

CITY OF VANCOUVERSPECIAL COUNCIL - DECEMBER 12, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 1978, at approximately 2:10 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 and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,

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. Rezoning - 3655 West 10th Avenue

An application was received from Mr. I.R. Gordon, Gordon Import Autos Ltd., to rezone Lot 12 Amended, Block 55, D.L. 540, Plan 229 being 3655 West 10th Avenue

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

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

Use: Parking Area - subject to the following:

- (a) Such parking area shall be used solely for the parking of client, customer or employee private passenger vehicles; but shall not include the storage or display for sale purposes of new or used motor vehicles;
- (b) No truck, bus or similar vehicle shall be stored or parked on the site at any time;
- (c) Except in cases of emergency, no commercial repair work or service of any kind shall be conducted on such parking area;
- (d) No structures shall be permitted on the site except as required by this by-law;

subject to such conditions as Council may by resolution prescribe.

Size of Spaces: All off-street parking spaces shall be a minimum of 18 feet in length and 8 feet in width, except that:

- (a) Where any space abuts any portion of a fence and additional width is required to facilitate the opening of vehicle doors, the minimum width shall be 9 feet; and

cont'd....

Rezoning - 3655 West 10th Avenue
(cont'd)

- (b) Any minimum dimensions may be increased or decreased at the discretion of the Director of Planning in consultation with the City Engineer where necessary to accommodate vehicles intended to be parked.

Access to Spaces:

Adequate provision shall be made for access by vehicles to all off-street parking spaces located in parking area by means of unobstructed manoeuvring aisles which, for right angle parking, shall be not less than 22 feet in width, and for angle parking, may be a lesser width as permitted by the Director of Planning.

Setback from Site Boundaries:

All off-street parking spaces and the parking area shall be uniformly set back from the site boundaries as follows:

- (a) from the southerly property line of the site, a distance of 24 feet;
- (b) from the easterly property line of the site, a distance of 4 feet;
- (c) from the northerly property line, after the required dedication for lane purposes, a distance of 4 feet.

Landscaping of Setbacks:

Where this parking area is required to be set back from any site boundary, the setback area shall be landscaped and maintained to the satisfaction of the Director of Planning.

Curbs:

Adequate curbs shall be provided and maintained, located at least 2 feet inside the edge of the parking area to ensure that vehicles are kept back from fences, walls, landscaped areas.

Surface:

A hard durable surface that does not produce dust shall be provided and maintained to the satisfaction of the Director of Planning and the City Engineer.

Screening:

Provision shall be made to the satisfaction of the Director of Planning to adequately screen from view all vehicles in any parking area located adjacent to an 'R' District.

Lighting:

Lighting used to illuminate the area shall be arranged so that direct light does not reflect onto any 'R' District site.

Access Points:

Access to this site shall be subject to the approval of the Director of Planning and the City Engineer, provided that no access shall be permitted from 10th Avenue, and subject to the required setbacks from site boundaries.

And subject to the following conditions being satisfied prior to the issuance of a Development Permit Application:

- (1) That the detailed scheme of development be first approved by the Director of Planning having due regard to the overall layout, provision and maintenance of landscaping, and vehicular ingress and egress.

cont'd....

Rezoning - 3655 West 10th Avenue
(Cont'd)

- (2) The north 10 feet of Lot 12 Amended, Block 55, D.L. 540, Plan 229, is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. H.W. Gray, Zoning Planner, explained the reasons why the Director of Planning was recommending that this application be not approved.

The Mayor called for speakers for or against the application and the following persons addressed Council in opposition:

- Mr. W. Lee, 3609 West 10th Avenue
- Mr. Alan Baugh, 3643 West 10th Avenue
- Mr. K. Yang, 3635 West 10th Avenue

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Mr. L.G. Harris, representing the owners of 3655 West 10th Avenue, spoke in favour of the application and stated his clients have granted Mr. Gordon an option on their property subject to approval of the rezoning application.

Mr. Gordon, the applicant, in response to questions, stated it was not possible for him to relocate his business and further he has no intention of expanding into the area any further than the proposed new parking area.

MOVED by Ald. Brown,
THAT the rezoning application not be approved.

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Harcourt, Kennedy and Puil opposed)

MOVED by Ald. Harcourt,
THAT the rezoning application be approved subject to the foregoing conditions;

FURTHER THAT Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law, be amended.

- LOST (tie vote)

(Aldermen Brown, Ford, Gibson, Marzari and the Mayor opposed)

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

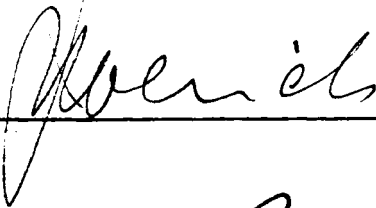
- CARRIED UNANIMOUSLY

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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 December 12, 1978, adopted on
January 9, 1979.


MAYOR


CITY CLERK