

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 2, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 2, 1976, at 7:30 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 Phillips
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari and Rankin

ABSENT: Alderman Bowers
Alderman Sweeney (Civic Business)
Alderman Volrich

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

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. Rezoning - N/W Corner Harold Street and School Avenue

An application has been received from Mr. Harry LeBlond, Architect, on behalf of the J.W. Smith Foundation to rezone Lots 1-6, Block 37, D.L. 37, being the north-west corner of Harold Street and School Avenue from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

Uses: Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading, and customarily ancillary uses.

Floor Space Ratio: Not to exceed a gross floor space ratio of 2.0.

Height: Not to exceed 100 feet nor 12 storeys plus a basement.

Off-Street Parking: One space for every six units shall be provided.

And subject to the following:

The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

Rezoning - N/W Corner Harold Street
and School Avenue (cont'd)

- Mrs. Betty-Ann Fenwick, Killarney-Champlain Citizens for Action, expressed concern on behalf of the citizens regarding transit planning at the Joyce Road Bus Loop, services for seniors in the whole area and the widening of School Avenue and improvement of all streets in the area.
- Mrs. S. Gronberg was concerned about the parking.
- Ms. Diane Matters was concerned about the traffic problems generated by the construction period and whether the Council had looked at using CMHC funding for this project against overall development in the City.

MOVED by Ald. Rankin,
THAT the following amendments of the Director of Planning be approved:

- (a) that the floor space ratio be amended not to exceed 2.0
- (b) that Plan Z-193A be amended by deleting Lot 7, Block 37, D.L. 37.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the foregoing application by J.W. Smith Foundation be approved as amended.

- CARRIED UNANIMOUSLY

2. Proposed Rezoning of Various (RM-3)
Multiple Dwelling Districts to
(RM-3A) Multiple Dwelling District

An application has been received by the Director of Planning to rezone the following (RM-3) Multiple Dwelling District to (RM-3A) Multiple Dwelling District to prevent highrise development:

- (a) Mount Pleasant
- (b) Marpole
- (c) Strathcona
- (d) Oak Street
- (e) Heather Park
- (f) Cambie Street
- (g) Little Mountain
- (h) Nanaimo/Grandview
- (i) 21st and Fraser
- (j) Pender/Renfrew
- (k) Kerrisdale - S/E Corner of 41st and Marpole
 - East Boulevard between 42nd and 43rd
 - East Boulevard between 48th and 49th
- (l) Fairview Slopes - N/S of 10th Avenue between Laurel and Willow
 - S/S of 10th Avenue between Heather and Ash Streets.

Under the (RM-3) Multiple Dwelling District Schedule the height of a building may be 120 feet whereas under the (RM-3A) Multiple Dwelling District Schedule the height of a building may not exceed 35 feet unless the Director of Planning, in his discretion, permits an increase to 40 feet. All other regulations of the two District Schedules are identical.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Proposed Rezoning of Various (RM-3) Multiple Dwelling Districts to (RM-3A) Multiple Dwelling District (cont'd)

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. D. Boudreau, COPE, Mt. Pleasant Branch, favoured the rezoning and suggested that Council consider a rental subsidy plan for all age groups.
- Mr. E. Diano, Marpole-Oakridge Area Council, also favoured the rezoning.

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

- CARRIED UNANIMOUSLY

3. Text Amendment to the Height Provisions of the (RM-2) Multiple Dwelling District Schedules

An application has been received from the Director of Planning to amend the text of the (RM-2) Multiple Dwelling District Schedules by deleting Section 1(B) and substituting in lieu thereof the following:

"On any site the height of a building shall not exceed 35 feet. The Director of Planning may, in his discretion, permit an increase of the height of a building to a height not to exceed 40 feet."

Under the (RM-2) Multiple Dwelling District Schedule, the height of a building shall not exceed 100 feet at present.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

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

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

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
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.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:00 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of September 2, 1976, adopted on
September 21, 1976.



MAYOR



CITY CLERK