



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (42)

5925-6015 Tisdall Street

By-law No. 4308

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

Effective May 16, 1967

BY-LAW NO. 4308

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-62L 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 in so far 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. The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are apartment buildings, subject to such conditions as Council may by resolution prescribe pursuant to Section 565(f) of the Vancouver Charter.
3. 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 16th day of May, 1967.

(sgd) T.J. Campbell
Mayor

(sgd) R. Thompson
City Clerk

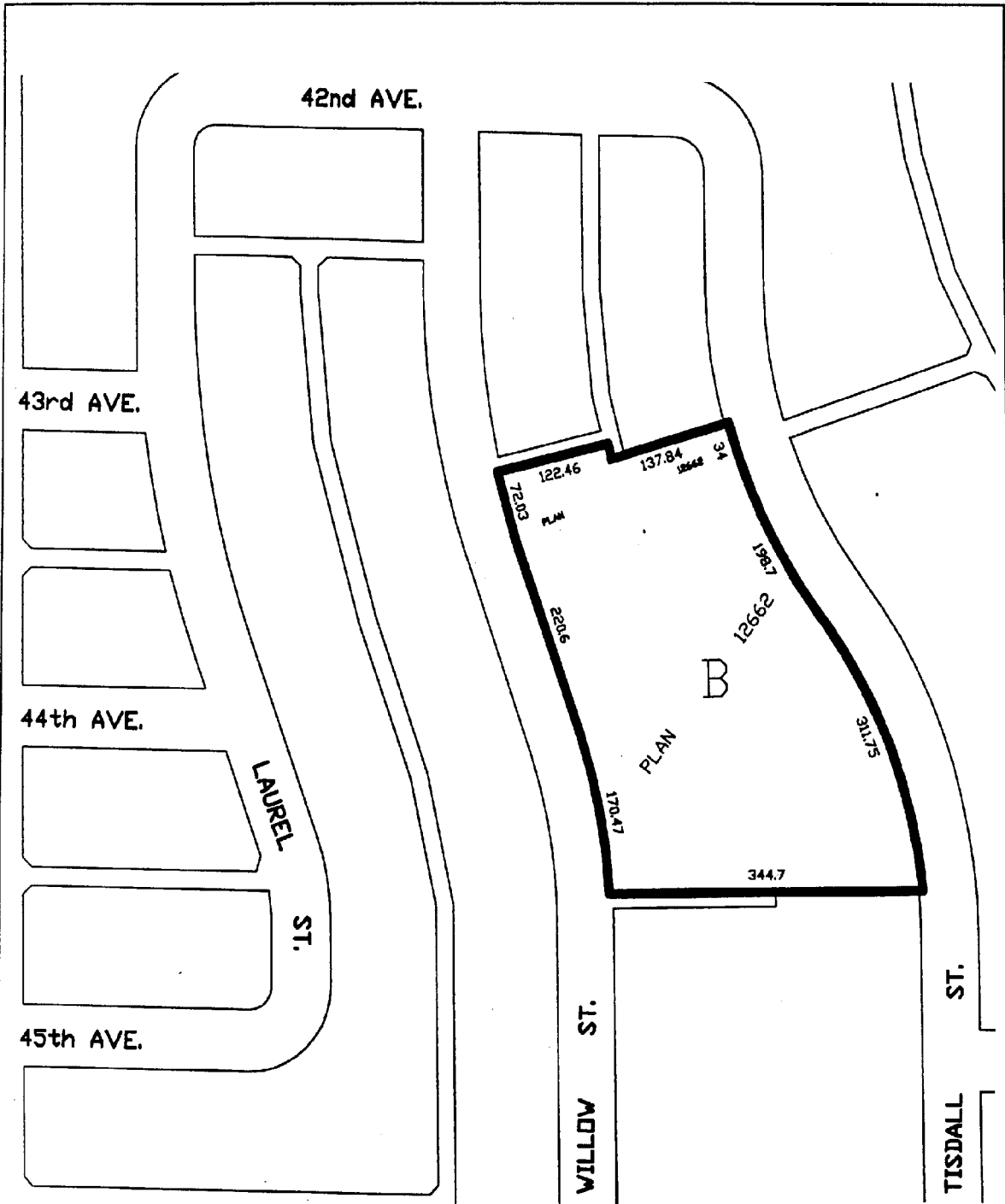
This By-Law received;

- 1st Reading - May 16, 1967
- 2nd Reading - May 16, 1967
- 3rd Reading - May 16, 1967

(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 16th day of May, 1967, and numbered 4308.

CITY CLERK"



The property outlined in black (█) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4308

cd 15 pro

<p>CD-1 (42) 5925-6015 Tisdall St.</p> <p>City of Vancouver Planning Department</p>	date prepared: Apr. 1994	
	sectional(s): N-19;N,O-20	
scale: 1:2000		

PUBLIC HEARING MINUTES MAY 2, 1960

Special Council, May 2, 1960 (Public Hearing) 4.

- 5. (a) Both Sides Tisdall St. & E/s. ^{Willow} Wash St. bet. 42nd & 46th Aves. & S/s. 45th Ave. bet. Tisdall & Cambie Sts. for a distance southerly 336' plus or minus to 435' plus or minus.
- (b) Area bounded by 45th Ave. & 49th Ave., Ash & Cambie Sts., save and except the northerly 435' plus or minus.
- (c) Area lying South of 41st Ave. between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street.

Moved by Ald. Fredrickson,
THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) Lots 1 & 2 except N.25' plus or minus of 2 of E, 3-16 of D; B of 3 of C; Lot A of 3 of C and N.435' plus or minus of B; Blk. 1008, D.L. 526, located both sides of Tisdall Street and the East side of Willow Street between 42nd and 46th Aves., and South side of 45th Avenue between Tisdall and Cambie Streets for a distance southerly 336' plus or minus to 435' plus or minus
- from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
to: CD-1 Comprehensive Development District

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

- (1) That a co-ordinated plan of development be first approved by Council.
- (2) That the Canadian Pacific Railway first undertake to pay for the cost of placing electric and telephone services under ground to the exterior boundary of that section South of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a (CD-1) Comprehensive Development District.

AND FURTHER PROVIDED -

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

- (a) That the development conforms with the co-ordinated plan of development approved by Council.
- (b) Development of the apartment area to be generally to the (RM-1) District Schedule standard, except that such apartment development to be limited to two storeys in height (no pent-house) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.
- (c) The area of each site used for drive-ways and open parking shall not exceed 20% of the total site area.
- (d) Development permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate.

- (b) Lot B except northerly 435' plus or minus, Blk. 1008, D.L. 526, located in the area bounded by 45th and 49th Avenues, Ash and Cambie Streets save and except the northerly 435' plus or minus
- from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
to: RT-1 Two Family Dwelling District.

be approved.

... cont'd)

PUBLIC HEARING MINUTES MAY 2, 1960

Special Council, May 2, 1960 (Public Hearing) 5.

5. (cont'd)

(c) E. 350' plus or minus of Lot 1 of A; Lots 3-14 incl. of E. & northerly 25' plus or minus of 2 of E; Lots 17 & 18 of D; Blk. 1008, D.L. 526, located on the area lying South of 41st Avenue between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street

from: RS-1 One Family Dwelling District
to: RT-1 Two Family District

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

- Carried.

See DPA # 36104
for details

BOARD OF ADMINISTRATION
OFFICE

September 3, 1965

The following is a report of the Board of Administration to Council:

DEVELOPMENT PERMIT APPLICATION #36104

TO ERECT FOUR APARTMENT BUILDINGS ON
THE SITE AT 5900 and 6000 BLOCKS
BETWEEN WILLOW AND TISDALL STREETS

Development Permit Application #36104 has been submitted by Allan Menzies, Architect for Fairway Properties, to erect four apartment buildings at this location.

The development as now proposed is completely different from a sketch scheme of development for this site as considered by City Council at a Public Hearing on June 28th, 1965.

At this Public Hearing City Council approved a request of Street, Craig and Company, for Mr. L. J. Lefohn, to amend the conditions of the CD-1 Comprehensive Development District zoning from that as previously approved by City Council on May 20th, 1960 to now permit a comprehensive garden apartment development similar in concept to the development approved on the adjoining southerly site for Narod Construction Limited.

City Council's approval was after notification of the surrounding property owners and consideration of the representations made at the Public Hearing on June 28th, 1965 and subject to the following conditions:

1. The floor space ratio not exceeding 0.72 measured on the same basis as the current RM-1 Multiple Dwelling District Schedule.
2. All off-street parking facilities be placed totally underground.
3. The development be of not more than two storeys in height with no basement but cellars being permitted only.
4. The scheme of development to be first approved by the Technical Planning Board on advice from the Design Panel with regard also being given to the landscaping and treatment of all open portions of the site and be subject to such other conditions as they deem appropriate.
5. Arrangements to be first made to the satisfaction of the City Engineer for the closing of the intervening City lane and the consolidation of the site into one parcel.

The development as now proposed by Allan Menzies, Architect, is for four separate apartment buildings and completely differs in concept from the scheme of development as considered by Council at the Public Hearing.

The Architect has advised that although the submitted drawings indicate that the proposed development will be slightly in excess of an 0.72 Floor Space Ratio, that plans of development will be adjusted slightly to ensure that the development will comply with a maximum Floor Space Ratio of 0.72.

The off-street parking spaces will be beneath the buildings.

The Technical Planning Board on September 3rd, 1965, in considering Development Permit Application #36104, were of the opinion that this scheme of development was unsatisfactory. The off-street parking, while under buildings, would not be totally underground and the main floor of the two-storey buildings would be some 4 feet above grade. Further, the form and siting of the four buildings is considered unsatisfactory and what open spaces are provided between the buildings fronting Willow and Tisdall Street are for vehicular ingress and egress under the buildings, rather than suitably landscaped areas.

The Technical Planning Board also received a report from the Design Panel regarding this development permit application, adversely commenting on the development proposals and having regard to the surrounding developments, including the Narod Construction Limited development on the adjoining southerly site and recommending that the development permit application be refused on the grounds that it would adversely affect public amenity.

The Technical Planning Board noted that the Board had previously recommended refusal of the request to increase the permitted Floor Space Ratio from 0.50 to 0.72, as considered and approved by Council at a Public Hearing on June 28th, 1965.

The Technical Planning Board RESOLVED THAT a report be submitted to City Council recommending that this development permit application be REFUSED as the development as proposed is considered unsatisfactory and would, in the opinion of the Technical Planning Board after consultation with the Design Panel, adversely affect public amenity. Further, the proposed development would not be in keeping with the standard of the scheme of development as submitted to and favourably considered by City Council at a Public Hearing on June 28th, 1965.

If Council, however, wish to give further consideration to the scheme of development as now submitted by Allan Menzies, Architect, it is recommended that such further consideration be deferred pending submission of this application to a Public Hearing after notification of the surrounding property owners, in that the scheme of development now submitted is completely different from the plans of development previously considered by City Council at the Public Hearing on June 28th, 1965 after notification of the surrounding property owners.

This development permit application was also considered by the Town Planning Commission on September 3rd, 1965 when it was noted that the Commission had recommended to City Council on June 21st, 1965 that the application of Street, Craig and Company be not approved, as the proposed development of the site was considered excessive, the Floor Space Ratio as originally approved, i.e. 0.50, should not be increased to the requested 0.72, and the form of development was considered unsatisfactory, in particular the continuous building along the street with no open spaces provided.

The Town Planning Commission in considering this new development permit application by Allan Menzies, Architect, were firmly of the opinion that the development as now proposed was even less attractive than the previous development considered by Council at the Public Hearing on June 28th, 1965.

The Town Planning Commission recommends that this new development permit application, #36104, be NOT APPROVED for the previously stated reasons and, further, that the form of development as now proposed, together with the design, is completely unsatisfactory in this area and is not consistent with the surrounding development.

RECOMMENDED that the recommendation of the Technical Planning Board be approved.

442 - 5900, 6000 Blk.
Tisdall & Willow

Zoning Plan
(Rz. 0.29.2)

CITY PLANNERS OFFICE
RECEIVED
MAY 18 1967

BY-LAW NO. 4308

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the Zoning and Development By-law

23867
VANCOUVER, B.C.

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