



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (362)**

*5592-5650 Oak Street*

*By-law No. 7656*

*(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. 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 (362), 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) Multiple Dwelling, containing a maximum of 33 dwelling units, and
- (b) Accessory Uses customarily ancillary to the above use.

## **3 Floor Space Ratio**

**3.1** The floor space ratio must not exceed 1.55. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 052 m<sup>2</sup>, 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;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> 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] and
- (g) a maximum of one enclosed balcony in any unit oriented toward Oak Street, provided such a balcony is enclosed in accordance with all applicable policies and guidelines adopted by Council;
- (h) 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. 7656 or provides an explanatory note.*

**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**

The minimum setback of a building is

- (a) 4.8 m from the front property line,
- (b) 7.6 m from the rear property line,
- (c) 3.0 m from the north property line, and
- (d) 2.1 m from the south property line.

**6 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.

**7 Acoustics**

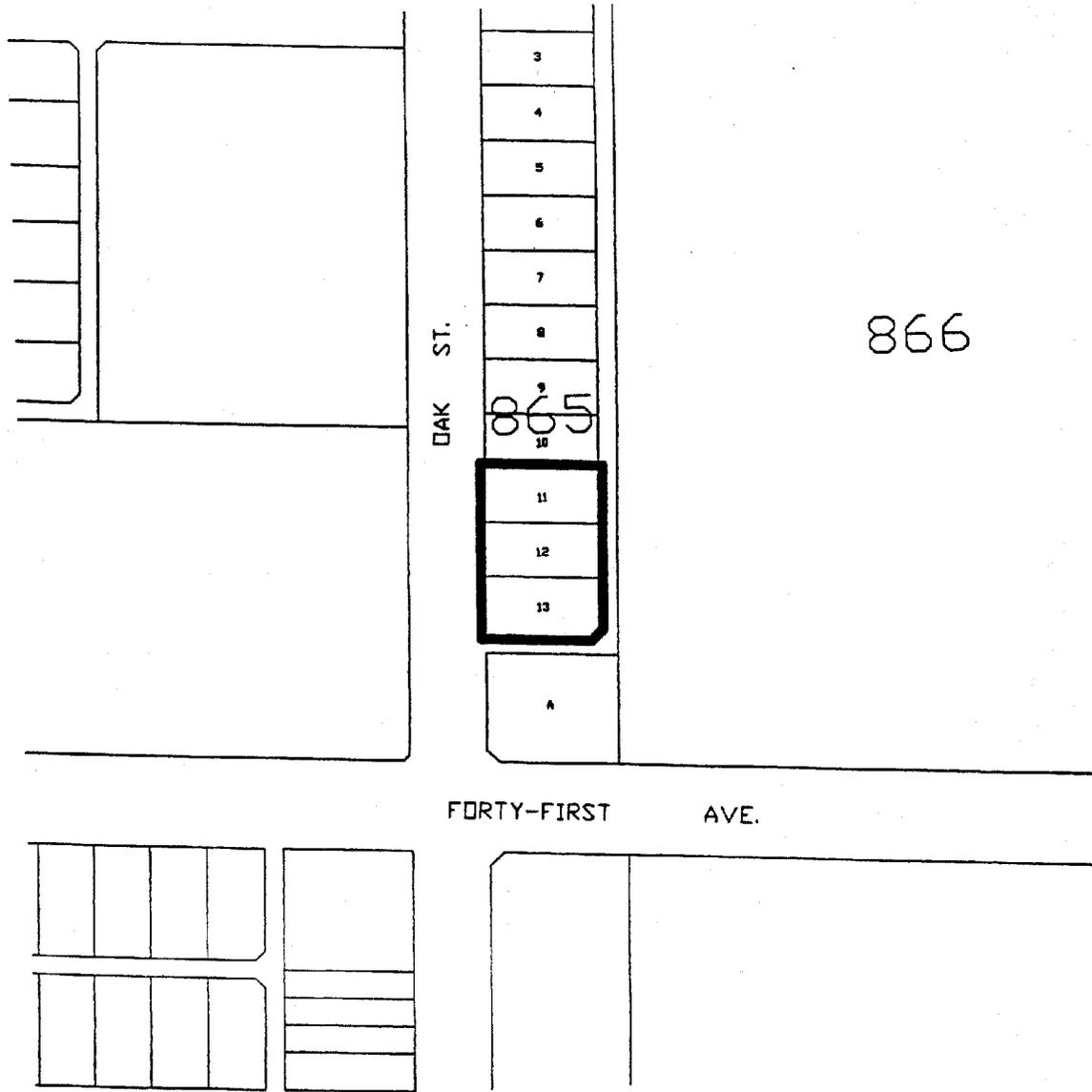
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level 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.

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
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 signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 7656 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(c)**

**RZ 5592-5650 Oak Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000





EXTRACT FROM THE MINUTES OF SPECIAL COUNCIL MEETING  
(PUBLIC HEARING) OF JUNE 27, 1996

3. Rezoning: 5592-5650 Oak Street

An application by Neale Staniszkis Doll Adams Architects was considered as follows:

The proposed rezoning from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, would permit development of a four-storey multiple dwelling with a maximum height of 12.2 m (40 ft.) and a revised maximum density of 1.55 Floor Space Ratio (FSR). Six of the 33 dwelling units proposed would be wheelchair-accessible rental units. The Director of Land Use and Development recommends a reduced density of 1.45 FSR.

The Director of Land Use and Development recommended approval of the application, subject to reducing the maximum density in the draft by-law to 1.45 FSR and 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 Neale Staniszkis Doll Adams Architects, and stamped "Received City Planning Department, December 28, 1995", 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) design development to improve the character of the roof and eaves;
  - ii) design development to improve the privacy of units, particularly at grade, along the south end of the building adjacent to the gasoline station;
  - iii) further development to increase the usability of the amenity room;
  - iv) design development to improve the safety and surveillance of entries, exits, refuse storage area and pathways;

Cont'd

Clause No. 3 (cont'd)

- v) design development to reduce opportunities for theft from the underground parking;

(This can be achieved by providing a separate, locked room for bicycle parking and storage in the southeast corner of the garage; and relocating exit stairs from parking to be less visible to people walking or driving by. These exit stairs become an easy access to the underground if they can be easily seen from the street or lane.)

- vi) design development to reduce fear in the underground by painting ceilings, utility pipes and walls white;

- vii) applicant to provide new street trees along Oak Street adjacent to the development site. Final spacing of street trees should be coordinated with Kraige Sammsen (871-6131), Engineering, Streets Division prior to Development Permit submission. Street tree species should be coordinated with Bill Stephens (257-8587) of the Vancouver Park Board;

- viii) design development to retain the large Douglas Fir located in the southeast corner of the site adjacent to the lane; and

- ix) design development to provide front door wheelchair access to each unit and ensure that one toilet is fully accessible in each unit.

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

- i) consolidate Lots 11-13, Block 865, D.L. 526, Plan 8170;
- ii) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for paving of the lane north of West 41st Avenue from Oak Street east to the east property line of the site;
- iii) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point;

Cont'd

Clause No. 3 (cont'd)

- 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) dedicate a portion of the site for widening of Oak Street consisting of the west 2.15 m of Lot 13 and a strip along the west side of Lots 11 and 12, which tapers from 2.15 m at the south property line of Lot 12 to 1.08 m at the north property line of Lot 11; and
- vi) execute the following agreements with the City to the satisfaction of the Director of Legal Services:
  - 1) a 215 Covenant requiring the strata title subdivision of the project;
  - 2) an option to purchase the 6 handicapped units at a nominal price. The City shall have the right to direct that the strata lots go into the name of a nominee, which in all likelihood will be the Vancouver Resources Society. The nominee must grant the City a 215 Covenant that the 6 strata lots will not be separately sold or transferred;
  - 3) a housing agreement by which the 6 handicapped units may only be occupied by severely handicapped people at a rent which is equal to the shelter component of GAIN or 30% of gross income (up to a market rent), whichever is greater;
  - 4) a 215 Covenant:
    - a) requiring the design and layout of the parkade to accommodate vehicles which transport handicapped people; and
    - b) requiring that at least one parking space be available for each of the 6 handicapped units at no additional charge; and

Clause No. 3 (cont'd)

- 5) all agreements shall be drawn to the satisfaction of the Manager of the Housing Centre and Director of Legal Services and registered in priority over all charges which might defeat or delay same in the opinion of the City's solicitors.

STAFF OPENING COMMENTS

Mr. Tom Phipps, Planner, advised this application is for the most southerly 3 of 13 lots fronting Oak Street south of 38th Avenue. These lots are immediately north of the Petrocan station on 41st Avenue at Oak Street. The approved Oakridge/Langara Policy Statement supports eventual rezoning of all these lots for a 3-4 storey multiple dwelling development at a density of 1.0 to 1.2 FSR with a possible 20% bonus to 1.45 FSR for inclusion of a publicly desirable and significant public amenity.

This application does offer a desirable public amenity in the form of six fully accessible rental units, to be made available to handicapped residents by the Vancouver Resources Society.

Mr. Phipps advised staff support this application at 1.45 FSR. However, the applicant is requesting 1.55 FSR, because of a proposed deep internal subsidy to the rental units. Staff do not support a density beyond 1.45 FSR, because this is the first rezoning in Oakridge since the policy statement was developed, and it could result in pressure to approve similar or yet higher densities on other sites.

APPLICANT OPENING COMMENTS

Mr. Ken Fraser, on behalf of the Vancouver Resources Society, explained the rationale for requesting a density of 1.55 rather than 1.45 FSR.

The six rental units would be available to people with severe disabilities, and in order to facilitate this, the units need to be affordable, with a 24-hour shared care model in operation. If 1.55 FSR is approved, this density reduces the cost of the 6 rental units by an additional \$200,000. Without the increased density the number of rental units would be decreased, and the shared care model would no longer be workable.

Cont'd

Clause No. 3 (cont'd)

CORRESPONDENCE

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.

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.

Cont'd

Clause No. 3 (cont'd)

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)

October 10, 1996

City of Vancouver  
453 West 12th. Avenue  
Vancouver, B.C.  
V5Y 1V4

Attention: Members of Council

RE: 5650 Oak Street. DE 401604

As the owner of 5576 Oak Street and neighbor to the north of the above noted development we have been made aware of the reconfiguration of north end of this proposal and understand that it has deviated slightly from the original building footprint as approved at rezoning.

Having been explained the reasons for the change we support the revision to the north end of the development as proposed by EKISTICS ARCHITECTURE INC. on their Development Permit Drawings DP-1 to DP-8/9, dated August 8, 1996.

Yours Truly,

SK Moses

Mrs. Sarah Moses  
5576 Oak Street  
Vancouver, B.C.

Date: October 24 1996.

## ADMINISTRATIVE REPORT

Date: November 28, 1996  
Dept. File No. WB

TO: Vancouver City Council  
FROM: Director of Land Use and Development  
SUBJECT: Form of Development: 5650 Oak Street  
D.E. 401604 - CD-1 By-law Number 7656  
Owner of Development - Taddei Developments Group

### RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 5592 - 5650 Oak Street (5650 Oak Street being the application address) be generally approved as illustrated in Development Application Number DE401604, prepared by Ekistics Architecture Inc. and stamped "Received, City Planning Department, October 10, 1996", 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 June 27, 1996, City Council approved a rezoning of this site from RS-1 One-family Dwelling District to CD-1. Council also approved in principle the preliminary form of development for these lands. CD-1 By-law Number 7656 was enacted on November 5, 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 DE401604. 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 a four-storey multiple dwelling on this site containing a total of 31 residential dwelling units and one level of underground parking.

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

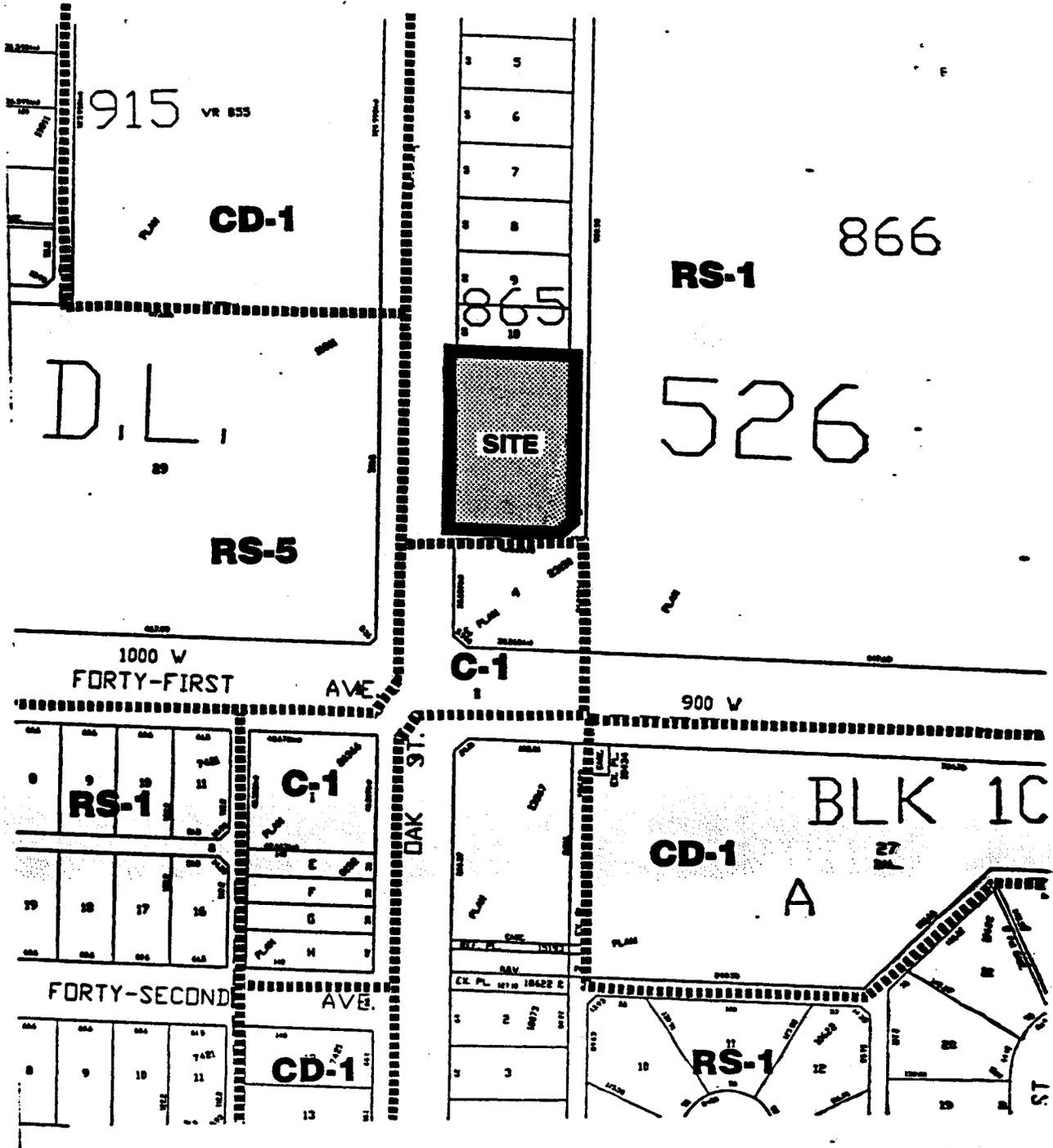
Since the Public Hearing, the "footprint" and the roof forms of the building have been revised. (see Appendix 'C') This has resulted in more bulk particularly on the north end of the site. Concerns were raised at the Public Hearing about the effects of bulk on the single-family dwelling and possible future 3-storey multiple dwellings at a lower density (FSR) located on the site to the immediate north.

The revised form of development is different in two significant ways which increase the visual scale of the building, as follows: The north end of the proposed development would have a building depth (from front to back) of 14.6 m (48 ft.), plus an open rear balcony, instead of the 8.5 m (28 ft.) shown to Council at Public Hearing. Also, condition B(1) with respect to Form of Development required, "design development to improve the character of the roof and eaves;". Instead of the low-hipped roof initially proposed, it would now have peaked dormers, a change common to all facades, and which adds 2.4 m (8 ft.) to the height at the eave-line, without affecting overall maximum building height. At Public Hearing, the applicant responded to neighbours' concerns stating that the building would only be one storey higher than the adjoining house. Technically, this is still true, but the peaked dormer will appear higher.

The neighbouring property-owner to the north has been advised of the proposed changes and has indicated they support these revisions. (see Appendix 'D') Staff believe that the revised form of development meets the intent of the CD-1 By-law and that the design changes remain within an acceptable range of scale in relation to the neighbouring site.

## CONCLUSION

The Director of Planning has approved Development Application Number DE401604, 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.



..... zoning boundary

5650 OAK STREET

DE401604

Date NOV. 19 1996

Drawn BP



City of Vancouver Planning Department

Scale NTS





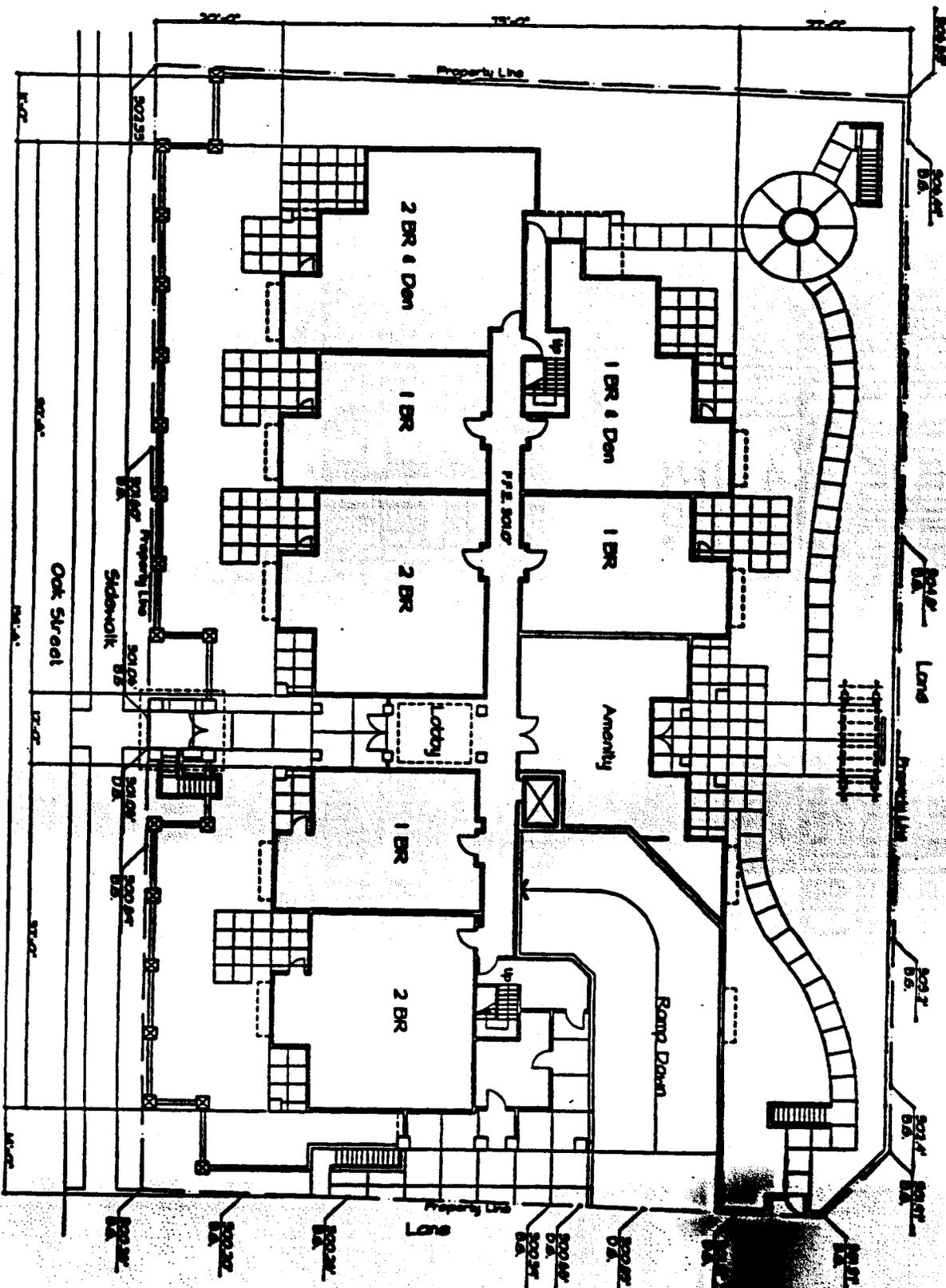


Fig 1 - Ground Floor Plan



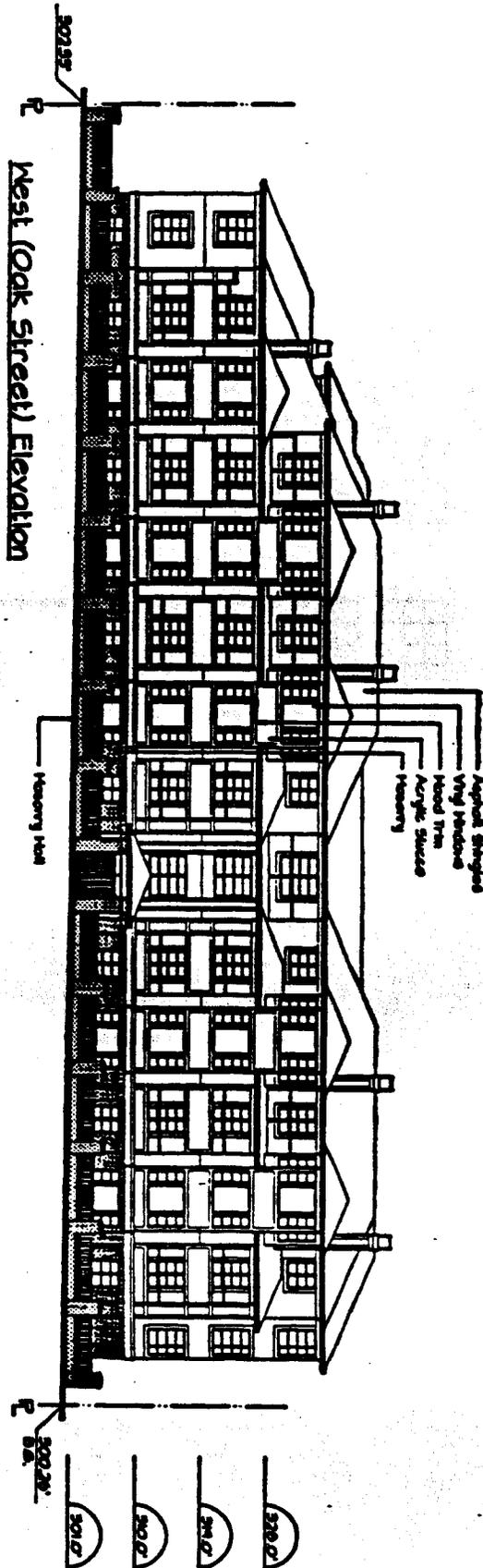
Neale  
Staniszki  
Doll  
Adams

Architects

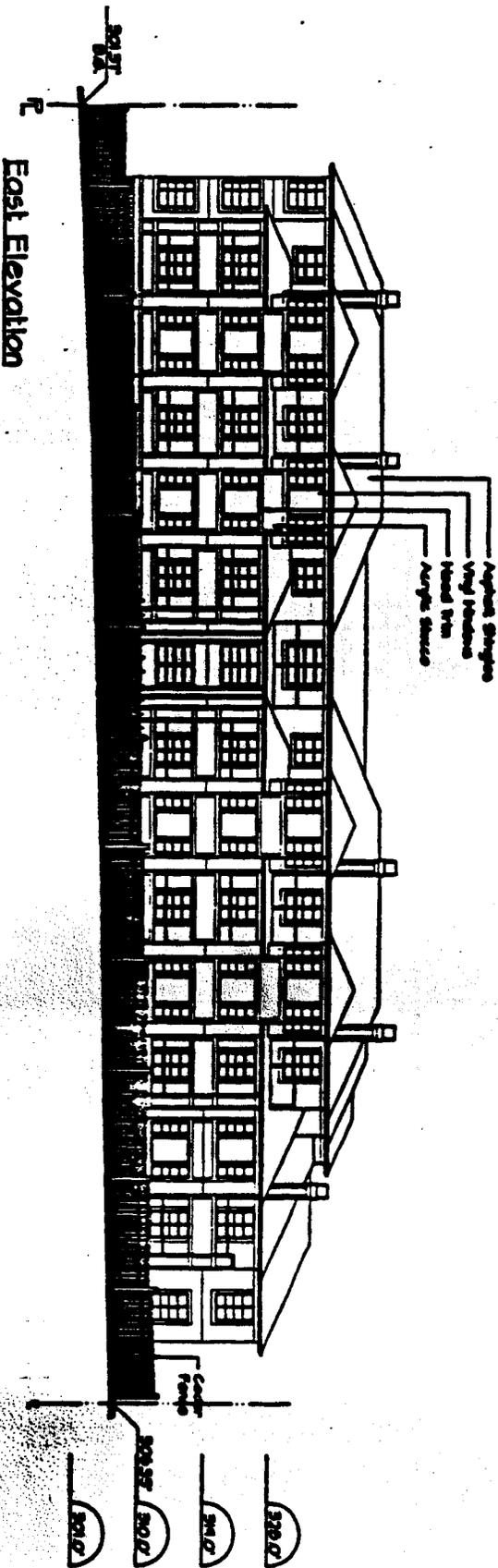
1000 Oak Street  
Wilmington, N.C.

Ground Floor Plan

411-6



West (Oak Street) Elevation



East Elevation

Fig 1-49 based for  
Raising

Neale  
Staniszki  
Doll  
Adams

3000 Oak Street  
Vancouver, B.C.

Elevations

1/16

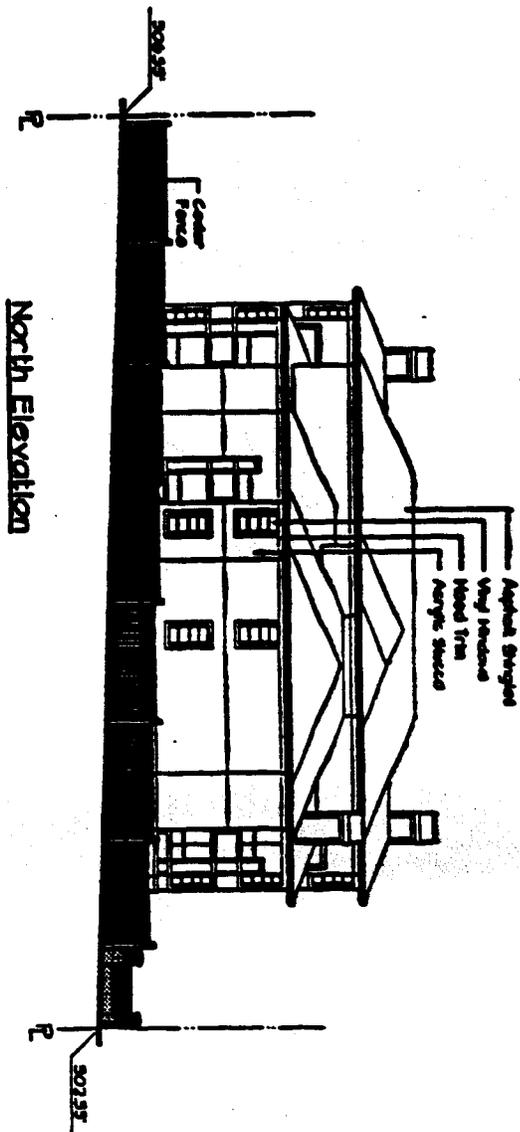
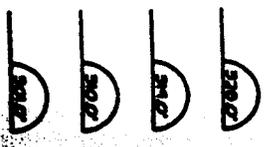
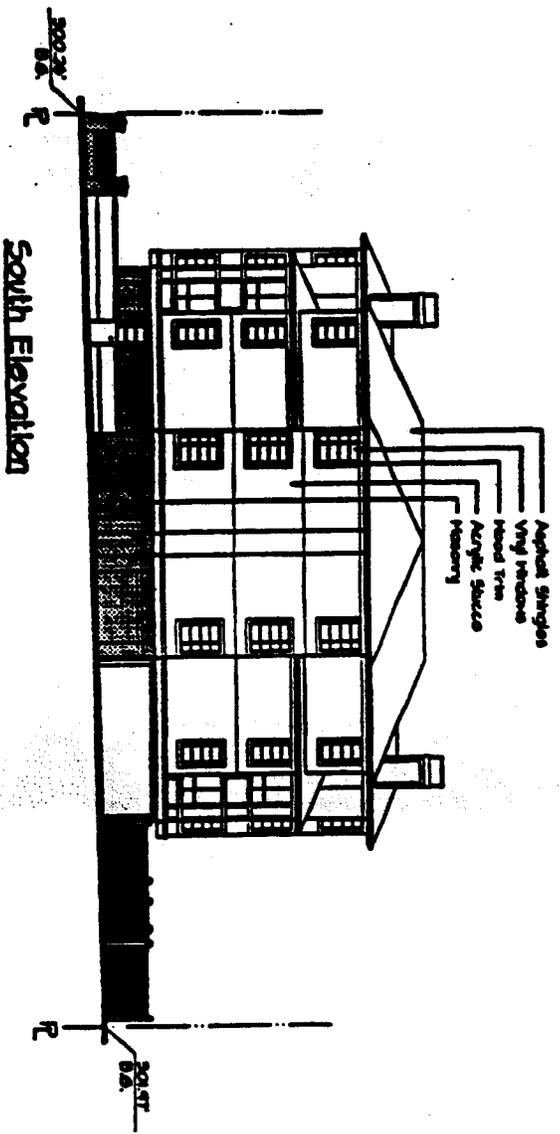


Fig. 4 - 4th Floor Plan  
 Showing



Neale  
 Staniszki  
 Doll  
 Adams  
 Architects

2400 Oak Street  
 Birmingham, B.C.

Architects

2015 A-7

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: December 12, 1996  
Refer File: 2607-3

To: Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
Rick Scobie, Director of Land Use & Development  
Bill Boons, Land Use & Development Division

Subject: Form of Development: 5650 Oak Street  
D.E. 401604 - CD-1 By-law Number 7656  
Owner of Development: Taddei Developments Group

RECEIVED  
PLANNING DEPARTMENT  
DEC 12 1996  
NUMBER S 10713  
REFERRED TO: FAS  
COPY TO: (RJ)  
ANSWER REQ'D

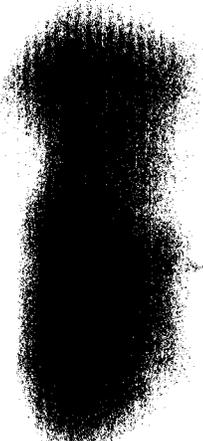
On December 10, 1996, Vancouver City Council approved the following recommendation contained in a November 28, 1996 Administrative Report (A25):

THAT the approved form of development for the CD-1 zoned site known as 5592 - 5650 Oak Street (5650 Oak Street being the application address) be generally approved as illustrated in Development Application Number DE401604, prepared by Ekistics Architecture Inc. and stamped "Received, City Planning Department, October 10, 1996", 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.

Shobha Rae  
Committee Clerk

SRae:dmy

Letter to: Robert Ciccozzi  
Ekistics Architecture Inc.  
1107 West 8th Avenue  
Vancouver V6H 1C5



5592-5650 Oak Street

BY-LAW NO. 7656

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(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

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(362), 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 Dwelling, containing a maximum of 33 dwelling units,  
and
- (b) Accessory Uses customarily ancillary to the above use.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 1.55. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 2 052 m<sup>2</sup>, 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 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 m<sup>2</sup> per dwelling unit; and

- (g) a maximum of one enclosed balcony in any unit oriented toward Oak Street, provided such a balcony is enclosed in accordance with all applicable policies and guidelines adopted by Council.

4. Height

The maximum building height measured above the base surface is 12.2 m and the building must not extend beyond 4 storeys.

5. Setbacks

The minimum setback of a building is

- (a) 4.8 m from the front property line.
- (b) 7.6 m from the rear property line.
- (c) 3.0 m from the north property line, and
- (d) 2.1 m from the south property line.

6. 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.

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.

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

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 the Council of the City of Vancouver on the 5th day of November 1996, and numbered 7656.

City Clerk"

BY-LAW No. 7656 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



OAK ST.

866

865

FORTY-FIRST AVE.

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

**Z-454(c)**

**RZ 5592-5650 Oak Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000





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

**NOVEMBER 20, 2003**

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

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

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

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis  
 SECONDED by Councillor Cadman

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

**CARRIED UNANIMOUSLY**

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

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

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

The Director of Current Planning recommended approval.

**Staff Comments**

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

#### **Summary of Correspondence**

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

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Louis

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

CARRIED UNANIMOUSLY  
(Councillor Sullivan absent for the vote)

**BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

(Councillors Bass, Green and Sullivan excused from voting)

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

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

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

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

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

(By-law No. 8767)

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