

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 10, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 10, 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, Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin, Sweeney and  
Volrich

CLERK TO THE COUNCIL: M. Kinsella

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

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

1. Repeal of Various District Schedules  
and Text Amendments

An application has been received from the Director of Planning as follows:

(a) Repeal of Various District Schedules

As a consequence of developing new District Schedules in the Zoning and Development By-law No. 3575, particularly the establishment of the (W.E.D.) West End District (D.D.) Downtown District and (C-3A) Commercial District, eight District Schedules are proposed to be repealed.

The eight District Schedules proposed to be repealed are listed below:

- |                                     |                             |
|-------------------------------------|-----------------------------|
| (RS-3) One-Family Dwelling District | (CM-1A) Commercial District |
| (C-2A) Commercial District          | (CM-2) Commercial District  |
| (C-3) Commercial District           | (CM-2A) Commercial District |
| (C-5) Commercial District           | (P-1) Parking District.     |

(b) Text Amendment to the (M-1) & (M-2) Industrial District Schedules

An office building as a conditional use in the (M-1) and (M-2) Industrial District Schedules must currently conform to the vertical light angle provisions of the (C-3) Commercial District, which is one of the District Schedules proposed to be repealed. An application has been made to amend the (M-1) and (M-2) Industrial District Schedules as follows:

- (i) by deleting the words "subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District" immediately after the words "Office Building" in Section 2, Subsection A.
- (ii) by inserting Subsection J "VERTICAL LIGHT ANGLES FOR OFFICE BUILDINGS" immediately following Section 1, Subsection H "OFF-STREET LOADING SPACES".

(See attached Draft By-law)

(c) All Consequential Amendments

(See attached Draft By-law).

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Repeal of Various District Schedules  
and Text Amendments (cont'd)

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

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

MOVED by Ald. Bowers,  
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

(Draft By-laws referred to are  
on file in the City Clerk's  
Office)

2. False Creek - Proposed Area  
Development Plans

An application was received from the Director of Planning to  
amend the Western boundary of Area 6 and adopt two Area Development  
Plans in False Creek Comprehensive Development District (F.C.C.D.D.)  
as follows:

- (a) to amend the most westerly boundary of Area 6, being a  
projection of Alder Street, to a position in the vicinity  
of Granville Bridge as detailed on the draft plan.
- (b) to consider the adoption of specific development plans for  
the area designated as AREA 6, PHASE 2 in FALSE CREEK, as  
indicated on the map. A predominantly residential development,  
comprising up to 750 dwelling units and including up to  
120,000 square feet of commercial floor space in a park-like  
setting is proposed.
- (c) to consider the adoption of specific development plans for  
the area designated as AREA 10A, FALSE CREEK, as indicated  
on the map. A development comprising up to 540 dwelling  
units and including up to 252,000 square feet of commercial  
floor space and new facilities associated with the existing  
fishermen's marina is proposed.

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

The Mayor then called for speakers and the following addressed  
Council on this matter:

- Mr. G. McGavin, on behalf of the Board of Trade, stressed that  
a full-sized (225' x 360') playing field be included in Phase  
2 of Area 6 in False Creek.
- Mr. P.R.U. Stratton recommended that housing be cut back to  
allow open space to be brought up to minimum standards for  
the population planned. Mr. Stratton also supported the  
Board of Trade's request for a regulation-size playing field.
- Mr. Lloyd Whalen, Save Our Parkland Association, requested  
that the whole of Phase 2 be kept for open space and that  
destination parks include a regulation-size playing field.
- Mr. John Parker, Fairview Slopes Residents/Owners, requested  
less housing and more open public park space.
- Mr. Chris Shelton requested more rental accommodation for low  
and moderate incomes.
- Commissioner Bowie Keefer, Park Board, requested that housing  
be reduced and more open space be reserved.

cont'd....

False Creek - Proposed Area  
Development Plans (cont'd)

- Mr. Garton representing property owners at 1530-1540 West 2nd Avenue, complained that high buildings planned will block their view. They were restricted to low rise buildings and feel the buildings planned in False Creek should also be restricted or that they be allowed to build high rise buildings.
- Mr. Philip Langridge representing owners of Galbraith & Sulley and Sigurdsons properties located on Birch Street, complained that access to the properties is cut off by the proposed scheme.

The Engineering Department advised they are aware of this and meetings are scheduled to resolve it.

- Commissioner Wm. Gibson, Park Board, requested that open space in Phase 2 be consolidated to allow for a regulation-size playing field.

The Mayor noted that C.M.H.C. plans to provide very substantial amounts of park space on Granville Island and there would be space for a regulation-size playing field there if public opinion demands it.

Mr. Hickley of the Planning Department reviewed the proposed development and submitted changes as follows:

"Area 10A - Area Development Plan

The wording on page 9 of the proposed Area Development Plan for Area 10A be amended as follows:

'Under the heading of "Public Open Space" Clause 5 should read:

- 5. All public open space shall be developed and maintained by the owners of the development.'

This proposed amendment arises because some of the open space is located on National Harbours Board property but will be developed and maintained by the B.C.C.C.U. and/or future condominium or other owners of the properties."

"Area 6 Phase 2 - Area Development Plan

The wording and the associated diagram 5 on pages 10 and 11 of the proposed Area Development Plan for Area 6 Phase 2 be amended as follows:

- 1. In diagram 5 the "utility alignment" be deleted.
- 2. Under the heading of "Vehicular Circulation and Parking" clause 4 be deleted and replaced by
  - 4. A right-of-way shall be provided in the public park space to serve as part of the continuous pedestrian and bicycle pathway system, and for underground utilities as required.
  - 5. The pedestrian/bicycle/utility right-of-way shall be designed and maintained to standards acceptable to the City Engineer and Fire Chief. It may be used by emergency vehicles and for the purposes of maintaining the utilities.'

This proposed amendment arises from the special needs of the City Engineer. It is noted that at some future date (when construction of the housing is underway or complete and when

False Creek - Proposed Area  
Development Plans (cont'd)

the public park space has been designed) to dedicate this right-of-way in order to ensure free passage of emergency vehicles. The purpose of dedication would be to invoke the powers of the Street and Traffic By-law. This decision will depend upon the patterns of use of the public park space and upon the design and development of the adjoining sections of Granville Island."

MOVED by Ald. Rankin,  
THAT the amendments as outlined above be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT the amendment of the most westerly boundary of Area 6, being a projection of Alder Street, to a position in the vicinity of Granville Bridge as detailed on the draft plan, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,  
THAT no action be taken to consider the adoption of specific development plans for the area designated as AREA 6, PHASE 2 in FALSE CREEK, as indicated on the map.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,  
THAT the adoption of specific development plans for the area designated as AREA 6, PHASE 2 in FALSE CREEK, as indicated on the map, and as amended above, be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Harcourt,  
THAT the adoption of specific development plans for the area designated as AREA 10A, FALSE CREEK, as indicated on the map, and as amended above, be approved.

- CARRIED

(Alderman Marzari opposed)

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
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 9:30 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 10, 1976, adopted on August 24, 1976.

A. Phillips MAYOR

L. N. J. [Signature] CITY CLERK