



# **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 (80)**

*4949-4951 Heather Street*

*(RCMP)*

*By-law No. 4665*

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

***Effective November 28, 1972***

BY-LAW NO. 4665

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-151-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. 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:

A use required by a Public Authority (R.C.M.P.  
Headquarters) and customarily ancillary uses,

subject to such conditions as Council may by resolution prescribe.

3. This By-law shall come into force and take effect on and after the date of the final passing hereof.

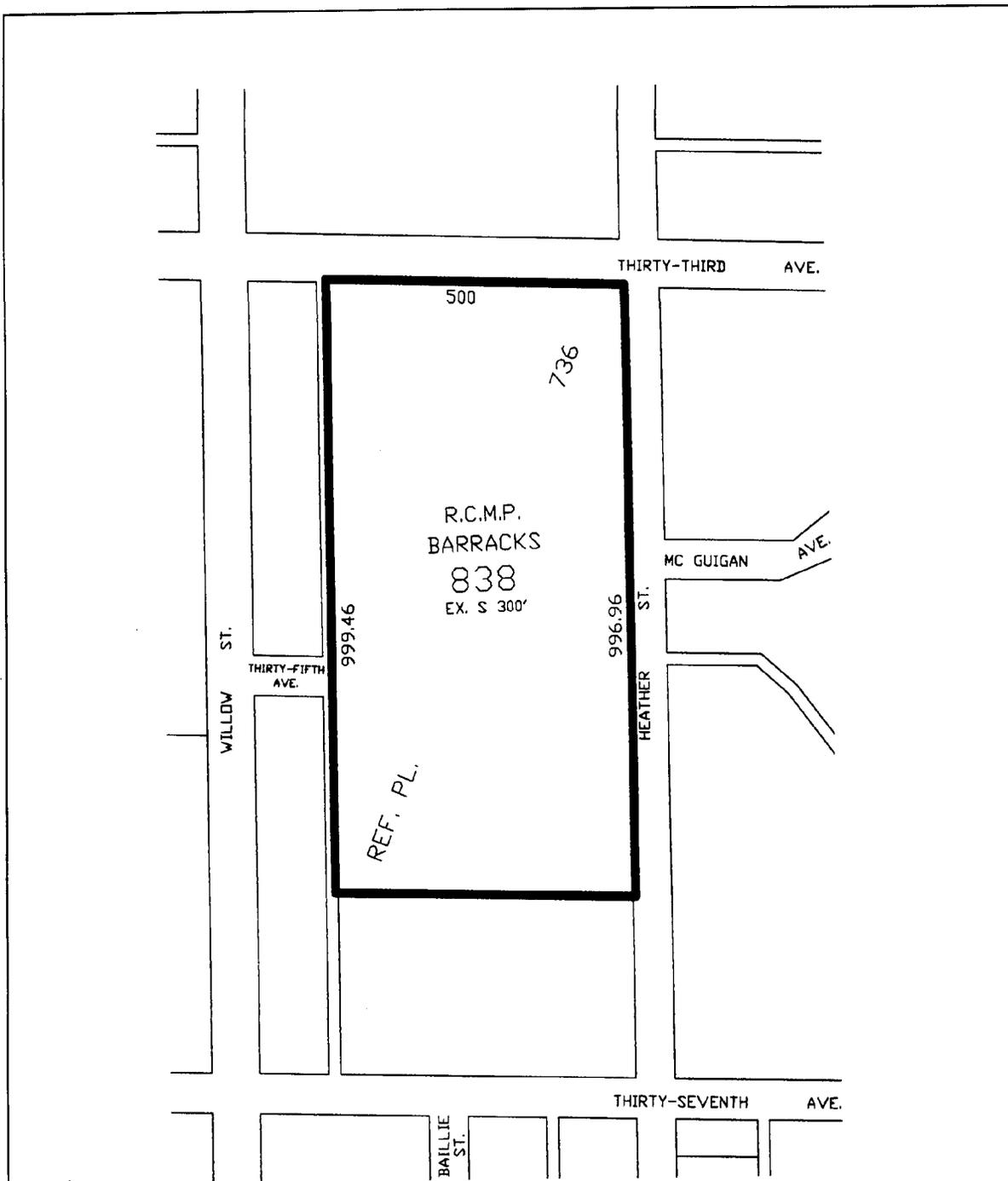
DONE AND PASSED in open Council this 28th day of November, 1972.

(sgd) Thomas J. Campbell  
MAYOR

(sgd) Ronald 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 28th day of November, 1972, and numbered 4665.

CITY CLERK"



The property outlined in black (■) was rezoned:  
 From **DD** to **CD-1** by By-law No. 4665

<b>CD-1 (80) 4949-4951 Heather St.</b> <b>City of Vancouver Planning Department</b>	date prepared: Apr. 1994	
	sectional(s): N,O-17,18	
scale: 1:3000		

October 31, 1960.

Mr. A.A. Vizjak,  
276 West 62nd Avenue,  
Vancouver 15, B.C.

Dear Sir:

Re: Area bounded by West 59th & 62nd  
Avenues, Columbia & Manitoba Sts.  
Lot X, N.568' & Lot X ex. N.568',  
Blk. 8, D.L. 322 (File RZ.59.10)

Thank you for your letter regarding the rezoning of the above property.

An application to rezone the above lots from an (RS-1) One Family Dwelling District and an (RT-2) Two Family Dwelling District to a (CD-1) Comprehensive Development District was made on June 30, 1960. The Town Planning Commission and Technical Planning Board submitted reports to Council recommending that the application be approved, provided that the Technical Planning Board shall authorize the issuance of Development Permits on this site for hospital and ancillary purposes only, and that such development shall be subject to such conditions and regulations as the Technical Planning Board may decide. This application was referred by Council to a Public Hearing.

A notice of the Public Hearing to be held on October 3rd, 1960, was published in the local press in accordance with Section 566 of the City Charter. Adjacent property owners were notified by letter of the application and Public Hearing as a courtesy, and such notification is not a requirement.

City Council, at a Public Hearing held on October 3rd, 1960, considered this application and approved it, subject to the conditions recommended by the Town Planning Commission and Technical Planning Board.

Please note that your letter, which was dated October 1st, 1960, was not received in this office until October 5th, 1960, that is to say, two days after the Public Hearing.

.... 2

#8

22. 59. 10

#8

BY-LAW NO. 3885

A By-law to amend By-law No. 3575  
being the Zoning & 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-64-A 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 8th day of November, 1960.

(Sgd) F. M. Baker

Acting Mayor

(Seal)

(Sgd) R. Thompson

City Clerk

This By-law received:

- 1st reading - November 8, 1960
- 2nd " - November 8, 1960
- 3rd " - November 8, 1960

(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 8th day of November, 1960, and numbered 3885.



City Clerk.

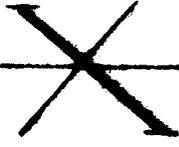
THE LOTS SHOWN BELOW OUTLINED IN RED ARE REZONED FROM (RS-1) ONE FAMILY DWELLING DISTRICT AND (RT-2) TWO FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.

59<sup>TH</sup> AVE.

600.30'

NORTH PORTION OF SITE WAS  
REZONED TO SEPERATE CD-1 (See #179)

NORTH 568'

  
OF BLK. 8

EX. NORTH 568'

D.L. 322

659.52'

COLUMBIA STREET

MANITOBA STREET

3885  
8/11/60

62<sup>ND</sup> AVE.

Sm. 83

5.7.71

*extra  
/ have agenda*

*DT  
11/15  
Item 3*

*200 W. 62nd Ave  
#8*

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 5, 1987 in the Auditorium of the West End Community Centre, 870 Denman Street, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Baker (Chairman)  
Aldermen Caravetta, Davies,  
Eriksen, Owen and Price

ABSENT: Mayor Campbell  
Alderman Bellamy  
Alderman Boyce (Leave of Absence)  
Alderman Puil  
Alderman Taylor

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,  
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Rezoning - 1260 Howe Street

An application of Weber & Associate, Architectural Consultant Inc., was considered as follows:

REZONING: LOCATION - 1260 Howe Street (Lots 10-13,  
Block 102, D.L. 541)

Present Zoning: DD Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

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

- 65 dwelling units in a multiple dwelling;
- maximum floor space ratio of 3.96;
- maximum height of 110 feet; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

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

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:

Cont'd

Clause No. 1 cont'd

Letters from the President of Lions Gate B'nai B'rith Building Society and Mr. P. K. C. Ho, Pacific Canadian Investments, were noted.

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Eriksen,

THAT the Director of Legal Services prepare a legal opinion for report to Council on the occupancy sections of the Zoning and Development By-law and the Charter, and on Council's powers to require a private developer to provide a certain percentage of affordable dwelling units in a project for people 65 years of age and over, who are on Canada Pension or GAIN.

- CARRIED

(Alderman Caravetta opposed)

The Clerk was directed to immediately advise BCHMC and CMHC of the Council's decision.

2. Rezoning: Existing RT-2 Zoned Area  
Generally Bounded by Clark Drive, Kingsway,  
Guelph Street and the Lane South of Broadway

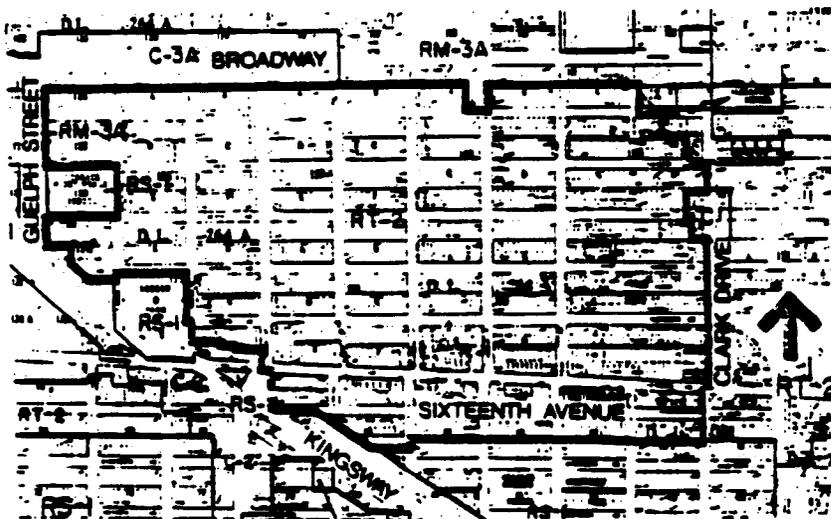
The Council considered an application of the Director of Planning as follows:

REZONING: LOCATION - EXISTING RT-2 ZONED AREA GENERALLY BOUNDED BY CLARK DRIVE, KINGSWAY, GUELPH STREET AND THE LANE SOUTH OF BROADWAY

Present Zoning: RT-2 Two-Family Dwelling District

Proposed Zoning: RT-2A Two-Family Dwelling District

- (i) If approved, the area within the heavy black line on the map below would be rezoned to RT-2A. This rezoning is in accordance with the recommendations of the Mount Pleasant Community Development Plan, adopted by Council on October 6, 1987. The RT-2A zoning in this location would allow for the following additional provisions:
  - infill residential development;
  - building additions to multiple conversion dwellings resulting from the conversion of buildings in existence prior to December 6, 1977;
  - maximum floor space ratio of 0.75;
  - maximum height of the lesser of 35 feet or two and one half storeys.
- (ii) Any consequential amendments.



Clause No. 2 cont'd.

The Director recommended the application be approved.

Mr. R. Whitlock, Area Planner, in his review of the departmental position, advised the community had been fully involved in the process leading up to the application. The majority of residents were supportive - no negative responses had been received.

There were no speakers for or against the rezoning.

MOVED by Ald. Davies,  
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1 By-law No. 3885  
200 West 62nd Avenue

CJP Architects submitted an application which was considered as follows:

- TEXT AMENDMENT: CD-1 BY-LAW NO. 3885 - 200 WEST 62ND AVENUE (Rem. Parcel X (Expln. Plan 380), Block 8, D.L. 322)
- (i) The proposed amendment, if approved, would provide uses and regulations for this site generally as follows:
    - maximum of 225 beds in a community care facility;
    - maximum floor space ratio of 0.48;
    - maximum height of 52 ft.; and
    - provisions regarding off-street parking and loading.
  - (ii) Any consequential amendments.

The Director of Planning recommended approval subject to certain conditions proposed for adoption by resolution of Council.

Mr. D. Thomsett, Zoning Division, explained the relationship of the proposed community care facility to neighbouring RS-1 neighbourhood to the east and south, the Langara Springs townhouse development to the north and Winona Park to the west. Area residents acknowledged the need for the facility and were generally supportive but some areas of concern had been identified and these were reflected in the design changes proposed by the Director of Planning.

Mr. Thomsett made specific reference to a resident's concerns respecting the definition of community care facility. Community Care Facility, as proposed in the draft by-law, could include facilities other than the extended care facility proposed. Mr. Thomsett explained that Community Care Facility is defined in accordance with the Provincial Community Care Facility Act which would allow for a variety of uses. Therefore, it was recommended that if Council wanted to limit the uses, the CD-1 By-law be amended to limit the facility to the most appropriate category of uses as worded within the Act. The amended Section 2(a) of the draft by-law would therefore read:

- "(a) A maximum of 225 beds in a community care facility providing personal care, supervision, social or educational training or physical or mental rehabilitative therapy only."

Cont'd.....

Clause No. 3 cont'd

The Director of Planning also recommended a further amendment to the by-law, as agreed to by the applicant, to reduce the maximum building height by 1 metre. Section 4 of the draft by-law would therefore read as follows:

- "4. Height  
The maximum building height, measured above the base surface, shall be 14.85 m (48.7 ft.)."

Mr. P. Heiss, for the applicant, described the features incorporated into the design of the facility to meet the concerns identified by the surrounding community. B.C. Hospitals Program had allocated additional funds to upgrade the landscape plan and was extremely anxious to get the badly needed extended care facility under way.

The Chairman called for speakers for or against the application and submissions were made by the following:

Mr. Michael Craigen, for United Properties Ltd., developers of the Springs at Langara townhouse complex, circulated a brief (on file) contending the design changes proposed by the Director of Planning did not go far enough. United Properties still had serious concerns respecting service road access, rooftop mechanical units and potential odour problems, the visual impact of the rear of the facility for the occupants of the south facing "Springs" units, and parking, which ideally should be located underground.

Mrs. Toni Vanderhelm, 167 West 62nd Avenue, expressed concerns regarding the definition of the term community care facility and sought assurance that use of the site would be restricted to an extended care hospital, not some other less desirable special needs facility.

Council members pointed out to the speaker the facility would definitely be licensed as an extended care hospital.

Mr. Tony Temple, Project Coordinator, advised St. Vincent's Hospital was responding to a request from the Provincial Government to provide 225 extended care beds within a \$11 1/2 million budget. Due to fiscal constraints, it was not possible to move the service road or provide underground parking. Odours from the kitchen area should not be detectable.

Mr. John Coggins, 254 West 62nd Avenue, submitted a petition (on file) signed by 23 residents of the 200 Block West 62nd Avenue, opposing an access point on the north side of their block. The residents had no objection to an entrance and exit driveway on Columbia Street.

Cont'd....

Clause No. 3 cont'd

During the ensuing discussion, Mr. Thomsett advised as a result of revised plans having been submitted on November 3, 1987 some of the concerns that had been identified had already been addressed, but others needed further work. Hence, the Director of Planning recommended the prior-to conditions, as set out in the agenda, be amended and approved as follows:

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:
- design of the north facade of the development;
  - developing fenestration in the stairwell to reduce the scale of the south wing;
  - providing a substantial landscaped buffer along the service corridor and parking on the north property line including the planting of coniferous trees having a minimum height of 4.6 m (15 ft.);
  - providing internal planting (groups of trees) in the surface parking area;
  - increasing the landscaping throughout the site, including screening of the parking area;
  - location, design, screening and soundproofing of rooftop mechanical units; and
  - providing odour-eliminating charcoal filter equipment.
- (b) That the approved form of development adopted in principle, is generally as prepared by CJP Architects and stamped "Received, City Planning Department, November 3, 1987" 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, also prior to the enactment of the CD-1 by-law, the property owner enter into an agreement to the satisfaction of the City Engineer and the Director of Legal Services, for the provision of sidewalks along Columbia Street and along the north side of 62nd Avenue.

MOVED by Ald. Davies,

THAT the application of CJP Architects, incorporating the draft by-law amendments proposed by the Director of Planning, be approved subject to the amended conditions proposed by the Director of Planning as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

Applications Nos. 4 and 5, being related, were dealt with concurrently, but for clarity, are minuted separately in this report.

**Clause No. 3 cont'd**

During the ensuing discussion, Mr. Thomsett advised as a result of revised plans having been submitted on November 3, 1987 some of the concerns that had been identified had already been addressed but others needed further work. Hence, the Director of Planning recommended the prior-to conditions, as set out in the agenda, be amended and approved as follows:

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:
  - design of the north facade of the development;
  - developing fenestration in the stairwell to reduce the scale of the south wing;
  - providing a substantial landscaped buffer along the service corridor and parking on the north property line including the planting of coniferous trees having a minimum height of 4.6 m (15 ft.);
  - providing internal planting (groups of trees) in the surface parking area;
  - increasing the landscaping throughout the site, including screening of the parking area;
  - location, design, screening and soundproofing of rooftop mechanical units, and
  - providing odour-eliminating charcoal filter equipment.
- (b) That the approved form of development adopted in principle, is generally as prepared by CJP Architects and stamped "Received, City Planning Department, November 3, 1987" 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, also prior to the enactment of the CD-1 by-law, the property owner enter into an agreement to the satisfaction of the City Engineer and the Director of Legal Services, for the provision of sidewalks along Columbia Street and along the north side of 62nd Avenue.

MOVED by Ald. Davies,

THAT the application of CJP Architects, incorporating the draft by-law amendments proposed by the Director of Planning, be approved subject to the amended conditions proposed by the Director of Planning as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

Applications Nos. 4 and 5, being related, were dealt with concurrently, but for clarity, are minuted separately in this report.

200 West 62nd Avenue

BY-LAW NO. 6422

A By-law to amend the  
Zoning and Development By-law,  
being By-law No. 3575,  
to provide uses and regulations  
for an area zoned CD-1 by By-law No. 3885

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

1. Application

The provisions of this By-law apply to that area of land  
zoned CD-1 by By-law No. 3885, except for that portion covered by  
By-law No. 6039.

2. Uses

The only uses permitted within the area shown included  
within the heavy black outline on Schedule D of By-law No. 3885,  
except for that portion covered by By-law No. 6039, subject to the  
regulations herein and to such conditions as Council may by resolution  
prescribe, and the only uses for which development permits will be  
issued are:

- (a) a maximum of 225 beds in a community care facility  
providing personal care, supervision, social or educational  
training or physical or mental rehabilitative therapy only;
- (b) common use amenity area; and
- (c) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

The maximum floor space ratio, computed in accordance with  
the RT-5 and RT-5N Districts Schedule, shall be 0.48, excluding common  
use amenity areas provided that the total area being excluded does not  
exceed 280 m<sup>2</sup> (3,015 sq. ft.).

4. Height

The maximum building height, measured above the base  
surface, shall be 14.85 m (48.7 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 106 off-street parking spaces shall be provided.

6. Off-Street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 8th day of  
November , 1988.

(signed) Alderman P. Owen  

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Deputy Mayor

(signed) Dennis Back  

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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 8th day of November, 1988, and numbered 6422.

DEPUTY CITY CLERK"