

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 3, 1972.

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 3, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (in the Chair)
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips, Sweeney.

ABSENT: Alderman Wilson (on civic business),
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL R. Henry

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Strathcona Area

An application was received from the Director of Planning and Civic Development to rezone Lots 18-33, Block 71; 17-32, Block 70; 17-32, Block 69; 19-32 & A-F, Block 68; 21-38 & N & S½ of A, Block 67; 23-40 & A-C, Block 66; and all Lots in Blocks 76, 77, 82, 84, 85, 90, 91, 92, 93, 99, 100, 101, 102, 103, 104, 107, 108 and the westerly 400' of Block 123, District Lots 196 and 181.

This is situated in an area bounded generally by the lane south of Hastings Street, Campbell Avenue, Prior Street, Atlantic Street and Gore Avenue (excluding the CD-1 zoned Blocks 83, 121, 122 and the easterly 466' of Block 123).

Present Zone: RM-3 Multiple Dwelling District
Requested Zone: RT-2 Two-family Dwelling District.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the rezoning.

The Assistant Director of Planning and Civic Development explained the basic reasons for the application to rezone, and Council was advised of the replies received as a result of Letters of Notification sent.

Communications were noted from the Strathcona Property Owners and Tenants Association, Strathcona Rehabilitation Committee, and the Central Housing and Mortgage Corporation, supporting rezoning.

(continued)

Strathcona Area (continued)

The following delegations were then heard:

- (a) YWCA--in favour of rezoning but concerned about its property in the area as possible expansion studies have commenced with respect to the property.
- (b) Purves Ritchie Co. (Mr. Vogel)--suggested that the block containing their premises be exempt from rezoning because of possible expansion.
- (c) Mr. Lee Pang (Mr. Yuen)--Mr. Yuen opposed the application due to a proposed apartment building being constructed by his client.

MOVED by Alderman Bird,

THAT the foregoing application by the Director of Planning and Civic Development to rezone the area described, be approved.

- CARRIED.

MOVED by Alderman Sweeney,

THAT the Director of Planning and Civic Development meet with representatives of Purves Ritchie Co., CMHC and the prov. government, and report back with recommendations on the possible acquisition of the property owned in the area by Purves Ritchie Co.

- CARRIED.

MOVED by Alderman Linnell,

THAT, as the YWCA may have difficulty in regard to height with possible future expansion of its building in this area, therefore it be recommended to future Councils that favourable consideration be given when any such expansion plans are submitted.

- CARRIED.

2. Hotel Project: Hastings, Renfrew and Franklin Streets

An application was received from Mr. L. G. Dirassar to rezone Lots 6, 7, 8, 12, 13, E½ & W½ of 14, 15 to 21 inclusive, and Lots A & B, Block 50, THSL.

This is situated on the south side of Franklin Street between Kaslo and Renfrew Streets, plus 144' fronting onto Hastings Street.

Present Zone: RS-1 One-family dwelling District
 C-2 Commercial District
 Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval, subject to the following conditions:

"that the uses be restricted to a hotel with customarily ancillary facilities, a small amount of retail and office space, restaurant, ancillary parking and loading facilities, and subject to the prior compliance by the owners to the following conditions:

(continued)

Hotel Project: Hastings,
Renfrew and Franklin Streets
(continued)

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked - "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.
2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.
3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.
4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.
5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.
6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the reasoning, the approval contained in this resolution shall expire. "

The following delegations were heard:

- (a) Mrs. G. Campbell, representing Hastings Townsite Residents' Association--opposed the application. (Brief filed.)
- (b) Mr. P. Neale, of the Vancouver District Labour Council--opposed.
- (c) Mr. Cork, representing the Cassiar Ratepayers' Association --opposed. (Brief filed.)
- (d) Mr. Liedowitz, representing Vancouver East N.D.P.--opposed.
- (e) Mr. Livingstone, representing Vancouver Area N.D.P.--opposed.
- (f) Mr. Brian Campbell--opposed.

(continued)

Hotel Project: Hastings,
Renfrew and Franklin Streets
(continued)

Delegations (continued)

- (g) Mr. John Andrew--in favour.
- (h) Two residents of the area also spoke in favour of the application.

The applicant, Mr. Dirassar, and Mr. Aceman, on behalf of United Equities Ltd., spoke in favour of the application, and filed a petition, sketch plans, and a number of letters supporting the proposed hotel development.

There being no one else present who wished to speak on the matter, it was

MOVED by Alderman Broome,

THAT the foregoing rezoning application be approved, subject to the conditions recommended by the Technical Planning Board and the Vancouver City Planning Commission, and subject to any additional conditions laid down by the Director of Planning and Civic Development after report to Council, with respect to parking requirements.

(Amended)

MOVED by Alderman Linnell, in amendment,

THAT the foregoing rezoning application be approved, subject to the conditions recommended by the Technical Planning Board and the Vancouver City Planning Commission, and, in addition, the provision for off-street parking for 377 cars be changed to 500 cars, and the requirement that, of these approximately 300 be underground, be changed to read 400 to be underground.

- CARRIED.

(The motion, as amended, was put and carried.)

(Alderman Hardwick is reported as voting in the negative.)

(During the hearing of delegations, His Worship the Mayor left the meeting, to attend to other civic business, and Alderman Adams assumed the Chair.)

3. East side of Victoria Drive
between 48th and 49th Avenues

An application was received from Mr. Peter Krause, of Par Construction Ltd., to rezone Lots 83, 85, 86 amended, District Lot S½ of 723, and Lot A, Block 1, District Lot 724.

This is situated on the east side of Victoria Drive between 48th and 49th Avenues.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: C-2 Commercial District.

(continued)

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East side of Victoria Drive
between 48th and 49th Avenues
(continued)

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application.

There being no one present who wished to speak on the matter, it was

MOVED by Alderman Broome,
THAT the foregoing application be approved.

- CARRIED.

4. North side of East 16th Avenue
between Watson and Sophia Streets

An application was received from Mr. K. Eibensteiner, for Lentia Enterprises Ltd., to rezone Lot 16 and Lot C of Lots 17 and 18, Block 97, District Lot 301.

This is situated on the north side of East 16th Avenue between Watson and Sophia Streets.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: RM-3 Multiple Dwelling District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, and further recommended that on receipt of formal applications to rezone the remaining lots of Block 97, located on the north side of 16th Avenue between Sophia Street and the subject properties, and Lots 3 to 11, Block 96, on the south side of 16th Avenue between Sophia Street and the commercial properties adjacent to Watson Street to an RM-3 Multiple Dwelling District, such applications be favourably considered.

A letter from Mrs. M. Nichols was noted, registering approval of the application but requesting that the existing buildings be demolished as soon as possible and a time limit set.

Mr. Rempel spoke, opposing the application and suggesting that there was no need to rezone the property at this time.

Mr. Chipperfield commented with respect to the lack of lighting and parking in the area.

MOVED by Alderman Bird,
THAT the foregoing application be approved.

- CARRIED.

5. North side of East 41st Avenue
between Nanaimo and Clarendon Streets

An application was received from Mr. G. Houlden, for Standard Oil Co. of B. C. Ltd., to rezone Lot 3, Block 14, District Lot 394.

(continued)

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North side of East 41st Avenue
between Nanaimo and Clarendon Streets
(continued)

This is situated on the north side of East 41st Avenue
between Nanaimo and Clarendon Streets.

Present Zone: RS-1 One-family Dwelling district
Requested Zone: C-1 Commercial District.

The Technical Planning Board and Vancouver City Planning
Commission both recommended approval of the application, subject
to prior compliance by the owners with the following conditions:

1. That Lot 2A and Lot 3 be first consolidated into one
parcel and so registered in the Land Registry Office.
2. The detailed scheme of development to be first approved
by City Council on reports by the Technical Planning
Board and the Vancouver City Planning Commission, with
the scheme of development to maintain a minimum of a 10'
landscaped setback, to be provided along the easterly
boundary adjacent to the single family dwelling, and
shall include a suitably screened wall; at no time shall
the development include a car wash.

Further, that should the foregoing conditions not be complied
with within 180 days of approval at Public Hearing to the re-
zoning, the approval contained in this resolution shall expire.

There being no one present who wished to speak to this
application, it was

MOVED by Alderman Bird,

THAT the foregoing application be approved, subject to the
conditions recommended by the Technical Planning Board.

(Amended)

MOVED by Alderman Linnell, in amendment,

THAT the foregoing application be approved, subject to the
conditions recommended by the Technical Planning Board.

FURTHER, THAT the following additional condition be added:
that the applicant provide adequate screening in the lane along
the northly boundary of the site.

- CARRIED.

(The amendment was put and carried.)

(At this point, Alderman Hardwick left the meeting.)

6. Portion of land bounded by
Argyle Drive, Balmoral Street and
the lane south of 55th Avenue

An application was received from Mr. G. D. Steenson for the
South-Amherst Housing Society, to rezone Lot 8, Block 2, District
Lots 728 and 735.

(continued)

Portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue (continued)

This is situated on a triangular portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, with the use being restricted to an apartment building (senior citizens), customary ancillary uses, and off-street parking, subject to prior compliance by the owners to the following conditions:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be of suitable design and compatible with the adjacent single family area, with adequate landscaped setbacks and suitable off-street parking.
- 2. The floor space ratio not to exceed 0.60 gross.
- 3. All utilities to be underground.

Further, that should the foregoing conditions not be complied with within 120 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

A resident in the area commented on the lack of crosswalks in the area, and letters were circulated to Council from Mr. H. E. Stevens and Mr. T. Roberts, opposing the application.

MOVED by Alderman Bird,

THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED.

7. Portion of Land Bounded by Harrison and Victoria Drives

An application was received from Mr. A. H. Petzold, to rezone Block 29A, District Lot 328.

This is situated on the triangular portion of land bounded by Harrison and Victoria Drives.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, with the use being restricted to a personal care home with customary ancillary uses and off-street parking, subject to prior compliance by the owners to the following conditions:

(continued)

Portion of Land Bounded by
Harrison and Victoria Drives
(continued)

1. The detailed scheme of development to be first approved by the Technical Planning Board, after advice from the Design Panel on the architectural design, the scheme of development not to be materially different from that submitted with the application, prepared by Arnulf H. Petzold, Architect, noted "Received, City of Vancouver, February 28, 1972".
2. The floor space ratio for the existing and proposed development not to exceed 0.50.
3. The applicants first obtain approval of City Council to acquire the subject lands and the proposed closed-up portion of City street, all subject to the applicant making satisfactory arrangement with B.C. Hydro for the relocation of the bus loop; the same to the approval of Council after report thereon from the City Engineer.
4. Consolidation of the subject lands with Lots 1-7, Block 23, D.L. 328, and so registered in the Land Registry Office, or alternatively, an undertaking that the development of the subject lands and Lots 1-7, Block 23, D.L. 328 will be maintained as an integrated comprehensive development.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

Mr. Thompson reported for the Fraserview Home Owners' and Tenants' Association, and filed a brief stating the organization's objections to the development.

Mr. Stevens spoke, opposing the application, and expressed concern with respect to the loop for the B.C. Hydro bus.

Mr. A. H. Petzold spoke in support of the application.

MOVED by Alderman Phillips,

THAT the foregoing application be approved subject to the conditions recommended by the Technical Planning Board.

(Amended)

MOVED by Alderman Linnell, in amendment,

THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board, and subject to the Board of Administration submitting a report on the traffic and parking situations and the buses looping within the area; and

FURTHER, THAT the third reading of the By-law be deferred until the aforementioned report is considered by Council.

(The amendment was put and carried.)

- CARRIED.

8. Height of Schools
(Public or Private)

An application was received from the Director of Planning and Civic Development, to amend the text of Zoning and Development By-law No. 3575, whereby all schools (public or private) located in the RS-1, 2 and 4 One-family Dwelling Districts and the RT-2 Two-family Dwelling District, having a gross floor area in excess of 3,000 square feet, shall be subject to the following special regulations:

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Height of Schools
(Public or Private)
(continued)

- (a) A front yard shall be provided equal to the front yard requirements in the district in which it is located.
- (b) A side yard shall be provided of not less than 20', which shall be increased 1' for every 2' by which the height of the building exceeds 35'.
- (c) A rear yard shall be provided in accordance with the provisions of the district in which it is located.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the application.

There being no one present to speak to the matter, it was

MOVED by Alderman Broome,

THAT the foregoing application of the Director of Planning and Civic Development be approved.

- CARRIED.

9. North-east corner of
Nanaimo and Pender Streets

An application was received from Mr. J. Handja to rezone Lots 7-12 inclusive, Block 55, THSL, plus portion of lane.

This is situated on the north-east corner of Nanaimo and Pender Streets.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: C-2 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission recommended that the application be not approved, for reasons stated in the Board of Administration report of July 28, 1972.

A representative for the applicant spoke in support of the application, and filed a brief listing a number of persons in favour of the rezoning.

MOVED by Alderman Broome,

THAT the foregoing application be approved, subject to a further report to Council from the Director of Planning and Civic Development on any development conditions applicable.

- CARRIED.

10. South Side of Grant St. between
Commercial Drive and Salsbury Drive

An application was received from Mr. J. Handja to rezone East 72' of Lot A of Lots 23 to 27 of Lot 3 of Subdivision A, Block 137, District Lot 264A.

(continued)

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South side of Grant St. between
Commercial Drive and Salsbury Drive
(continued)

This is situated on the south side of Grant Street between
Commercial Drive and Salsbury Drive.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: C-2 Commercial District.

The Technical Planning Board and the Vancouver City Planning
Commission recommended that the application be not approved,
for reasons stated in the Board of Administration report of
July 28, 1972.

Mr. Handja spoke in support of his application, and explained
details of the development, including the provision of an under-
ground parking garage which, he has been advised, contravenes an
existing by-law. (Brief filed.)

MOVED by Alderman Phillips,

THAT this rezoning application be referred back to the
Director of Planning and Civic Development for further considera-
tion and information regarding the development.

- CARRIED.

MOVED by Alderman Broome,

THAT the Committee rise and report.

- CARRIED.

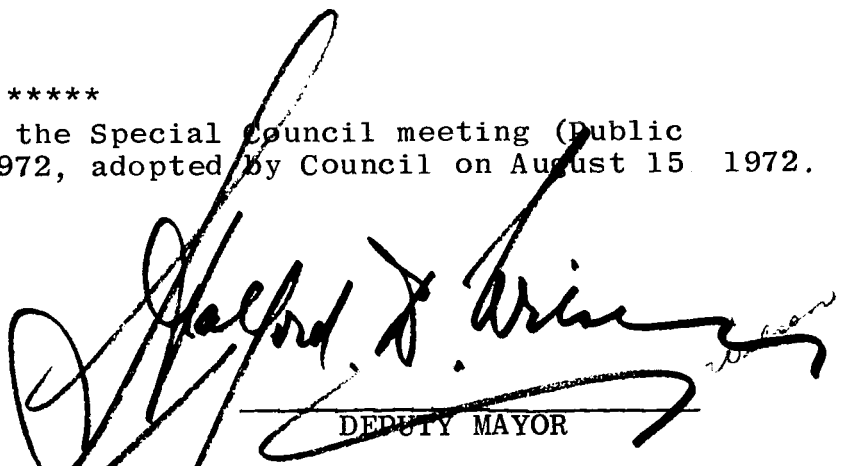

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,

THAT the report of the Committee of the Whole be adopted,
and the Corporation Counsel be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

The Council adjourned at approximately 5:45 p.m.

The foregoing are Minutes of the Special Council meeting (Public
Hearing) held on August 3, 1972, adopted by Council on August 15 1972.


DEPUTY MAYOR

DEPUTY CITY CLERK