

CITY OF VANCOUVERSPECIAL COUNCIL - DECEMBER 4, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 4, 1975, at 7:30 p.m., in the Auditorium of Kitsilano Secondary School, 2550 West 10th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,  
Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

1. Kitsilano Apartment Neighbourhood  
Zoning and Development Control  
Process

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575, as follows:

1. Section 2 of By-law No. 3575 is amended by inserting the following immediately after the definition of "Height of Building":

" "Infill" shall mean a building or group of buildings containing any number of dwellings that is built on any site and includes the retention of existing buildings.

2. Subsection (9) of section 3 is amended by adding the following as clause (d):

" (d) The Director of Planning may, in his discretion, relax the following provisions of subsection (2) of Section 10, namely:

paragraph (c) of sub-clause (iv) of clauses (a) and (b);

paragraph (c) of sub-clause (v) of clause (c);

paragraph (c) of sub-clause (iii) of clause (d);

paragraph (c) of sub-clause (ii) of clause (e).

3. To amend By-Law No. 3575 by establishing the following District Schedules:

a. (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood) Schedule A of the Draft By-Law.

b. (RM-3A1) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood) Schedule B of the Draft By-Law.

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Special Council (Public Hearing), December 4, 1975 . . . . . 2

Kitsilano Apartment Neighbourhood  
Zoning and Development Control  
Process (continued)

- c. (C-2A) Commercial District (Suburban) Schedule C of the Draft By-Law.
  - d. (M-1A) Industrial District (Light-Residential Community) Schedule D of the Draft By-Law.
4. To rezone the area outlined in black on the attached plan identified as Plan Z-182, whereby each area be rezoned as indicated below:
- a. From (RM-3A) Multiple Dwelling District (Medium Density) to (RM-3A1) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood).
  - b. From (RM-3A) Multiple Dwelling District (Medium Density) to (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood).
  - b.1 From (RM-3A) Multiple Dwelling District (Medium Density) and (M-1) Industrial District (Light) to (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood).
  - c. From (C-2) Commercial District (Suburban) to (C-2B) Commercial District (Suburban).
  - c.1 From (C-2) Commercial District (Suburban) and (M-1) Industrial District (Light) to (C-2B) Commercial District (Suburban).
  - c.2 From (C-3A) Commercial District (Medium Density) to (C-2B) Commercial District (Suburban).
  - d. From (C-2) Commercial District (Suburban) and (M-1) Industrial District (Light) to (C-3A) Commercial District (Medium Density).
  - e. From (RM-3A) Multiple Dwelling District (Medium Density) to (RT-2) Two-Family Dwelling District (Duplex and Semi-Detached).
  - f. From (M-1) Industrial District (Light) to (M-1A) Industrial District (Light-Residential Community).
- AND including any consequential amendments.

The Vancouver City Planning Commission recommended approval of the application. The Director of Planning also recommended approval of the application and further recommended as follows:

1. That the Director of Planning withdraw that portion of his application whereby Lots 1-10, Block 231, D.L. 526 situated on the South side of the 2400 block of West Third between Larch and Balsam Streets to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District.

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Special Council (Public Hearing), December 4, 1975 . . . . . 3

Kitsilano Apartment Neighbourhood  
Zoning and Development Control  
Process (continued)

Further that the Director of Planning be instructed to make application to rezone the above noted lots from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District and this be referred direct to a Public Hearing following a report from the Vancouver City Planning Commission.

Council noted two memorandums from the Director of Legal Services dated December 3rd and 4th, 1975, which pointed out typographical errors in the Draft By-law submitted to Council members previously.

Following an explanation of the application by Mr. Dan Janczewski, representing the Planning Department, the following persons were heard:

- Mr. Fred Fairey opposed the plan describing it as negative and too restrictive with too much power being left to the Director of Planning. He also criticized the Kitsilano Area Planning Office. He suggested highrises should not be totally banned and criticized the rezoning of the south side of 2400 and 2500 blocks West 4th Avenue.
- Mrs. D. Boutsakis expressed her concern with the two blocks on the north side of Broadway between Arbutus and Vine which she claimed had already been down-zoned from C-2 to C-3A under the Central Broadway Plan, and was now threatened with further down-zoning from C-3A to C-2B.
- Mr. H.H. Wiebe, representing the Greater Vancouver Real Estate Board, supported the principal proposals set out in the application, but regretted Council's decision to abandon the Arbutus Connector. An alternative to the proposal of offering bonuses to developers was submitted. (Brief filed).
- Mrs. E. Canpomungo, a property owner, objected to the down-zoning of her particular property from RM-3 to duplex zoning under the proposed plan. She wanted highrise development for her property in order to realize its fullest investment potential.
- Mr. G.F. Moul, representing the Kitsilano Ratepayers' Association, supported the application with the exception of Section 4 "Proposed Rezoning to RT-2". (Brief filed)
- Ms. Shelagh Day opposed the plan. Speaking as a property owner, she felt more consideration should have been given to single families, small families and their needs and less to the development of highrises. In her opinion, the plan as presented would only benefit people in high income brackets.
- Mr. Don Parker was doubtful whether some of the proposals listed in the policy statement could be enforced. He mentioned particularly problems affecting Heritage buildings.
- Mr. Bob Woodward, who said he was speaking for handicapped people, discussed the provision for bonusing developers who built accommodation for handicapped people and advocated financial rental aid for handicapped tenants of such accommodation.

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Special Council (Public Hearing), December 4, 1975 . . . . . 4

Kitsilano Apartment Neighbourhood  
Zoning and Development Control  
Process (continued)

MOVED by Ald. Volrich,

THAT the foregoing application by the Director of Planning, excluding the south side of the 2400 and 2500 blocks West 4th Avenue between Balsam and Trafalgar Streets (Lots 1 to 10, Block 240A, D.L. 526 and Lots 1 to 10, Block 241, D.L. 526), be approved;

FURTHER THAT the Director of Planning's recommendations respecting the south side of the 2400 block West 3rd Avenue between Larch and Balsam Streets be adopted.

(amended)

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Bird in amendment,

THAT the following be added to Alderman Volrich's motion:

"FURTHER THAT the two blocks on the north side of Broadway between Arbutus and Vine Streets (Lots 11 to 20, Block 323, D.L. 526 and Lots 11 to 20, Block 324, D.L. 526), be also excluded."

(amended)

(Aldermen Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin in amendment

to the amendment,

THAT the following be added to the amendment by Alderman

Bird:

"AND FURTHER THAT the reference in the Draft By-law to bonuses for senior citizen, handicapped and low-income housing, be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines."

- CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended and reading as follows, was put and CARRIED:

"THAT the foregoing application by the Director of Planning, excluding the south side of the 2400 and 2500 blocks West 4th Avenue between Balsam and Trafalgar Streets (Lots 1 to 10, Block 240A, D.L. 526 and Lots 1 to 10, Block 241, D.L. 526), be approved;

FURTHER THAT the Director of Planning's recommendations respecting the south side of the 2400 block West 3rd Avenue between Larch and Balsam Streets be adopted;

FURTHER THAT the two blocks on the north side of Broadway between Arbutus and Vine Streets (Lots 11 to 20, Block 323, D.L. 526 and Lots 11 to 20, Block 324, D.L. 526), be also excluded;

AND FURTHER THAT the reference in the Draft By-law to bonuses for senior citizen, handicapped and low-income housing, be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines."

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

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Special Council (Public Hearing), December 4, 1975 . . . . .

Kitsilano Apartment Neighbourhood  
Zoning and Development Control  
Process (continued)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bird,

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 By-law, taking into account the errors listed in his memorandums of December 3rd and 4th, 1975.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:45 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of December 4, 1975, adopted on December 16, 1975.

*A. Phillips*  
MAYOR

*L. V. Little*  
CITY CLERK