



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

CD-1 (26)

*2105 West 32nd Avenue
4615-4675 Arbutus Street
By-law No. 4078*

Effective November 7, 1963

(Amended up to and including By-law No. , dated)

BY-LAW NO. 4078

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-66-F 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 7th day of November 1963.

(sgd) Ald. M.E. Linnell
ACTING MAYOR

(sgd) R. Thompson
CITY CLERK

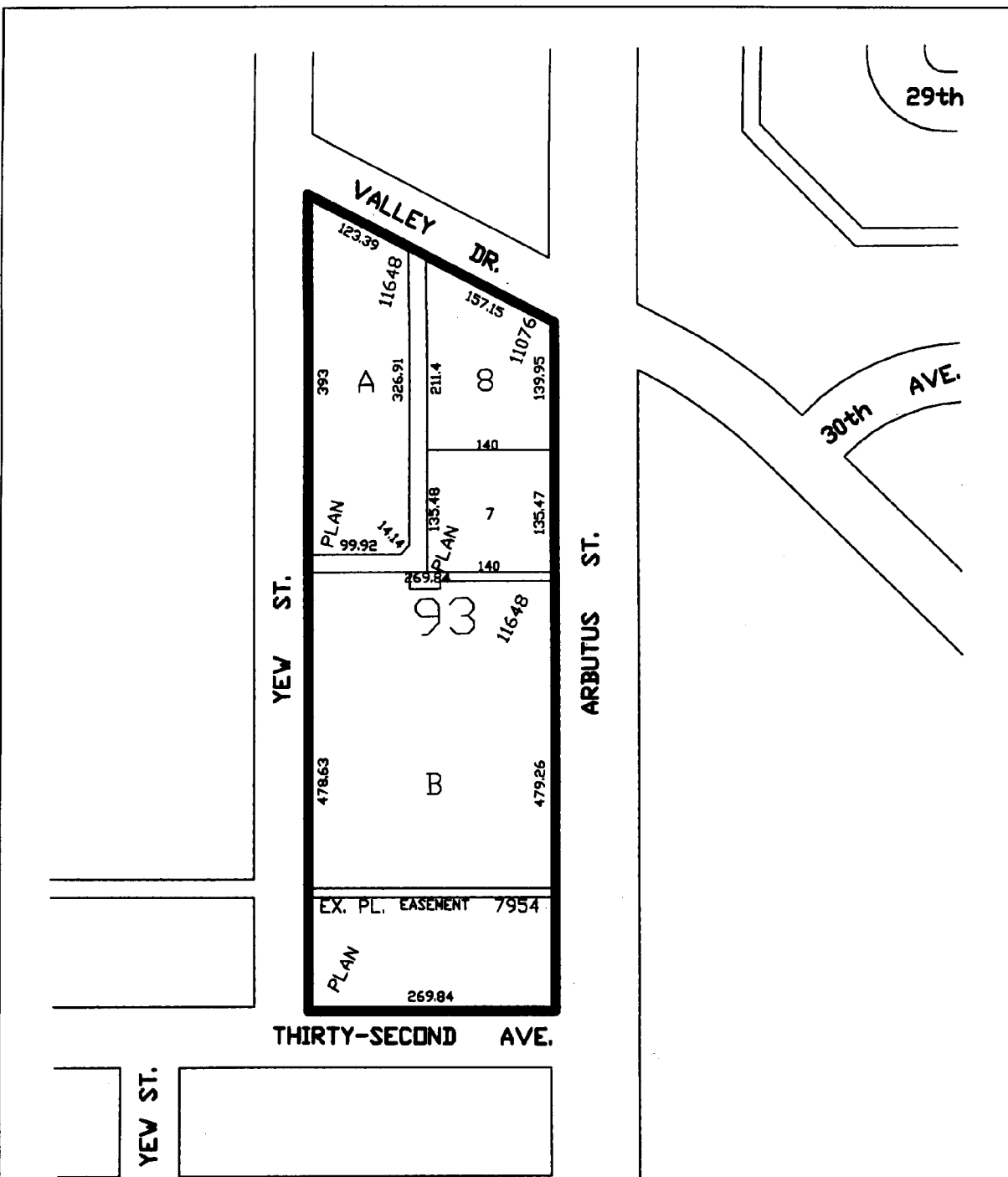
This By-law received:

- 1st Reading - November 7, 1963
- 2nd Reading - November 7, 1963
- 3rd Reading - November 7, 1963

(sgd) R. Thompson
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 7th day of November, 1963, and numbered 4078.

Signed as per copy in binder
CITY CLERK"



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4078

CD-1 (26) 2105 West 32nd/4615-4675 Arbutus/4620-4676 Yew City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): L-16,17	
scale: 1:2000		

APR 17 1961

CITY OF VANCOUVER

SPECIAL COUNCIL - - - - - April 17, 1961.

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Monday, April 17, 1961 in the No.1 Committee Room, City Hall at approximately 2.15 p.m.

Present at

Roll Call : Aldermen Emery, Fredrickson, Linnell,
Moffitt, Rathie, Street, and Wilson.

Alderman Adams arrived at approximately
2.35 p.m.

Alderman Atherton arrived at approximately
3.15 p.m.

Absent:

His Worship Mayor A.T. Alsbury
Alderman Baker

Clerk to the Council: Chas. Baldwin.

Presiding Officer

Moved by Alderman Fredrickson,
Seconded by Alderman Rathie,

THAT Alderman Wilson be appointed to the Chair in the
absence of His Worship the Mayor.

- Carried

Committee of the Whole

Moved by Alderman Street,
Seconded by Alderman Rathie,

THAT the Council do resolve itself into Committee of
the Whole. Alderman Wilson in the Chair, to consider proposed
amendments to the Zoning and Development By-law.

- Carried

REZONING APPLICATIONS

The Chairman called on any persons present who wished to speak to the proposed amendments to the Zoning and Development By-law and representations were therefore made, more particularly with reference to the application by the Canadian Pacific Railway Company to rezone certain portions of the former Quilchena Golf Course site from the present one family dwelling district to a comprehensive development district.

During these representations, Alderman Street was excused from the meeting to attend to other business.

Following the aforementioned representations and after considering reports of the Town Planning Commission and the Technical Planning Board, together with other material relevant to the matters under consideration, the applications in question were disposed of as follows:

AP- 17-1284

Special Council (Public Hearing) April 17, 1961 4

From: C-1 Commercial District
To: RS-1 One Family Dwelling District.

be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commissioner.

- Carried

7. Area Between 49th Avenue, Elliott Street, Waverley Avenue and Clarendon Street

Moved by Alderman Rathie,
THAT the application of the Director of Planning to rezone Lot 3, Ex. S.170', Blk.C.D. & E. NW 1/4 D.L. 356, the area between 49th Avenue, Elliott Street, Waverley Avenue and Clarendon Street,

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

be approved in accordance with the recommendation of the Technical Planning Board, it being noted that this development is for Senior Citizens only, in accordance with the scheme shown on the Central Mortgage and Housing Corporation's sketch plans dated September, 1960.

- Carried.

8. West side Knight Street between 23rd & 24th Avenues

Moved by Alderman Atherton,
THAT the application of the Director of Planning to rezone Lots 9-16 incl., Block 12, D.L.301 located on the West side Knight Street between 23rd and 24th Avenues,

From: RS-1 One Family Dwelling District
To: C-2 Commercial District

be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission, it being noted that the reason for this application is that in the submission of the Zoning and Development By-law No.3575 in June 1956, an error occurred on the Zoning map whereby the above lots were inadvertently rezoned to an RS-1 One Family Dwelling District from a C-2 Commercial District.

- Carried.

9. Area Bounded by Yew Street, Arbutus Street, 32nd Avenue and a New Road:
N/W Corner Arbutus Street and a New Road:
N/S 32nd Avenue between Haggart and Yew Streets.

The Council considered an application from D.P. Sheppard, Manager, Real Estate Department, Canadian Pacific Railway to rezone

Lots 1 - 12, Block 93, D.L.526
Bounded by Yew Street, Arbutus Street, 32nd Avenue and a new road, and
Lot 13, Block 92, D.L. 526
Situated on the N/W corner Arbutus Street and a new road, and
Lot 3, Block 94, D.L. 526
Situated on the N/s 32nd Avenue between Haggart and Yew Streets
As shown on the plans submitted by the Canadian Pacific Railway Company, as an unapproved subdivision plan.

Meeting of the Council, April 11th, 1961

APR 11 1961

Business and Other Matters (cont'd.)

Harbors, Industries and Parks Matters (cont'd.)

(11) Display: Pacific National Exhibition (House 1)

The Board of Administration submitted for Council consideration a communication from the Pacific National Exhibition enquiring whether the City wishes to occupy space in the 1961 Exhibition as was the case in 1958. The cost for the space would be \$637.50, being the commercial rate.

The Board of Administration points out the cost of the display last year was \$4,783.90.

Moved by Ald. Fredrickson,

THAT no action be taken this year by the Council to have a City display in the 1961 Exhibition.

Moved by Ald. Mathis,

THAT this matter be referred to the Special Committee of Council re Jurisdiction: Boards and Commissions.

Moved by Ald. Street,

THAT the matter be tabled for one week.

CARRIED.

The motion to table having carried, no further action was taken on the other two motions.

Buildings and Public Works

(1) General Building Department

The Board of Administration submitted for Council consideration a communication from the Planning Commission recommending that the City designate certain areas in the City for partial redevelopment.

As proposed, the City would be required to provide the financing for the partial redevelopment of these areas in the City designated for partial redevelopment.

A tie vote resulted and was decided by vote of His Worship the Mayor against the motion.

The motion was, therefore, declared - LOST.

..... cont'd.

APR 1961

Special Council (Public Hearing) April 17, 1961 6

(4) That the Canadian Pacific Railway Company furnish an undertaking satisfactory to the Director of Planning that the electrical and telephone services to the lots in Lot 3, Block 94, D.L. 526 (the strip of land lying immediately south of the park between Yew and Haggart Streets and 32nd Avenue) will be placed underground without expense to the City.

Moved by Alderman Fredrickson,
THAT this application be referred back to the Technical Planning Board to take into consideration the stated objections by those attending this Public Hearing together with any suggestions which have been offered by the Aldermen and report back to the Council within thirty days.

A recorded vote was called on this motion with the following result:

<u>FOR</u>	<u>AGAINST</u>
Alderman Adams	Alderman Atherton
Alderman Emery	Alderman Rathie
Alderman Fredrickson	
Alderman Linnell	
Alderman Moffitt	

As a result the motion was declared

- Carried -

In respect of this subject several of the members of Council then took occasion to express their views as to the possible rearrangement, if any, of the allocation of space for apartments and commercial area in the proposed Comprehensive Development District.

- 10. Request to Amend Section 8(2) of the Zoning and Development By-law No.3575 to Conform with Section 570 of the Vancouver Charter.

At the request of the Zoning Planner the Council agreed that this item should be withdrawn.

- 11. To Amend the Zoning and Development By-law No.3575 - "Signs and Advertisements, Trans-Canada Highway"

Moved by Alderman Adams,
THAT the application of the Director of Planning to amend the Zoning and Development By-law No.3575, in accordance with a draft amendment, to provide special regulations for signs and advertisements for a distance of approximately 1,000 ft. in depth on either side of the Trans-Canada Highway, be approved.

- Carried.

In this connection it was noted that the application had been approved by the Technical Planning Board, the Town Planning Commission having given its approval with the exception that the following words be deleted as shown on Page 2 of the draft By-law.

Regular Council, April 11th, 1961 APR 11 1961 9.

The Council reconvened in No. 1 Committee Room at approximately 4:05 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair, and the same personnel present with the exception of Alderman Fredrickson.

REPORT REFERENCE

- 1. Rezoning Application: Area in Vicinity of Yew Street and Arbutus Street

The Director of Planning explained further to the report of the Board of Administration with regard to rezoning application from the Canadian Pacific Railway Company to rezone property Yew Street, Arbutus, 32nd Avenue etc. Reference to a sketch plan of the area was made.

(See clause 1, report of Board of Administration, Building & Planning Matters, dated April 6, 1961.)

The Council recessed to reconvene in the Council Chamber.

The Council reconvened in the Council Chamber at approximately 4:25 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair, and the same personnel present (Alderman Fredrickson absent).

Reports of Committees and Other Matters (cont'd.)

IV. Property Matters (cont'd.)

- (iii) Negotiations re Sale of Property: E/S Elliott Street between 48th and 49th Avenues (S.H. Rosen and Jack Aceman) (clause 37) (cont'd.)

The Council further considered the matter of sale of property East side of Elliott Street between 48th and 49th Avenues and granted the request of Alderman Rathie that his motion be withdrawn. The Council again considered the motions outstanding as follows:

Moved by Ald. Emery,

THAT this property be offered to S.H. Rosen and Jack Aceman through Gordon M. Thompson Ltd. for the gross price of \$135,000.00 subject to an agreement that construction will commence within six months and agreement drawn satisfactory to the Corporation Counsel. **

Moved by Ald. Wilson,

THAT this item be tabled one week, a copy of the Board of Administration report be furnished to Mr. Chertkow, Barrister for applicants, and the Supervisor of Property & Insurance be requested to submit a report to Council in substantiation of his valuations.

- LOST. **

The motion by Alderman Emery was then put and

- CARRIED. **

APR 11 1961
 Regular Council, April 11th, 1961 10.

Reports of Committees and Other Matters (cont'd.)

IV. Property Matters (cont'd.)

(iv) General Report

Moved by Ald. Adams,

THAT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35 and 36 of the report of the Board of Administration, Property Matters, dated April 6th, 1961, be adopted.

- CARRIED.

Board of Administration Report dated April 6th, 1961, (Building & Planning Matters) (cont'd.)

(i) Rezoning Application: Area in Vicinity of Yew Street and Arbutus Street (clause 1)

Moved by Ald. Street,

THAT clause 1 of the report of the Board of Administration, Building & Planning Matters, dated April 6th, 1961, respecting rezoning application Yew Street, Arbutus Street, 32nd Avenue and new road, application being made by the Canadian Pacific Railway Company, be adopted.

- CARRIED.

V. Audit: Pacific National Exhibition

A Council Committee comprising Aldermen Adams, Chairman, Atherton, Fredrickson, Rathie and Wilson together with Commissioners Oliver and Sutton Brown, submitted a report dated April 6th, 1961, with regard to Audit re the Pacific National Exhibition and made the following recommendation in connection therewith after consultation with the Corporation Counsel, City Comptroller and Assistant Internal Auditor, Alderman Rathie dissenting:

"(A) that the following procedure with respect to operation of the Pacific National Exhibition and audit of its books be approved and that concurrence with this procedure be given by resolution of the Board of the Pacific National Exhibition.

- (1) That the Pacific National Exhibition appoint as its Auditors the External Auditors of the City.
- (2) That the City's Internal Audit Staff assist the External Auditors in accordance with a programme to be drawn up and approved by the External Auditors.
- (3) That the cost of the Auditors, both External and Internal, be borne by the Pacific National Exhibition.
- (4) That the Pacific National Exhibition submit to the City Council its annual operating budget for information and its annual capital expenditure budget for approval and submit periodic state-

Board of Administration, April 6, 1961

APR 11 1961

17.

BUILDING & PLANNING MATTERS

Clerk to the Board: E. Raappana

The Board considered matters pertaining to Building and Planning and submits the following report:

RECOMMENDATIONS:

1. Rezoning Application - Yew St., Arbutus St, 32nd Ave. and new road Canadian Pacific Railway Company

A report dated March 17, 1961 has been received by your Board from the Technical Planning Board advising that applications have been received from Mr. D. Shepard, Manager, Real Estate Department, Canadian Pacific Railway Company, requesting an amendment to the Zoning and Development By-law to rezone Lot 13, Block 92, D.L. 526, situated on the N. W. corner of Arbutus Street and a new road, and Lot 12, Block 93, D.L. 526 in the area bounded by Yew Street, Arbutus Street, 32nd Avenue and a new road, from an RS-1 One Family Dwelling District to a C-1 Commercial District, and Lots 1 - 11 inclusive, Block 93, bounded by Yew Street, Arbutus Street, 32nd Avenue and a new road, and Lot 3 of Block 94, D.L. 526, situated on the N/S of 32nd Avenue between Haggart and Yew Streets from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District, as shown on a prepared plan of resubdivision.

The report recommends that upon receipt of a revised application from the owner, the above described area be rezoned to a CD-1 Comprehensive Development District, subject to prior compliance by the owner with the following condition:

That a plan of subdivision of the significant area is first approved and registered in the Land Registry Office, such plan not to be materially different from Plan 1727B prepared by the Planning Department, dated May, 1954, but to include as part of the commercial site, the area shown therein as a 20' landscape setback and a 50' portion of street.

The report recommends further that the Technical Planning Board shall only authorize the issuance of development permits within this area when the proposed development complies with the following conditions:

COMMERCIAL SITES

(1) (a) The site at the Northwest corner of Arbutus Street and the new road (Valley Drive) is to be developed only as a gasoline filling station.

(b) The site on the Southwest corner of Arbutus Street and the new road (Valley Drive) shall be confined to developments listed under Uses No. 1, 2, 3 and 5 - 9 inclusive, in Section 1(a) of the (C-1) Commercial District Schedule (Local) of the Zoning and Development By-law No. 3575.

(c) The Technical Planning Board may impose conditions of development of the commercial sites having regard to the amenity of the adjacent residential properties, such conditions including restriction of signs and advertisements, provision of adequate landscaped areas, and screening.

(d) Such commercial developments shall be limited to a floor space ratio of 1.20 and no building shall exceed two storeys in height.

APR 11 1961

Board of Administration, April 6, 1961 18.
 Building & Planning Matters

Item # 1 Cont'd.

(e) Off-street parking and off-street loading facilities shall be provided on site as set out under Schedule B of the Zoning and Development By-law and generally in compliance with the provisions of Section 12 thereof.

APARTMENT SITES

(2) (a) Development of the apartment areas to be generally to the regulations of the (RM-1) District Schedule of the Zoning and Development By-law, but in no case shall any apartment building exceed two storeys in height, with no penthouses or structures on the roof, and no dwelling unit, housekeeping unit or sleeping unit, shall be permitted in the basement.

(b) Off-street parking shall be provided on each site to the approval of the Technical Planning Board, and in no case shall the off-street parking so provided be less than one parking space for each dwelling unit.

(3) Development permits to be conditional on prior approval of the Technical Planning Board, after advice from the Civic Design Panel, and subject to such other conditions as the Technical Planning Board may deem appropriate.

(4) That the Canadian Pacific Railway Company furnish an undertaking satisfactory to the Director of Planning that the electrical and telephone services to the lots in Lot 3, Block 94, D.L. 526 (the strip of land lying immediately south of the park between Yew and Haggart Streets and 32nd Avenue) will be placed underground without expense to the City.

The Technical Planning Board recommends still further that upon receipt of the revised application from Mr. D. P. Shepard, Manager, Real Estate Department, Canadian Pacific Railway Company, that this application be received and referred to a Public Hearing.

RECOMMENDED that the report of the Technical Planning Board be received, and when a revised application has been obtained from the owners to rezone the above-mentioned property from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, such application be referred direct to a Public Hearing together with the views of the Town Planning Commission.

(Copies of the Technical Planning Board's report are supplied to Members of Council for their information).

2. Rezoning Application - E/B Cambie
 St. South of 64th Ave.
Applicant: City of Vancouver

A report dated March 21, 1961 has been received by your Board from the Technical Planning Board advising that pursuant to the resolution of Council dated November 29, 1960, an application has been received from the Supervisor of Property & Insurance requesting an amendment to the Zoning and Development By-law whereby Lots 74 - 78, Ctr. Ptr. D.L. 323 situated on the East side of Cambie Street S. of 64th Avenue, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

Special Council (Public Hearing) April 17, 1961 APR 17 1961

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

It was noted that the Technical Planning Board and the Town Planning Commission had approved this application subject to the following conditions:

That a plan of subdivision of the significant area is first approved and registered in the Land Registry Office, such plan not to be materially different from Plan 1727B prepared by the Planning Department, dated May, 1954, but to include as part of the commercial site, the area shown therein as a 20' landscape setback and a 50' portion of street. ✓

The Technical Planning Board shall only authorize the issuance of development permits within this area when the proposed development complies with the following conditions:

COMMERCIAL SITES

(1) (a) The site on the Southwest corner of Arbutus Street and the new road (Valley Drive) is to be developed only as a gasoline filling station. ✓

(b) The site on the Southwest corner of Arbutus Street and the new road (Valley Drive) shall be confined to developments listed under Uses No. 1, 2, 3 and 5 - 9 inclusive, in Section 1(a) of the (C-1) Commercial District Schedule (Local) of the Zoning and Development Bylaw No. 3575. ✓

(c) The Technical Planning Board may impose conditions of development of the commercial sites having regard to the amenity of the adjacent residential properties, such conditions including restriction of signs and advertisements, provision of adequate landscaped areas, and screening.

(d) Such commercial developments shall be limited to a floor space ratio of 1.20 and no building shall exceed two storeys in height. ✓

(e) Off-street parking and off-street loading facilities shall be provided on site as set out under Schedule B of the Zoning and Development Bylaw and generally in compliance with the provisions of Section 12 thereof.

APARTMENT SITES

(2) (a) Development of the apartment areas to be generally to the regulations of the (RM-1) District Schedule of the Zoning and Development Bylaw, but in no case shall any apartment building exceed two storeys in height, with no penthouses or structures on the roof, and no dwelling unit, housekeeping unit or sleeping unit, shall be permitted in the basement. ✓

(b) Off-street parking shall be provided on each site to the approval of the Technical Planning Board, and in no case shall the off-street parking so provided be less than one parking space for each dwelling unit.

(3) Development Permits to be conditional on prior approval of the Technical Planning Board, after advice from the Civic Design Panel, and subject to such other conditions as the Technical Planning Board may deem appropriate.

Building and Planning Matters - (cont'd)

Rezoning: Portion of Quilchera Area (Clause 3) (cont'd)

Moved by Ald. Adams,

THAT the revised zoning plan as presented by the Technical Planning Board in a report dated May 11th, 1961, referred to in Board of Administration report of May 11th, 1961, be approved.

Moved in amendment by Ald. Rathie,

THAT the zoning plan 1727B be approved with the exception of the small commercial area at the northwest corner of Valley Drive and Arbutus Street, which it is recommended be deleted and the commercially zoned area south of Valley Drive be extended by an equivalent amount.

-Lost.

The amendment having lost, the motion by Alderman Adams was put and Carried.

Special Council (Public Hearing)
April 17, 1961
Page 6

Moved by Alderman Fredrickson,

THAT this application be referred back to the Technical Planning Board to take into consideration the stated objections by those attending this Public Hearing together with any suggestions which have been offered by the Aldermen and report back to the Council within thirty days.

A recorded vote was called on this motion with the following result:

FOR

AGAINST

Alderman Adams
Alderman Emery
Alderman Fredrickson
Alderman Linnell
Alderman Moffitt

Alderman Atherton
Alderman Rathie

As a result the motion was declared

- Carried

Board Of Administration,

Regular Council, May 16th, 1961

Reports of Committees and Other Matters (cont'd.)

Utilities and Airport Matters (cont'd.)

(I) Paving of Ramp and Apron Area:
Airport (Clause 1) - (cont'd.)

The Minister also comments with respect to future negotiations with the Government in the event of the Voters not accepting the latest Government offer for the City's Airport interests.

Moved by Ald. Moffit,
THAT the foregoing information be received.

- Carried.

(II) General Report

Moved by Ald. Rathie,
THAT clauses 2 to 6 inclusive, be adopted.

- Carried.

(III) Douglas Power Equipment Limited

Moved by Ald. Baker,
THAT a letter be forwarded to the Douglas Power Equipment Limited expressing thanks to that Company for any efforts it may have expended and to the degree that the Company has been responsible in causing a reduction in the tender prices received this year for the supply to the City of Mercury Vapour Street Lighting Luminaires.

- Carried.

Harbours, Industries and Parks Matters

Moved by Ald. Linnell,
THAT this report be adopted.

- Carried.

Building & Planning Matters

(I) General Report

Moved by Ald. Adams,
That clauses 1 and 2 of this report be adopted.

- Carried.

(II) Rezoning: Portion of
Quilchena Area (Clause 3)

The Board of Administration reported upon reports received from the Town Planning Commission and Technical Planning Board respecting rezoning application for a portion of the Quilchena area from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District which application, when considered at a Public Hearing on April 17th, 1961, was referred back to the Technical Planning Board for report. The Board sets out the present opinion of the Town Planning Commission and the Technical Planning Board's latest suggestions.

.....cont'd.

Board of Council, May 10th, 1961. 5.

Reports of Committees and Other Matters (cont'd.)

Building and Planning Matters (cont'd.)

11. Rezoning: Portion of Gullchena Area (Clause 3) (cont'd.)

Moved by Ald. Adams,
THAT the revised zoning plan as presented by the Technical Planning Board in a report dated May 11th, 1961, referred to in Board of Administration report of May 11th, 1961, be approved.

Moved in amendment by Ald. Rathie,
THAT the Zoning Plan 1727B be approved with the exception of the small commercial area at the northwest corner of Valley Drive and Arbutus Street, which it is recommended be deleted and the commercially zoned area south of Valley Drive be extended by an equivalent amount.

-Lost.

The amendment having lost, the motion by Alderman Adams was put and Carried.

Fire, Police and Traffic Matters

Moved by Ald. Rathie,
THAT this report be received.

- Carried.

Finance Matters

1) General Report (Clause 1)

Moved by Ald. Wilson,
THAT clause 1 of this report be adopted after adding the following:

"and the Organization be advised further, one of the four tag days granted throughout the year, is 'Poppy Day', which is in aid of veterans."

- Carried.

11) Grant: B.C. Amateur Sports Council (Clause 2)

The Board of Administration submitted to Council for consideration a request from the B.C. Amateur Sports Council that the City transfer the sum of \$3,865.00 remaining in the British Empire Games fund to the Organization.

Moved by Ald. Rathie,
THAT this request be received.

- Carried.

11) U.B.C.M. Convention: Appointment of Delegates (Clause 3)

The Board of Administration submitted to Council for consideration a communication from the Union of B.C. Municipalities advising the 1961 Annual Convention will be held in Vernon, B.C., September 27th to 29th, inclusive, and reference is made to the registration of delegates and that resolutions to the Convention will be received up to and including July 28th, 1961. It is mentioned also, that a series of Civil Defence demonstrations will follow the Convention and delegates are urged to remain the extra day to take in these demonstrations.

..... cont'd.

3. Rezoning - Portion of
Quilchena Area

A report dated May 9, 1961 has been received by your Board from the Town Planning Commission with respect to the rezoning application for a portion of the Quilchena area from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District which Council, at a Public Hearing on April 17, 1961 referred back to the Technical Planning Board for report back within 30 days.

The Town Planning Commission was represented at the Public Hearing and is of the opinion that the arguments presented against the rezoning are not valid for the following reasons;

→ The garden type of multiple dwellings proposed would be only two storeys in height and would have a floor space ratio of only 0.45.

Some commercial zoning is needed in this area, but the Town Planning Commission would agree that it be restricted to the south side of Valley Drive on Arbutus Street.

The Town Planning Commission re-affirms its former recommendation that the zoning shown on Plan 1727B be approved, with the exception of the small commercial area at the north-west corner of Valley Drive and Arbutus Street which it is recommended be deleted and the commercially zoned area south of Valley Drive be extended by an equivalent amount.

The Technical Planning Board in a report dated May 11, 1961 suggests that the best adjustment to the rezoning and development in this area would be as follows:

RELATIVE TO APARTMENT SITES

The proposed low density garden type apartment along the north side of 32nd Avenue in Lot 3, Block 94, D.L. 526, be not rezoned to a CD-1 Comprehensive Development District, but remain as an RS-1 One Family Dwelling District to be subdivided into suitable lots for one family dwelling use with the lane at the rear for utilities and to service the said lots.

RELATIVE TO LOCAL COMMERCIAL AREA

(1) That the local shopping area of approximately one acre be provided at the S/W Corner of Valley Drive and Arbutus Street.

(2) The original commercial site at the N/W Corner of Valley Drive and Arbutus Street be not rezoned to a CD-1 Comprehensive Development District, but remain as an RS-1 One Family Dwelling District.

PROPERTY TO BE REZONED

The area bounded by a new road (Valley Drive) on the North, 32nd Avenue on the South, Arbutus Street on the East, and Yew Street on the West, is to be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, subject to prior compliance by the owners to the following condition:

That a plan of subdivision is to be first submitted and approved, and registered in the Land Registry Office, such subdivision plan providing approximately a one acre site on the S/W corner of Valley Drive and Arbutus Street for commercial development and the remainder of the block to be subdivided into sites of approximately one-half acre.

Board of Administration, May 11, 1961 15.
Building and Planning Matters

Item # 3 Cont'd.

In dealing with the development of this area, the Technical Planning Board will only authorize the issuance of Development Permits when the proposed development complies with the following conditions:

COMMERCIAL SITE

(a) The commercial site on the S/W corner of Arbutus Street and the new road (Valley Drive) shall be confined to developments listed under Uses 1 - 9 inclusive in Section 1(a) of the C-1 Commercial District Schedule (Local) of Zoning and Development By-law No. 3575. However, only one gasoline filling station shall be permitted in this commercial area.

(b) The Technical Planning Board may impose conditions of development of the commercial sites having regard to the amenity of the adjacent residential properties, such conditions including restriction of signs and advertisements, provision of adequate landscaped areas, and screening.

(c) Such commercial developments shall be limited to a floor space ratio of 1.20 and no building shall exceed two storeys in height.

(d) Off-street parking and off-street loading facilities shall be provided on site as set out under Schedule B of the Zoning and Development By-law and generally in compliance with the provisions of Section 12 thereof.

APARTMENT SITES

(1) (a) Development of the apartment areas to be generally to the regulations of the (RM-1) District Schedule of the Zoning and Development By-law, but in no case shall any apartment building exceed two storeys in height, with no penthouses or structures on the roof, and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in the basement.

(b) Off-street parking shall be provided on each site to the approval of the Technical Planning Board, and in no case shall the off-street parking so provided be less than one parking space for each dwelling unit.

(2) Development Permits to be conditional on prior approval of the Technical Planning Board, after advice from the Civic Design Panel, and subject to such other conditions as the Technical Planning Board may deem appropriate.

Your Board submits the reports of the Technical Planning Board and the Town Planning Commission for the consideration of Council.

(Copies of the Town Planning Commission and Technical Planning Board reports are distributed to Members of Council for information.)

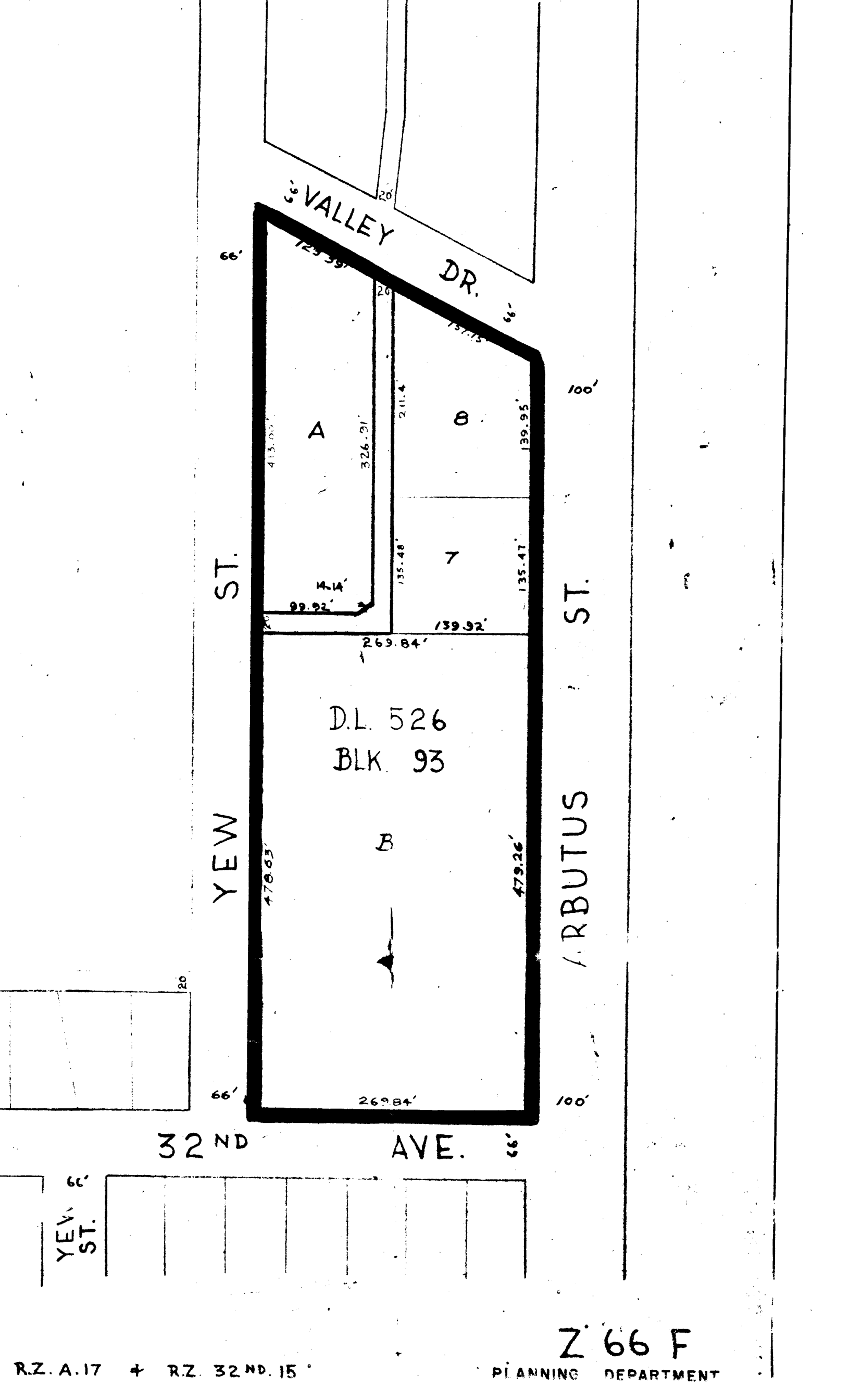
.

Apartment Sites

- (1) (a) Development of the apartment areas to be **generally** to the regulations of the (RM-1) District Schedule of the Zoning and Development By-law, but in no case shall any apartment building exceed two storeys in height, with no penthouses or structures on the roof, and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in the basement.
 - (b) Off-street Parking shall be provided on each site to the approval of the Technical Planning Board and in no case shall the off-street parking so provided be less than one parking space for each dwelling unit.
- (2) Development permits to be conditional on prior approval of the Technical Planning Board, after advice from the Civic Design Panel, and subject to such other conditions as the Technical Planning Board may deem appropriate.

Your Board submits the reports of the Technical Planning Board and the Town Planning Commission for the consideration of Council.

(Copies of the Town Planning Commission and Technical Planning board reports are distributed to Members of Council for Information.)



VALLEY DR.

ST.

ST.

YEW

ARBUTUS

32 ND AVE.

D.L. 526
BLK. 93

A

8

7

B

YEW ST. 6'

Z 66 F

City Solicitor

AREA BOUNDED BY
32ND, YEW, VALLEY DRIVE
AND ARBUTUS

26.

RZ.32. 15

BY-LAW NO. 4078

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-66-F 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 7th day of
November 1963.

(sgd) Ald. M.E. Linnell

ACTING MAYOR

(sgd) R. Thompson

CITY CLERK

This By-law received:
1st Reading - November 7, 1963
2nd Reading - November 7, 1963
3rd Reading - November 7, 1963

(sgd) R. Thompson

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 7th day of November, 1963, and numbered 4078.



CITY CLERK

BY-LAW No. 4078 BEING A BY-LAW TO
No. 3575 BEING THE ZONING & DEVEL

The Area shown below outlined in Red is rezoned from (RS-1) One Family
to (CD-1) Comprehensive Development District.

