

JAN 31 1966

CITY OF VANCOUVERSPECIAL COUNCILJANUARY 31ST, 1966PUBLIC HEARING

A special meeting of the Council of the City of Vancouver was held in the No. 1 Committee Room, City Hall, on Monday, January 31st, 1966, at 2:15 p.m.

PRESENT: His Worship Mayor Rathie  
Aldermen Adams, Alsbury, Atherton,  
Banfield, Bell-Irving, Bird,  
Broome, Campbell, Williams  
and Wilson

CLERK TO THE  
COUNCIL: R. Henry

Committee of the Whole

Moved by Ald. Campbell,  
Seconded by Ald. Bird,

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

- CARRIED.

REZONING APPLICATIONS

In dealing with each of the items, the Chairman called upon persons who wished to speak either for or against each application. All those who indicated a desire to speak were heard and a number of submissions were filed.

1. East Side of Denman Street  
Between Nelson and Comox Streets

Consideration was given to the application by Wilding & Jones, Architects, to rezone Lots 10 W $\frac{1}{2}$ , E $\frac{1}{2}$  & W $\frac{1}{2}$  11, E $\frac{1}{2}$  & W $\frac{1}{2}$  12, E $\frac{1}{2}$  & W $\frac{1}{2}$  13, Lots A, B, C, and D of 15 and part of 16, AND E.42' of 16, W $\frac{1}{2}$  & E $\frac{1}{2}$  17, W.44' of 18, Bal. of 18, and Bal. of 19, Blk. 59, D.L. 185

FROM: C-3 Commercial District and  
RM-4 Multiple Dwelling District  
TO: CD-1 Comprehensive Development District

The application was not approved by the Technical Planning Board for four stated reasons but was approved in principle by the Town Planning Commission subject to the form and development not being materially different from that submitted with the application.

The applicants, as well as the owner, spoke in support of their application as did the following persons:

Mr. Crummer  
Mr. Burton White  
Mr. S.G. Brown representing West End and Downtown  
Ratepayers Association (communication filed)  
Mrs. Kerry  
Mr. Lyle  
Mr. J. Post, (on behalf of certain neighbours)  
Mr. H. Pon

Cont'd. . . .

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Item No. 1 Cont'd.

The following persons spoke opposing the application:

Mr. D.M. Manning representing Community  
Planning Association (communication filed)  
Mr. Kelloc

The Director of Planning and members of his staff also spoke in explanation of the Technical Planning Board's reasons for not approving the application and also answered questions raised.

Council was advised that 146 notifications were sent, 6 were received in favour and 1 opposing the application.

Communications were noted from H.F. Rogge and H. Wood, both in favour of the application.

(During the hearing of submissions His Worship left the meeting to attend to other Civic business and Alderman Adams assumed the Chair.)

Moved by Ald. Banfield,  
THAT the communications be received.

- CARRIED.

Moved by Ald. Banfield,  
THAT a draft motion as prepared by the Director of Planning be received for information.

- CARRIED.

Following careful consideration of the aforementioned draft resolution it was

Moved by Ald. Williams,  
THAT the application be approved subject to prior compliance by the applicants with the following conditions:

1. A revised scheme of development similar in concept and character to the sketch plans submitted to be first approved by the City Council on advice from the Technical Planning Board and the Design Panel. Such revised scheme to include details of all signs (no roof signs permitted). The floor space ratio not to exceed that which is currently permitted under the present RM-4 and C-3 Zones.
2. Off-street parking and off-street loading and unloading facilities to be provided for all commercial areas and the dwelling units in compliance with Sections 12 and 13 of the Zoning and Development By-law. The required number of off-street parking spaces for the dwelling units to be as required for the RM-4 Multiple Dwelling District.
3. Arrangements are to be first made to the satisfaction of City Council on report from the City Engineer for the acquisition of City lane, including relocation of existing utilities and services, and the consolidation of the site so formed into one parcel.
4. City Council to be provided with satisfactory proof of adequate financing and assurance that the entire project will be totally completed forthwith.

(Amended)

Moved by Ald. Broome in Amendment,

THAT the following words be added after the word "Zones" in the first paragraph "except that the commercial access area for the commercial operations of the complex shall not be included in the floor area for floor space ratio purposes."

Cont'd. . .

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Item No. 1 Cont'd.

The amendment by Alderman Broome was put, a recorded vote was requested and the record, therefore, is as follows:

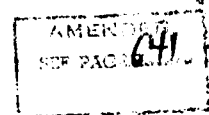
FOR THE AMENDMENT

AGAINST THE AMENDMENT

Alderman Adams  
Alderman Alsbury  
Alderman Atherton  
Alderman Bird  
Alderman Broome  
Alderman Wilson

Alderman Banfield  
Alderman Bell-Irving  
Alderman Campbell  
Alderman Williams

The amendment was declared



- CARRIED.

The motion by Alderman Williams as amended and reading as follows was put and

- CARRIED.

- "1. A revised scheme of development similar in concept and character to the sketch plans submitted to be first approved by the City Council on advice from the Technical Planning Board and the Design Panel. Such revised scheme to include details of all signs (no roof signs permitted). The floor space ratio not to exceed that which is currently permitted under the present RM-4 and C-3 Zones except that the commercial access area for the commercial operations of the complex shall not be included in the floor area for floor space ratio purposes.
2. Off-street parking and off-street loading and unloading facilities to be provided for all commercial areas and the dwelling units in compliance with Sections 12 and 13 of the Zoning and Development By-law. The required number of off-street parking spaces for the dwelling units to be as required for the RM-4 Multiple Dwelling District.
3. Arrangements are to be first made to the satisfaction of City Council on report from the City Engineer for the acquisition of City lane, including relocation of existing utilities and services, and the consolidation of the site so formed into one parcel.
4. City Council to be provided with satisfactory proof of adequate financing and assurance that the entire project will be totally completed forthwith."

2. Southeast Corner of Kingsway & Senlac

Consideration was given to the application of Canada Safeway Ltd. for the rezoning of Lots 5 & 6 of Blk. 53, Lots 3, 5, 6, 7 & 8 of Blk. 52, Lots 5, 6, 7 & 8 of Blk. 49, and Amended Lots 1 and 3 of S½ of Blk. 48, D.L. 36

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

The application was approved by the Technical Planning Board and the Town Planning Commission subject to 10 conditions.

Cont'd. . .

Item No. 2 Cont'd.

A representative from Canada Safeway Ltd. spoke in explanation and support of the application.

Moved by Ald. Wilson,

THAT the application of Canada Safeway Ltd. be approved subject to prior compliance by the owner to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, the Technical Planning Board having special regard to the external finish and southerly elevation of the building which will face the one family dwellings located on the southerly side of School Avenue.
2. The scheme of development to provide a 24' landscaped setback along School Avenue and a 5' landscaped setback along Senlac Street for a depth of approximately 160'; a 5' landscaped setback along Tyne Street for a depth of approximately 160'.
3. Not more than one means of ingress or egress to the site from School Avenue.
4. All off-street loading areas to be suitably located on the site and adequately screened from adjacent residential properties.
5. All utilities to be underground including any transformers.
6. Satisfactory arrangements to be first made through the City Council after reports have been received thereon from the City Engineer and Director of Planning regarding:
  - a. acquisition of the East-West lane
  - b. dedication or acquisition as deemed necessary for Senlac Street and School Avenue
7. Satisfactory arrangements to be made between the owners and the City regarding the disposition of Lot 4, Block 53, D.L. 36
8. All the lots forming part of the development including the closed and stopped-up portion of the East-West lane to be first consolidated into one parcel and so registered in the Land Registry Office.
9. No roof signs to be permitted and all other signs to be limited to one free standing sign located on the Kingsway frontage and not more than two facia signs to be placed on the super-market and not more than one facia sign on each of the retail or office premises, such facia signs to be non-flashing.
10. Any lighting used to illuminate the off-street parking area to be so arranged that all direct rays of light are reflected onto the parking area only and not onto adjacent properties.

- CARRIED.

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- 3. East Side <sup>Harold</sup> ~~Harro~~ Street  
and West Side of Wessex Street

This is an application by Kelly, Douglas & Co. Ltd. to rezone Lots 7, 8, 9, 10, 11, 18, 19, 20, 21 and 22, Sub. B, Blks. 40, 41, 44 and 45, D.L. 37

FROM: RS-1 One Family Dwelling District  
TO: C-2 Commercial District

The application was approved by the Technical Planning Board and the Town Planning Commission subject to seven conditions.

The applicant's representative spoke in support of the application and displayed a proposed sketch and also photographs of the area concerned.

A communication was received from the Boy Scouts of Canada supporting the application. A letter was also received and noted sent by a number of affected owners in the area opposing the application for a number of stated reasons.

Moved by Ald. Williams,

THAT the application of Kelly, Douglas & Co. Ltd. be approved subject to prior compliance by the owner to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel with special attention being given to the external finish and design of the building having particular regard to the one family dwellings located immediately to the South and to the West.
2. The 5' setback from Harold Street, 20' setback from the southerly boundary and the 5' setback from Wessex Street as indicated on the plan submitted, to be suitably planted, and the proposed loading bays adequately screened.
3. All utilities to be underground including any transformers.
4. All lots forming part of the development to be first consolidated into one parcel and so registered in the Land Registry Office.
5. No roof signs to be permitted.
6. All other signs to be limited to one free standing sign located on the Kingsway frontage and not more than two fascia signs (non-flashing) to be placed on the building.
7. Any lighting used to illuminate the off-street parking area to be so arranged that all direct rays of light are reflected onto the parking area only and not onto adjacent properties.

- CARRIED.

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4. West Side of Boundary Road  
Between Charles and Grant Streets

This is an application by the Supervisor of Property and Insurance to rezone Lot 4, Block 113, Sec. 28 and 29, THSL

FROM: C-1 Commercial District  
TO: M-2 Industrial District

The application was approved by both the Technical Planning Board and the Town Planning Commission.

Moved by Ald. Campbell,  
THAT the application by the Supervisor of Property and Insurance be approved.

- CARRIED.

5. North Side of First Avenue  
West of Main Street

This is an application by G. A. Healey to rezone Lot B, D.L. 2037 (Amended Plan 5568)

FROM: RS-1 One Family Dwelling District  
TO: M-2 Industrial District

The application was approved by both the Technical Planning Board and the Town Planning Commission.

Moved by Ald. Bird,  
THAT the application by G. A. Healey be approved.

- CARRIED.

6. Oakridge Bus Storage Depot

Consideration was given to the application by the Director of Planning to rezone Block 866, D.L. 526 being the area bounded by 41st Avenue, lane west of Willow Street, 38th Avenue and lane East of Oak Street being the Oakridge Bus Storage Depot

FROM: C-2 Commercial District  
TO: RS-1 One Family Dwelling District

The application was approved by the Technical Planning Board and the Town Planning Commission.

Mr. Dodd, Solicitor, for B.C. Hydro appear opposing the application as did Mr. Wilson representing the Jewish Community Center.

Two other persons appeared complaining on the noise factor of the Depot and were directed to refer their complaint through the normal channels to City Council.

Moved by Ald. Williams,  
THAT the application by the Director of Planning be approved.

- CARRIED.

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7. Capilano Stadium

This is an application by the Director of Planning to rezone Blocks 764, 783, 784 and 804, D.L. 526 being the area bounded by Ontario Street, Peveril Avenue, Melrose and Midlothian Avenues which is Capilano Stadium

FROM: C-2 Commercial District  
TO: RS-1 One Family Dwelling District

The application was approved by both the Technical Planning Board and the Town Planning Commission.

Moved by Ald. Banfield,  
THAT the application by the Director of Planning be approved.  
- CARRIED.

8. Riley Park

This is an application by the Director of Planning to rezone Lots C, Block 4, D.L. 633 and Blocks 1 & 2, D.L. 634 being a portion of the area located between Ontario Street and the lane West of Quebec Street between 30th and 33rd Avenues which is Riley Park

FROM: C-2 Commercial District  
TO: RS-1 One Family Dwelling District

The application was approved by both the Technical Planning Board and the Town Planning Commission.

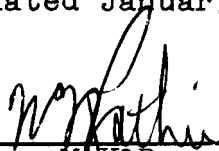
Moved by Ald. Bird,  
THAT the application by the Director of Planning be approved.  
- CARRIED.

Moved by Ald. Wilson,  
THAT the Committee rise and report.  
- CARRIED.

Moved by Ald. Banfield,  
Seconded by Ald. Bell-Irving,  
THAT the report of the Committee be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the By-law.  
- CARRIED.

The Council then adjourned.

The above are the Minutes of Council dated January 31st, 1966.

  
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MAYOR

  
\_\_\_\_\_  
CITY CLERK

