

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 22, 1977ADJOURNED PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, at 7:30 p.m., in the Auditorium of Sir Charles Tupper Secondary School, 419 East 24th Avenue, for the purpose of holding an Adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Kennedy, Deputy Mayor
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Puil and
Rankin

ABSENT: Mayor Volrich
Alderman Marzari

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Kennedy in the Chair, to consider proposed amendments to the Zoning & Development By-law and Sign By-law No. 4810.

- CARRIED UNANIMOUSLY

1. Rezoning - S/W Corner of East 29th
Avenue and Prince Albert Street

At a Public Hearing held in the Council Chamber, City Hall on November 8, 1977, at 2:00 p.m., an application was received from Mr. R. Lisogar, Fraser Villa Ltd., to rezone Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, being the southwest corner of East 29th Avenue and Prince Albert Street, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

After hearing the applicant and a number of delegations, Council resolved the Public Hearing be adjourned for two weeks, to be reconvened in the evening at a suitable location in the area.

The application considered by Council this day, was for a proposed CD-1 By-law restricting the form of development as follows:

- Uses:
- apartment building containing a maximum of 62 dwelling units
 - customarily ancillary uses including off-street parking

subject to such conditions as Council may by resolution prescribe.

Floor Space
Ratio:

Not to exceed 0.75

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outler limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies,

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sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking for residential use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes,

And subject to the following conditions:

- (i) That Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.
- (ii) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.
- (iii) The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977'.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

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

The application had been approved by the Director of Planning.

Discussing the background to the application, the Director of Planning advised the site offered potential for development of the lower cost type of housing Council was promoting within the City, and he felt a total of 40 units not exceeding two storeys, with underground parking, would be the most appropriate form of development compatible with the neighbourhood.

Mr. R. Lisogar referred to concerns expressed by Council members at the Public Hearing on November 8, 1977, and stated he had redrawn the plans without changing the exterior design to reduce tenant density from 62 suites to 48 suites. The reduced plan had been approved by the Riley Park N.I.P. Planning Committee which had previously expressed opposition.

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The Chairman referred to a communication from Mr. Walter Pruden, Chairman, Riley Park N.I.P. Planning Committee, confirming the withdrawal of the Committee's original opposition on the basis of the revised 48 unit family-oriented housing scheme and subject to the support of the Kensington N.I.P. Planning Committee and surrounding residents. The Committee also noted if the rezoning was approved there should be further discussion with the Kensington N.I.P. Planning Committee on the building facades and landscaping before a Development Permit was issued.

Council also noted the newly-established Kensington N.I.P. Planning Committee had not come forward with a motion supporting the rezoning.

The Deputy Mayor called for speakers for or against the application and representations were received from the following:

- Mr. R. Podmerow, 942 East 29th Avenue, opposed the development in its present form and suggested apartments contributed nothing to neighbourhood stability. A townhouse complex would be more compatible and maintain the family status of the area.
- Mr. Brock Croome, Architect, analyzed financial aspects of the site consolidation based on information obtained from the Land Registry Office and suggested alternative layouts with a reduced number of units to take advantage of existing open space.
- Mr. R. Hardy, 4572 Prince Albert, opposed, referred to population increase that could be expected to result if the development went ahead.
- Mrs. R.J. Grant, 4550 Fraser, presented a petition with 178 signatures (on file in the City Clerk's Office) approving rezoning for a two storey, 48 unit rental complex.
- Mr. F. Litzenberger, 3849 Clark Drive, opposed the rezoning on the grounds it would create a precedent in a hitherto predominantly single family area and result in a flood of similar applications for rezoning.
- Miss K. Bartlett, 4552 Prince Albert, opposed, referred to the lack of adequate parking requirements.

MOVED by Ald. Harcourt,

THAT the application of Mr. R. Lisogar, Fraser Villa Ltd., to rezone the southwest corner of East 29th Avenue and Prince Albert be approved subject to the conditions set out above, except that the uses be amended to read 40 units instead of 62 units.

(Amended)

MOVED by Ald. Gerard in amendment,

THAT the figure '40' be struck from the above motion and the figure '48' be inserted in lieu thereof.

- CARRIED

(Aldermen Harcourt, Puil and Rankin opposed)

The motion as amended and reading as follows, was put and CARRIED:

"THAT the application of Mr. R. Lisogar, Fraser Villa Ltd., to rezone the southwest corner of East 29th Avenue and Prince Albert be approved subject to the conditions set out above, except that the uses be amended to read 48 units instead of 62 units.

(Aldermen Harcourt, Puil & Rankin opposed)

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(cont'd)

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

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
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
and the Sign By-law.

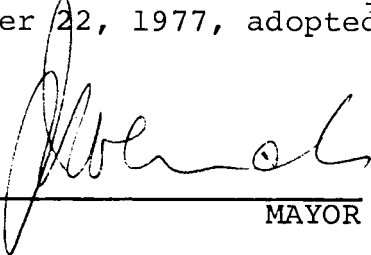
- CARRIED UNANIMOUSLY

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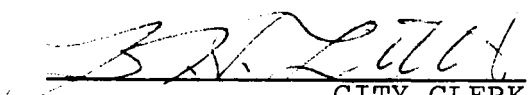
The Special Council adjourned at approximately 9:00 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Adjourned Public Hearing) of November 22, 1977, adopted
on December 6, 1977.



MAYOR



CITY CLERK