



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (472)

East Fraser Lands High Street

By-law No. 9732

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

Effective October 14, 2008

1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-603(d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (472).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (472) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Density

3.1 The floor area for multiple dwelling use must not exceed 233 800 m².

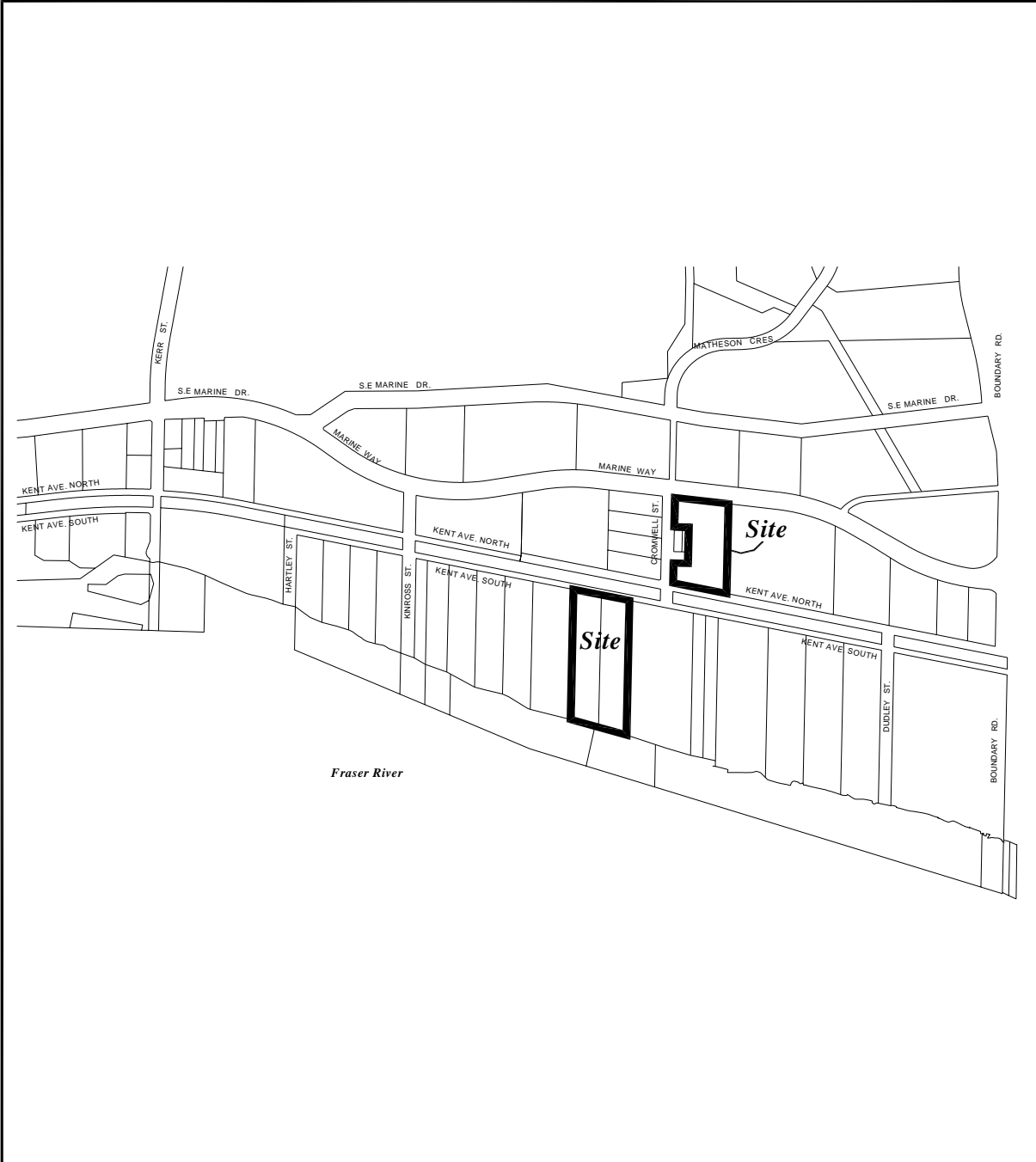
3.2 The floor area for retail use must not exceed 23 350 m².

3.3 The floor area for all service uses, institutional uses, and cultural and recreational uses, combined must not exceed 24 900 m².

4 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 14th day of October, 2008.



The property outlined in black (**█**) is rezoned:
 From **CD-1/M-1B/M-2/RS-1** to **CD-1**

Z-603 (d)

RZ - East Fraser Lands High Street	map: 1 of 1	
	scale: NTS	
City of Vancouver	date: August 2008	

East Fraser Lands
High Street

BY-LAW NO. 9732

**A By-law to amend Zoning and Development By-law No. 3575
to rezone an area to CD-1**

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

Zoning District Plan amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-603(d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (472).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (472) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Use customarily ancillary to any use permitted by this section 2.2.

Density

- 3.1 The floor area for multiple dwelling use must not exceed 233 800 m².
- 3.2 The floor area for retail use must not exceed 23 350 m².
- 3.3 The floor area for all service uses, institutional uses, and cultural and recreational uses, combined must not exceed 24 900 m².

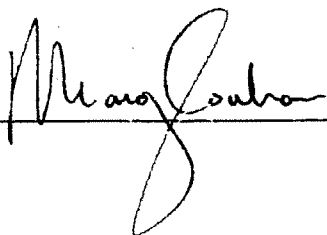
Force and Effect

- 4. This By-law is to come into force and take effect on the date of its enactment.

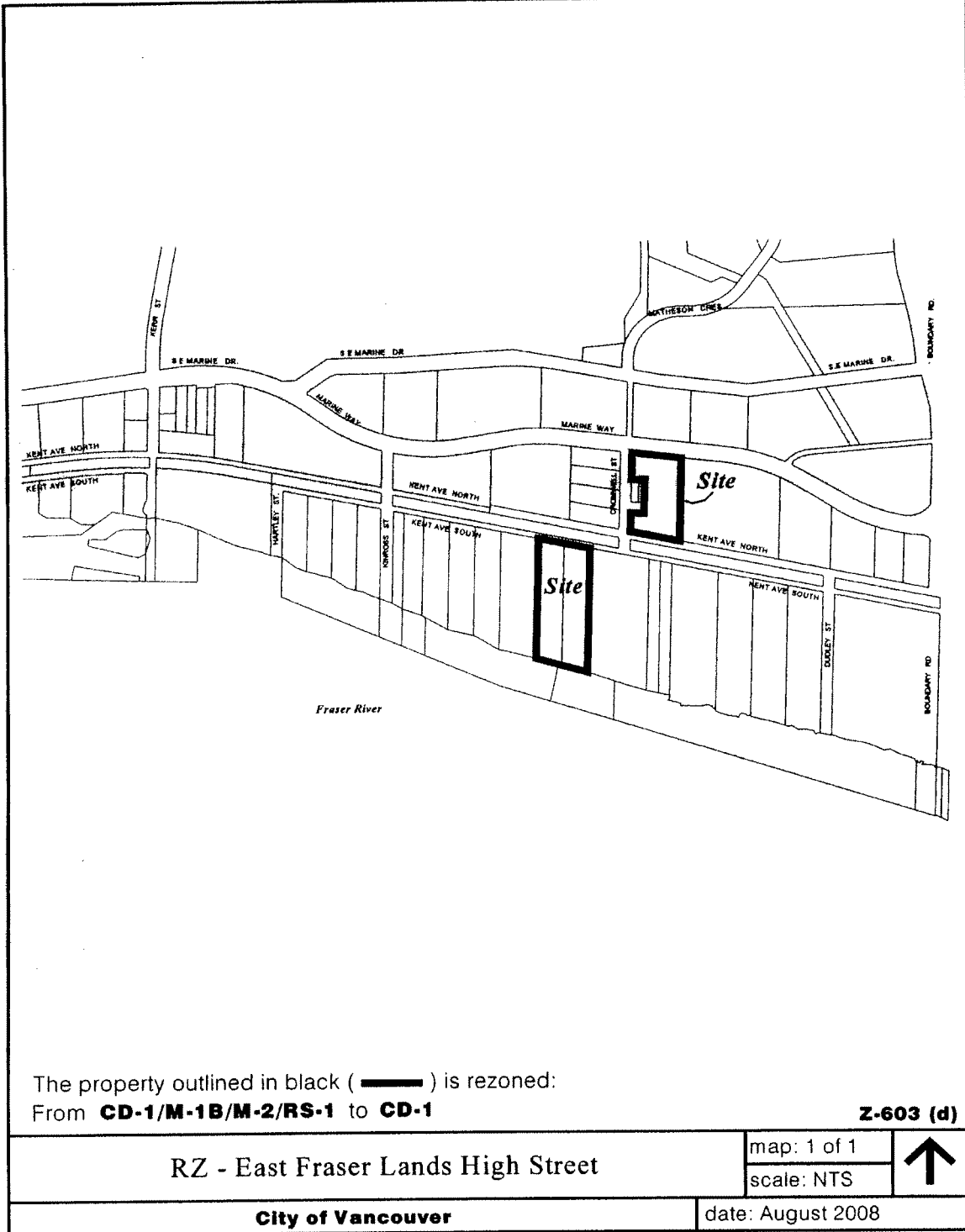
ENACTED by Council this 14th day of October, 2008



Mayor



City Clerk



BY-LAWS

MOVED by Councillor Stevenson
SECONDED by Councillor Capri

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 7 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend Street and Traffic By-law No. 2849 regarding neighbourhood zero emission vehicles (By-law No. 9730)
2. A By-law to amend Street and Traffic By-law No. 2849 regarding test holes in streets (By-law No. 9731)
3. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re East Fraser Lands - High Street) (By-law No. 9732)
4. A By-law to amend Zoning and Development By-law No. 3575 and CD-1 By-law No. 5383 to rezone an area to CD-1 (re East Fraser Lands - Non-High Street) (By-law No. 9733)
5. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2009 fee increases (By-law No. 9734)
6. A By-law to amend License By-law No. 4450 regarding 2009 fee increases (By-law No. 9735)
7. A By-law to amend Subdivision By-law No. 5208 (re 770 and 782 East 41st Avenue and 5715 Prince Albert Street) (By-law No. 9736)

BY-LAWS

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Speakers

The Mayor called for speakers for and against the application.

Rob Fiorvento, Director, Beedie Development Corporation, owners of a previously zoned site within Area 3C, expressed concern that their site is not included in the application to increase the maximum allowed heights for buildings within Area 3C.

Council Decision

MOVED by Councillor Louie

THAT the application to amend the Southeast False Creek Official Development Plan by adjusting the maximum and optimum building heights, and by increasing the allowed floor space in Area 3C, generally as presented in Appendix A to Policy Report "Proposed Amendments to the Southeast False Creek Official Development Plan, Area 3C" dated July 3, 2008 be approved.

CARRIED UNANIMOUSLY

8. CD-1 Rezoning: East Fraser Lands Interim Rezoning

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

Summary: To rezone from industrial zones and a commercial Comprehensive Development District (CD-1) to CD-1 districts to reflect uses and densities in the East Fraserlands Official Development Plan as a transitional step toward phased CD-1 rezonings as development of the site proceeds.

The Director of Planning, in consultation with the General Manager of Business Planning and Service, recommended approval, subject to conditions as set out in the Agenda for this Public Hearing.

Staff Comments

Rob Jenkins, Acting Director of Planning, and Matt Shillito, Planner, provided an overview on the applications for the interim rezoning and phase one (Item 9), and responded to questions.

Summary of Correspondence

There was no correspondence 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 Deal

THAT the application to rezone:

- (i) certain lands described as:
 - (i) 3450 to 3512 East Kent North,
 - (ii) 3151 to 3680 Marine Way,
 - (iii) 3505 to 3515 Preston Avenue, and
 - (iv) 3699 Marine Way (see legal descriptions as presented in Appendix C, to policy report "East Fraserlands - CD-1 Rezoning" dated July 4, 2008),from their current industrial or comprehensive development zoning to a CD-1 comprehensive development zone that will permit multiple dwellings, public schools, and day care facilities, and
- (ii) certain lands described as PID: 007-051-883 Lot 119 District Lot 331 Plan 18928 and PID: 013-594-648 Lot 34 and PID 013-594-681 Lot 35, both of Blocks 9, 10 and 16 to 19, District Lots 330 & 331, Plan 2593 from its current industrial zoning to a CD-1 comprehensive development zone that will permit multiple dwellings and retail, service, manufacturing, institutional, and cultural and recreational uses;

generally as set out in accordance with Parts 1 and 2 of Appendix A, to Policy Report "East Fraserlands - CD-1 Rezoning" dated July 4, 2008 be approved subject to the following conditions:

AGREEMENT

THAT, prior to enactment of the CD-1 By-laws, the registered owner shall, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services and Director of Planning:

- (a) grant to the City a personal covenant and a covenant under section 219 of the Land Title Act of British Columbia prohibiting any development on either site except to the extent that the City subsequently rezones any portion of a site by way of a further CD-1 rezoning; and
- (b) register the covenant in the Vancouver/New Westminster Land Title Office, with priority over such other liens, charges, and encumbrances affecting the subject sites as the Director of Legal Services considers advisable.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 16, 2008

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 2008, 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 Heritage by-laws and Zoning and Sign By-laws.

PRESENT:

Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
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

CITY CLERK'S OFFICE:

Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY
(Councillor Chow absent for the vote.)

1. **Heritage Revitalization Agreement (HRA): 18 West Hastings Street**

An application by Glen Stokes, Bruce Carscadden Architect, was considered as follows:

Summary: To rehabilitate this heritage designated Gastown building through a Heritage Revitalization Agreement (HRA) in exchange for Heritage Building