



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

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## **CD-1 (88)**

*8080 Yukon Street*

*By-law No. 4775*

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

***Effective May 28, 1974***

BY-LAW NO. 4775

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-158-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. 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:
 

Senior citizens' apartment building and customary ancillary uses, including off-street parking,

subject to such conditions as Council may be resolution prescribe.
3. The floor space ratio shall not exceed 0.60 including all floors measured to the outer limits of the building; provided, however,
  - (a) that the floor area of the lower floor used for recreation room, arts and crafts room, garden and TV lounge, and mechanical room, shall be excluded;
  - (b) that balconies, canopies and sundecks shall be excluded providing that the total floor area of the same does not exceed 8% of the permitted floor area.
4. The height shall not exceed two storeys measured from the average finished grade around the outer perimeter of the building, nor three storeys measured from the finished elevation of the interior court.
5. 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 May 1974.

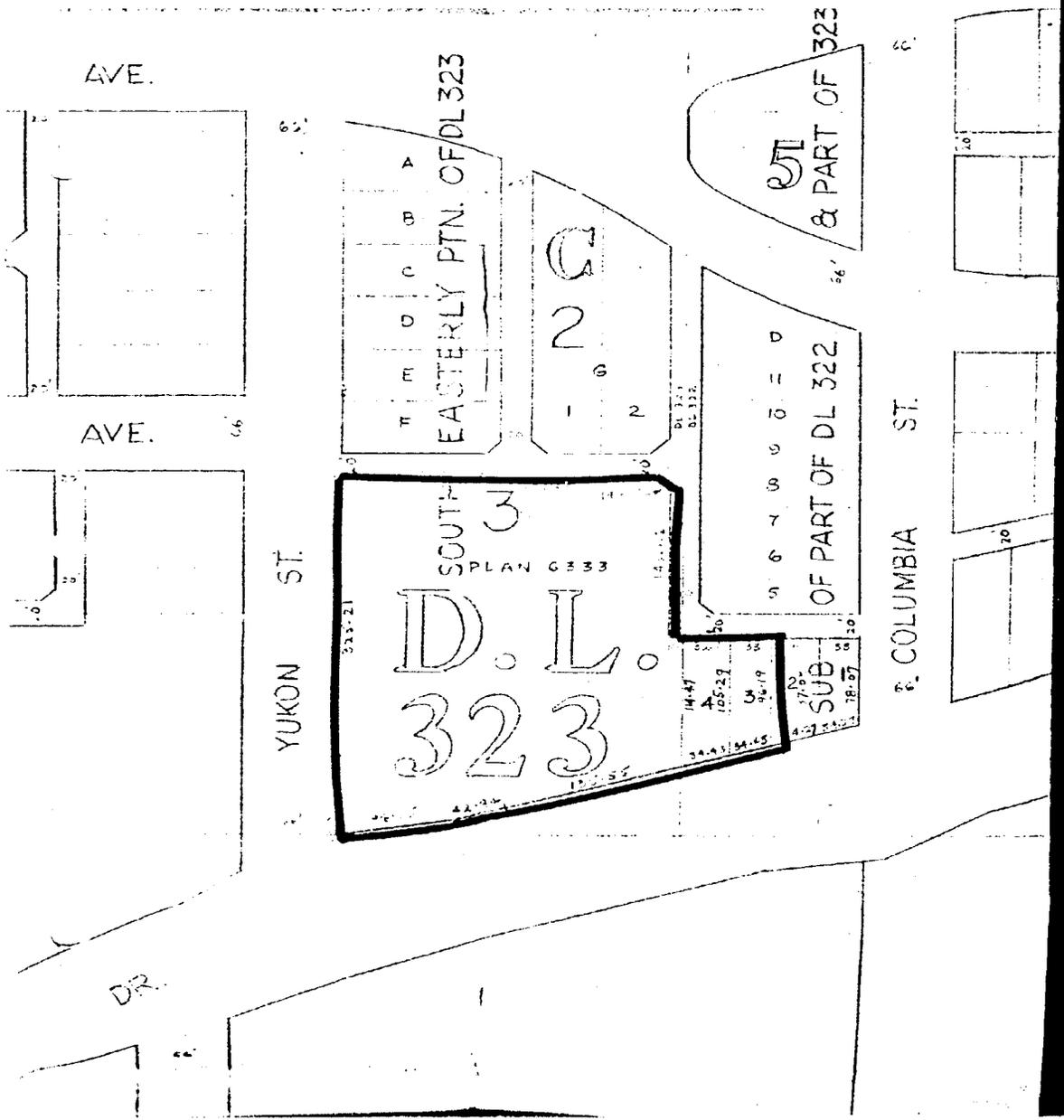
(signed) A. Phillips \_\_\_\_\_  
Mayor

(signed) D. H. Little \_\_\_\_\_  
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 May, 1974, and numbered 4775.

CITY CLERK"

The property shown below (---) outlined in black is rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District



CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 18, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, December 18, 1973, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Rankin  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Pendakur, Rarkin, and  
Volrich.

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,

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

- CARRIED UNANIMOUSLY

Northeast Corner S.W. Marine Drive and Yukon Street

An application was received from Charles T. Paine (Paine and Associates, Architects) on behalf of Kiwanis Club of Vancouver, to rezone Lot 3, Block C, D.L. 323 SE portion and Lots 3 & 4, Block 5, D.L. 322 N part and 323 NE part, situated at the northeast corner S.W. Marine Drive and Yukon Street. Present zoning is RS-1 One Family Dwelling District and the requested zone is CD-1 Comprehensive Development District.

The application is recommended by the Technical Planning Board with the CD-1 By-law restricting the development to the following conditions. The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

- "(a) Uses - senior citizens' apartment building with customarily ancillary uses including off-street parking.
- (b) Floor Space Ratio - not to exceed 0.60 including all floors measured to the outer limits of the building, however, floor area on the lower floor used for recreation room, arts & crafts room, garden and T.V. lounge, and mechanical room may be excluded, also balconies, canopies and sun decks providing the total floor area of such does not exceed 8% of the permitted floor area.
- (c) Height - not to exceed two storeys measured from the average finished grade around the outer perimeter of the building nor three storeys measured from the finished elevation of the interior court.

and subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the the Urban Design Panel and consultation with the City Planning Commission; the Technical Planning Board having particular regard to the building providing adequate setbacks from the property lines, open space to be suitable landscaped and treated, and the provision of suitable on-site parking at the ratio of one parking space for each six dwelling units.

cont'd .....

Northeast Corner S.W. Marine Drive and Yukon Street  
continued:

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- 2. That Lot 3, Block C, D.L. 323 and Lots 3 &4, Block 5, D.L. 322 N part and 323 NE part be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the enactment by Council of the amending by-law within 180 days from this date (Public Hearing date) this approval shall expire."

Leonore Freiman, representing the Marpole-Oakridge Area Council, spoke opposing the choice of location of this proposed senior citizens' housing project and filed a brief. The Area Council, in its submission, suggested alternative sites for the project.

Mr. H. Ratner spoke against rezoning because of an apparent lack of public transportation, it should be located closer to a recreation centre, and other reasons.

Mr. John McEwan--although in favour of the application, was concerned because of the close proximity to his residence and also the problems that occur during the construction period.

A representative of the Kiwanas Club spoke in support of the application and indicated it was the only land suitable for economic reasons, stated that the contractor would pay particular attention to dust and mud problems during the construction period and assured that 60 feet between the project and Mr. McEwan's property would be suitably landscaped.

MOVED by Ald. Volrich,

THAT the application be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission, subject to the structures being back approximately 60 feet from the single family home immediately to the east, and this particular area being suitably landscaped.

FURTHER THAT the City Engineer ensure that the streets surrounding the project is maintained in a clean condition during the construction period.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT the Committee rise and report.

MOVED by Ald. Hardwick and Linnell,

THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 2:35 p.m.

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#88 - N.G. corner of Marine Dr & York Yukon  
(RZ.M.99)

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subject to such conditions as Council may by resolution prescribe.

3. The floor space ratio shall not exceed 0.60 including all floors measured to the outer limits of the building; provided, however,

- (a) that the floor area of the lower floor used for recreation room, arts and crafts room, garden and TV lounge, and mechanical room, shall be excluded;
- (b) that balconies, canopies and sun decks shall be excluded providing that the total floor area of the same does not exceed 8% of the permitted floor area.

4. The height shall not exceed two storeys measured from the average finished grade around the outer perimeter of the

building, nor three storeys measured from the finished elevation of the interior court.

5. 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 May , 1974.

(signed) A. Phillips

Mayor

(signed) D. H. Little

City Clerk

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CITY CLERK"

