

CD-1 (498)
Back-up Notes Summary Page
East Fraser Lands Area 2 North

BY-LAWS

CD-1 (498) - By-law No. 10194 and any subsequent amending by-laws

<http://bylaws.vancouver.ca/consolidated/10194.PDF>

POLICIES and GUIDELINES

East Fraser Lands ODP - <http://bylaws.vancouver.ca/odp/EFL.pdf>

East Fraser Lands Policy Statement - <http://guidelines.vancouver.ca/E003.pdf>

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *January 19, 2010* - Item 6 - <http://council.vancouver.ca/20100119/phea20100119ag.htm>

Summary - To rezone this site from M1-B, CD-1 (247), and CD-1 (473) to CD-1 (Comprehensive Development) District. The purpose of the application is to develop Area 2 of East Fraser Lands, comprising 38.4 acres (15.5 ha) of land. The application is to construct 162 912 m² (1,753,578 sq. ft.) of residential, 930 m² (10,000 sq. ft.) of retail, two childcare facilities, an elementary school, parks, and underground parking. Maximum proposed tower height is 13-storeys.

By-law enacted on *December 14, 2010*

PH Date *June 21, 2016* - Item 4 - <http://council.vancouver.ca/20160621/phea20160621ag.htm>

Summary - To amend the East Fraser Lands (EFL) Official Development Plan (ODP) By-law and associated CD-1 By-laws to update the definition of Affordable Housing, to provide more flexibility in locating a childcare facility, to add full-service Gas Station use in Area 3, and to make minor miscellaneous amendments to the EFL ODP and CD-1 By-laws.

By-law enacted on *September 20, 2016*

Backup Notes

Backup Notes

By-law No. 10194, dated December 14, 2010

~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

MOVED by Councillor Jang
~~SECONDED by Councillor Cadman~~

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

CARRIED UNANIMOUSLY
(~~Councillor Louie absent for the vote~~)

BY-LAWS

MOVED by Councillor Reimer
SECONDED by Councillor Deal

THAT Council enact the by-law listed on the agenda for this meeting as numbers 1 and 4, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

MOVED by Councillor Reimer
SECONDED by Councillor Cadman

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as numbers 2, 3, 5, 7 and 8, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

MOVED by Councillor Reimer
SECONDED by Councillor Cadman

THAT Council, except for those members ineligible to vote as noted below, enact the by-law listed on the agenda for this meeting as number 6, and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

1. A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments (By-law No. 10188)
2. A By-law to amend Noise Control By-law No. 6555 (2665 Renfrew Street) (By-law No. 10189)
(Councillors Anton and Stevenson ineligible to vote)

3. **A By-law to amend Sign By-law No. 6510 (2665 Renfrew Street)**
(By-law No. 10190)
(Councillors Anton and Stevenson ineligible to vote)
4. **A By-law to amend Solid Waste By-law No. 8417 regarding 2011 fees and miscellaneous amendments** (By-law No. 10191)
5. **A By-law to amend CD-1 By-law No. 6155 regarding 2908 West 33rd Avenue**
(By-law No. 10192)
(Councillor Meggs ineligible for the vote)
6. **A By-law to amend East Fraser Lands Official Development Plan By-law No. 9393 (Miscellaneous Text Amendments)** (By-law No. 10193)
(Councillors Deal and Stevenson ineligible for the vote)
7. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (Area 2 North - East Fraser Lands)** (By-law No. 10194)
(Councillors Deal and Stevenson ineligible for the vote)
8. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1** (By-law No. 10195)
(Councillors Deal and Stevenson ineligible for the vote)

~~MOTIONS~~

~~Administrative Motions~~

1. ~~Establishing Road along the Fraser River between Kerr Street and Kinross Street (East Fraser Lands Area 2 South)~~

~~MOVED by Councillor Meggs
SECONDED by Councillor Deal~~

~~THAT WHEREAS the registered owner will be conveying to the City of Vancouver for road purposes lands in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:~~

~~All of Lot 11 District Lot 330 Group 1 New Westminster District Plan BCP _____ as shown on Subdivision Plan prepared by Gary Sundvick, B.C.L.S., completed and checked on the 2nd day of December 2010, and marginally noted "Dwg: 3052-AREA2-PH1-REV3".~~

~~AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.~~

~~BE IT RESOLVED that the above described lands to be conveyed are hereby accepted and allocated for road purposes and declared to form and to constitute a portion of road.~~

~~CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)~~



REGULAR COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
PLANNING AND ENVIRONMENT

JANUARY 21, 2010

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, January 21, 2010, at 5:45 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning and Environment meeting, to consider the recommendations and actions of the Committee.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer*
Councillor Ellen Woodsworth

ABSENT: Councillor Tim Stevenson (Leave of Absence)

CITY MANAGER'S OFFICE: Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Titania Lam, Meeting Coordinator (Minutes)
Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of meeting

~~COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Deal
SECONDED by Councillor Cadman~~

~~THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.~~

~~CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)~~

2. REZONING/TEXT AMENDMENT: East Fraser Lands - Area 2 and Kerr Street Properties

On Tuesday, January 19, 2010, Council concluded the Public Hearing on the above-noted matter, and referred discussion and decision to the Regular Council meeting immediately following the Standing Committee on Planning and Environment on January 21, 2010, as Unfinished Business.

MOVED by Councillor Louie

- A. THAT amendments to the East Fraser Lands Official Development Plan, generally in accordance with Appendix B of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", to re-order the development phasing, modify the uses and restrictions on use in the various phases, and other technical amendments, be approved;
- B. THAT an amendment to the Zoning and Development By-law, generally in accordance with Appendix C of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", to repeal the building line for four blocks of Kent Avenue South between Kerr Street and Kinross Street, be approved;
- C. THAT amendments to the proposed Town Square Precinct By-law, Park Precinct By-law, and Waterfront Precinct By-law, in Area 1 of East Fraser Lands, approved by Council at the public hearing on September 16, 2008 but none of which by-laws Council has yet enacted, generally in accordance with the italicized wording in section 3.2 of each of Appendices D, E, and F of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", to add "Cultural and Recreational Uses limited to Park or Playground" as a permitted use, and also to include technical amendments to the interim High Street and non-High Street CD-1 By-law No.'s 9732 and 9733 to remove the lands comprising the Town Square, Park, and Waterfront Precincts from those by-laws, be approved;
- D. THAT an amendment to the proposed Waterfront Precinct By-law, generally in accordance with Appendix F, to the Policy Report, "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", dated December 1, 2009, to amend the boundaries of that precinct by removing from it an area being added to Area 2 South, be approved;
- E. THAT modifications to the Area 1 conditions as set out in the Policy Report dated July 8, 2008, entitled "East Fraser Lands - CD-1 Rezoning", and approved by Council at public hearing on September 16, 2008 for the proposed Waterfront Precinct, Town Square Precinct, Park Precinct, generally in accordance with Appendix G of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", be approved;
- F. THAT an amendment to CD-1 By-law No. 6533 for CD-1 (247), generally in accordance with Appendix H of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", to amend the boundaries of the CD-1 zone that is the subject of that by-law by removing from it the Kerr Street Properties, be approved;

- G. THAT the application by Parklane Homes to rezone to CD-1 (Comprehensive Development) the Kerr Street Properties (3250 Marine Way, 3098 Southeast Marine Drive, and 8450 Kerr Street) outlined in black on the map attached to Appendix A of the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", generally in accordance with Appendix I, to the same Policy Report, be approved subject to the following conditions:

1. **PROPOSED CONDITIONS OF APPROVAL FOR THE PRELIMINARY FORM OF DEVELOPMENT**

PRELIMINARY FORM OF DEVELOPMENT

THAT the proposed preliminary form of development be approved by Council in principle, generally as prepared by Parklane Homes and stamped "Received Planning Department, December 1, 2009", provided that the Director of Planning or the Development Permit Board, as the case may be, may allow minor alterations to this preliminary form of development when approving the detailed scheme of development as outlined below.

THAT, prior to final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, or the Development Permit Board, who shall consider the following conditions:

DESIGN DEVELOPMENT

General Conditions

URBAN DESIGN

Frontages on SE Marine Drive (Parcels W1)

- 1) Design development to ensure that enclosed balconies fronting SE Marine Drive, in the opinion of the Director of Planning, meet the intent of the City's approved Balcony Enclosure Guidelines and are:
 - clearly expressed on the exterior of the building;
 - project somewhat from the main façade;
 - highly glazed, with transparency and openness at corners; and
 - expressed as open balconies that have been enclosed.
- 2) Design development to SE Marine Drive frontage to enhance livability including:
 - Minimizing grade difference for units adjacent SE Marine Drive frontage;
 - Substantive landscaping and screening on terracing to improve outlook, privacy and noise exposure; and
 - Consideration of two storey units, and garden and unit entry expressions where feasible and desirable (for example at corner locations).

* NOTE *
Approved conditions of enactment can be found online at the January 21, 2010 Planning and Environment Ctee minutes (a) (b)

- P. THAT Council direct staff to establish an East Fraser Lands affordable housing working group led by City staff including members of the East Fraser Lands Committee, and other parties as necessary, to work toward delivery of the affordable housing requirements in the East Fraser Lands Official Development Plan.
- Q. THAT Section 6 Development Phasing 6.1.2 (c) on page 4 of 10 of Appendix B of the Policy Report, "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", dated December 1, 2009, be amended by striking the word "in" and replacing it with the word "on" and adding the word "site" at the end, to read:

"(c) a 69 space child care facility located on the elementary school site,"

CARRIED UNANIMOUSLY
(Councillor Deal ineligible to vote)

~~COMMITTEE REPORTS~~

~~Report of Standing Committee on Planning and Environment
January 21, 2010~~

~~Council considered the report containing the recommendations and actions taken by the Standing Committee on Planning and Environment. Its Items of business included:~~

- ~~1. 800 Robson Street - University of British Columbia
Liquor Primary Liquor Licence Application (Liquor Establishment Class 5)~~
- ~~2. Regulatory Review for Live Performance Venues~~
- ~~3. Grandview-Woodland Traffic Calming~~
- ~~4. Submission to Provincial Electoral Reform Commission~~
- ~~5. Empire Field~~

~~Items 1 to 5~~

~~MOVED by Councillor Cadman~~

~~THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of January 21, 2010, as contained in Items 1 to 5, be approved.~~

~~CARRIED UNANIMOUSLY~~

~~RISE FROM COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Cadman~~

~~THAT the Committee of the Whole rise and report.~~

~~CARRIED UNANIMOUSLY~~

REPORT TO COUNCIL

SPECIAL COUNCIL MEETING MINUTES

JANUARY 19, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 19, 2010, at 7:30 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning, Official Development Plan, and Heritage By-laws.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Ellen Woodsworth

ABSENT: Councillor Heather Deal
Councillor Tim Stevenson (Leave of Absence)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

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

CARRIED UNANIMOUSLY

~~1. **HERITAGE DESIGNATION: 208 East Georgia Street**~~

~~An application by Grant Gibson, owner, was considered as follows:~~

~~Summary: To designate and rehabilitate this heritage building (London Hotel) through the Heritage Building Rehabilitation Program and an HRA. The proposal includes 73 existing Single Room Accommodation (SRA) units and 2 retail units at grade. The SRA units will remain designated in the SRA By-law.~~

~~The Director of Planning recommended approval.~~

~~**Summary of Correspondence**~~

~~No correspondence had been received on this application.~~

REFERRAL MOVED by Councillor Louie

THAT, due to time constraints, discussion and decision on the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street, to allow construction of 35 rowhouses, generally as presented in Appendix A to the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be referred to the Regular Council meeting following the Standing Committee on Planning and Environment meeting on January 21, 2010, as Unfinished Business.

CARRIED UNANIMOUSLY
(Councillor Anton opposed)

6. REZONING/TEXT AMENDMENT: East Fraser Lands - Area 2 and Kerr Street Properties

An application by Norman Shearing, Parklane Homes Ltd., was considered as follows:

Summary: To rezone this site from M1-B, CD-1 (247), and CD-1 (473) to CD-1 (Comprehensive Development) District. The purpose of the application is to develop Area 2 of East Fraser Lands, comprising 38.4 acres (15.5 ha) of land. The application is to construct 162 912 m² (1,753,578 sq. ft.) of residential, 930 m² (10,000 sq. ft.) of retail, two childcare facilities, an elementary school, parks, and underground parking. Maximum proposed tower height is 13-storeys.

The Director of Planning recommended approval, subject to the conditions as set out in the Public Hearing Agenda.

Also before Council was a Memorandum dated January 18, 2010, from Kirstin Robinson, Project Planner, Major Projects, Current Planning, which provided three additional recommendations and background information requested by Council relating to the Policy Report dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties".

Staff Opening Comments

Rezoning Centre staff reviewed the application.

Applicant Opening Comments

Norman Shearing, VP Development, Parklane Homes Ltd., responded to questions.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 email in support
- 2 letters and 2 emails in opposition

* * * * *

At 11:00 pm it was

MOVED by Councillor Cadman

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by half an hour.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Speakers

The Mayor called for speakers for and against the application.

The following spoke in opposition to the application or offered recommendations to increase support:

Keith Jacobson, President, Killarney Community Centre Society
Milt Bowling, Co-Chair, East Fraser Lands Committee
George Grant, Chair, Victoria Fraserview Killarney (VFK) Visions
Implementation Committee
Derek Thompson
Simon Eteen

During the hearing of speakers, staff from various City departments responded to questions from Council.

* * * * *

After hearing from speakers it was

MOVED by Councillor Woodsworth

THAT, under Section 2.3(e) of the Procedure By-law, Council extend the meeting end time by half an hour.

*CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY*

* * * * *

Applicant Closing Comments

Norman Shearing, Parklane Homes Ltd., provided closing comments and responded to concerns and recommendations put forward by the speakers.

Council Decision

REFERRAL MOVED by Councillor Cadman

THAT, due to time constraints, discussion and decision on the application by Norman Shearing, Parklane Homes Ltd., regarding the East Fraser Lands Area 2 and Kerr Street Properties Rezoning, generally in accordance with the Policy Report and associated Appendices dated December 1, 2009, entitled "East Fraser Lands Area 2 and Kerr Street Properties Rezoning", be referred to the Regular Council meeting following the Standing Committee on Planning and Environment meeting on January 21, 2010, as Unfinished Business.

CARRIED
(Councillor Anton opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Jang

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY