

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

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## **CD-1 (373)**

*5605 Victoria Drive*

*By-law No. 7715*

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

***Effective March 25, 1997***

*(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**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (373), 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, excluding Golf Course or Driving Range, Marina, Riding Ring, and Stadium or Arena,
- (b) Dwelling units in conjunction with any of the uses listed in this schedule, [8021; 99 04 27]
- (c) Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
  - (i) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area, and
  - (ii) building additions shall not be permitted,
- (d) Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of the Zoning and Development By-law,
- (e) Institutional Uses,
- (f) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing,
- (g) Office Uses,
- (h) Parking Uses,
- (i) Retail Uses, excluding Neighbourhood Grocery Store,
- (j) Service Uses, excluding Body-rub Parlour, Laboratory, Laundry or Cleaning Plant, Production or Rehearsal Studio and Work Shop,
- (k) Transportation and Storage Uses, limited to Taxicab or Limousine Station,
- (l) Utility and Communication Uses, excluding Waste Disposal Facility,
- (m) Wholesale Uses, excluding Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, and
- (n) Accessory Uses customarily ancillary to any of the above uses.

**3** **Floor Space Ratio**

**3.1** The floor space ratio must not exceed 1.39. [8021; 99 04 27]

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

- (a) all floors of all building including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

**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, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (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;

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7715 or provides an explanatory note.*

- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total building floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) 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]
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

#### **4 Height**

The maximum building height, measured above the base surface, is 17.4 m and the building must not extend beyond 4 storeys.

[8021; 99 04 27]

#### **5 Setbacks**

The minimum setback of a residential building from the south property boundary is 3.7 m and from the west property boundary is 3.1 m.

[8021; 99 04 27]

#### **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 a minimum of 0.85 off-street parking spaces for every dwelling unit, plus one space for each 250 m<sup>2</sup> of gross floor area must be provided.
- 6.2** The Director of Planning, on the 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.

[8021; 99 04 27]

#### **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.

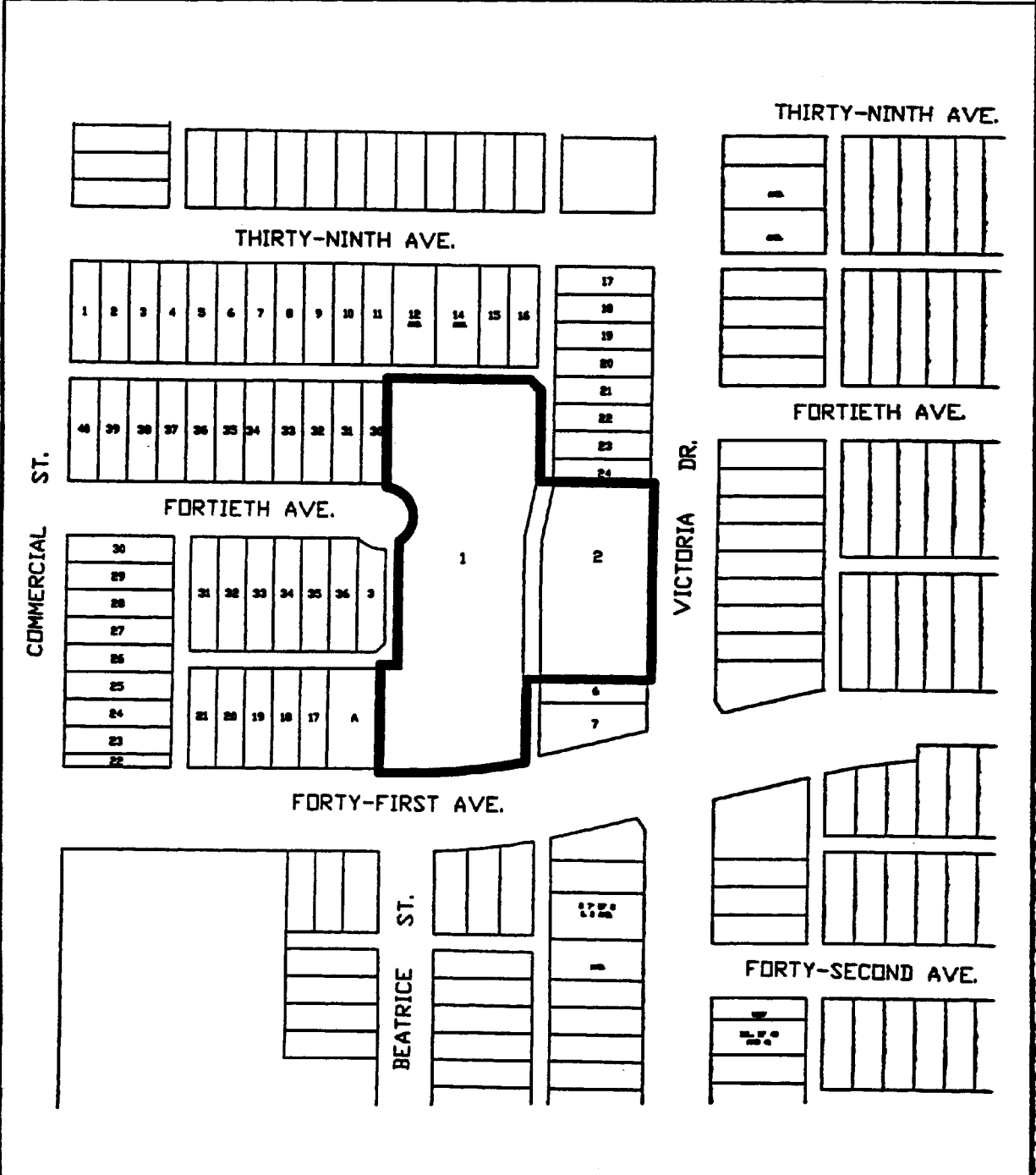
<b>Portions of Dwelling Units</b>	<b>Noise Levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[8021; 99 04 27]

- 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 certify the by-law number and date of enactment.]*

[8021; 99 04 27]

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



The property outlined in black ( **1** ) is rezoned:  
From **C-2** To **CD-1**

**Z-461(a)**

<b>RZ 5605 Victoria Drive</b>	map: 1 of 1	
	scale: 1:2000	
<b>City of Vancouver Planning Department</b>		

**Schedule A**



- CARRIED UNANIMOUSLY

**The Big Bamboo  
(Clause 4)**

MOVED by Cllr. Kennedy,

THAT clause 4 of the Vancouver Liquor Licensing Commission's report be received for information.

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Herbert,  
SECONDED by Cllr. Don Lee,

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

- CARRIED UNANIMOUSLY

**BY-LAWS**

**1. A By-law to amend By-law No. 7715, being a By-law which**

**amended the Zoning & Development By-law by rezoning an area to CD-1 (5605 Victoria Drive) By-law 8021**

MOVED by Cllr. Daniel Lee,  
SECONDED by Cllr. Herbert,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Daniel Lee,  
SECONDED by Cllr. Herbert,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Councillors Chiavario, Kennedy and Puil were excused from  
voting on By-law 1

## **2. A By-law to Designate a Part of the City as a Business**

### **Premises Regulation Area and to Regulate Closing Times for Certain Types of Businesses Within that Area By-law 8022**

MOVED by Cllr. Daniel Lee,  
SECONDED by Cllr. Herbert,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Daniel Lee,  
SECONDED by Cllr. Herbert,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

## **ENQUIRIES AND OTHER MATTERS**

### **1. Leaves of Absence File: 1254**

MOVED by Cllr. Herbert,  
SECONDED by Cllr. Kennedy,

THAT Councillor Don Lee be granted leave of absence for May 25 to June 11, 1999.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

**2. Rezoning: 5605 Victoria Drive  
(former Safeway)**

Before this item began Councillor Kennedy declared conflict of interest because her husband would be representing the property owners. The Councillor then left the meeting and did not return until after the vote was taken.

An application by the Director of Land Use and Development was considered as follows:

Summary: The proposed rezoning would limit development to the existing building and permit all uses listed in the C-2 District Schedule. The rezoning was initiated by the Planning Department to address staff's concerns about the potential scale and impact of redevelopment that could occur on this property, immediately adjacent to a single-family area, and to ensure that redevelopment of the property meets community objectives.

The Director of Land Use and Development recommended approval of the application, with no conditions.

**Staff Opening Comments**

Rick Scobie, Director of Land Use and Development, reviewed the application which he initiated to rezone private property at 5605 Victoria Drive. The subject site was rezoned to C-2 in 1970 to accommodate the development of a Safeway store which has now closed. There is considerable opportunity to redevelop the site in a fashion which was not contemplated at the time the C-2 zoning was put in place, and would be potentially very detrimental to nearby residential properties. If approved, the proposed CD-1 rezoning would limit development to the existing building, and a subsequent recommendation would be brought forward to approve a Form of Development restricted to that currently on the site.

Mr. Scobie indicated staff do not intend this as a long term zoning, but as an interim zoning from which further rezoning can be contemplated. A Neighbourhood Visioning Pilot Project is about to start in the Cedar Cottage neighbourhood, and the owners may wish to participate in that process. However, it was not his intention to freeze the site for the duration of Neighbourhood Visioning, and a rezoning application undertaken in consultation with the community could be considered. Mr. Scobie added that acceptance of a rezoning application prior to completion of Neighbourhood Visioning would be a concern to his colleagues in City Plans, and Council may wish to provide advice as to how to proceed if an application does come forward

cont'd.....



**Clause No. 2 (cont'd)**

Responding to queries, Mr. Scobie advised a further rezoning of this site before the visioning process is complete may preclude opportunities. Because of its size, the site does offer opportunities for the development of a neighbourhood centre, for example. Also, a rezoning of this size may preoccupy adjacent residents and reduce their participation in visioning. Council could advise staff not to contemplate rezoning while visioning is underway, and it would accord with Council's usual practice to do so. However, Mr. Scobie felt this is an exceptional situation, in that the application before Council this evening would, if approved, impose a significant downzoning on this particular property. Any subsequent rezoning application would flow from this City-initiated rezoning.

**Summary of Correspondence**

There was no correspondence received on this application.

**Speakers**

Mayor Owen called for speakers for and against the application and one speaker opposed the application.

Gerry Kennedy appeared on behalf of Canada Safeway Limited, owners of the property at 5605 Victoria Drive. Canada Safeway shares concerns for the neighbourhood, but the store is no longer in use and the land must be sold. If this rezoning is approved, Canada Safeway will be left in a very unfair and untenable position, with nothing to sell and a site with only 10% of its current f.s.r. City staff's greatest concern appears to be the interface with the residential area to the west. This concern could be alleviated by rezoning only the portion west of the lane, and leaving the easterly portion along Victoria Drive C-2. Mr. Kennedy asked that Council either deny the application, or leave the easterly portion C-2 and establish guidelines for the remainder. Failing either of these options, Mr. Kennedy asked that Council either establish guidelines for the site which would provide some idea of what development would be acceptable, or at least place a timetable on the visioning process. He also noted any future rezoning application will entail costs to the developer. In response to a question, Mr. Kennedy advised a purchase agreement previously entered into for the site has been cancelled.

**Staff Closing Comment**

With respect to the issue of future costs to the developer, Mr. Scobie noted this area is not presently subject to development cost levies. A rezoning application proposing increased f.s.r. would potentially be subject to a community amenity contribution, however this would be at Council's discretion taking into account the circumstances of the application.

cont'd....

**Clause No. 2 (cont'd)**

Mr. Scobie indicated it would be possible for Council to rezone only the western portion of the site and leave the remainder zoned C-2. However, this may lead to separate disposition of the two portions and preclude its disposition as a single consolidated site. Mr. Scobie was not convinced it would be best to deal with two portions when the site might be dealt with in a more comprehensive fashion.

In response to a question, Lynda Challis, Planner, confirmed the neighbourhood would like to be involved in discussing what happens on the site.

Queried whether similar situations may arise in future, Mr. Scobie advised staff are beginning to review similar sites across the city to see if any share a similar history, and whether any other large consolidated, usually C-2 zoned sites ought to be reconsidered. Staff will report back on any situations where proactive measures seem called for.

**Council Discussion**

Some Council members felt it would be a fair and reasonable compromise to divide the site and rezone only the western portion.

However, the majority felt the C-2 zoning was not intended to permit anything other than the Safeway store, with the City's obligation to the owner extending no further than that use. Presumably, the site was originally purchased and consolidated for that purpose, and there has undoubtedly been a substantial increase in land value in the decades since. The majority were not willing to split the site so as not to preclude opportunities for a neighbourhood centre or other special use.

MOVED by Cllr. Clarke,

THAT the foregoing application to rezone 5605 Victoria Drive be approved.

- CARRIED

(Councillor Don Lee and the Mayor opposed)

(Councillor Kennedy returned to the meeting after the vote on the foregoing item.)

**MOTIONS (CONT'D)**

**Closing of volumetric portions of Burrard Street and the lane North of West 16th Avenue, West from Burrard Street (cont'd)**

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be authorized to make application on behalf of the City of Vancouver, to raise title in the name of the City of Vancouver to that portion of road and lane be dedicated by the deposit of Plan 3557 and included within the bold outline on a Reference Plan, attested to be Alan Olsen, B.C.L.S., representing a survey completed on January 28th, 1997; marginally numbered 14179RE; and

BE IT FURTHER RESOLVED THAT all those volumetric portions of Burrard Street, and the lane North of West 16th Avenue, West from Burrard Street, included within the heavy outlines and illustrated isometrically on a plan of a survey completed on the 30th day of January, 1997, and certified correct by Alan Olsen, B.C.L.S., and marginally numbered 14179 VOL, be closed, stopped-up, and that an easement be granted to the abutting owner of Lot E, Block 467, District Lot 526, Plan LMP 28977, to contain the portions of the existing building which encroach onto Burrard Street and the lane North of West 16th Avenue, West from Burrard Street. The said easement to be to the satisfaction of the Director of Legal Services.

- CARRIED UNANIMOUSLY

C. Approval of Form of Development  
CD-1 - 5605 Victoria Drive

( 373 )

File: 5308-1

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,

THAT the approved form of development for the CD-1 zoned site known as 5605 Victoria Drive be amended generally as illustrated in Development Permit Nos. DP49894 and DP73721, prepared by Ronald Howard, Architect, provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

**BY-LAWS (CONT'D)**

4. **A By-law to amend By-law No. 3575,  
being the Zoning and Development By-law  
(Rezoning - C-2 to CD-1 5605 Victoria Drive)**

MOVED by Cllr. Price,

SECONDED by Cllr. Sullivan,

7 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Price,

SECONDED by Cllr. Sullivan,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**COUNCILLOR PUIL EXCUSED FROM VOTING ON BY-LAW 4**

**COUNCILLOR KENNEDY EXCUSED FROM VOTING ON  
BY-LAW 4, DUE TO CONFLICT OF INTEREST**

CD-1 573

BY-LAW NO. 7715

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-461(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(373), 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, excluding Golf Course or Driving Range, Marina, Riding Ring, and Stadium or Arena.
- (b) Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units.
- (c) Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:

- (i) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area, and
- (ii) building additions shall not be permitted.
- (d) Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of the Zoning and Development By-law.
- (e) Institutional Uses.
- (f) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing.
- (g) Office Uses.
- (h) Parking Uses.
- (i) Retail Uses, excluding Neighbourhood Grocery Store.
- (j) Service Uses, excluding Body-rub Parlour, Laboratory, Laundry or Cleaning Plant, Production or Rehearsal Studio and Work Shop.
- (k) Transportation and Storage Uses, limited to Taxicab or Limousine Station.
- (l) Utility and Communication Uses, excluding Waste Disposal Facility.
- (m) Wholesale Uses, excluding Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, and
- (n) Accessory Uses customarily ancillary to any of the above uses.

### 3. Floor Space Ratio

- 3.1 The floor space ratio must not exceed 0.30.

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

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (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 child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total building floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) 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.

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

DONE AND PASSED in open Council this 25th day of March 1997.

"(signed) Philip W. Owen"  
Mayor

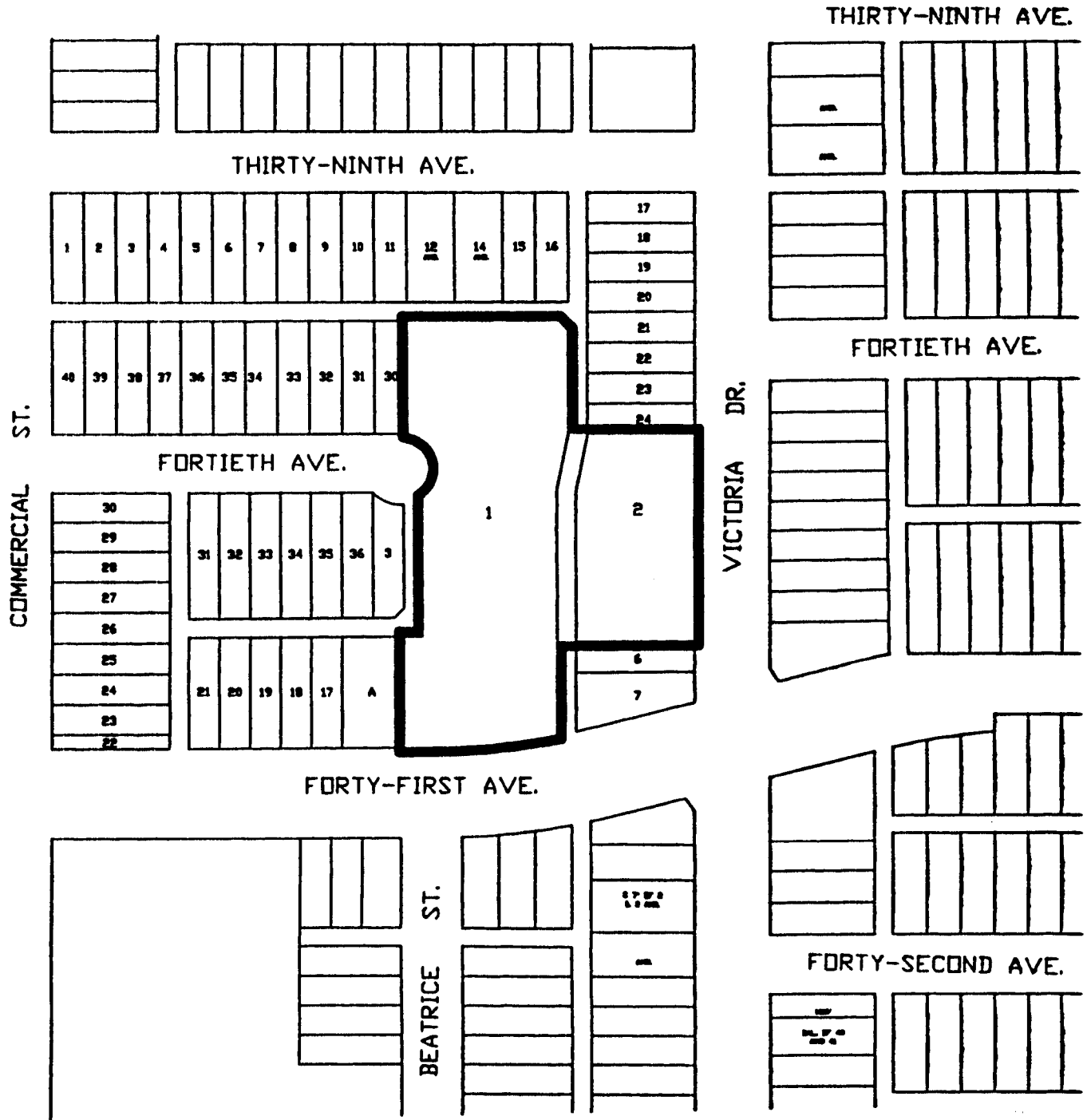
"(signed) Maria C. Kinseella"  
City Clerk

"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 25th day of March 1997, and numbered 7715.

CITY CLERK"



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



The property outlined in black ( **1** ) is rezoned:  
From **C-2** To **CD-1**

**Z-461(a)**

**RZ 5605 Victoria Drive**

**City of Vancouver Planning Department**

map: 1 of 1

scale: 1:2000



BY-LAW NO. 7725

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

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

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

"5605 Victoria Drive                      CD-1(373) 7715                      B(C-2)"

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

DONE AND PASSED in open Council this 8th day of April  
1997.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a  
By-law passed by the Council of the City of Vancouver on the  
8th day of April 1997, and numbered 7725.

CITY CLERK"

BY-LAW NO. 8021

A By-law to amend  
By-law No. 7715,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 7715 is amended in clause (b) by deleting the words "except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion and provided that before making a decision the Development Permit Board shall consider the design and livability of the dwelling units".
2. Section 3.1 is amended by deleting the figure "0.30" and substituting the figure "1.39".
3. By-law No. 7715 is further amended by renumbering section 4 as section 8 and inserting the following new sections 4 to 7 inclusive:
  - "4. Height  
  
The maximum building height, measured above the base surface, is 17.4 m and the building must not extend beyond 4 storeys.
  5. Setbacks  
  
The minimum setback of a residential building from the south property boundary is 3.7 m and from the west property boundary is 3.1 m.
  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 a minimum of 0.85 off-street parking spaces for every dwelling unit, plus one space for each 250 m<sup>2</sup> of gross floor area must be provided.

6.2 The Director of Planning, on the 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.

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."

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

DONE AND PASSED in open Council this 27<sup>th</sup> day of April ,  
1999.

(Signed) Philip W. Owen  

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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 27th day of April 1999, and numbered 8021.

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)