



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (15B)**

*5860 Tisdall Street*

*By-law No. 3972*

*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

***Effective February 20, 1962***

BY-LAW NO. 3972

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled, enacts as follows:

1. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-69-G, Z-63-D and Z-69-B annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 20th day of February, 1962.

(sgd) A.T. Alsbury  
MAYOR

(sgd) R. Thompson  
CITY CLERK

This By-law received:

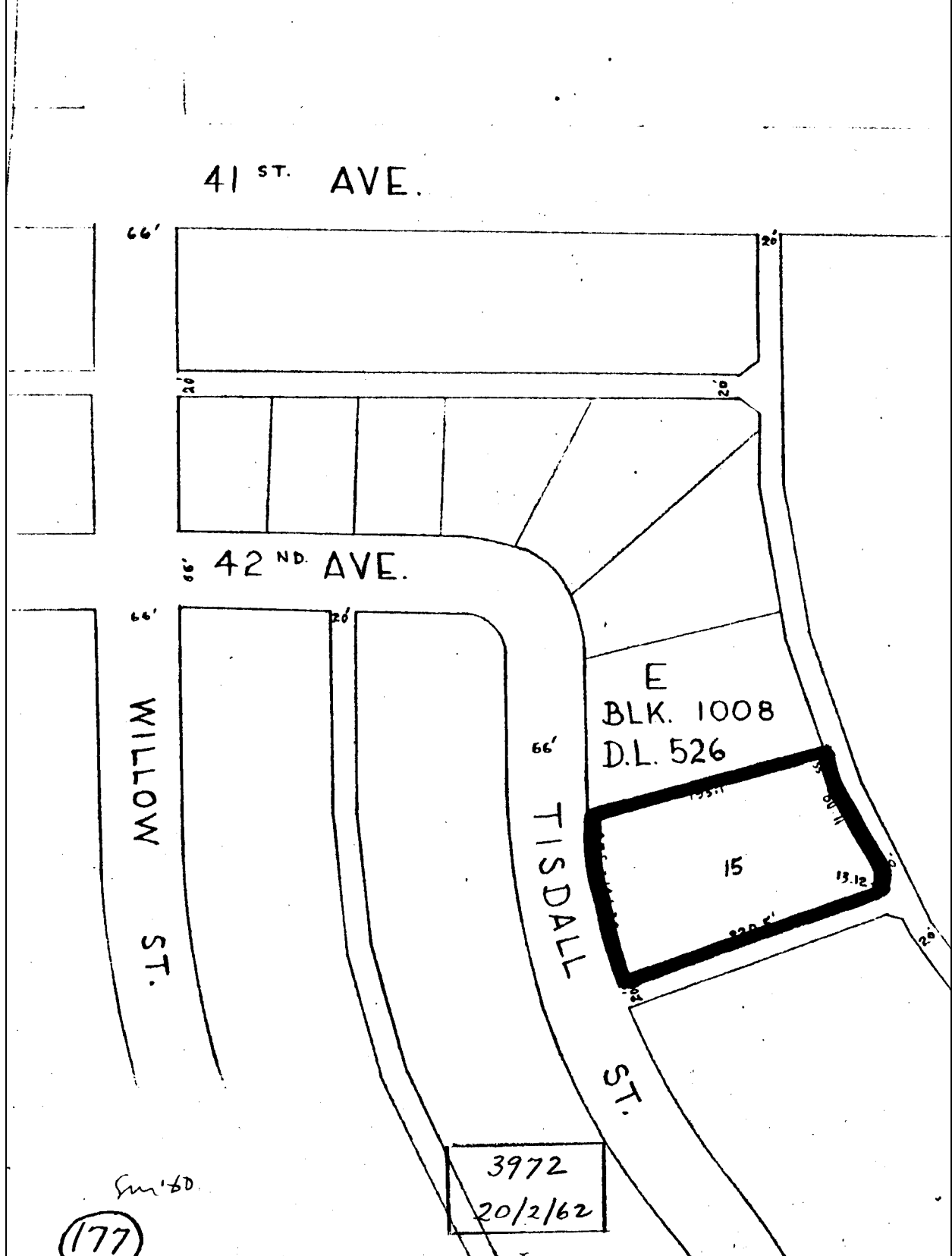
1st Reading - February 20, 1962  
2nd Reading - February 20, 1962  
3rd Reading - February 20, 1962

(sgd)  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 20th day of February, 1962, and numbered 3972.

*Signed as per file copy  
City Clerk."*

THE LOT SHOWN BELOW OUTLINED IN RED IS REMOVED FROM  
RS-1) ONE FAMILY DWELLING DISTRICT TO, A (CD-1)  
COMPREHENSIVE DEVELOPMENT DISTRICT.



157

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: August 18, 1983

To: City Manager  
 Director of Planning  
 Director of Legal Services  
 Assistant Director - Zoning  
 City Engineer

<b>RECEIVED</b>	
CITY PLANNING DEPT.	
AUG 22 1983	
NUMER...	E3480
REFERRED TO	JMCD/ER
ANSWER REQ.	
FILE No.	

Refer File: P.H. 140

Subject: Various Rezoning - Public Hearing Meeting - August 11, 1983

---

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on August 11, 1983.

Please note any matters contained therein for your attention.

*[Signature]*  
CITY CLERK

JT:ss

Att.

Also Sent To: Mr. A. Malciewski, Vera Housing Co-operative Assn.,  
 C/o Henriquez & Partners, 322 Water Street,  
 Vancouver, B.C. V6B 1B6

Dr. E. Wiebe, 750 West Broadway, Vancouver, B.C.  
 V5Z 1H1

Mr. S. Rasekh, 1112 West Pender Street, Vancouver, B.C.  
 V5Z 1H1

Mr. R. Grady, 2635 West 10th Avenue, Vancouver, B.C.  
 V6K 2J8

Mrs. Alma Dawson, 2810 S.W. Marine Drive,  
 Vancouver, B.C. V6P 6B2

- 3. A. 2605-2625 West 10th Avenue
- B. 2676-2696 West Broadway and  
2699 West 10th Avenue
- C. 2635 West 10th Avenue

Council agreed to consider these three separate applications concurrently as the properties are located in the same general area.

The Deputy Mayor acknowledged the following correspondence received for consideration:

- Mr. P. L. Reilander, 2716 West 11th Avenue - Opposed
- E. & L. McIsaac, 2726 West 11th Avenue - Opposed
- Mr. James D. Ott, 2770 West 1st Avenue - Support
- (S. O. K. Holding Ltd.)

Following consideration of the three applications it was  
MOVED by Ald. Brown,

THAT the hearing of applications 3(A) and 3(C) be adjourned.

- LOST

(Aldermen Bellamy, Davies, Eriksen, Kennedy, Yee and the Deputy Mayor opposed.)

For clarity, the three applications are minuted independently as follows:

A. 2605-2625 West 10th Avenue

The Council considered an application by Dr. Ellen Wiebe on behalf of the owners of 2605-2625 West 10th Avenue as follows:

LOCATION: 2605-2625 WEST 10TH AVENUE  
(Lots 8-10, Block 127, D.L. 192 and 540, Plan 1003)

Present Zone: RS-1A One-Family Dwelling District

Requested Zone: RT-2A Two-Family Dwelling District

- (i) If the proposed rezoning is approved, a variety of redevelopment alternatives would be provided, subject to conditions, including:
  - multiple conversion dwellings and additions to them;
  - dwelling units in basements;
  - infill development (additional building on properties with large yards);
  - increased FSR from 0.60 to 0.75;
  - the potential for small-scale townhouse or apartment developments if meeting site preconditions; and
  - demolition of existing buildings and construction of new two-family dwellings.
- (ii) Any consequential amendments.

Cont'd.....

Clause 3 continued

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That prior to enactment of the amending by-law:
  - the owners of Lots 8-10, Block 127, D.L. 192 and 540, Plan 1003 dedicate the northerly 3.048 m (10.0 ft.) to the City for lane purposes with the plan showing the dedication to be registered in the Land Title Office;
  - a Bulkhead Agreement, satisfactory to the City Engineer and Director of Legal Services is registered against the properties;
- (b) Unless condition (a) is first satisfied this approval in principle will be valid for only one (1) year from the date of the Public Hearing unless extended by Council.

The Departmental position was reviewed by Mr. D. McDonald, Associate Director, Zoning, and Mrs. D. Whiting, Planner, Zoning.

There was one speaker respecting this application, namely, Mr. R. Grady, 2635 West 10th Avenue, who expressed general concern about increased densities and the effect of the new zoning on the existing single family area.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED

(Alderman Brown opposed.)

B. 2676-2696 West Broadway and 2699 West 10th Avenue

The Council considered an application by Mr. Sid Rasekh, Architect, behalf of the owner as follows:

LOCATION: 2676-2696 WEST BROADWAY AND 2699 WEST 10TH AVENUE  
(Lots 1-4, Block 22, D.L. 192, Plan 1003 and Lots 12 and 13, Block 127, D.L. 192 and 540, Plan 1003).

Present Zone:	C-2C1 Commercial District and RS-1A One-Family Dwelling District
Requested Zone:	CD-1 Comprehensive Development District

(i) The Draft CD-1 By-law, if approved, would accommodate use and development of the site, generally as follows:

- NORTHERLY PORTION (those lands north of the lane):
- a mixed-use residential/commercial development;
  - a maximum of 21 apartment units;
  - a maximum FSR of 3.00, comprising a maximum FSR of 1.09 for residential uses and 1.91 for commercial uses, including retail, office, restaurant and storage;
  - a maximum building height of 12.192 m (40.00 ft.); and
  - provisions regarding off-street parking and loading.

Cont'd.....

Clause 3 continued

SOUTHERLY PORTION (those lands south of the lane):  
- a maximum of 7 townhouses;  
- a maximum FSR of 0.75;  
- a maximum building height of 10.668 m (35.00 ft.); and  
- parking provisions pertaining to underground parking spaces for uses on both the northerly and southerly portions.

(ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District.

(iii) Any consequential amendments.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the following:
- the overall design and its relationship to existing development with particular regard to the 10th Avenue and Broadway streetscapes;
  - increasing the amount of daylight penetration to the second, third, and fourth levels (northerly portion);
  - façade treatment of the townhouses on the southerly portion, particularly along the Stephens Street elevation;
  - phasing of the development to ensure development and opening of the underground parking on the southerly portion as early in the construction phase as possible;
  - pedestrian and vehicular circulation within and to/from the site; the accessibility, safety, and security of off-street parking facilities; and separation of the residential and commercial underground parking;
  - the provision and maintenance of landscaping and lighting;
  - the provision, location and screening of garbage facilities; and
  - the submission of an acceptable comprehensive sign plan for the site.
- (b) That the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983 and June 13, 1983," provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That the applicant enter into an agreement with the City to the satisfaction of the City Engineer and Director of Legal Services, regarding the use and maintenance of the lane;

Cont'd.....

Clause 3 continued

- (d) That the applicant enter into an agreement with the City, to the satisfaction of the City Engineer and the Director of Legal Services, to secure interim parking on a leasehold basis for the existing commercial development, preferably within 45.720 m (150.00 ft.) of the subject site to replace the parking lost during initial construction on the southerly portion;
- (e) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Mr. D. McDonald, Associate Director, Zoning Division, gave a detailed review of the application, explained the relationship of the site to the surrounding RS-1 area, and answered questions from Council members respecting parking uses for both southerly and northerly portions of the parcels.

Mrs. D. Whiting, Planner, Zoning Division, explained the ramifications of RT-2A and CD-1 zoning.

Following the staff presentation Mr. Rasekh explained details of the development proposed for the West Broadway and West 10th Avenue sites and responded to questions respecting a covenant which would guarantee that parking requirements for the northerly portion of the site (2676-2696 West Broadway) would always be available on the southerly portion (2699 West 10th Avenue). Mr. Rasekh stated it was his understanding a covenant had been registered and one property could not be sold without the other.

The Deputy Mayor called for speakers for or against the application and the following addressed Council:

-Mr. Jim Mouzourakis, representing Kitsilano Citizens Planning Committee, advised the Committee supported the application. It was also felt the view factor would not be influenced.

Mr. N. Cole-Morgan, 3635 West 20th Avenue, urged the maintenance of the single family character of the area and felt any increase in density would make the neighbourhood less attractive to families.

Mr. Brian Crowe, Chairperson, Kitsilano Terrace Housing Block, noted the area was presently deficient in parking, was extremely busy and adjacent to Kitsilano High School. His building was next door to the subject site and had only 21 parking spaces for 27 units.

Mr. R. Grady, 2625 West 10th Avenue, spoke in general terms on the effect of the rezoning.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY



Clause 3 continued

C. 2635 West 10th Avenue

The Council considered an application by the Director of Planning as follows:

LOCATION: 2635 West 10th Avenue  
(Lot 11, Block 127, D.L. 192 and 540, Plan 1003)

Present Zone: RS-1A One-Family Dwelling District

Requested Zone: RT-2A Two-Family Dwelling District

(i) If the proposed rezoning is approved, a variety of redevelopment alternatives would be provided, in accordance with those listed under item 3(a) above.

(ii) Any consequential amendments.

Following a staff presentation by Mr. D. McDonald, Associate Director, Zoning Division, and Mrs. D. Whiting, Planner, Zoning Division, Mr. R. Grady, owner of the subject site, advised Council he would withdraw his opposition to this rezoning application if he could be assured his existing non-conforming suites would retain their current licensed status.

Members of Council requested the City Manager clarify the status of these suites in response to Mr. Grady's concerns. The Deputy Mayor so directed.

MOVED by Ald. Bellamy,  
THAT the application be approved.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

At this point in the proceedings Alderman Kennedy left the meeting.

\* \* \* \* \*

4. Portion of 2810 S.W Marine Drive

The Council considered an application by Mrs. Alma J. Dawson, owner, as follows:

LOCATION: A PORTION OF 2810 SOUTHWEST MARINE DRIVE  
(Lot 7, Block 1, D.L. 315, Plan 5018)

Present Zone: RA-1 Limited Agricultural District

Requested Zone: RS-1 One-Family Dwelling District

(i) If the proposed rezoning is approved, the applicant proposes to subdivide to create a four-parcel subdivision comprising three parcels within the RS-1 zoning district and one parcel within the RA-1 zoning district.

(ii) Any consequential amendments.

Cont'd.....

Clause 4 continued

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution to Council:

- (a) That prior to enactment of the amending by-law, the owner dedicate a 5.181 m (17.00 ft.) strip along the northerly boundary of Lot 7 for road purposes with the plan showing the dedication to be registered in the Land Title Office;
- (b) Unless condition (a) is first satisfied this approval in principle will be valid for only one (1) year from the date of the Public Hearing unless extended by Council.

Mrs. D. Whiting, Planner, Zoning Division, advised the owner of 2810 S. W. Marine Drive was requesting the rezoning of a 0.23 acre portion of the site in order to create a four parcel subdivision with three parcels in the RS-1 district and one parcel within the RA-1 district.

Mr. R. J. Dawson, joint owner, stated the subject site was developed with a garden rockery and a portion of swimming pool. The re-alignment would accommodate these facilities in the centre sub-divided parcel. He submitted the projection into the RS-1 district of the triangular RA-1 portion was an anomaly and rezoning would not create a precedent for future rezoning applications in the Southlands area.

The Deputy Mayor called for speakers for or against the proposal and the following addressed Council:

Mrs. J. McKenzie, Southlands Ratepayers Association, expressed opposition, citing the principal policy of the Association was the preservation of the RA-1 district in Southlands and the continuation of riding and equestrian activities in the area. It was felt any change would be detrimental and create a precedent.

Mr. J. McCrum, Save the Angus Lands, felt Council should defer a decision pending an overall plan for Southlands and the whole of the flat lands.

The Deputy Mayor noted letters from Mr. J. R. Milner, 2890 S. W. Marine Drive opposed to the application and Mr. L. L. G. Bentley Cedarhurst Stables Ltd., 2999 West 53rd Avenue in support.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

5. Text Amendment - First Shaughnessy District (FSD)  
Official Development Plan By-law No. 5546

The Council considered an application by the Director of Planning as follows:

TEXT AMENDMENT: FIRST SHAUGHNESSY DISTRICT (FSD) OFFICIAL DEVELOPMENT PLAN, BY-LAW, NO. 5546

- (i) The proposed amendment to the Official Development Plan, if approved, would amend Sections 2, 4.3.2(c) and 4.4.3(a) to clarify the maximum potential number of conversion units achievable on a given site and delete references to the Land Title Office regarding existing sites.
- (ii) Any consequential amendments.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,  
THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,  
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary By-law amendments.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Special Council adjourned at approximately 9:45 p.m.

\* \* \* \* \*

#157  
3676-011  
10-10-11  
11-11-11

BY-LAW NO. 5705

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting  
assembled, enacts as follows:

1. The "Zoning District Plan" annexed by By-law No. 3757 as Schedule "D" is hereby amended according to the plan marginally numbered Z-287B and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By law No. 3575.

2. SITE

For the purpose of this By-law "NORTHERLY PORTION" shall mean those lands comprising the site situated to the north of the lane, and "SOUTHERLY PORTION" shall mean lands comprising the site situated to the south of the lane.

3. USES

3.1 NORTHERLY PORTION

- (a) A maximum of 21 apartment units, with a total gross floor area not in excess of 2 059.345 m<sup>2</sup> (22,167.33 sq. ft.);
- (b) Commercial uses, including retail, office, restaurant, and storage, with a total gross floor area not in excess of 3 608.577 m<sup>2</sup> (38,843.67 sq. ft.); and
- (c) Accessory uses customarily ancillary to the above uses including off-street parking and loading.
- (d) Any other use which the Director of Planning considers similar to the foregoing with regard to uses which may be permitted in adjacent commercial areas.

3.2 SOUTHERLY PORTION

- (a) A maximum of 7 townhouses with a total gross floor not in excess of 884.872 m<sup>2</sup> (9,525.00 sq. ft.); and
- (b) Accessory uses customarily ancillary to the above including off-street parking and off-street parking for the adjacent development on the NORTHERLY PORTION.

4. FLOOR SPACE RATIO

4.1 NORTHERLY PORTION

The floor space ratio shall not exceed 3.0, comprising a maximum floor space ratio of 1.09 for residential uses and a maximum floor space ratio of 1.91 for commercial uses. Floor space ratio for the permitted uses shall be measured in accordance with the C-2C1 District Schedule.

4.2 SOUTHERLY PORTION

The floor space ratio shall not exceed 0.75 measured in accordance with the RT-2A District Schedule,

5. HEIGHT

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law shall be 12.192 m (40.00 ft.) for the NORTHERLY PORTION and 10.668 m (35.00 ft.) for the SOUTHERLY PORTION.

6. OFF-STREET PARKING AND LOADING

A minimum of 112 off-street parking spaces and 2 off-street loading spaces shall be provided, developed, and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except as follows:

- (a) A minimum of 5 parking spaces for residential use shall be located on the NORTHERLY PORTION;
- (b) A minimum of 31 parking spaces for residential use, serving both the NORTHERLY and SOUTHERLY PORTION, shall be located on the SOUTHERLY PORTION;
- (c) A minimum of 76 parking spaces or in accordance with Table 12.1, whichever is the greater, for commercial use serving the NORTHERLY PORTION, shall be located on the SOUTHERLY PORTION;
- (d) The minimum of 2 loading bays shall be located on the NORTHERLY PORTION.

7. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 20th day  
of September, 1983.

(signed) Michael Harcourt  
Mayor

(signed) M. Kinsella  
Deputy City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of September, 1983.

DEPUTY CITY CLERK"

BY-LAW No 5905 BEING A BY-LAW TO AMEND BY-LAW No 3575  
 BEING THE ZONING & DEVELOPMENT BY-LAW

190

SCHEDULE "A"

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN BLACK IS REZONED:

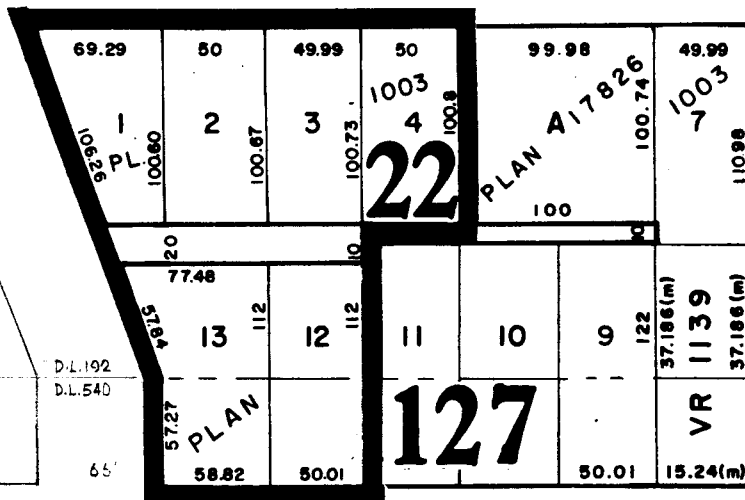
**FROM C-2C1 & RS-1A TO CD-1**

STEPHENS ST.

TRAFALGAR ST.

D.L.192

BROADWAY



D.L.526

TENTH AVE.

D.L.540

KITS HIGH

ELEVENTH AVE

SCALE 1" = 100'

FILE No: 2676-2696 West Broadway  
 and 2699 West 10th. Ave.


Z-287B



CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: September 21, 1983


To:  Director of Planning  
(Attention: Zoning Planner)

Refer File: P.H. #140  
5303  
5308

Subject: Motion re Design Guidelines for 2676-2696 West Broadway  
2699 West 10th Avenue

I wish to advise you of the attached extract from the Minutes of the Vancouver City Council meeting of September 20, 1983, respecting the above matter.

*M Kinsella*

DEPUTY CITY CLERK 

JT:ci  
Att.

<b>RECEIVED</b>	
CITY PLANNING DEPT.	
SEP 23 1983	
NUMBER	<i>E 3932</i>
REFERRED TO	<i>RJS/dmo</i>
ANSWER REQD.	
FILE No.	

Extract from the Minutes of the Vancouver City Council  
meeting of September 20, 1983

---

A. Proposed Conditions of Development  
for 2676-2696 West Broadway and  
2699 West 10th Avenue

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

THAT the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983, and June 13, 1983", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development; and

FURTHER THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

- CARRIED UNANIMOUSLY



MOTION

Moved by

*Am. Selamy*

Seconded by

*Iljatta*

THAT the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983 and June 13, 1983," provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development.

AND FURTHER

THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

BY-LAW NO. 7375

A By-law to amend  
By-law No. 6510, being the  
Sign By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting  
assembled, enacts as follows:

1. Schedule E to By-law No. 6510 is amended by inserting, in the  
correct alpha-numeric order for column 2, the following:

"650 West 41st Avenue (Oakridge)	CD-1(1)	3568	B(C-2)"
"2668-2696 W. Broadway	CD-1(158)	5705	B(C-2)"
"3496-3578 Kingsway	CD-1(162)	5762	B(C-2)"

2. By-law No. 6510 is further amended by deleting the diagram  
labelled "MAP 4" and substituting the identically labelled diagram which  
is attached to and forms part of this By-law.

3. This By-law comes into force and takes effect on the date of  
its passing.

DONE AND PASSED in open Council this 17th day of  
January, 1995.

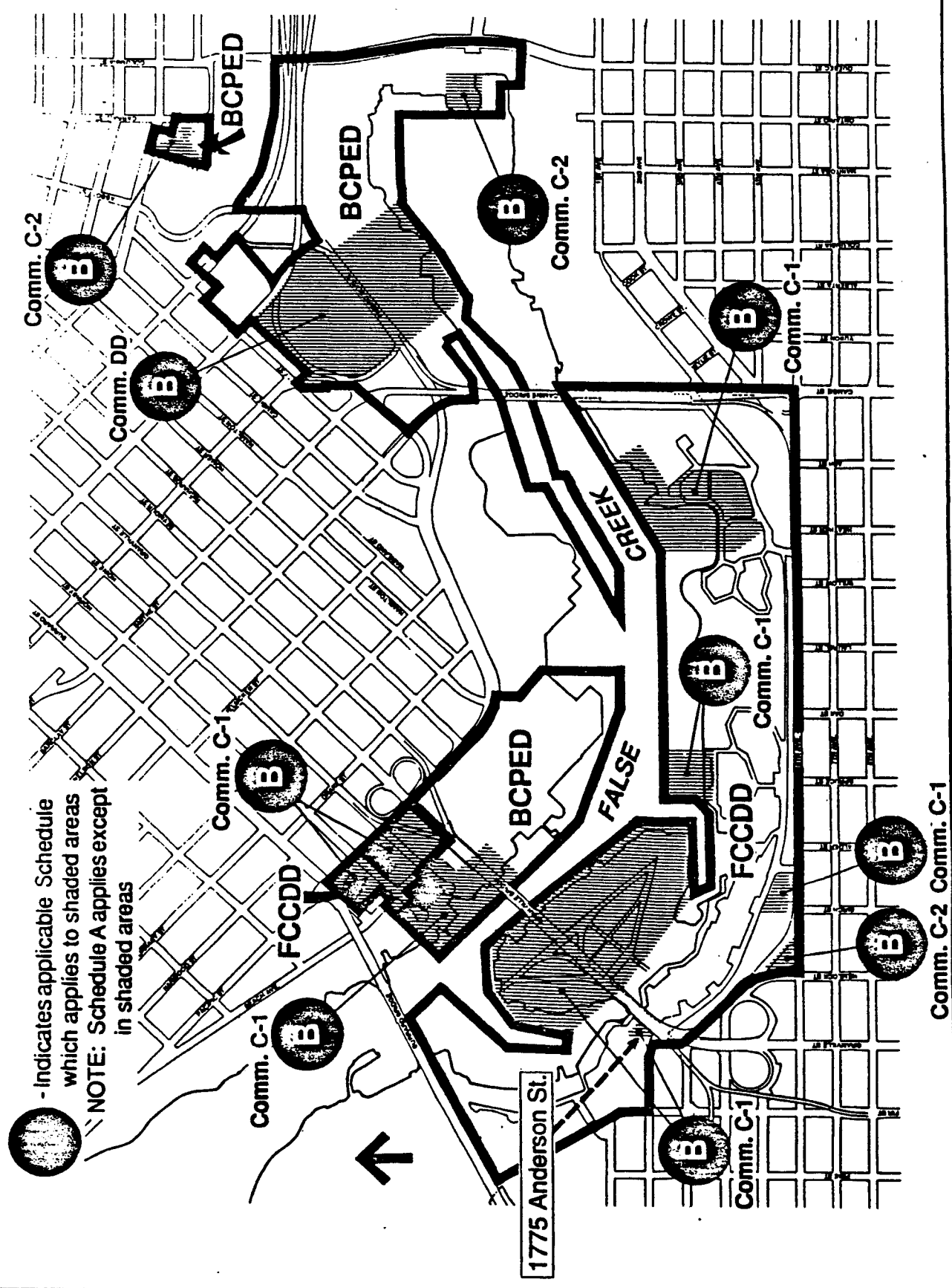
"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law  
passed by the Council of the City of Vancouver on the 17th day of  
January 1995, and numbered 7375.

CITY CLERK"

**MAP 4: False Creek Comprehensive Development District (FCCDD) and B.C.Place/Expo District (BCPED)**



Comm. C-2 Comm. C-1