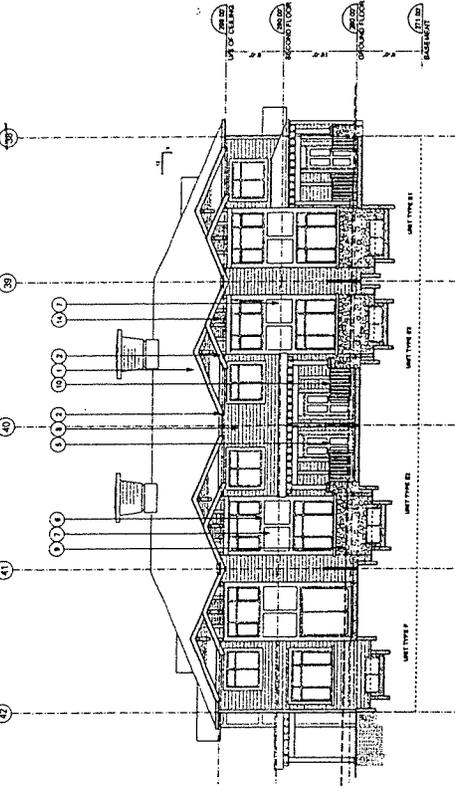
THIS DRAWING SUPERSEDES ALL
PREVIOUS EDITIONS UNLESS
SPECIFICALLY NOTED
SHEET NO.

SEAL
I am a duly licensed Professional Engineer in the State of Georgia and I hereby certify that I am the author of this drawing and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Georgia.
No. DATE
1. APR 30, 2002
2. APR 30, 2002
3. APR 30, 2002
REVISIONS
1. REVISED PER COMMENTS
2. REVISED PER COMMENTS
3. REVISED PER COMMENTS

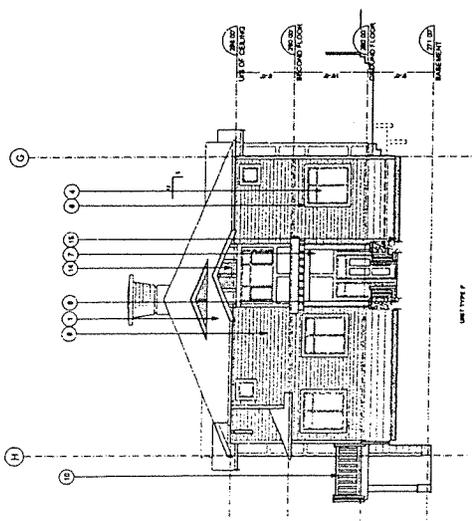


MATERIAL FINISHES

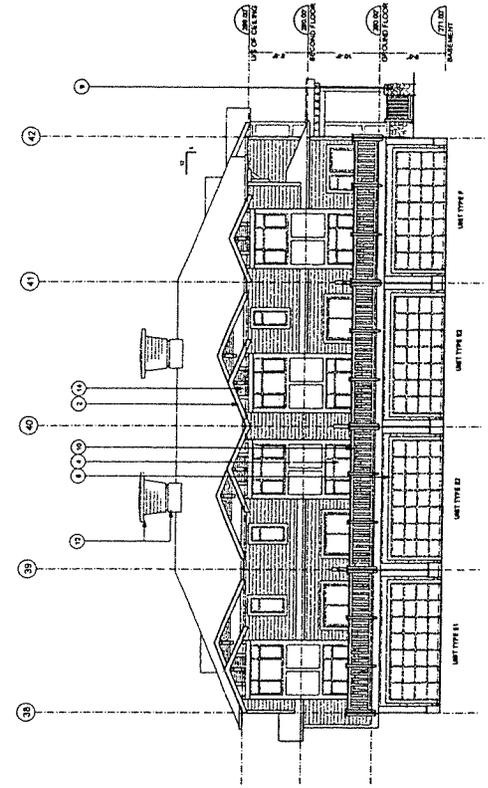
- ① Asphalt Shingle
- ② Wood Fascia
- ③ Metal Gutter
- ④ Vinyl Frame Windows, Clear Double Glazing
- ⑤ Metal Door
- ⑥ Wood Trim
- ⑦ Fiber / Cement Panel
- ⑧ Fiber Cement Siding
- ⑨ Stone
- ⑩ Wood Guard Rail
- ⑪ Trellis
- ⑫ Metal Flashing
- ⑬ Downspout
- ⑭ Prefinished Aluminum Louvered Awn. Vent
- ⑮ Light Stained/Finish Concrete
- ⑯ Tuckpointing
- ⑰ Wood Bracket



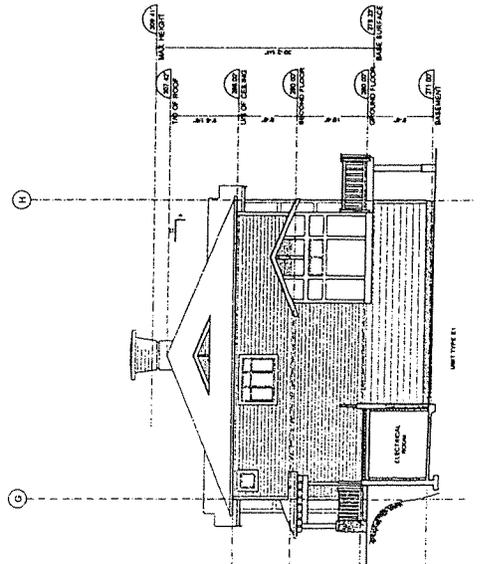
CLUSTER G: NORTH ELEVATION



CLUSTER G: EAST ELEVATION



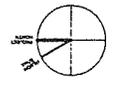
CLUSTER G: SOUTH ELEVATION



CLUSTER G: WEST ELEVATION

SEAL:

For Review only. Not for construction.
 No. DATE REVISIONS
 1. 4/10/2022 INITIAL CLIENT REVIEW
 2. 4/17/2022 REVISION FOR APPROVAL
 3. 4/17/2022 REVISION FOR APPROVAL



Hancock
 Bruckner
 Eng + Wright
 ARCHITECTS
 100 Park Street, 2nd Floor
 Boston, MA 02114
 Tel: 617.552.1234
 Fax: 617.552.1235

PROJECT
**CHURCHILL GARDENS
 PHASE 2**
 7400 OAK STREET

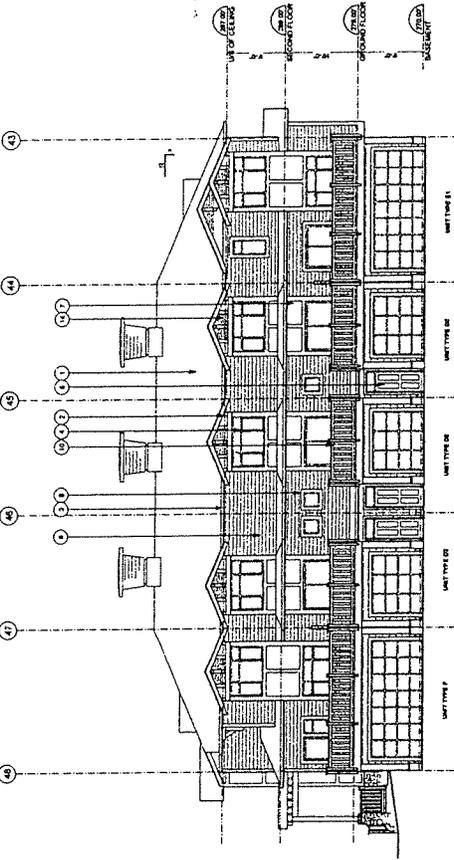
TITLE
**CLUSTER G
 ELEVATIONS**

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 REV. NO:

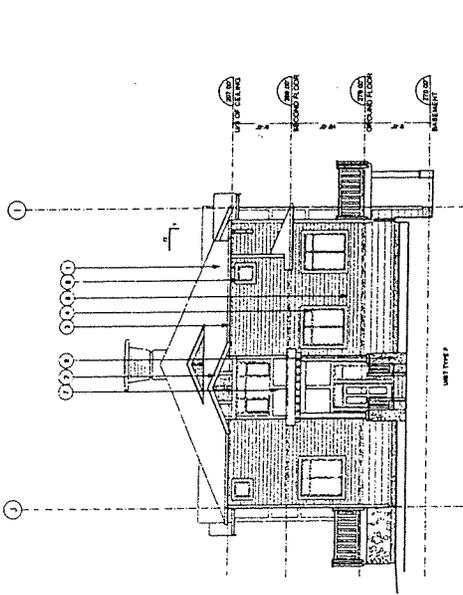
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 DATE LAST REVISED: 04/17/22

MATERIAL FINISHES

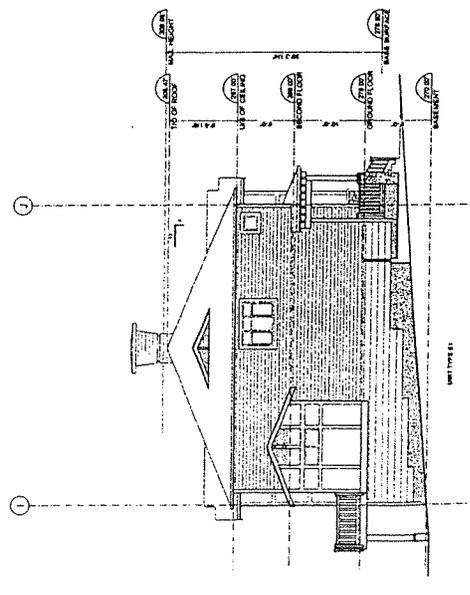
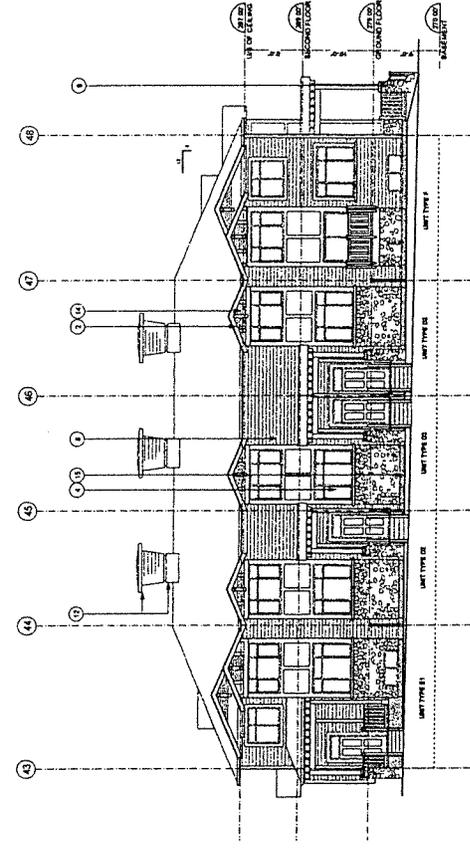
- 1 Asphalt Shingle
- 2 Wood Fascia
- 3 Metal Gutter
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiber / Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Tralls
- 12 Metal Flashing
- 13 Dentils
- 14 Prefinished Aluminum Louvered A/C Vent
- 15 Light Buffed/Asst Finish Concrete
- 16 Tubing
- 17 Wood Bracket



CLUSTER H: NORTH ELEVATION



CLUSTER H: EAST ELEVATION

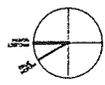


CLUSTER H: WEST ELEVATION

SEAL

THE DRAWING SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

NO.	DATE	REVISIONS
1	APR 18, 2002	ISSUED FOR PERMITTING
2	APR 18, 2002	ISSUED FOR APPLICATION
3	SEP 12, 2002	REISSUED FOR APPLICATION



Handcock
Brookhart
Egan + Wright
ARCHITECTS
100 W. Duane St. | Vancouver, B.C. V6B 1A1
Tel: 604.681.0211 | Fax: 604.681.0275

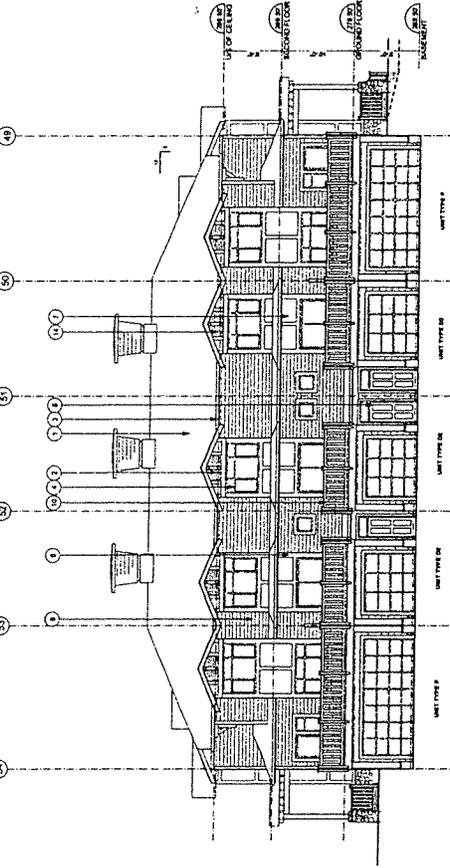
PROJECT
CHURCHILL GARDENS
PHASE 2
7400 OAK STREET

TITLE
CLUSTER H
ELEVATIONS

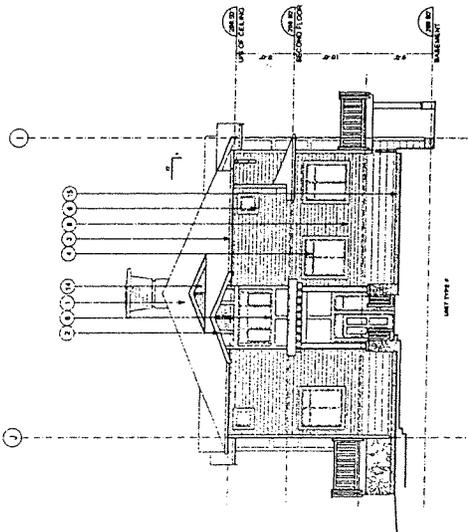
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CHECKED:
REV. NO.:
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SHEET NO.:

MATERIAL FINISHES

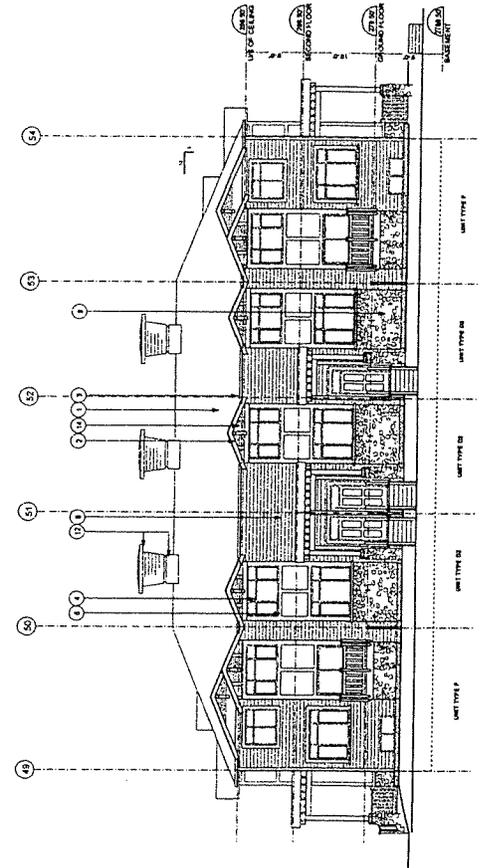
- 1 Asphalt Shingle
- 2 Wood Siding
- 3 Metal Outrigger
- 4 Vinyl Frame Windows, Clear Double Glazing
- 5 Metal Door
- 6 Wood Trim
- 7 Fiber / Cement Panel
- 8 Fiber Cement Siding
- 9 Stone
- 10 Wood Guard Rail
- 11 Trellis
- 12 Metal Flashing
- 13 Dents
- 14 Finished Aluminum Louvers, Alc. Vent
- 15 Light Stippled Finish Concrete
- 16 Tuckering
- 17 Wood Bracket



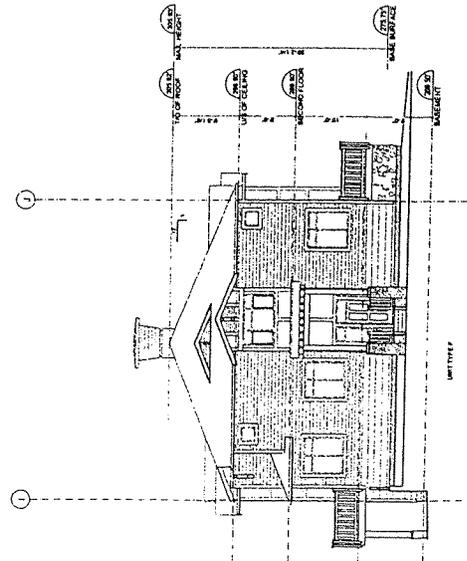
CLUSTER I: NORTH ELEVATION



CLUSTER I: EAST ELEVATION



CLUSTER I: SOUTH ELEVATION



CLUSTER I: WEST ELEVATION

SEAL:

DATE: APR 30, 2003
 REVISIONS:
 1. APR 30, 2003 ISSUED FOR CLARIFICATION
 2. MAY 1, 2003 ISSUED FOR APPLICATION
 3. MAY 20, 2003 REVISION FOR APPLICATION



POLYGON

Hancock
 Bruckner
 Eng + Wright
 ARCHITECTS
 145 St. James St. Worcester, MA 01602
 508.853.8800 Fax 508.853.8801

PROJECT
CHURCHILL GARDENS
 PHASE 2
 7400 OAK STREET

TITLE
CLUSTER I
 ELEVATIONS

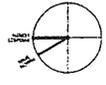
JOB NO: 0301
 DATE: APR 30, 2003
 SCALE: 1/8" = 1'-0"
 DRAWN: CM
 CHECKED:
 REV. NO.

THIS DOCUMENT IS UNCONTROLLED IF
 IT IS USED FOR CONSTRUCTION
 SHEET NO:

DP4.1
 FILE NAME: 0301_CLUSTER I
 DATE LAST REVISED: 03

SEAL: _____
 PROJECT: CHURCHILL GARDEN PHASE 2
 DATE: APR 30, 2002
 SCALE: 1/8" = 1'-0"
 DRAWN: CM
 CHECKED: _____
 REV. NO.: _____
 THIS DRAWING SURFACE IS UNCONTROLLED
 SHEET NO.: _____
 P.L.S. NAME: _____
 DATE LAST REVISED: _____

REVISIONS
 NO. DATE REVISIONS
 1 APR 29, 2002 ISSUED FOR PERMIT
 2 APR 30, 2002 ISSUED FOR PERMIT



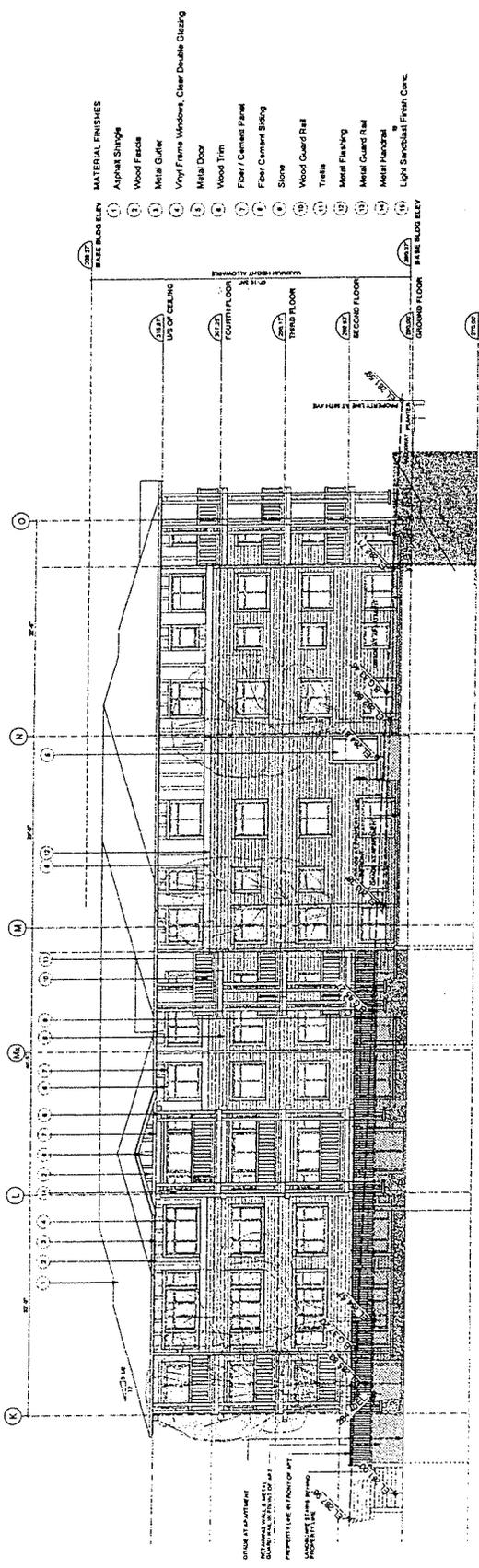
POLYGON
 ARCHITECTS
 1000 W. GARDEN ST. SUITE 100
 WASHINGTON, DC 20007
 TEL: 202.331.1111
 FAX: 202.331.1112

Handcock
 Brackner
 Eng. + Wright
 ARCHITECTS
 1000 W. GARDEN ST. SUITE 100
 WASHINGTON, DC 20007
 TEL: 202.331.1111
 FAX: 202.331.1112

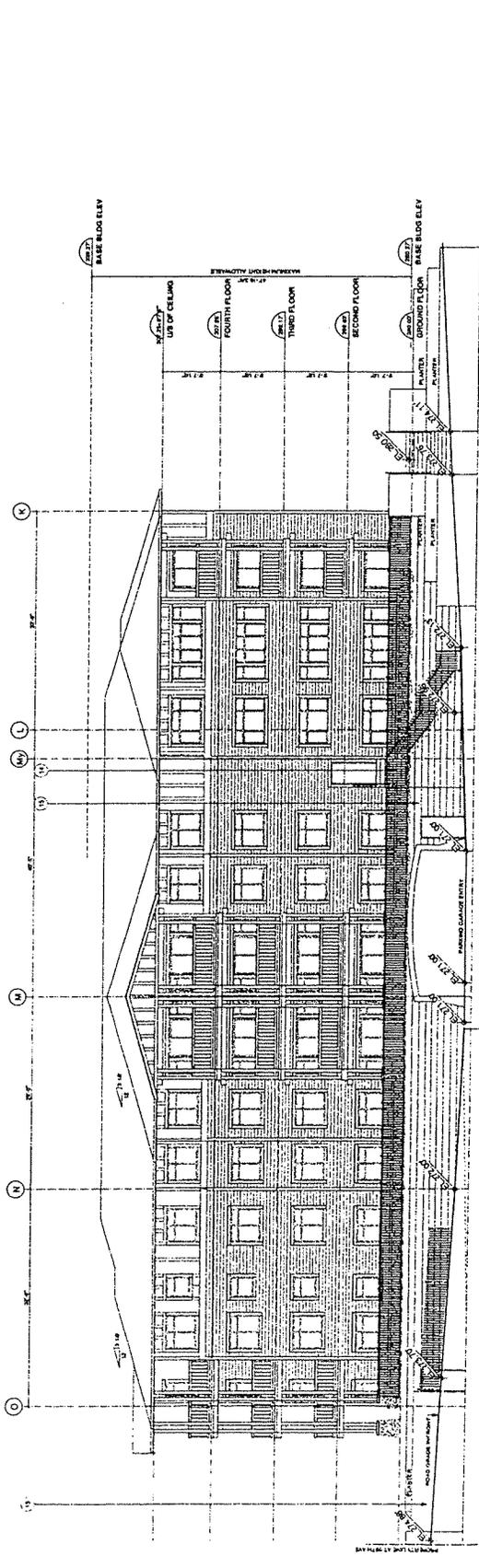
PROJECT:
**CHURCHILL GARDEN
 PHASE 2**
 7400 OAK STREET

TITLE:
**APARTMENT
 ELEVATIONS**

JOB NO.: 001
 DATE: APR 30, 2002
 SCALE: 1/8" = 1'-0"
 DRAWN: CM
 CHECKED: _____
 REV. NO.: _____
 THIS DRAWING SURFACE IS UNCONTROLLED
 SHEET NO.: _____
 P.L.S. NAME: _____
 DATE LAST REVISED: _____



APARTMENT: WEST ELEVATION



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<p>CITY OF VANCOUVER</p> <p>SPECIAL COUNCIL MEETING MINUTES</p> <p>JANUARY 29, 2003</p>
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A Special Meeting of the Council of the City of Vancouver was held on Wednesday, January 29, 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 Heritage, Zoning and Development and CD-1 Bylaws, and a Heritage Revitalization Agreement.

PRESENT:

- Deputy Mayor Jim Green
- Councillor Fred Bass
- Councillor David Cadman
- Councillor Peter Ladner
- Councillor Raymond Louie
- Councillor Tim Louis
- Councillor Anne Roberts
- Councillor Sam Sullivan

ABSENT:

- Mayor Larry Campbell, Civic Business
- Councillor Tim Stevenson, Leave of Absence
- Councillor Ellen Woodsworth, Leave of Absence

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

LEAVE OF ABSENCE

MOVED by Councillor Louie
SECONDED by Councillor Louis

THAT Councillor Tim Stevenson be granted Leave of Absence for this evening's meeting.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Green in the Chair, to consider proposed amendments to the Zoning and Development, CD-1 and Heritage By-laws, and a Heritage Revitalization Agreement.

2. Text Amendment: 7400 Oak Street

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

Summary: The proposed text amendment would relax parking manoeuvring standards without reducing the required 217 spaces to park cars.

The Director of Current Planning recommends approval.

Staff Comments

Phil Mondor, Rezoning Planner, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend the CD-1 By-law No. 7649 for 7400 Oak Street to include a Parking By-law relaxation provision, generally as outlined in Appendix A of the Policy Report dated November 26, 2002, entitled "CD-1 Text Amendment - 7400 Oak Street", be approved.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louis

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 3 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend By-law No. 7649 which amended Zoning and Development By-law No. 3575, by rezoning a certain area to CD-1 (7400 Oak Street - Parking Relaxations) (By-law No. 8626)

(Councillors Stevenson, Woodsworth and the Mayor excused from voting on By-law 1)

~~2. A By-law to amend By-law No. 8536 which amended Zoning and Development By-law No. 3575, by rezoning a certain area to CD-1 (801 West Georgia Street - Floor Area and Parking) (By-law No. 8627)~~

~~(Councillors Stevenson, Woodsworth and the Mayor excused from voting on By-law 2)~~

~~3. A By-law to amend By-law No. 8536 which amended Zoning and Development By-law No. 3575, by rezoning a certain area to CD-1 (801 West Georgia Street - Height and Exclusions)(By-law No. 8628)~~

~~(Councillors Stevenson, Woodsworth and the Mayor excused from voting on By-law 3)~~

7400 Oak Street
(Parking relaxations)

BY-LAW NO. 8626

**A By-law to amend By-law No. 7649 which amended
Zoning and Development By-law No. 3575
by rezoning a certain area to CD-1**

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

1. In section 8 of By-law No. 7649:
 - (a) number the existing text as "8.1"; and
 - (b) add:

"8.2 If the Director of Planning determines that relaxing any particular requirement of section 8.1 will create no adverse impacts on surrounding sites, the Director of Planning, on advice from the City Engineer, may relax such requirement."
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 11th day of February, 2003

(Signed) "Larry W. Campbell"
Mayor

(Signed) "Syd Baxter"
City Clerk

I certify that this is a true copy of By-law No. 8626 enacted by the Council of the City of Vancouver on February 11, 2003.

CITY CLERK



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)