

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber, City Hall, on Monday, December 19th, 1966, at 9:30 a.m.

PRESENT: Aldermen Adams, Alsbury, Atherton,
Bird, Broome, Williams
and Wilson

ABSENT: His Worship Mayor Rathie
Alderman Banfield (on leave)
Alderman Campbell

CLERK TO THE
COUNCIL: M. James

Presiding Officer

Moved by Ald. Wilson,
Seconded by Ald. Bird,

THAT in the absence of His Worship the Mayor, Alderman Adams take the Chair.

- CARRIED.

Committee of the Whole

Moved by Ald. Wilson,
Seconded by Ald. Williams,

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

- CARRIED.

DELEGATIONS

1. Area Bounded by Georgia Street,
Denman Street, the Harbour Headline,
Cardero Street

For the information of members of Council, the Deputy Director of Planning outlined the impact of the application and its effect on previous action taken by Council in connection with this same piece of property.

Mr. Martin representing the applicants, Marwest Hotel Co. Ltd. (Bayshore Inn) and Harbour Park Developments Ltd., spoke in support of the application for the rezoning. The Architect for the applicants described to members of Council with a model, the proposed development which would take place.

Mr. W. J. McIntyre representing West End and Downtown Ratepayers Association spoke against the application on several grounds.

Mr. E. Dunn spoke against any development on the land.

Mrs. M. J. Symonds spoke to Council on behalf of the Town Planning Commission raising the points of the Commission's concern: the effect of this proposed development on the traffic situation of Georgia Street and the effect that this proposed change would have on the remaining Phases 1 and 2 of the Harbour Park Developments scheme for the balance of the property.

Cont'd. . .

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Mrs. M. Piggott requested the consideration of Council that if Phase 3 of the Harbour Park Developments was transferred to Marwest Hotel Co. Ltd., then Council should give consideration to allowing Phases 1 and 2 of Harbour Park Developments to the Park Board.

Mr. D. Manning representing Mr. P. Brown spoke to Council on the particulars of the amenity of the development, the impact of the development of traffic pattern, the possibility of the diversion of redevelopment growth from other areas requiring it and the technical principles of CD-1 zoning. Mr. Manning also pointed out that in the opinion of himself and his principals, notice of this meeting was too short for the preparation of a considered brief.

At this time a memorandum under date of December 19th from the Vancouver Board of Trade recommending granting of the application was read to members of Council.

Various members of Council directed questions to the various delegations as they appeared and to the representatives of the applicants.

Moved by Ald. Atherton,

THAT the order of business be suspended and Council consider this application at this time.

- Motion
Defeated.

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Council recessed at approximately 10:45 a.m. and re-convened in open session at approximately 11:00 a.m. with the same members present.

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2. East Side of Renfrew Street
Between Pender and Turner Streets

Mr. Kurylo spoke in support of this application on behalf of the principals. Mr. Kurylo stated that the applicant have no intention of having a beer parlour in the proposed hotel.

Mr. A. Gray, Architect for the applicant, read and filed with the Clerk a memorandum pertaining to this application pointing out certain aspects which they felt should be considered when any decisions were made on this application.

Mr. D. Greenwall speaking on behalf of Mr. Gallagher spoke against the application and filed with the Clerk a petition signed by 34 residents of the immediate area. Mr. Greenwall pointed out that the petitioners and Mr. Gallagher were not against the hotel but were opposed to the hotel at this particular site.

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The Council recessed at 12:00 noon to re-convene at 2:00 p.m.

Council re-convened in the Council Chamber at approximately 2:00 p.m. still in Committee of the Whole, Alderman Adams in the Chair and the following members present:

Aldermen Adams, Alsbury, Atherton, Bird,
Broome, Williams and Wilson.

ABSENT: His Worship the Mayor
Alderman Banfield (on leave)
Alderman Campbell

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Item No. 2 Cont'd.

The delegation on behalf of the applicants advised that the applicants would be prepared to issue a registerable covenant that no beer parlour would be operated on the site.

Letters from Mrs. Winifred Ragless, 2946 Turner Street, and Cassiar Ratepayers Association opposing the application and requesting an adjournment for one month respectively were read to Council and filed with the Clerk.

3. South Side of East 41st Avenue
Between Rhodes Street and Earles Road

Mr. Backman appeared on behalf of the applicant and answered questions directed by Council.

A letter from Mr. & Mrs. A. Kimmel of 5732 Rhodes Street in opposition to the application was submitted to Council and filed with the Clerk.

4. North Side of West 16th Avenue
Between Macdonald and Stephens Streets

Mr. Backman appeared on behalf of the applicant and answered questions directed by Council.

Mr. H. Kidd, President of the Kitsilano Ratepayers Association, spoke in opposition to the application on behalf of that Association. Also a petition of opposition from the residents of the area was submitted.

Brigadier Millie representing the Salvation Army, a property owner in the immediate vicinity, also spoke in opposition of the application, arguing that such a development would be detrimental to the property values of his Organization.

5. West Side of St. George Street
North of Kingsway

Mr. David Watt of North Park Investments Limited spoke in support of the application.

There was no opposition.

6. South Side of West 17th Avenue
Between Oak and Laurel Streets

Mr. Weibe of Block Bros. Realty Ltd. spoke in support of the application on behalf of his firm and the developer.

There was no opposition.

7. Parcel of Land Lying Between the
South Side of East 19th Avenue and
the North Side of Victoria Diversion
Being West of Hull Street and East
of Victoria Drive

Mr. Ross Thomas representing the Royal Canadian Legion, one of the sponsoring groups of the New Chelsea Society spoke in support of this application.

No opposition was registered.

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8. Block Bounded by Grant and Gravelley Streets,
McLean and Woodland Drives

The Deputy Director of Planning spoke to this application on behalf of the City of Vancouver.

Mr. Dey, a resident of the immediate area spoke in opposition to the development on the basis of the obstruction of their view by the high rise buildings and the general amenity of the area which would suffer due to this increased population.

9. Block Bounded by 45th and 47th Avenues,
Inverness and Knight Streets

The Deputy Director of Planning spoke to this application on behalf of the City of Vancouver.

Mr. Skov representing residents of the area and Mr. George Linfoot, a resident of the area, spoke in opposition of the proposed project on the basis of evaluation of property and danger to the amenities of the area.

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Council recessed at approximately 3:40 p.m. and re-convened in open session in the Council Chamber at approximately 4:00 p.m. with the same members present.

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Item No. 9 Cont'd.

Mr. John Harding, Mr. John Pelech, Mrs. Perkins and Mrs. Dawson, all residents of the area spoke against the project. Mr. Pelech filed with the Clerk a petition signed by 251 residents against the proposed project. Mrs. Perkins and Mrs. Dawson expressed concern of the establishment of the project in its present form but agreed that senior citizens housing would be more acceptable.

10. Area Bounded by Union and Keefer
Streets, Gore and Jackson Avenues

The Deputy Director of Planning spoke to this application on behalf of the City of Vancouver.

There was no opposition registered.

REZONING APPLICATIONS1. Area Bounded by Georgia Street, Denman Street,
the Harbour Headline, Cardero Street

This application by Marwest Hotel Co. Ltd. (Bayshore Inn) and Harbour Park Developments Ltd. is

- (a) To amend Zoning By-law No. 4065 by deleting the uses and floor space ratio as they now apply to the lands bounded by Georgia Street, Denman Street, the Harbour Headline and the westerly boundary of the Bayshore Inn and substituting the following uses for the said lands: hotels, restaurants, tourist orientated specialty shops, convention centre, office buildings, night club, merchandise mart, theatre, cocktail lounges, marina, and art gallery.
- (b) For approval of the deletion of the area between Denman Street and the Bayshore Inn site (Stage 3) from the previously approved Harbour Park Apartment complex.
- (c) For approval of a proposed comprehensive scheme of development in the area bounded by Georgia Street, Denman Street, the Harbour Headline and Cardero Street.

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Item No. 1 Cont'd.

The Technical Planning Board approved the subject application in accordance with their report of November 16th and the Town Planning Commission also approved the application subject to the conditions set out in the report of the Technical Planning Board. In addition the Town Planning Commission further recommended that

- (a) In order to avoid the possibility of the City losing any of the proposed stages of development on the Bayshore project and the Harbour Park project, that the City Council take whatever further steps are necessary to implement the City's transportation programme as outlined in principle by Stanford Research Institute and Wilbur Smith & Associates in their "Review of Transportation Plan, 1964" and currently being examined by Parsons, Brinckerhoff, Quade and Douglas, and the Joint Technical Committee on Burrard Inlet Crossings.
- (b) In light of the Bayshore development both Stages 1 and 2 of the previously approved Harbour Park Development be revised to the satisfaction of City Council, prior to the issuance of a Development Permit.

Moved by Ald. Broome,

THAT the application of Marwest Hotel Co. Ltd. (Bayshore Inn) and Harbour Park Developments Ltd. be approved subject to compliance with the conditions detailed in the report of the Technical Planning Board dated November 16th, 1966, after recommendation 2 contained therein is amended to read Stages 1 and 2 instead of Stage 2.

(Being the lands bounded by Denman, Georgia, Stanley Park and Harbour Headline) (Stage 1 and 2)

- (Amended).

Moved by Ald. Williams, in amendment,

THAT a performance bond in the amount of 5% of the capital value of the first stage of Marwest Hotel Co. Ltd.'s application be a requirement of the rezoning and that if no construction is commenced by 1970, the performance bond be considered forfeited in the amount of the provable loss.

- CARRIED.

Alderman Broome is recorded as voting against.

The motion as amended and reading as follows was put and

- CARRIED.

THAT the application of Marwest Hotel Co. Ltd. (Bayshore Inn) and Harbour Park Developments Ltd. be approved subject to compliance with the conditions detailed in the report of the Technical Planning Board dated November 16th, 1966, after recommendation 2 contained therein is amended to read Stages 1 and 2 instead of Stage 2 and that a performance bond in the amount of 5% of the capital value of the first stage of Marwest Hotel Co. Ltd.'s application be a requirement of the rezoning and that if no construction is commenced by 1970, the performance bond be considered forfeited in the amount of the provable loss.

(Being the lands bounded by Denman, Georgia, Stanely Park and Harbour Headline) (Stage 1 and 2)

Alderman Alsbury refrained from voting and is recorded in the negative.

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2. East Side of Renfrew Street
Between Pender and Turner Streets

This is an application by the East Side Holdings Limited to rezone Lot E (formerly Lots A, B, and C and closed portion of City lane) and Lots 28-32, Block 71, THSL situated on the East side of Renfrew Street between Pender and Turner Streets

FROM: RM-3 Multiple Dwelling District
RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was not approved by the Technical Planning Board as that Board considered the development of a 8-storey hotel is considered incompatible with the adjacent single family residences. The Technical Planning Board pointed out that they would give favourable consideration to a similar application on any property on both sides of Hastings between Cassiar and Boundary Road or both sides of Hastings Street between Victoria Drive and Renfrew Street, both subject to a suitable form of development.

The application was not approved by the Town Planning Commission for the reasons given by the Technical Planning Board but recommended further that favourable consideration would be given to a hotel on sites on Hastings Street and further north on Renfrew Street, both areas subject to a suitable form of development.

Moved by Ald. Bird,

THAT the application be referred to the second regular meeting of Council in 1967.

- CARRIED.

3. South Side of East 41st Avenue
Between Rhodes Street and Earles Road

This application by Texaco Canada Limited is for the rezoning of Lot 4, Sub. B of Block 2, D.L. 50 situated on the South side of East 41st Avenue between Rhodes Street and Earles Road

FROM: RS-1 One Family Dwelling District
TO: C-1 Commercial District

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

- (a) Lots A, 3 & 4 to be first consolidated into one parcel and so registered in the Land Registry Office.
- (b) The detailed scheme of development (gasoline filling station) to be first approved by the Technical Planning Board, such scheme of development to include suitable screening and planting, in particular along the easterly and southerly boundaries of the site which are adjacent to single family homes, and such scheme clearly indicating all merchandise, etc. that will be located on the site outside the building.

and the Town Planning Commission also approved the application subject to the same conditions.

Moved by Ald. Broome,

THAT the application be approved subject to the conditions as detailed by the Technical Planning Board.

- CARRIED.

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4. North Side of West 16th Avenue
Between Macdonald and Stephens Streets

This is an application by Texaco Canada Ltd. for the rezoning of Lot D of Sub. 16-22, Block 121, D.L. 540 situated on the North side of West 16th Avenue between Macdonald and Stephens Streets

FROM: RT-2 Two Family Dwelling District
TO: C-1 Commercial District

The Technical Planning Board and the Town Planning Commission approved the application subject to:

- (a) Lots 23 and 24, and Lot D of Sub. 16-22, Block 121, D.L. 540, to be first consolidated into one parcel and so registered in the Land Registry Office.
- (b) The existing store buildings and two family dwelling now located on the site to be demolished or removed.
- (c) The detailed scheme of development (gasoline filling station) to be first approved by the Technical Planning Board, such scheme of development to include suitable screening and planting along the easterly and northerly boundaries which are adjacent to dwellings, with particular attention given to the location of the building on the site having regard to the adjacent homes, and clearly indicating all merchandise, etc. that will be located on the site outside the building.

Moved by Ald. Bird,
THAT the application be not approved.

- CARRIED.

5. West Side of St. George Street
North of Kingsway

This is an application by North Park Investments Limited (Volkswagen Pacific) for the rezoning of Lot X of B, Block 132, D.L. 264A situated on the West side of St. George Street North of Kingsway

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

- (a) Lot X of B and B ex. X to be first consolidated into one parcel and so registered in the Land Registry Office.
- (b) The detailed scheme of development is to be first approved by the Technical Planning Board, such scheme to include suitable landscaping and screening along the northerly boundary of the site adjacent to the residential property, and suitable wall or compact planting along St. George with no vehicular ingress or egress from St. George Street.
- (c) No signs or advertisements other than directional signs to be placed on that portion of the site now known as Lot X of B.

and the Town Planning Commission also approved the application subject to the same conditions.

Moved by Ald. Wilson,
THAT the application be approved subject to the conditions as detailed by the Technical Planning Board.

- CARRIED.

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6. South Side of West 17th Avenue
Between Oak and Laurel Streets

This is an application by Block Bros. Realty for the rezoning of Lot 3, Block 516, D.L. 472 situated on the South side of West 17th Avenue between Oak and Laurel Streets

FROM: RS-2 One Family Dwelling District
TO: RM-3 Multiple Dwelling District

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

- (a) Approval is first obtained from Council after a report thereon from the City Engineer for the acquisition of the westerly 115'± of the East-West lane and provision for a satisfactory lane outlet, including relocation of any utilities.
- (b) Consolidation of Lots A & B of Sub. 32, 33, 34 & B and Lots A, 1, 2 & 3 of Block 516, D.L. 472 and stopped-up portion of the East-West lane into one parcel and so registered in the Land Registry Office.

and the Town Planning Commission also approved the application subject to the same conditions.

Moved by Ald. Broome,

THAT the application be approved subject to the conditions as detailed by the Technical Planning Board.

- CARRIED.

7. Parcel of Land Lying Between the
South Side of East 19th Avenue and
the North side of Victoria Diversion
Being West of Hull Street and East
of Victoria Drive

This is an application by Arnold M. Bernard for New Chelsea Society for the rezoning of Block 13 and the westerly portion of Lot D, Sub. of Lots 4-8 and 14-19 abutting the southerly boundary of Block 13, D.L. 195 being a parcel of land lying between the South side of East 19th Avenue and the North side of Victoria Diversion being West of Hull Street and East of Victoria Drive

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

- (a) The detailed scheme of development (Senior Citizens' Housing) to be first approved by the Technical Planning Board after advice from the Design Panel; such scheme of development to be residential in character and in accordance with the RM-1 District Schedule but not to exceed two storeys in height.
- (b) The owners to first dedicate a 10' wide lane allowance along the easterly side of the property and also first acquire from the City the westerly portion of the City-owned Lot D after approval to subdivide such Lot D has been first received from the Approving Officer.

Arrangements to be first made to lease back from the City the newly dedicated 10' wide lane allowance along

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the easterly side of the property until such time as the lane is opened by the City.

- (c) The disposal of the City-owned land to be negotiated by the Supervisor of Property & Insurance with the applicant for report back.

and the Town Planning Commission also approved the application subject to the same conditions.

Moved by Ald. Wilson,

THAT the application be approved subject to the conditions as detailed by the Technical Planning Board.

- CARRIED.

8. Block Bounded by Grant and Graveley Streets, McLean and Woodland Drives

This is an application by the Director of Planning for the rezoning of Block 56, D.L. 264A being the block bounded by Grant and Graveley Streets, McLean and Woodland Drives

FROM: RM-3 Multiple Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board and the Town Planning Commission subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

Moved by Ald. Bird,

THAT the application be approved subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966, and subject to further consideration of the Senior Citizens' high rise with a view to a reduction of the building width and bulk.

- CARRIED.

9. Block Bounded by 45th and 47th Avenues, Inverness and Knight Streets

This is an application by the Director of Planning for the rezoning of Block A, D.L. 730 being the block bounded by 45th and 47th Avenues, Inverness and Knight Streets

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board and the Town Planning Commission subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

Moved by Ald. Williams,

THAT the application be approved subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

- CARRIED.

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10. Area Bounded by Union and
Keefer Streets, Gore and
Jackson Avenues

This is an application by the Director of Planning for the re-zoning of Blocks 86, 87, 88 and 89, D.L. 196 being the area bounded by Union and Keefer Streets, Gore and Jackson Avenues

FROM: RM-3 Multiple Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board and the Town Planning Commission subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

Moved by Ald. Bird,
THAT the application be approved subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.
- CARRIED.

Moved by Ald. Bird,
THAT the Committee of the Whole rise and report.
- CARRIED.

Moved by Ald. Bird,
Seconded by Ald. 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 and to prepare other necessary documents as required.
- CARRIED.

The Council then adjourned.

The above are the Minutes of Council dated December 19, 1966.


MAYOR


CITY CLERK