



City of Vancouver *Zoning and Development By-law*

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CD-1 (360)

2855 Sophia Street and 296 East 12th Avenue
By-law No. 7655

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

Effective November 5, 1996

(Amended up to and including By-law No. 9738, dated October 28, 2008)

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 (360), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Seniors Supportive or Assisted Housing, and [8824; 04 04 06]
- (b) Accessory Uses customarily ancillary to the above use. [8100; 99 10 19]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 2.75. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 221 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; 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.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens for residential purposes only, 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 does 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.; and
- (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; [8100; 99 10 19] [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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7655 or provides an explanatory note.*

4 Height

The maximum building height, measured above the base surface is 16.2 m on the parcel south of the lane and 21.1 m on the parcel north of the lane. [8100; 99 10 19]

5 Setbacks

5.1 The minimum setback of a building is 2.1 m from the north property boundary (after dedication as street of the northerly 1.5 m of Lot 9), 4.3 m from the south property boundary, 1.5 m from the east property boundary, and 8.2 m from the west property boundary. [8100; 99 10 19]

5.2 Upper storeys may project into the minimum setback from the east property boundary provided that the length of the projection does not exceed 9.7 m. [8100; 99 10 19]

6 Off-Street Parking and Loading

6.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for a Seniors Supportive or Assisted Housing: [9738; 08 10 28]

- (a) a minimum of 32 off-street parking spaces must be provided;
- (b) a minimum of one off-street loading space must be provided; and
- (c) a minimum of one Class B passenger space must be provided.

6.2 The Director of Planning, on advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site. [8100; 99 10 19]

7 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 do 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 is defined simply as noise level in decibels.

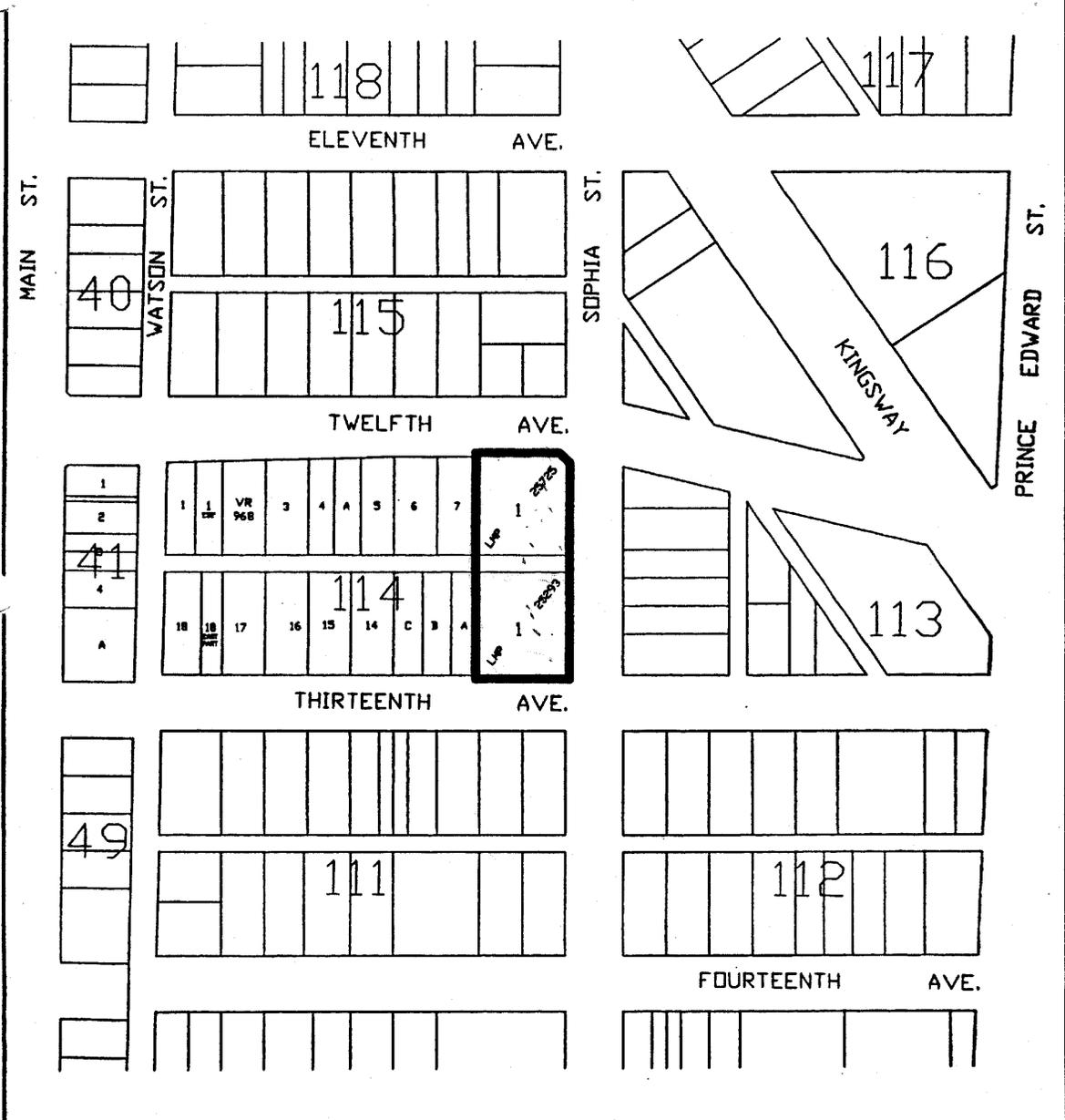
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

SCHEDULE A

BY-LAW No. 7655 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-443(c)

RZ 2855 Sophia St. & 296 E. 12th Ave.	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		

Clause No. 1 cont'd

Council Decision:

MOVED by Councillor Kwan,

THAT the application be approved subject to the conditions as set out in this Minute of the Public Hearing;

FURTHER THAT the Lions Paraplegic Lodge Society be required to designate a position on its Board for a representative of the neighbours of the surrounding sites;

AND FURTHER THAT staff from the Housing Centre be instructed to report back on this facility within one year.

- CARRIED UNANIMOUSLY

2. Rezoning: 2855 Sophia Street
(Edith Cavell Hospital Redevelopment
Lots 8-11, Block 114, D.L. 301, Group 1, Plan 187)

An application by Richard Balfour & Co., Architect, was considered as follows:

The proposed rezoning, from RM-4 and RM-4N Multiple Dwelling District to CD-1 Comprehensive Development District, would:

- allow redevelopment and expansion of the Edith Cavell Hospital on a larger site. The two-storey, 62-bed seniors care facility would be replaced by a five-storey building south of the lane and a six-storey building north of the lane, and both buildings would be joined by development bridging the City lane;
- permit a maximum density of floor space ratio 2.75;
- limit maximum height to 21.9 m (72 ft.);
- require 27 underground parking spaces; and
- require possible consequential amendments.

The Associate Director of Planning - Land Use and Development, recommended approval, subject to the following conditions as proposed for adoption by resolution of Council:

- (a) THAT the proposed form of development be approved by Council in principle, in revised plans generally as prepared by Richard Balfour & Company (Architect) and stamped "Received City Planning Department, December 12, 1994", 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.

Clause No. 2 cont'd

- (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) further design development of the development which bridges the lane, in consultation with the City Engineer, to provide a minimum unrestricted vertical clearance of 4.5 m (14.75 ft.) under the bridge without lowering the lane, and to minimize the width of the bridge at the second storey as a relatively narrow pedestrian walkway;
 - ii) further design development to improve the character and livability of proposed development, including but not limited to:
 - (1) fenestration, lighting and other features to improve the architectural quality of the bridge and the lane walls,
 - (2) trellis or other screening above the parking ramps,
 - (3) relocation of at least two of the four stairwell exits from the underground parking on the east elevation to the interior of the building or to the west elevation,
 - (4) attenuation of the projections or "overhangs" by the upper storeys over the first storey on the east elevation, by means of columns or other features which provide continuity between the first and upper storeys, and
 - (5) reduction of porch depth on north and south building elevations to provide required setbacks.
 - iii) exterior exhaust and ventilation equipment to be designed and installed in a manner that will not cause a noise problem for residents in the surrounding area; and
 - iv) alterations and further design development to respond to principles of crime prevention through environmental design, including but not limited to:
 - (1) enclosure, or elimination (by internalizing), of the open, exterior stairwells from underground parking,
 - (2) enclosure at the first storey of the exterior stairs at the north-west and south-west building corners, and

Clause No. 2 cont'd

- (3) securing against intruders the loading, bicycle storage, and recycling/garbage container areas.
- (c) THAT, prior to enactment of the CD-1 By-law, and at no cost to the City, the registered owner shall:
 - i) register at the Land Titles Office a consolidation of Lots 10 and 11, a consolidation of Lots 8 and 9, and a dedication to the City of the northerly 1.5 m (5 ft.) of Lot 9 and a 3 m (10 ft.) by 3 m (10 ft.) cut-off from Lot 9 at the north-east corner;
 - ii) make arrangements to the satisfaction of the Director of Legal Services and the City Engineer for encroachment over the City lane;
 - iii) make arrangements to the satisfaction of the Director of Legal Services and the City Engineer for landscaping, paving, lighting, and other improvements to abutting streets and lanes (Note: Proposed street improvements shall be reviewed in the context of area need and impact on municipal services. This will involve discussions with property owners as well as a review of transportation needs.); and
 - iv) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point.

Staff Opening Comments:

Mr. Phil Mondor, Planner, advised the application proposes to replace a 62-bed facility with a 97-bed facility. This redevelopment is motivated by B.C. Ministry of Health Multi-Level Care Design Guidelines which in this instance almost triples the amount of floor area required per bed for a resident. In addition, it is essential to achieve an economical operating size, which for a facility of this type is normally in the 100 to 120 bed range.

Health Department staff support the application and feel it is necessary to replace the beds in this part of the City.

The proposed increase in floor space ratio from 1.45 permitted for a multiple dwelling development to 2.75 is considerable. However, the public benefit from this redevelopment justifies an increase in FSR and staff has determined the impact on surrounding properties will be limited.

Mr. Mondor there has been no major opposition to the application from the surrounding neighbourhood.

Clause No. 2 cont'd

Applicant Opening Comments:

Mr. Richard Balfour, Architect, advised the application is necessitated by the new B.C. Ministry of Health Multi-Level Care Design Guidelines. If this application is not approved, the Guidelines will mean closure of beds and the hospital. The application presently before Council has been redesigned from what was initially a much larger proposal.

Correspondence:

There was no correspondence received on this matter.

Speakers:

Mr. Frank Frigon, 1000 Block East Broadway, expressed support for the project. Mr. Frigon advised the developer has consulted the community on this project.

Ms. Judith O'Donovan, 2900 Block Sophia Street spoke in favour of the application and the consultation process which has been undertaken by the applicant. Ms. O'Donovan stressed the need for a pocket park at the end of the street.

Council Decision:

MOVED by Cllr. Chiavario,

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

- CARRIED UNANIMOUSLY

2855 Sophia Street
and 296 East 12th Avenue

BY-LAW NO. 7655

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-443(c) 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

2.1 The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (360), 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) Cultural and Recreational Uses, Institutional Uses, and Office Uses, but limited to the use of premises by a non-profit society or government agency for the promotion of health, neighbourhood well-being, or related public purpose.
- (b) Special Needs Residential Facility - Community Care - Class B, and including a Multi-level Care facility which, because of the Extended or Acute Care beds provided, is licensed under the Hospital Act or similar Provincial legislation, instead of or in addition to the Community Care Facility Act, and
- (c) Accessory Uses customarily ancillary to the above uses.

2.2 Cultural and Recreational Uses, Institutional Uses and Office Uses shall be located at grade and not exceed 165 m² in floor area.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 2.75. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 221 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; 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.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space does 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; and

(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 of half-storey with a ceiling height of less than 1.2 m.

4. Height

The maximum building height measured above the base surface is 18.6 m on the parcel south of the lane and 21.9 m on the parcel north of the lane.

5. Setbacks

5.1 The minimum setback of a building is 2.3 m from the north property boundary (after dedication as street of the northerly 1.5 m of Lot 9), 6.1 m from the south property boundary, 1.5 m from the east property boundary, and 4.3 m from the west property boundary.

5.2 Upper storeys may project into the minimum setback from the east property boundary provided that the length of the projection does not exceed 5.5 m.

6. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that in the Special Needs Residential Facility a minimum of one off-street parking space for each six beds must be provided for employees and one space for each ten beds must be provided for visitors.

7. 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	45
terraces, patios, balconies	60

8. 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

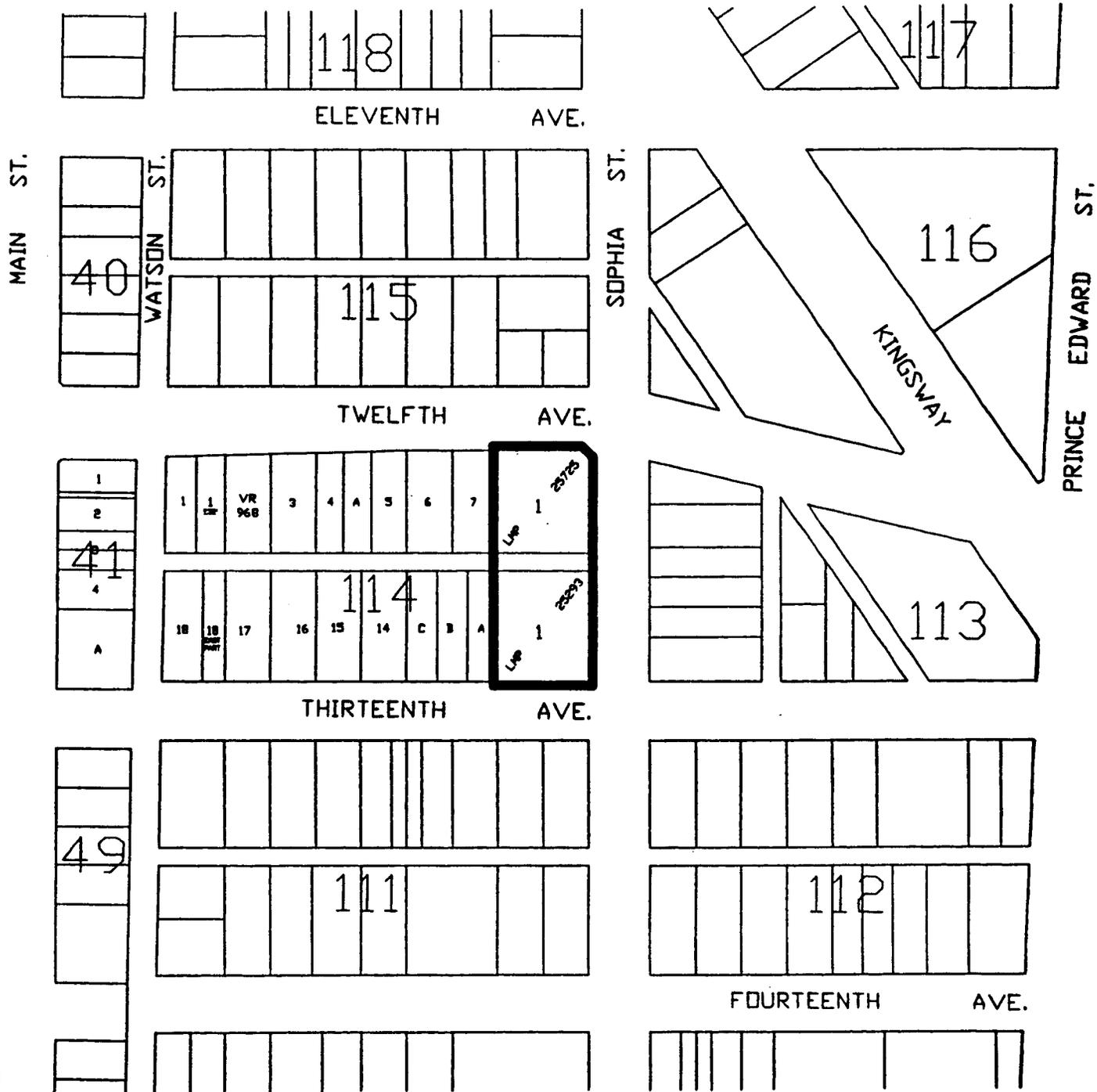
"(signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by Council of the City of Vancouver on the 5th day of November 1996, and numbered 7655.

City Clerk"

BY-LAW No. 7655 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-443(c)

RZ 2855 Sophia St. & 296 E. 12th Ave.

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



Miscellaneous Text (CD-1)

BY-LAW NO. 7874

A By-law to amend By-laws No.
6744, 7522, 7531, 7551, 7556, 7601,
7654, 7655, 7677, 7681, and 7682, being by-laws
which amended the Zoning and Development
By-law by rezoning areas to CD-1

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

1. By-law No. 6744 is amended by deleting section 9.3 and by renumbering section 9.4 as section 9.3.
2. By-laws No. 7531 and 7556 are each amended by deleting section 3.4, and substituting the following:
 - "3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed."
3. By-law No. 7551 is amended in section 3.4, and By-laws No. 7654, 7677 and 7681 are each amended in section 5.4, by deleting clause (a) and substituting the following new clause (a):

“(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed.”.

4. By-laws No. 7522, 7531, 7551 and 7556 are each amended in section 6, By-law No. 7601 is amended in section 8, By-law No. 7655 is amended in section 7, By-laws No. 7677 and 7681 are each amended in section 10, and By-law No. 7682 is amended in section 11, in each case by deleting the words “terraces, patios, balconies” from the left column and the corresponding number “60” from the right column.

5. By-law No. 7654 is further amended in section 8 by deleting the words “common use roof decks and patios” from the left column and the corresponding number “55” from the right column.

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

DONE AND PASSED in open Council this 21st day of April
1998.

(signed) Philip W. Owen

Mayor

(signed) Ulli S. Watkiss

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 21st day of April 1998, and numbered 7874.

CITY CLERK"

**SPECIAL COUNCIL MEETING
(PUBLIC HEARING)**

DECISIONS

DATE: Tuesday, March 23, 1999

TIME: 7:30 p.m.

PLACE: Council Chamber

Third Floor, City Hall

FOR INFORMATION, PLEASE CONTACT TARJA TUOMINEN, 873-7191

1. TEXT AMENDMENT: 1530 East 22nd Avenue

THAT the application be approved.

- CARRIED UNANIMOUSLY

2. TEXT AMENDMENT: 2855 Sophia Street & 296 East 12th Avenue

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

- CARRIED UNANIMOUSLY

3. REZONING: 1316-36 West 11th Avenue

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

- CARRIED UNANIMOUSLY

4. OFFICIAL DEVELOPMENT PLAN: REGIONAL CONTEXT STATEMENT

THAT the Regional Context Statement Development Plan be approved as an Official Development Plan, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

The meeting adjourned at 9:10 p.m.

* * * * *



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)

Seniors supportive or assisted housing

BY-LAW NO. 8824

**A By-law to amend By-law No's.
3568, 3914 (13A), 3914 (13B), 4472, 4634, 4674, 6953, 7091, 7114, 7158, 7204,
7461, 7651, 7655, 7723, 7852, 7853, 8088, 8097, 8369, 8457 and 8592
which amended Zoning and Development By-law No. 3575 by
rezoning certain areas to CD-1**

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

1. In By-law No. 3568, Council:

- (a) from section 2(e), in three instances, strikes out "congregate", and substitutes "seniors supportive or assisted housing";
- (b) from clause 7 of Table A in section 3, strikes out "Congregate", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 4(c), strikes out "congregate", and substitutes "seniors supportive or assisted".

1. In By-law No. 3914 (13A), Council, in section 2:

- (a) re-letters clauses (b) and (c) as (c) and (d); and
- (b) after clause (a), inserts "(b) Seniors Supportive or Assisted Housing;".

2. In By-law No. 3914 (13B), Council:

- (a) from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing";
- (b) from section 2.A.1, strikes out "Congregate Housing", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 8.2, strikes out "congregate", and substitutes "seniors supportive or assisted".

3. In By-law No. 4472, Council, from sections 4.1.3, 4.2.9, 4.3.3, and 4.4.5, strikes out "Special Needs Residential Facility - Congregate", and substitutes "Seniors Supportive or Assisted".
4. In By-law No. 4634, Council, in section 2:
 - (a) re-letters clauses (c), (d), and (e) as (d), (e), and (f); and
 - (b) after clause (b), inserts "(c) seniors supportive or assisted housing;"
5. In By-law No. 4674, Council, from section 2(a), strikes out "Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
6. In By-law No. 6953, Council, from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
7. In By-law No. 7091, Council, in section 2:
 - (a) re-letters clause (d) as (e); and
 - (b) after clause (c), inserts "(d) Seniors Supportive or Assisted Housing;"
8. In By-law No. 7114, Council, in section 2:
 - (a) re-letters clauses (a) and (b) as (b) and (c); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
9. In By-law No. 7158, Council, in section 2:
 - (a) re-letters clause (c) as (d); and
 - (b) after clause (b), inserts "(c) Seniors Supportive or Assisted Housing;"
10. In By-law No. 7204, Council, in Schedule B:
 - (a) in section 3, re-letters clauses (i) and (j) as (j) and (k);
 - (b) in section 3, after clause (h), inserts "(i) Seniors Supportive or Assisted Housing;" ;
 - (c) from Table 1, strikes out ", and Special Needs Residential Facility - Congregate Housing";

- (d) from Table 2, strikes out “, and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing”;
- (e) from section 7.6, strikes out “and Special Needs Residential Facility - Congregate Housing”; and
- (f) from section 10(b) strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

11. In By-law No. 7461, Council, in Schedule B:

- (a) from section 3(h), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing.”; and
- (b) from sections 3A, 6.3(e), 6.5, and 8, and from footnote 5 to Table 1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

12. In By-law No. 7651, Council, from sections 2(a), 4, and 6, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

13. In By-law No. 7655, Council, from section 2.1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

14. In By-law No. 7723, Council, from section 2(b), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

15. In By-law No. 7852, Council, in section 2.1:

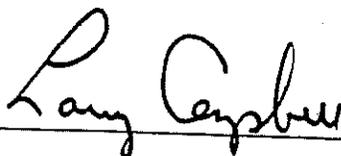
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

16. In By-law No. 7853, Council, in section 2.1:

- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

17. In By-law No. 8088, Council, in section 2:
- (a) re-letters clauses (a) and (b) as (b) and (c); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
18. In By-law No. 8097, Council, from sections 2(a) and 3.1, strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
19. In By-law No. 8369, Council, from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
20. In By-law No. 8457, Council, in section 2:
- (a) re-letters clauses (a), (b), and (c) as (b), (c), and (d); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
21. In By-law No. 8592, Council:
- (a) from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing"; and
 - (b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".
22. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 6th day of April, 2004



Mayor



City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

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

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts
SECONDED by Councillor Louie

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 and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Heritage Designation: 450 West 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd Avenue.

The Director of Current Planning recommended approval.

Staff Comments

Terry Brunette, Heritage Planner, was present to respond to questions.

5. Text Amendment: Seniors Supportive or Assisted Housing

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

Summary: To define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use. If approved, consequential amendments will be required to the Parking By-law and other guideline documents.

The Director of Current Planning recommended approval.

Staff Comments

Rob Whitlock, Senior Housing Officer, Housing Centre, in response to a question, noted that the Seniors Advisory Committee had reviewed this application.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Woodsworth

A. THAT the application by the Director of Current Planning to amend the text of the Zoning and Development By-law and various other by-laws and guidelines to reflect changes related to seniors housing generally as set out in Appendix A of the Policy report dated January 2, 2004 entitled "Zoning and Development By-law: Changes to Facilitate Seniors Housing" be approved.

B. THAT, subject to approval of the zoning by-law amendments, the by-law be accompanied at time of enactment by amendments to the Parking By-law and other guidelines documents.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Green
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 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Roberts absent for the vote)

1. A By-law to Alter the Boundaries of the Gastown Business Improvement Area (2004-2009) (By-law No. 8823)
- * 2. A By-law to amend various by-laws which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (re congregate housing) (By-law No. 8824)
3. A By-law to amend Zoning and Development By-law No. 3575 (re congregate housing) (By-law No. 8825)
4. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re congregate housing) (By-law No. 8826)
5. A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re congregate housing) (By-law No. 8827)
6. A By-law to amend Parking By-law No. 6059 (re congregate housing) (By-law No. 8828)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (55 East Cordova Street) (By-law No. 8829)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1826 and 1830-1850 Blanca Street) (By-law No. 8830)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 8)
9. A By-law to designate certain real property as protected heritage property (1826 Blanca Street) (By-law No. 8831)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1201 West Hastings Street) (By-law No. 8832)

Miscellaneous text amendments

BY-LAW NO. 9738

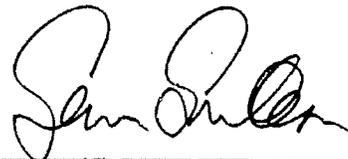
**A By-law to amend CD-1 By-law No.'s
4296, 4677, 7655, 9113, and 9693**

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

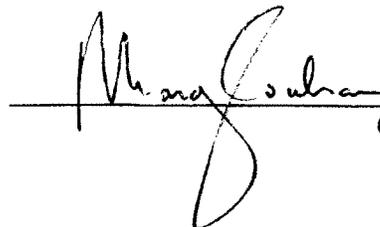
1. From section 2(b) of By-law No. 4296 and from section 6.1 of CD-1 By-law No. 7655, Council strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".
2. From section 2(a), under Lot D, of By-law No. 4677, Council strikes out "a multiple dwelling designated solely for families of low income under the provisions of the National Housing Act", and substitutes "Seniors Supportive or Assisted Housing".
3. From section 5 of By-law No. 4677, Council strikes out "40", and substitutes "13".
4. From section 4 of By-law No. 9113, Council strikes out "13.4" and "17.9", and substitutes "19.1" and "18.9" respectively.
5. In By-law No. 9693, Council, in:
 - (a) section 2, repeals the definition of "Desktop Publishing", and substitutes:

"Desktop Publishing" means the creation of page layouts with text, graphic, photos, and other visual elements using computer software."; and
 - (b) section 3.2(d), after "limited to", adds "Desktop Publishing, Information Technology, and".
6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 28th day of October, 2008



Mayor



City Clerk

Downtown”, to review the adopted height limits and view corridors affecting the downtown and recommend changes, if appropriate, to achieve additional development capacity. The staff resources to undertake the work have already been approved, and the public process and consultation budget is anticipated to be available in the Planning Department’s operating budget.

- C. THAT staff prioritize the review of the view corridors affecting the False Creek North area.
- D. THAT, in light of environmental and economic imperatives, staff review opportunities to achieve densities in the False Creek North area that are equal to or greater than other areas in the downtown core.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Louie

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

SECONDED by Councillor Capri

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Stevenson

SECONDED by Councillor Ladner

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 15 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. 9737)
(Councillor Ball ineligible to vote.)

2. A By-law to amend CD-1 By-laws No.'s 4296, 4677, 7655, 9113, and 9693 (re miscellaneous text amendments) (By-law No. 9738)
(Councillor Ball ineligible to vote.)
3. A By-law to amend Sign By-law No. 6510 regarding miscellaneous text amendments (By-law No. 9739)
(Councillor Ball ineligible to vote.)
4. A By-law to amend Parking By-law No. 6059 (re miscellaneous text amendments) (By-law No. 9740)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 335, 337, and 349 East 33rd Avenue) (By-law No. 9741)
(Councillor Chow ineligible to vote.)
6. A By-law to amend Subdivision By-law No. 5208 (re 335, 337, and 349 East 33rd Avenue) (By-law No. 9742)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 265 Carrall Street) (By-law No. 9743)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 1300 Granville Street) (By-law No. 9744)
(Councillor Chow ineligible to vote.)
9. A By-law to designate certain real property as protected heritage property (re 1300 Granville Street) (By-law No. 9745)
(Councillor Chow ineligible to vote.)
10. A By-law to amend Energy Utility System By-law No. 9552 regarding pre-occupancy heat service and other matters (By-law No. 9746)
11. A By-law to relax Building By-law No. 9419 regarding the regulation of special event facilities for the Vancouver 2010 Olympic and Paralympic Winter Games (By-law No. 9747)
12. A By-law to amend License By-law No. 4450 regarding 2009 fee increases (By-law No. 9748)
13. A By-law to amend CD-1 By-law No. 8097 (re 333 East Pender Street) (By-law No. 9749)
14. A By-law to amend Parking By-law No. 6059 (re miscellaneous text amendments) (By-law No. 9750)
15. A By-law to amend Impounding By-law No 3519 regarding authority for impounding charges (re housekeeping amendment) (By-law No. 9751)



CITY OF VANCOUVER

**CITY OF VANCOUVER,
SPECIAL COUNCIL MEETING MINUTES**

OCTOBER 14, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 14, 2008, at 7:47 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 By-laws and Zoning and Sign By-laws.

PRESENT: Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor David Cadman
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner*
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT: Councillor Elizabeth Ball

CITY CLERK'S OFFICE: Nicole Ludwig, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the the Heritage By-laws and Zoning and Sign By-laws.

CARRIED UNANIMOUSLY
(Councillor Ladner absent for the vote)

4. TEXT AMENDMENTS: Miscellaneous Text Amendments

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

Summary: Miscellaneous text amendments to the Zoning and Development By-law, the Sign By-law, the Parking By-law, and various Comprehensive Development Districts (CD-1). The amendments achieve the intent of earlier rezonings.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence had been received on this application since referral to public hearing.

Speakers

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

Council Decision

MOVED by Councillor Louie

- A. THAT the application by the Director of Planning to amend the Zoning and Development By-law, the Sign By-law and various CD-1 By-laws for miscellaneous amendments generally as presented in Appendix A to Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008 be approved.
- B. THAT miscellaneous amendments to the Parking By-law be approved, generally in accordance with Appendix B of Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, Sign By-law and CD-1 By-laws" dated September 2, 2008; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary by-law for enactment.

CARRIED UNANIMOUSLY