

SEP 21 1964

CITY OF VANCOUVERSPECIAL COUNCILPUBLIC HEARINGSEPTEMBER 21ST, 1964

A special meeting of the Council of the City of Vancouver was held in the No. 1 Committee Room, City Hall, on Monday, September 21st, 1964, at 2:15 P.M.

PRESENT AT

ROLL CALL: His Worship Mayor Rathie
Aldermen Bell-Irving, Bird, Broome,
Emery, Linnell, Lipp and
Wilson

ABSENT: Aldermen Adams, Alsbury and Campbell

CLERK TO THE
COUNCIL: Chas. Baldwin

Committee of the Whole

Moved by Alderman Lipp
Seconded by Alderman Broome

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

- CARRIED.

REZONING APPLICATIONS

The Chairman called on any persons who wished to speak to the proposed amendments to the Zoning and Development By-law and a number of representations were made in respect of the applications in question.

1. South Side 15th Avenue Bounded by
Marpole, McRae and Tecumseh Avenues

The Council first considered an application from Mr. Gerald Hamilton, Architect, to re-zone Lots 3, 3A and 4, Block 472, D.L. 526, situated on the south side of 15th Avenue bounded by Marpole, McRae and Tecumseh Avenues:

FROM: RS-4 One Family Dwelling District
TO: CD-1 Comprehensive Development District

In considering this application it was drawn to the attention of Council that the application had failed to receive the approval of the Technical Planning Board for the following reasons:

- (a) The size and location of the subject lots are not materially different from any other large or larger sites in the City, particularly the First Shaughnessy area.
- (b) Should the three subject lots be rezoned to permit multiple development, it would be most difficult to refuse future applications in the First Shaughnessy area or similar areas throughout the City.
- (c) Such rezoning would be counter to the 1958 Apartment Zoning Report approved in principle by Council.
- (d) The density of the proposed development would permit one dwelling unit for each 3,500 sq. ft. of site area as compared to one dwelling unit for each 9,500 sq. ft. of land area currently required under the present zoning in the RS-4 One Family Dwelling District.

Cont'd. . . .

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Item No. 1 Cont'd.

It was further noted that the Technical Planning Board, in dealing with the application, also recommended to Council that, if an application is made to amend the Shaughnessy Heights Building Restriction Act by the deletion of the above property, the City Council oppose such an application.

The Council was advised that the Town Planning Commission had given conditional approval to the application.

There were brought to the attention of Council at this time communications from the following supporting the application conditionally:

Shaughnessy Heights Property Owners' Association
Lawson, Lundell, Lawson and McIntosh, Barristers and Solicitors,
on behalf of Mr. P. R. Sandwell, 1389 - The Crescent, Vancouver, B.C.

Mrs. George Ledingham, representing the University Women's Club, spoke in support of the application.

After hearing representations in opposition to the application from one property owner in the immediate vicinity deeming himself affected, it was

Moved by Alderman Wilson

THAT the application be approved subject to a revised scheme of development being submitted showing the following, in accordance with the recommendation of the Town Planning Commission:

- (a) A maximum of 9 town houses not more than two storeys in height.
- (b) Floor space ratio of .275 excluding the swimming pool and boiler room, and in accordance with the RM-1 regulations which include storage areas but exclude balconies up to 8% of the floor area;
- (c) The minimum area of any unit to be 1,400 sq. ft.
- (d) Off-street parking to be provided at a ratio of 2½ spaces per unit (the covered carport to be excluded from the floor space ratio);
- (e) The applicant to satisfy the Council as to the legal position concerning ownerships;
- (f) Entrance to be arranged by means of the present 20-foot lane on the condition that if at the end of one year this is found to be unsatisfactory to the City Engineer, the necessary changes will be made by the owner to the satisfaction of the City Engineer.

- CARRIED.

(It is noted that His Worship the Mayor was absent from the meeting during the disposal of the foregoing application, Alderman Bell-Irving having taken the Chair. His Worship returned to the meeting prior to the next item of business at which time he again took the Chair.)

2. North-west Corner
41st Avenue and Willow Street

The Council next considered an application from Mr. Gerald Hamilton, Architect, to rezone Lots 14 and 15, Block 867, D.L. 526 situated at the North-west corner of 41st Avenue and Willow Street:

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

Cont'd. . . .

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Item No. 2 Cont'd.

During consideration of this application it was brought to Council's attention that the request had failed to receive the approval of the Technical Planning Board for the following reasons:

- (a) There is adequate property in the area zoned and developed commercially to serve this district of the City.
- (b) When the Oakridge development was approved by Council, the zoning of the general area was also considered, which involved rezoning of existing commercial property at 49th Avenue and Oak Street and 41st Avenue and Oak Street to an RS-1 One Family Dwelling District.

It was also noted that a previous application had been refused by Council for the aforementioned reasons set forth by the Technical Planning Board.

The Council was advised that the Town Planning Commission had approved the application subject to a detailed scheme being presented showing the following:

- (a) Design to be in keeping with surrounding residential area showing a two-storey building with basement, having a maximum height of 25 feet with shake roof, as indicated by applicant;
- (b) Twenty-four foot landscaped setback from 41st Avenue and from Willow Street;
- (c) Ten foot landscaped setback from the parking lot boundary adjoining the residence to the north;
- (d) No signs to be permitted on the building, and no retailing from the building as indicated by the applicant and the developer.

In this respect the Town Planning Commission indicated that it was recommending the application only because of the existence of the sub-station on the parcel of land immediately adjacent to the subject property.

In receiving further representations from the applicant and his associates in support of the request the Council also heard several individuals deeming themselves adversely affected by the application, in particular, Mr. David Melvin representing a number of property owners in the area, speaking in opposition to the intent of the applicant to purchase Lot 13 for screened parking; this separate lot being located immediately north of the lane, zoned RS-1 One Family Dwelling District and currently occupied by a substantial dwelling. A Notice of Objection signed by 42 joint property owners and one individual property holder was submitted by Mr. Melvin to Council having regard both to the application and the proposed use of Lot 13 as a parking area.

As a result of consideration of the foregoing matters brought to the attention of Council in respect of this application, having in mind particularly the proposal to utilize Lot 13 for parking purposes, it was

Moved by Alderman Bird

THAT this application be laid on the table pending further consideration of the possibility of the development, including parking, being totally contained on Lots 14 and 15.

- CARRIED.

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3. West Side of Oak Street Commencing
at the Southerly Boundary of 37th Avenue

Moved by Alderman Emery

THAT the application of the Canadian Pacific Railway Company to re-zone part of Block 915, D.L. 526, an area on the west side of Oak Street commencing at the southerly boundary of 37th Avenue, thence southerly for a distance of 484.8 feet and having a depth of 130 feet:

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

be approved, subject to prior compliance by the owners to the following condition, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission:

Resubdivision of the area into 7 parcels is first approved by the Approving Officer and so registered in the Land Registry Office.

- CARRIED.

4. 1315 West 73rd Avenue

Moved by Alderman Bell-Irving

THAT the application of Mr. Wm. Schafrick to rezone Lot 18, Block 6, D.L. 318 situated at 1315 West 73rd Avenue:

FROM: M-1 Industrial District
TO: RM-3 Multiple Dwelling

be approved, subject to prior compliance by the owners to the following condition, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission:

The existing industrial use of the site to be discontinued and all lumber removed.

- CARRIED.

5. South-East Corner
7th Avenue and Burrard Street

Moved by Alderman Bird

THAT the application of Rice and Roberts, Architects, for Clarke Simpkins Ltd. to rezone Lots 1 and 2, Block 308, D.L. 526, situated at the south-east corner of 7th Avenue and Burrard Street:

FROM: RM-3 Multiple Dwelling District
TO: C-2 Commercial District

be approved, subject to prior compliance by the owners to the following conditions, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission:

- (a) Dedication of the westerly 7' plus or minus of Lot 1, Block 308, D.L. 526, for the future widening of Burrard Street; dedication of the southerly 10' of Lots 1 and 2, Block 308, D.L. 526 for future lane purposes; and consolidation of the remainder of Lots 1 and 2 into one parcel and so registered in the Land Registry Office.
- (b) The detailed scheme of development, being a building for a new car show-room and servicing of automobiles (excluding a car sales lot or open storage of automobiles) to be first approved by the Technical Planning Board.

- CARRIED.

(Alderman Linnell left the meeting at this time.)

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6(a). 1819 Robson Street

The Council considered an application from Standard Oil Co. of British Columbia to re-zone Lot 31 East $\frac{1}{2}$, Block 65, D.L. 185, Group 1, N.W.D., situated at 1819 Robson Street:

FROM: RM-4 Multiple Dwelling District
TO: C-3 Commercial District

It was noted that the application had been approved by the Technical Planning Board, subject to prior compliance by the owners to the following condition:

That Lot 30 and 31 E $\frac{1}{2}$, Block 65, D.L. 185 are first consolidated into one parcel and so registered in the Land Registry Office.

The Council was advised that the application had failed to receive the approval of the Town Planning Commission having in mind Council's concern over "locked-in" lots, and also being of the opinion that sites should be so arranged as to produce parcels having commercial frontage facing onto Denman Street.

6(b). 1825 Robson Street

There was also considered at this time an application from the Deputy Director of Planning to re-zone Lot 31 W $\frac{1}{2}$, Block 65, D.L. 185, Group 1, N.W.D., situated at 1825 Robson Street:

FROM: RM-4 Multiple Dwelling District
TO: C-3 Commercial District

In respect of this application the Council was advised that the request had been approved by the Technical Planning Board.

By letter dated September 18th, 1964, the Town Planning Commission recommended that the application be not approved pending clarification of the disposition of the two portions of Lot 31.

There was submitted to Council a petition bearing the signatures of 23 property owners opposing the re-zoning of both 1819 and 1825 Robson Street.

Moved by Alderman Wilson

THAT consideration of the foregoing applications by the Standard Oil Co. of B. C. and the Deputy Director of Planning in respect of 1819 Robson Street and 1825 Robson Street, respectively be deferred pending a satisfactory solution to the problem of dealing with the East and West $\frac{1}{2}$ of Lot 31 and the question of zoning in depth for commercial purposes on Denman Street.

- CARRIED.

(Alderman Bird left the meeting at this time.)

7. Area Bounded generally by
Hastings and Union Streets,
Campbell and Raymur Avenues

Moved by Alderman Bell-Irving

THAT the application of the Director of Planning to rezone Lot G, Block 120, D.L. 181, part of that portion of Parcel 1 lying North of Parcel 1, D.L. 2037, Group 1, N.W.D., being an area bounded generally by Hastings and Union Streets, Campbell and Raymur Avenues:

FROM: RM-3 Multiple Dwelling District and
M-1 Industrial District
TO: CD-1 Comprehensive Development District

Cont'd. . . .

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Item No. 7 Cont'd.

be approved, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission, the scheme of development to be generally in accordance with the plans numbered 1 - 12 prepared for Central Mortgage and Housing Corporation by Duncan, McNab and Associates dated October 15th, 1963.

- CARRIED.

8. Block Bounded by Keefer,
Georgia, Jackson and Dunlevy Streets

Moved by Alderman Broome

THAT the application of the Director of Planning to rezone Block 86, D.L. 196, a block bounded by Keefer, Georgia, Jackson and Dunlevy Streets

FROM: RM-3 Multiple Dwelling District
TO: CD-1 Comprehensive Development District

be approved, in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission, the three readings to the amending by-law not to be given by Council until the scheme of development is first approved by the Technical Planning Board on advice from the Design Panel, such scheme of development to be in accordance with Section 5, Part III "Call for Development Proposals", listed as follows:

a. Basic Conditions:(i) Use

The site to be used for residential purposes only.

(ii) Density

The required population of 100 persons per acre shall be calculated on the basis of the following factors:

Area (this is the area measured to centre lines
of surrounding streets 3.5 acres)

Occupancy Factors

Bachelor Units	1.5 persons
1-bedroom	2 persons
2-bedroom	3 persons
3-bedroom	4 persons

(iii) Site Coverage

The coverage of the site by all buildings shall not exceed 35% of the total site area.

(iv) Surface Parking & Landscaping

Not more than 25% of the surface area of the site shall be used for parking areas, driveways, ramps or other similar motor vehicle facilities; all other open areas are to be suitably landscaped.

(v) Required Parking

Off-street parking spaces shall be provided on the scale of not less than one space per dwelling unit.

(vi) Horizontal & Vertical Light Angles

All buildings shall comply with the regulations under these headings as defined in Subsections F and G of Section 1 of the RM-3 District Schedule of Zoning and Development By-law No. 3575

Cont'd. . . .

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Item No. 8 Cont'd.

b. Scheme of Development

Development to be in accordance with plans approved by Council on behalf of Central Mortgage & Housing Corporation, the Province of British Columbia and the City of Vancouver, after advice of the Technical Planning Board and the Town Planning Commission.

c. Development Permit

Development Permit shall be subject to prior approval of the Technical Planning Board and subject to:

- (i) Compliance with conditions of rezoning setout in items (a) and (b) above.
- (ii) Any other conditions deemed appropriate by the Technical Planning Board to ensure a satisfactory form of development.

- CARRIED.

Moved by Alderman Emery

THAT the Committee rise and report that it has adopted certain resolutions, has made progress on other matters, and requests leave to sit again.

- CARRIED.

Moved by Alderman Wilson

Seconded by Alderman Emery

THAT the report of the Committee be adopted and that 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 October 5, 1964.



 MAYOR



 CITY CLERK

