

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 17, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 1978, at approximately 2:00 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
**Marzari, Puil and Rankin

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gibson,

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

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. By-laws Review: Amendments - Stage 3
Zoning and Development By-law No. 3575

An application was received from the Director of Planning as follows:

- (a) Amendments to provide a revised format for the schedules pertaining to the following residential, commercial and industrial districts:

C (Commercial)
M (Industrial)
HA (Historic Areas)
FM-1 (Fairview Multiple Dwelling),

including amendments to both the use listings and regulations of the commercial and industrial schedules.

- (b) Proposed establishment of a new District Schedule to be known as MC-1.
- (c) Proposed amendments to the Commercial Schedules to permit various outdoor uses.
- (d) Various amendments, generally consequential in nature, to certain Sections and District Schedules of the By-law.

Mr. B.J. Porter, By-law Consultant, spoke to the matter and specifically drew attention to various omissions and errors which appeared in the draft by-law and recommended changes as follows:

- (i) Add 'Child Day Care Facility' as the first use description under Section 3.2.C of the MC-1 District Schedule.
- (ii) Change the word 'minimum' to read 'maximum' in the first line of Section 5.1 in the following district schedules:
C-1, C-2, C-2B, C-2C, C-2C1, C-3A, M-1, M-2, FM-1
and MC-1.

cont'd....

Clause No. 1 (cont'd)

(iii) Move 'Multiple Conversion Dwelling' from Section 3.2.P in the following district schedules to Section 3.2.M:

C-1, C-2B and C-2C.

(iv) Delete the word 'commercial' where it appears in Section 3.2.Z in the following district schedules:

C-1, C-2, C-2B, HA-1, HA-2, FM-1.

Council also noted a memorandum dated October 17, 1978, from Mr. S.E.C. Fancy, Economic Development Officer, suggesting the following amendments:

"The proposed changes to the by-law would permit specific industrial uses (on a conditional basis) in the following zones as shown below:

HA-1	3.2.B	Bakery
HA-2	3.2.M	Manufacturing establishment of clothing, garments or jewellery
	3.2.W	Wholesale business or undertaking
FM-1*	3.2.C	Bakery shop, provided that retail sales on the premises form part of the business
		Jewellery manufacturing establishment
C-2	3.2.B	Bakery
C-2B	3.2.L	Lithography or print shop
	3.2.S	Stamp and die shop
	3.2.T	Tire shops including the retreading and rebuilding of tires
	3.2.W	Wholesale business

In every one of the above zones, clause 3.2.Z (the clause that allows 'similar to' uses) reads as follows:

'Any other commercial use which is not specifically listed...'

I believe the word 'commercial' should be deleted from clause 3.2.Z. Its inclusion has the effect of allowing only the specifically mentioned industrial uses. Thus, the situation may arise in which an undesirable non-conforming industrial use is retained because a desirable replacement is prevented through the rigidity of clause 3.2.Z. That same rigidity does not exist in the present zoning by-law."

*Note specific mention of 'light industrial' in the intent clause.

The Director of Planning indicated that he was agreeable to Mr. Fancy's suggested amendments.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Puil,

THAT the application of the Director of Planning as set out above and as amended this day, be approved.

- CARRIED UNANIMOUSLY

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** At this point in the proceedings, Alderman Marzari joined the meeting.

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2. Temporary Parking Provisions

An application was put forward by the Director of Planning on Council's initiative to amend Subsection 11.13.1 of Zoning & Development By-law No. 3575 to give the Director of Planning discretion to extend the time period for a temporary parking area beyond two years, where extraordinary circumstances warrant and upon special recommendation of Council.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the application be refused.

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy,
Puil and the Mayor opposed)

MOVED by Ald. Brown,
THAT the application be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

3. Rezoning of Various Lands in the Vicinity of the Commercial/Victoria Diversion

An application was received from the Director of Planning as follows:

- (a) Proposed rezoning of the area currently regulated by CD-1 By-law No. 5016 (Cedar Cottage) to MC-1, and then to repeal By-law No. 5016.
- (b) Amend Sign By-law No. 4810 to establish sign regulations for the newly established District Schedule.

Mr. Rick Scobie, Zoning Division, explained the reasons for this rezoning for Council's information.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

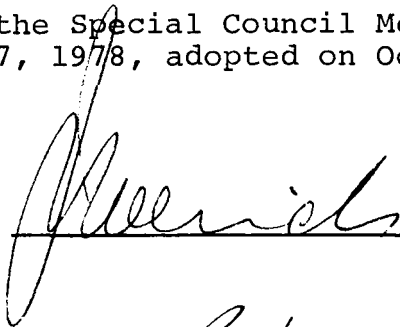
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 2:40 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of October 17, 1978, adopted on October 31, 1978.


MAYOR


CITY CLERK