

JUN 18 1970

100

CITY OF VANCOUVER

SPECIAL COUNCIL

JUNE 18, 1970

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 18, 1970, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: His Worship the Mayor  
Aldermen Bird, Calder, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: Alderman Adams (On Civic Business)  
Alderman Broome (Leave of Absence)  
Alderman Hardwick  
Alderman Linnell (On Civic Business)

CLERK TO THE COUNCIL: R. Thompson

BUSINESS

MOVED by Ald. Bird,  
SECONDED by Ald. Rankin,

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Pavements, Sidewalks, Curbs and  
Lanes on the Initiative -  
Schedule No. 393

Schedule No. 393, submitted by the Assessment Commissioner, lists 2 pavement projects, 1 lane project and 5 sidewalk projects, all on the initiative. Of these, 2 sidewalk projects on Slocan Street west side, Venables to Parker and Napier to Charles, were defeated by petitions.

MOVED by Ald. Bird,  
SECONDED by Ald. Phillips,

THAT the Court finds the Special Assessment Roll, for Schedule No. 393 Local Improvements on the Initiative, to be correct insofar as the Court has jurisdiction under Section 511 of the Charter.

- CARRIED

Pavements & Curbs, Lanes and Sidewalks  
by Petition - Schedule No. 394

Delegations were heard by Council in regard to pavement projects Nos. 33, 35, 42 and 44, and in regard to sidewalk projects Nos. 51, 61 and 62. Counter-petitions, objecting to the works, were received in respect to Items 33, 42 and 61. A formal statement was received from the School Board to the effect that the Board feels the walkways are necessary in the interests of safety.

. . . . Contd.

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Pavements & Curbs, Lanes and Sidewalks  
by Petition - Schedule No. 394 (Cont'd.)

MOVED by Ald. Bird,  
SECONDED by Ald. Phillips,  
THAT the Court finds the Special Assessment Roll, for  
Schedule No. 394 Local Improvements by Petition, to be correct  
insofar as the Court has jurisdiction under Section 511 of the  
Charter.

- CARRIED

MOVED by Ald. Bird,  
SECONDED by Ald. Sweeney,  
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Rankin,  
SECONDED by Ald. Bird,  
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent Procedure -  
Schedules Nos. 393 and 394

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,  
THAT the following report of the Board of Administration,  
dated June 10, 1970, with amendment to Recommendation 2 shown  
underlined, be adopted:

"The City Engineer reports as follows:

'Projects for certain types of work on the "Initiative  
Principle" and "by Petition" have been advanced under  
the provisions of the Local Improvement Procedure By-law  
and will come before a Court of Revision on June 18, 1970.

The projects are listed by the Assessment Commissioner as  
follows:

	<u>Schedule</u> <u>Number</u>	<u>Item</u> <u>Number</u>	<u>Type of Project</u>
"Initiative Principle"	393	1 and 2	Pavement and Curbs
		3	Lane Pavement in an Urban Renewal Area
		4 to 8	P.C. Concrete Sidewalks
"by Petition"	394	1 to 34	P.C. Concrete Curbs and Gutters
		35 to 37	Pavements and Curbs and Gutters
		38 to 46	Pavements and Curbs
		47 and 48	Lane Pavements
		49 to 68	P.C. Concrete Sidewalks

. . . Cont'd.

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Local Improvement Subsequent Procedure -  
Schedules Nos. 393 and 394 (Cont'd.)

Two projects for P.C. Concrete Sidewalks on the "Initiative Principle" have been defeated:

- Schedule 393 Item 5 Slocan Street, West Side, from Venables Street to Parker Street
- Item 6 Slocan Street, West Side, from Napier Street to Charles Street

The projects for P.C. Concrete sidewalks on Slocan Street, Items 5 and 6, are the subject of a separate report recommending construction on Special Grounds.

The City's share of the recommended projects is available in the 1970 Capital Budget.

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval of Council, that:

1. all the "Initiative" projects on Schedule 393, except defeated Items 5 and 6 be undertaken;
2. all the projects "by Petition" on Schedule 394, except Nos. 42, 51 and 61, be undertaken;
3. the Engineer be authorized to call tenders for the approved paving and curb and gutter projects.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

- CARRIED

Local Improvement Sidewalks on Special Grounds  
Slocan W/S, Venables to Parker  
Slocan W/S, Napier to Charles

MOVED by Ald. Bird,  
SECONDED by Ald. Calder,

THAT the following report of the Board of Administration, dated June 10, 1970, be adopted:

"The City Engineer reports as follows:

'Two proposed projects for P.C. Concrete Sidewalks on School Collector Streets were approved by Council on 28 April, 1970, for further processing. The two projects, as listed below, will come before a Court of Revision on 18 June, 1970, and have been defeated.

- Slocan Street, West Side, from Venables Street to Parker Street
- Slocan Street, West Side, from Napier Street to Charles Street

The need for these sidewalks was brought to the attention of the Engineering Department by the Principal of Lord Nelson Elementary School. In his letter the Principal mentions the fact that the sidewalks on Slocan Street are not continuous and therefore the school children must either walk on the roadway, which is dangerous, or walk across the boulevards, which is annoying to the abutting property owners.

. . . Cont'd.

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Local Improvement Sidewalks on Special Grounds  
Slocan W/S, Venables to Parker  
Slocan W/S, Napier to Charles (Cont'd.)

An investigation of the situation confirmed these conditions, and sidewalk projects have been initiated where necessary. This will give uninterrupted access, either by concrete sidewalks or existing screenings walks, to Lord Nelson School Annex on both sides of Slocan Street between Adanac and Charles Streets.

The Traffic Division, in conjunction with the Police School Patrol, have designated both sides of Slocan Street between Adanac and Kitchener Streets as a school collector route. Priority has been given to the west side of Slocan Street because the school is located on that side.

The Police School Patrol concurs in the view that these school collector walks should be constructed.

When Council advances a project on Special Grounds under the provision of the Vancouver Charter, a property owner's share is limited to an amount not exceeding 25% of his assessed land value. On Slocan Street, none of the assessable properties are affected by this limitation, so that the following normal distribution of costs will apply:

	<u>Slocan Street, W/S, Venables Street to Parker Street</u>	<u>Slocan Street, W/S, Napier Street to Charles Street</u>
Property Owners' Share	\$ 212.00	\$ 429.00
City's Share	2,273.00	4,652.00
Estimated Total Cost	<u>\$2,485.00</u>	<u>\$5,081.00</u>

The abutting properties on both projects are residential flankage lots which receive a relief of 87½% of their length on School Collector Streets, instead of the usual 75% residential flankage relief.

I RECOMMEND that projects for P.C. Concrete Sidewalks on a School Collector Street be proceeded with on Special Grounds at the following locations:

- Slocan Street, West Side, from Venables Street to Parker Street
- Slocan Street, West Side, from Napier Street to Charles Street. '

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

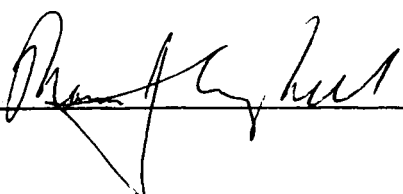
- CARRIED

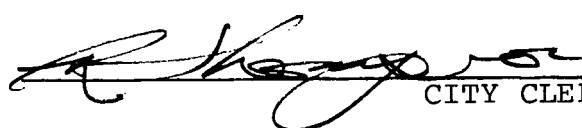
The formal resolution for the above purpose will be submitted to Council on June 23, 1970.

The Council then adjourned.

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The foregoing are the Minutes of the Special Council meeting of June 18, 1970.

  
MAYOR

  
CITY CLERK

CITY OF VANCOUVER

JUN 18 1970

SPECIAL COUNCIL - JUNE 18, 1970PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 18, 1970, at 2.00 p.m., for the purpose of holding a Public Hearing in connection with rezoning matters and for the purpose of giving consideration to such rezoning matters.

PRESENT: His Worship the Mayor (Chairman).  
Aldermen Bird, Calder, Hardwick, Linnell,  
Phillips, Rankin, Sweeney and  
Wilson.

ABSENT: Alderman Adams (On Civic Business)  
Alderman Broome (Leave of Absence)

AMENDED  
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CLERK TO THE COUNCIL: R. Thompson.

1. Lots 38-43, Block 162, D.L. 264A

Situated on the South Side of 10th Avenue between  
Commercial Drive and Victoria Drive.

An application was received from Mr. Peter Cole for the rezoning of the above described property:

FROM: RT-2 Two Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to a medical office building with customary ancillary uses, and that the final three readings of the amending by-law be not given by Council until prior compliance by the owners with the following conditions:

- a. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and marked, "Received Department of Permits & Licences, May 5, 1970," after advice from the Design Panel on the architectural design of the structure. The development to provide a 10' landscaped setback continuous along 10th Avenue with the exception of three means of ingress and egress, same being directly across said 10' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.
- b. Lots 38-43, Block 162, D.L. 264A to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.
- c. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to facia

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Clause #1 Cont'd

c (cont'd)

signs only, non-flashing, with no signs or advertisements on the south side of the structure.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 120 days from this date (public hearing date) this approval shall expire.

The application was also approved by the Town Planning Commission subject to the conditions set out by the Technical Planning Board.

Mr. B. Ferris appeared on behalf of the applicant and no other delegations appeared.

MOVED by Alderman Wilson

SECONDED by Alderman Bird

THAT the foregoing application by Mr. Peter Cole be approved subject to the conditions set out by the Technical Planning Board and recited above. -CARRIED

2. (OLD) Shaughnessy Golf Course - Rezoning for Botanical Gardens and Town Houses and Apartments.

An application was received from the Director of Planning for the rezoning of a 67 acre parcel bounded by Oak Street on the east, the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north and 37th Avenue on the south.

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

The property is dealt with in two portions.

A Botanical Gardens

55 Acres on Block 899, Block 900 and unsubdivided portion of D.L. 526. Being the area bounded by Oak Street on the east, the lane south of 33rd Avenue on the north and 37th Avenue on the south and an irregular shaped boundary with a Garden Apartment-Townhouse Development to the west.

It is approved by the Technical Planning Board subject to the uses being restricted to a Botanical Gardens and customary accessory uses.

The Technical Planning Board could approve a Development Permit Application, if made, for a Botanical Gardens based on the plan as prepared by the Board of Parks and Public Recreation as received June 11th, 1970.

However, the Technical Planning Board after consultation with the Town Planning Commission would upon filing of subsequent Development Permit Applications have regard to such customary accessory uses as may be requested i.e. Floral Hall; Office; Service Buildings; location, screening and treatment of the off-street parking areas, etc.

It is approved by the Town Planning Commission subject to the following condition:

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Clause #2 Cont'd

A Botanical Gardens (Cont'd)

The detailed scheme of development to be subject to the prior approval of City Council on advice from the Technical Planning Board and Town Planning Commission; not to be materially different from the submitted plans as prepared by the Board of Parks and Public Recreation as received June 11th, 1970, with regard being given to the location, screening and treatment of the off-street parking area and site perimeter fencing and screening.

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B Town House and Garden Apartment Development

12 acres on unsubdivided portion of D.L. 526. Being the area bounded by the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north, 37th Avenue on the south and an irregular shaped boundary with a Botanical Garden Development on the east.

It is approved by the Technical Planning Board subject to the uses being restricted to town houses or garden apartments and subject to the following conditions:

1. The issuance of any development permit for the detailed scheme of development to be subject to prior approval by the City Council on advice from the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission subject to:
  - i The floor space ratio not exceeding a maximum of 0.70 computed on an area equal to 75 percent of the gross area of the site including one half the width of streets and lanes around the periphery and measured to the extreme outer limits of the buildings except for those areas not above finished grade of the buildings used for off-street parking facilities; (this being equal to a floor space ratio of 0.55 computed on the net site area of 12. acres).
  - ii Off-street parking being provided at not less than one car per 725 square feet of gross building area; with the off-street parking spaces being generally underground except for visitor or guest parking.
  - iii The town houses to be not higher than 2 storeys from the finished grade; the garden apartments to be not higher than 4 storeys from the finished grade. Regard to be given to the provision of adequate setbacks from the property lines; open space within the site; daylighting; landscaping treatment and suitable planting of the open portions of the site and the roofs of the buildings; adequate service facilities to the buildings; treatment of any required boundary walls or fences.

It is approved by the Town Planning Commission in accordance with the conditions as set by the Technical Planning Board.

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The Director of Planning (applicant) and the Deputy Park Superintendent explained the nature of the proposed developments. Mr. Mooney, Marathon Realty Co. Ltd., and the Architect for his firm made further explanation of the 12 acre apartment project. General J. W. Clark spoke in opposition to that phase of the development which involves the high rise apartment building.

Petitions of protest on various aspects of the commercial development were received and letters endorsing the development of a Botanical Garden were received from the Vancouver Botanical Gardens Association, the Canadian Mental Health Association, the Greater Vancouver Visitors and Convention Bureau and the B.C. Council of Garden Clubs.

MOVED by Alderman Wilson  
SECONDED by Alderman Linnell

THAT the application of the Director of Planning for the rezoning of the site of the Old Shaughnessy Golf Course be approved subject to the conditions set out by the Technical Planning Board and the Town Planning Commission with respect to the Botanical Gardens Development and subject to the conditions set out by the Technical Planning Board with respect to the Town House and Garden Apartment Development, and in addition subject to the following conditions in respect to the Town House and Garden Apartment Development:

- A The parking requirements be on the basis of 2.4 parking spaces per dwelling unit, and,
- B Special attention being given to the perimeter screening in order to enhance the appearance of the development from the viewpoint of the occupants of surrounding properties, with particular attention to the hiding of any fences with suitable planting.

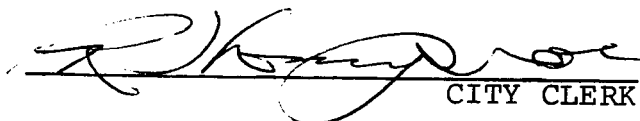
- CARRIED.

The Council then adjourned.

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The foregoing are Minutes of the Special Council (Public Hearing) of June 18, 1970.

  
MAYOR

  
CITY CLERK