



# **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 (117)**

### *Champlain Heights* **By-law No. 4986**

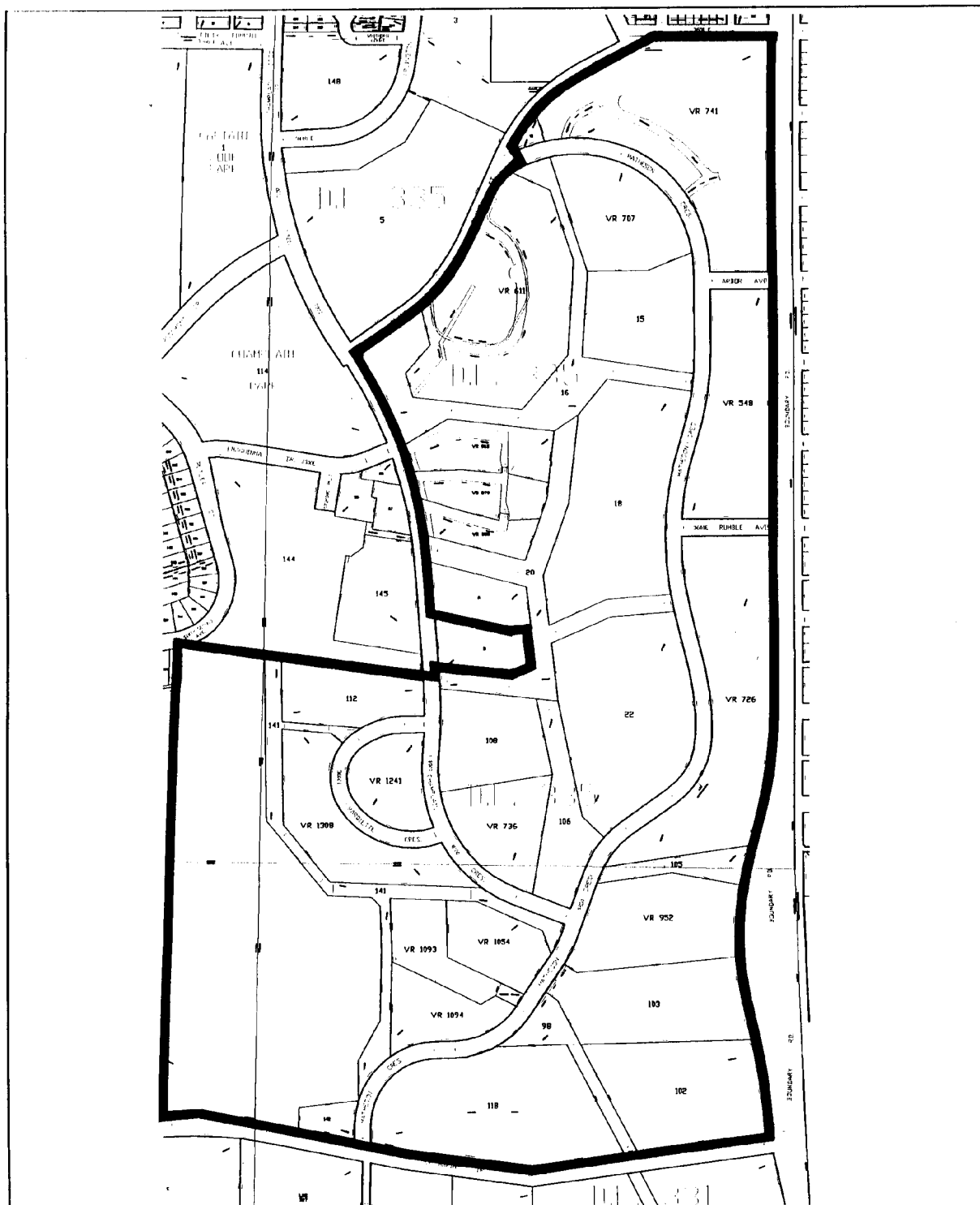
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective July 13, 1976**

*(Amended up to and including By-law No. 7210, dated November 2, 1993)*

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.] [7210; 93 11 02]*
- 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:
  - One-family dwelling
  - Two-family duplex dwelling
  - Two-family semi-detached dwelling
  - Townhouses
  - Apartments (including those for senior citizens)
  - Park and playgrounds
  - Personal care and private hospital (excluding surgical facilities)
  - Local convenience stores (not to exceed a total of 8,000 square feet)
  - Customarily ancillary uses (including off-street parking and loading)
- subject to such conditions as Council may by resolution prescribe.
- 3 The density shall not exceed a total of 1,850 dwelling units.
- 4 *[Section 4 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

NOTE: *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4986 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4986 and amended by By-law No. 7210

<b>CD-1 (117) Champlain Heights</b> <b>City of Vancouver Planning Department</b>	date prepared: Feb. 1994	
	sectional(s): W-22,23,24,25	
scale: 1:6000		

CITY OF VANCOUVER

Pick Up

SPECIAL COUNCIL - JUNE 24, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 24, 1976, at 7:30 p.m., in the Gmnasium of the Champlain Heights Community School, 6955 Frontenac Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips  
Aldermen Bird, Cowie, Harcourt, Marzari,  
Rankin and Volrich

ABSENT: Alderman Bowers) (Leave of Absence)  
Alderman Boyce )  
Alderman Kennedy  
Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Cowie,

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

- CARRIED UNANIMOUSLY

1. Champlain Heights - Portion of Areas E and F (Enclaves 2 - 8 and 12 - 21)

An application was received from the Director of Planning to rezone the lands generally bounded by Boundary Road, Enclave 1, Blake Street, Champlain Crescent, City Park and S.E. Marine Drive from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development to the following uses and density:

USES: One-Family Dwelling  
Two-Family Duplex Dwelling  
Two-Family Semi-Detached Dwelling  
Townhouses  
Apartments (including those for  
senior citizens)  
Park and Playgrounds  
Personal Care and Private Hospital  
(excluding surgical facilities)  
Local Convenience Stores (not to exceed a  
total of 4,000 square feet)  
Customarily Ancillary Uses (including off-  
street parking and loading)

DENSITY: Shall not exceed a total of 1,850 dwelling units.

The Director of Planning further recommends that 'Personal Care and Private Hospital (excluding surgical facilities)' and 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' be added as permitted uses to the CD-1 By-Law.

(NOTE: When notification was conducted, these uses were included as they are in the draft CD-1 By-Law).

cont'd....

Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

And subject to the following:

A. OVERALL CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8  
AND 12 - 21

- 1) The detailed scheme of development for each Enclave be first approved by the Director of Planning following advice from the Urban Design Panel, having particular regard to the overall design, the "Implementation Report - Development of Areas E and F - Champlain Heights" approved in principle by Council on May 6, 1976; the provision of suitable open space, retention of specified trees, spacing of buildings, daylight and sunlight to all habitable quarters, landscaping, garbage collection facilities, vehicular ingress and egress and off-street parking.
- 2) All utilities are to be provided underground including electrical, television cables, telephone, etc.
- 3) That the Director of Planning in dealing with the detailed scheme of development for each Enclave shall have due regard to the integration and relationship of all Enclaves.
- 4) All buildings are to be set back 25 feet from any collector road and 15 feet from Enclave parking areas.

B. SPECIFIED CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8  
AND 12 - 21

See the attached set of conditions dated "June 7, 1976".

(Attached Conditions referred  
to on file in City Clerk's Office)

The application was approved by the Director of Planning, and also the Vancouver City Planning Commission who commented as follows:

"That the Commission concur with the City Manager's report dated March 4, 1976, on Areas E and F, Champlain Heights;

AND FURTHER RECOMMEND that Item (g) Local Convenience Stores, be added to the permitted uses under the CD-1 By-law."

Mr. R.R. Youngberg, Assistant Director Area Planning, reviewed the proposed development for the information of the meeting.

The Council heard delegations as follows:

- Mrs. B.A. Fenwick, representing Killarney Champlain Citizens for Action, filed a brief and stated that the community be involved in the development of this area from the implementation stage onwards. The association also requested that Enclaves 9, 10 and 11 be retained as residential. The Killarney Champlain Citizens for Action is concerned about the closing of the Information Centre on June 30th because of lack of funds.

cont'd....

Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

The association also considers it important that development of social amenities such as community centre, traffic lights, schools, etc., keep pace with the housing development. The association supports the development plan and requests that it proceed as soon as possible.

(At this point in the proceedings, Alderman Cowie left the meeting.)

- Mr. Yusuf Adatia representing La Petite Maison Co-Op, indicated his group will be making application for Enclave 18 for development as a co-operative. His association has 35 signed members and 100 members on a waiting list. The association supports the rezoning application.
- Ms. Diane Matters stated that while not opposed to the proposed rezoning, she had some general comments on the development. She suggested consideration be given to inclusion of a laundromat and cafe. She also pleaded that Council consider approving additional retail space to permit more than one convenience store in the area. She further suggested that there should be a limit on the number of units owned by any one person.
- Mr. A. Dolmat opposed the project on the basis that the density proposed is too high and also it would provide too many 'rental' projects.
- Mr. S. Dolmat opined that the proposed development would lead to overcrowding of the schools. He is in favour of more single-family development.
- Mr. C.V. Nylander, Lawyer for MacMillan Bloedel Limited, addressed Council and submitted a brief expressing concern that the new residential development could create conflict or confrontation with the existing industrial uses in the area. He suggested Council consider establishment of a green belt or buffer zone between the residential and heavy industrial zones. He also expressed a number of concerns regarding noise levels. He was advised that the acoustical consultant who will be doing a noise survey for Enclaves 9, 10 and 11, will be considering all aspects of noise levels in the area. Mr. Nylander also submitted to Council a report on the feasibility of residential development adjacent to the MacMillan Bloedel plant, prepared by Brahm Wiesman in 1973, at the request of the Company.
- Mr. Sol Jackson stated that Enclaves 9, 10 and 11 should be retained for residential purposes. He also raised a number of questions with respect to the number of rental units in the proposed development, whether or not senior citizens housing would be developed in Enclave 14 and requested information on the present disposition of Enclave 1.

A City staff member replied that Enclave 14 will be developed for senior citizen housing. In addition, there will be 214 rental units in the area being considered for rezoning this evening. With respect to Enclave 1, he was advised that the City has offered this area for sale on a strata title or fee simple basis with plan of development subject to approval of the Director of Planning. This area would be developed with single-family market housing.

The majority of the speakers expressed concern over the closing of the Information Centre and asked Council to consider granting sufficient funds to permit it to remain open for at least a further two years.

cont'd....

Champlain Heights - Portion of  
Areas E and F (Enclaves 2 - 8  
and 12 - 21) (cont'd)

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Mayor Phillips instructed the Interim Project Manager, Champlain Heights, to report to the next meeting of Council on the best means of disseminating information to the citizens of Champlain Heights, particularly during the development of Areas E and F.

MOVED by Ald. Harcourt,

THAT the rezoning application be approved subject to the use 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' being amended to read 'Local Convenience Stores (not to exceed a total of 8,000 square feet)'.

- CARRIED UNANIMOUSLY

(Underlining denotes  
amendment)

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Volrich,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:50 p.m.

\* \* \* \* \*

#117. CHAMPLAIN  
HEIGHTS (AREAS E AND F)

R2.B. 39.

BY-LAW NO. 4986

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-189-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:

- One-family dwelling
- Two-family duplex dwelling
- Two-family semi-detached dwelling
- Townhouses
- Apartments (including those for senior citizens)
- Park and playgrounds
- Personal care and private hospital (excluding surgical facilities)
- Local convenience stores (not to exceed a total of 8,000 square feet)
- Customarily ancillary uses (including off-street parking and loading)

subject to such conditions as Council may by resolution prescribe.

3. The density shall not exceed a total of 1,850 dwelling units.

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

DONE AND PASSED in open Council this 13th day of  
July, 1976.

(Signed) A. Phillips

MAYOR

(Signed) R. Henry

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 13th day of July, 1976, and numbered 4986.

DEPUTY CITY CLERK"



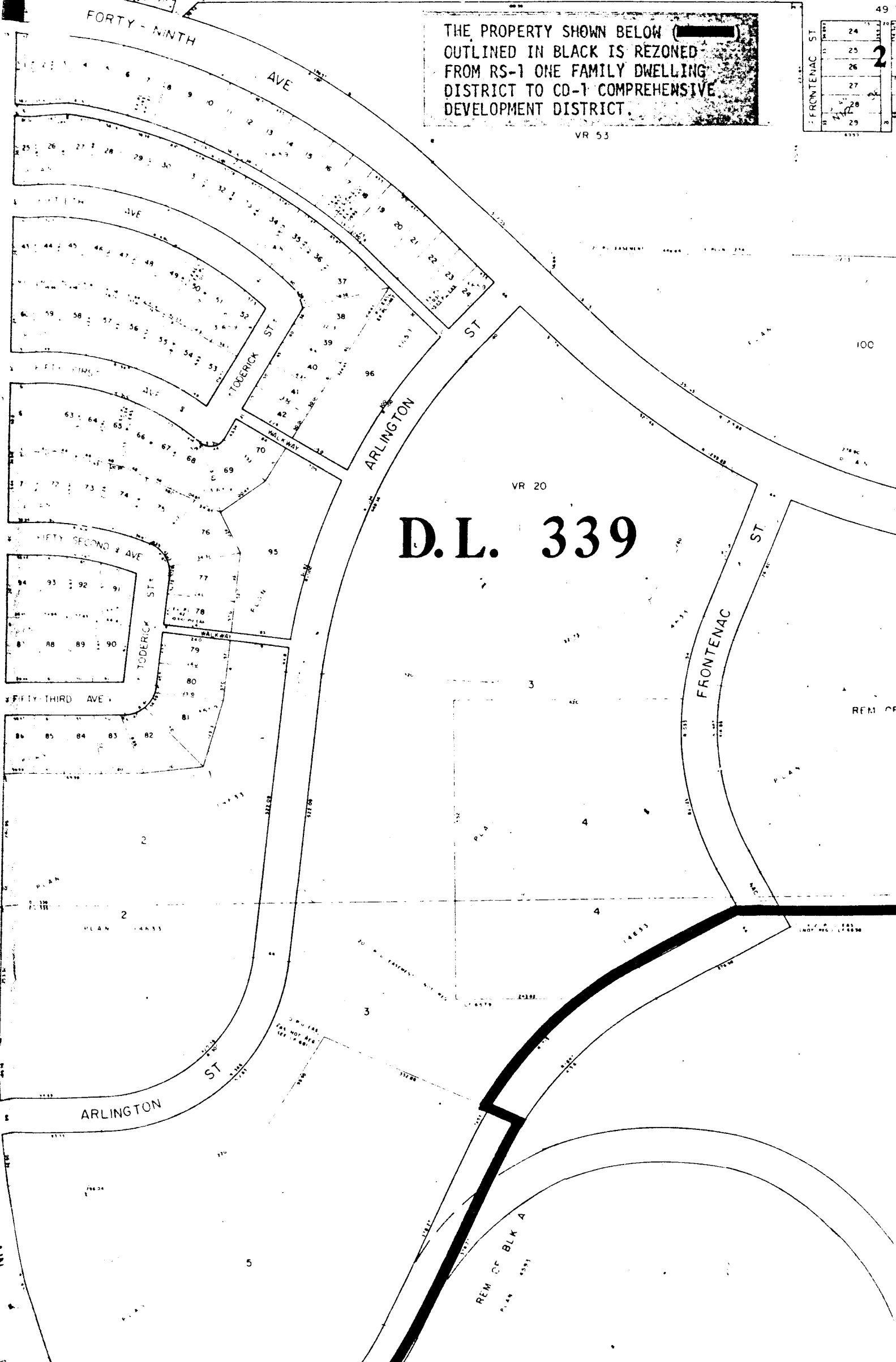
JOB OF BLOCKS AND 8

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31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

THE PROPERTY SHOWN BELOW ( )  
 OUTLINED IN BLACK IS REZONED  
 FROM RS-1 ONE FAMILY DWELLING  
 DISTRICT TO CD-1 COMPREHENSIVE  
 DEVELOPMENT DISTRICT.

VR 53

FRONTENAC ST	24
FRONTENAC ST	25
FRONTENAC ST	26
FRONTENAC ST	27
FRONTENAC ST	28
FRONTENAC ST	29



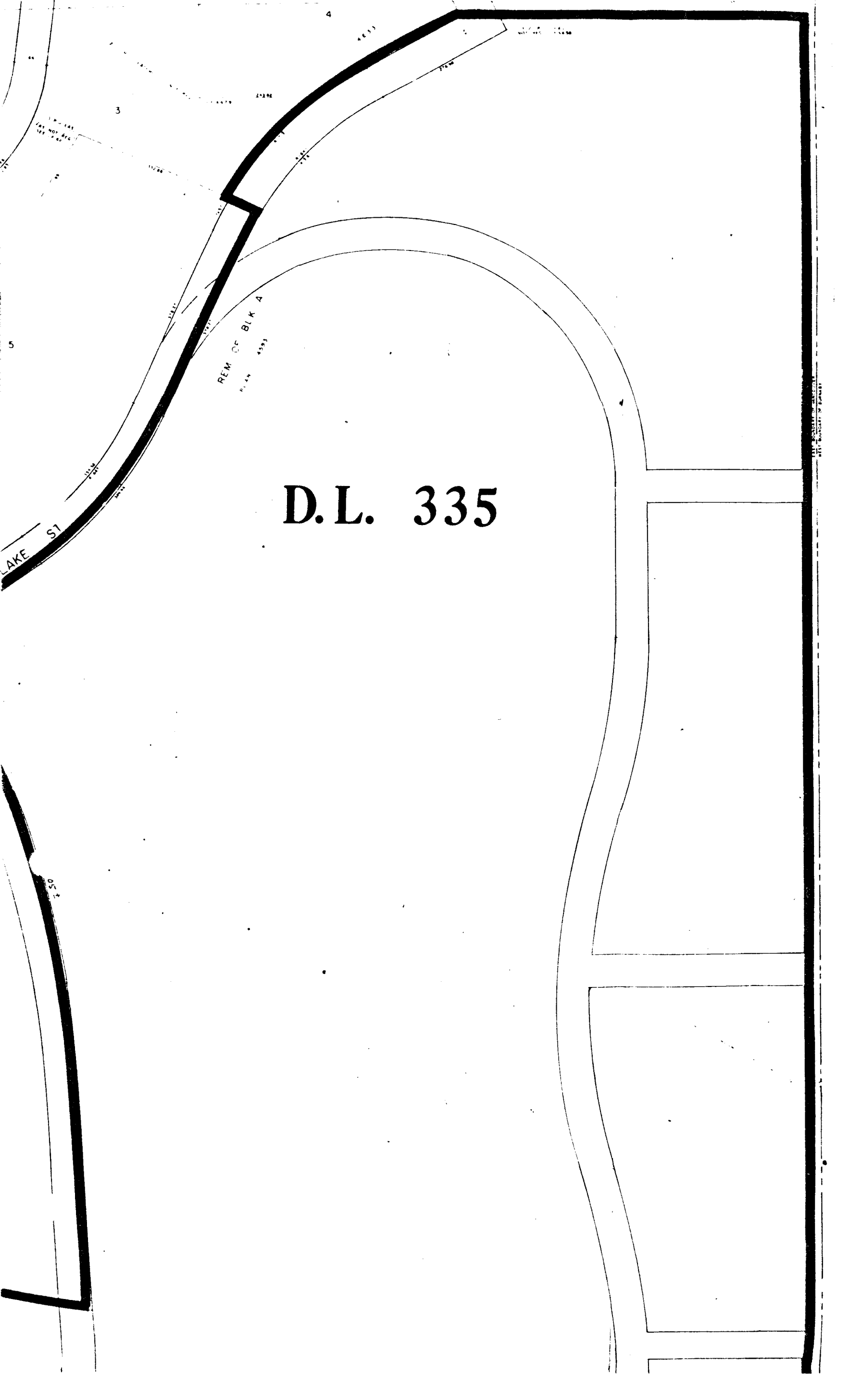
D.L. 339

VR 20

100

REM OF

REM OF BLK A

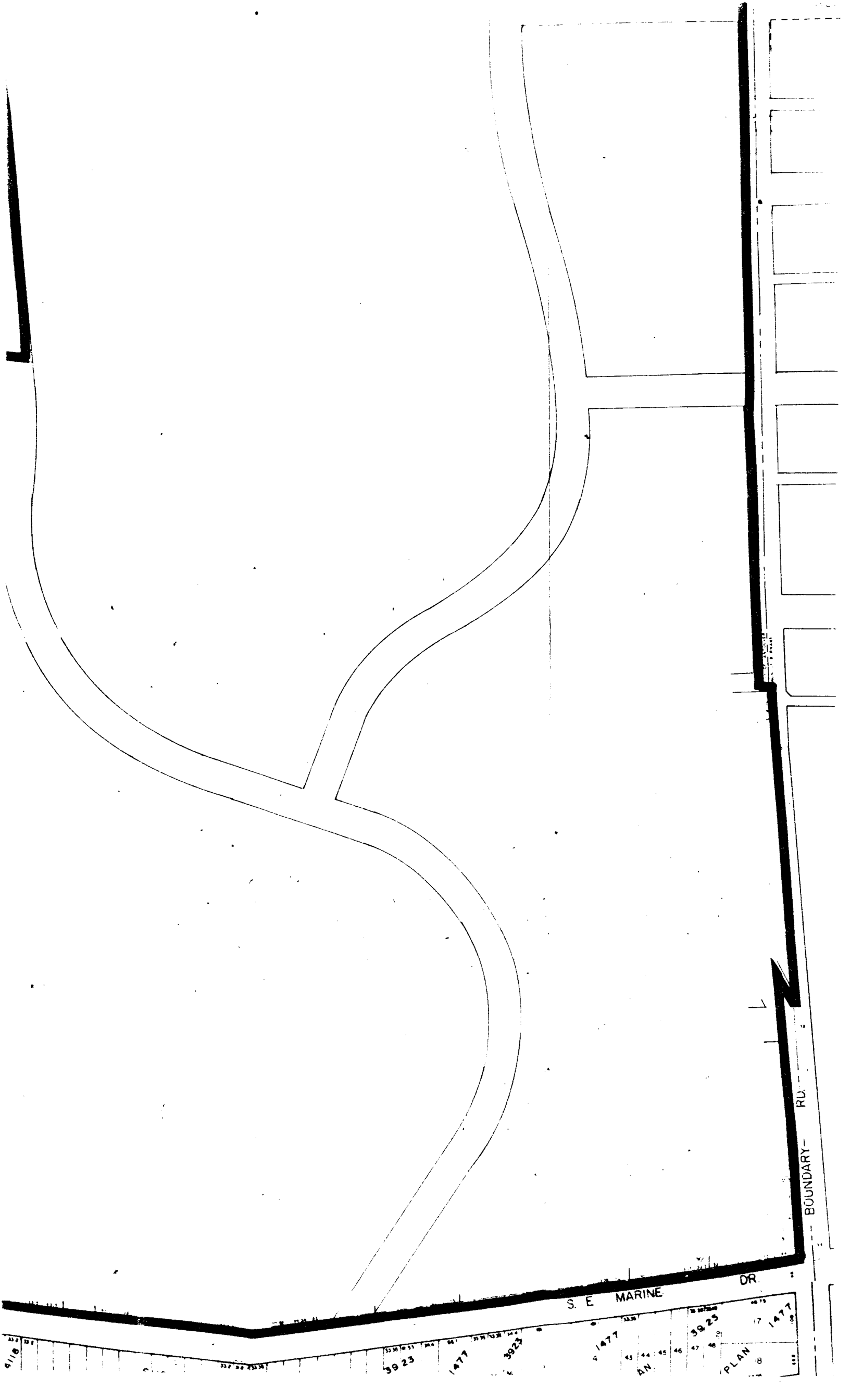


D.L. 335

LAKE S1

REM OF BLK A  
PLAN 4393

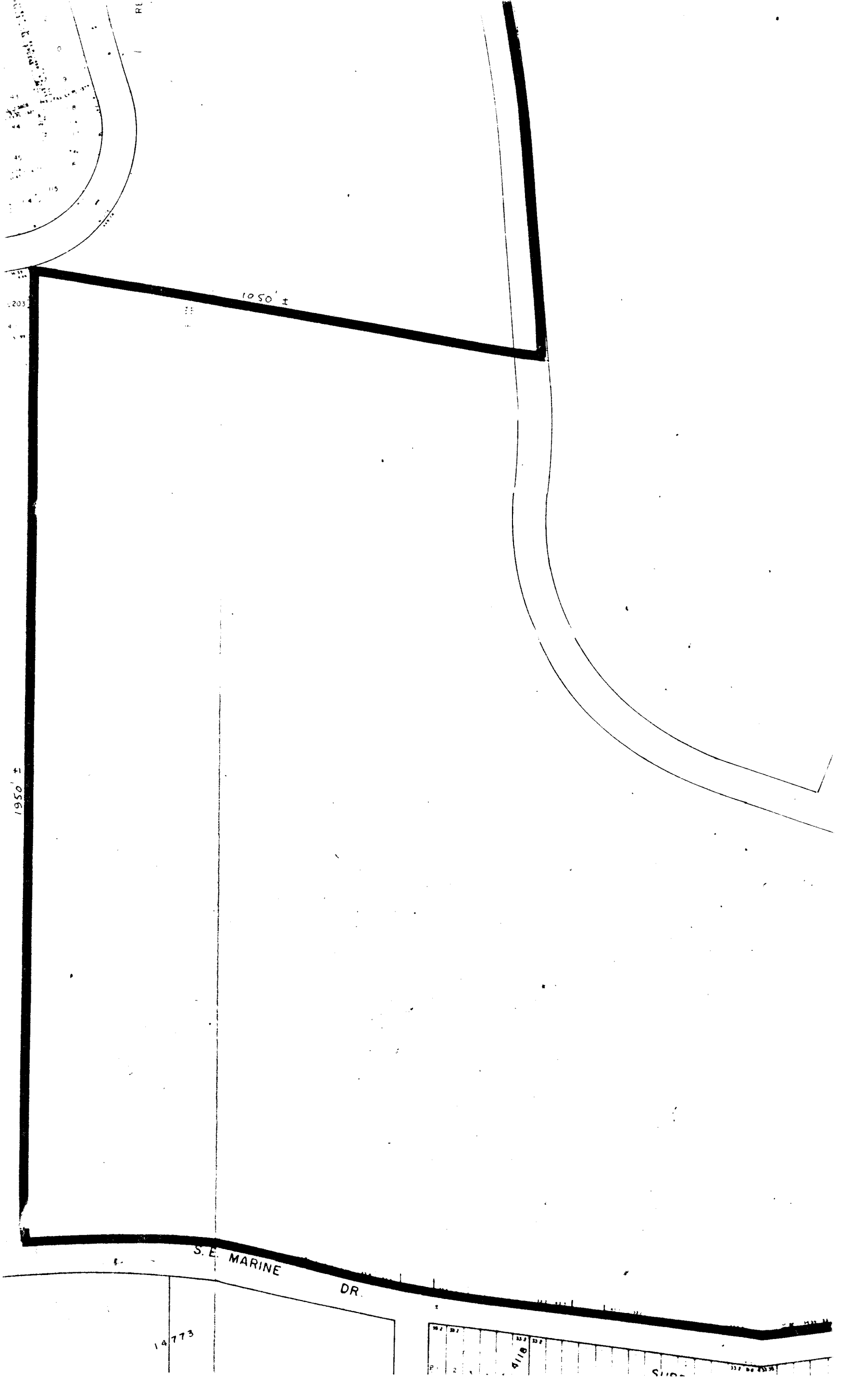
PLAN 4393



BOUNDARY - RD.

S. E. MARINE DR.

39 23	1477	39 23	1477	AN.	PLAN	1477
43	44	45	46	47	48	49



1050 ±

1956 ±

S. E. MARINE DR.

14773

NO.	DATE	BY	REVISION
1			
2			



Copies to; Mr. A. Wright  
Mr. L. Gel, Zoning  
Woodlands Strata Council

CITY OF VANCOUVER  
BRITISH COLUMBIA

RECEIVED  
AUG 16 1982  
CITY CLERK

# OFFICE OF THE CITY CLERK

CITY HALL • 453 WEST 12th AVENUE, VANCOUVER, BRITISH COLUMBIA V5Y 1V4 • (604) 873-7011

REPLY ATTN Mrs. G. Levine

ROBERT HENRY  
CITY CLERK

FILE NO 8003

MARIA KINSELLA  
DEPUTY CITY CLERK

1982 August 13

Champlain Heights  
Project Manager  
404-515 West 10th Ave.  
Vancouver, BC  
V5P 3W5

Dear Sir:

Champlain Heights -  
"The Woodlands"

I wish to inform you of the following extract from the minutes of the Vancouver City Council Meeting of Tuesday, August 10, 1982 dealing with the attached clause as contained in the City Manager's Report dated August 6, 1982:

"The City Manager requested that recommendation C contained in this clause be withdrawn and the Council agreed.

The Champlain Heights Project Manager requested that the word 'enclaves' in recommendation B contained in this clause, be amended to read 'additions'.

MOVED by Ald. Bellamy,

THAT recommendations A and B of the City Manager, as contained in clause 2 of this report, be approved as amended this day.

- CARRIED UNANIMOUSLY"

Yours truly,

*M. Kinsella*

DEPUTY CITY CLERK

*me*

GLEvine:sj  
Att.

2. Champlain Heights: "The Woodlands"

The Champlain Heights Project Manager reports as follows:

"Late in 1979, the City approved a development permit for construction of 70 market strata-titled townhomes in Enclaves 4, 5, 6 and 7. This development is controlled by the overall Champlain Heights CD-1 zoning by-law, as such the specific conditions of development were set by resolution of Council. In the case of this project, the specific conditions of development set, among other things, a maximum floor space ratio of 0.35 and a maximum site coverage of 40%. These conditions are in the mid-range of F.S.R. and site coverage for Champlain Heights; we have projects with higher and lower FSR's and higher and lower site coverage.

The Woodlands (nee Enclaves 4, 5, 6 and 7) was constructed and occupied in 1980. The homes resemble single family units, however, all are attached to one another as duplexes or townhouses.

Recently an appeal was lodged with the Board of Variance by one of the homeowners. The homeowner had erected a greenhouse addition to the unit and had not been aware that a building permit was required. Had a building permit application been made, it would not have been approved because the project is presently built to the maximum site coverage allowable. It is noted that the project is underbuilt in floor space. 140,000 square feet is allowed under the conditions of development and only 121,935 square feet was built.

The Project Manager was asked to review the application; in so doing, discussions were held with the Area Planner, the Plan Checker and the Secretary of the Board of Variance. As well, the unit in question was inspected.

The consensus of the discussions and the conclusions of the Project Manager was that this particular application had merit and should probably be approved. As a consequence of this, others in the Woodlands would probably request similar consideration through the Board of Variance. Rather than dealing with these appeals, it was felt to be more appropriate to amend the resolution of Council which established the site coverage. This would be done to permit each owner the opportunity to add a maximum of 200 sq.ft. to their unit - this would still leave us below the allowable F.S.R. but it would require an increase in site coverage from 40% to 44%. As a matter of procedure, each strata unit would have to first seek approval of the Strata Council prior to applying to the City for the necessary permits. In order to ensure that the proposed additions were in keeping with the character of the development and utilize compatible materials and design, the Urban Design Group would review applications for building permits.

In summary, because the units have a single family character and because the additions of the type described in this report would reflect an interest in the project and constitute an improvement to the development, the Project Manager recommends:

- A. THAT Council increase the allowable site coverage for Enclaves 4, 5, 6 and 7 in Champlain Heights from 40% to 44%.
- B. THAT the additional floor area allowed by these enclaves not exceed 14,000 square feet and that this be allocated on an equal basis to each of the 70 units.
- C. THAT prior to any building permit being issued by the City, the applicant must first obtain the approval of the Strata Council. Further, the 'Urban Design Group' will review permit applications.

The Director of Planning has reviewed this report and concurs with the recommendations of the Project Manager. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Champlain Heights Project Manager.

Clause No. 5 cont'd

A review of correspondence showed one petition received with 45 signatures, requesting staff parking at the Royal Arch Masonic Home.

Mr. Tom Phipps, Planner, clarified that condition (c) refers to on-site parking on all shifts.

Mr. Scott Gordon, applicant, advised the building was built in 1970, and only 10% of the rooms are wheelchair accessible. The proposed renovations to the building allow for 100% wheelchair accessibility while keeping the same resident population. The site originally allowed 19-20 parking stalls and this is insufficient on-site parking for staff of the facility. No new parking stalls are being permitted because there will be no additional beds. Approximately three extra stalls are required.

Following a question from a member of Council, Mr. Gordon agreed to try to accommodate the additional parking spaces within the existing parking area.

MOVED by Cllr. Owen,  
THAT the application be approved, subject to the conditions as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Chan,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Chan,  
SECONDED by Cllr. Wilson,  
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 11:05 p.m.

BY-LAW NO. 7210

A By-law to amend By-law No. 3575,  
being the Zoning and Development By-law,  
by rezoning an area of land zoned CD-1 by By-law  
No. 4986 to CD-1

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-416(d) 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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(317), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Special Needs Residential Facility - Community Care - Class B
- (b) Accessory Uses customarily ancillary to the above use.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 1.0. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 7 862 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional



areas and included in the measurements for each floor at which they are located.

3.3  
ratio:

The following shall be excluded in the computation of floor space

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit.

#### 4. Height

The maximum building height, measured above the base surface, shall be 11.6 m and the building shall not extend beyond 4 storeys.

5.  
passing.

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

DONE AND PASSED in open Council this 2nd day of November  
, 1993.

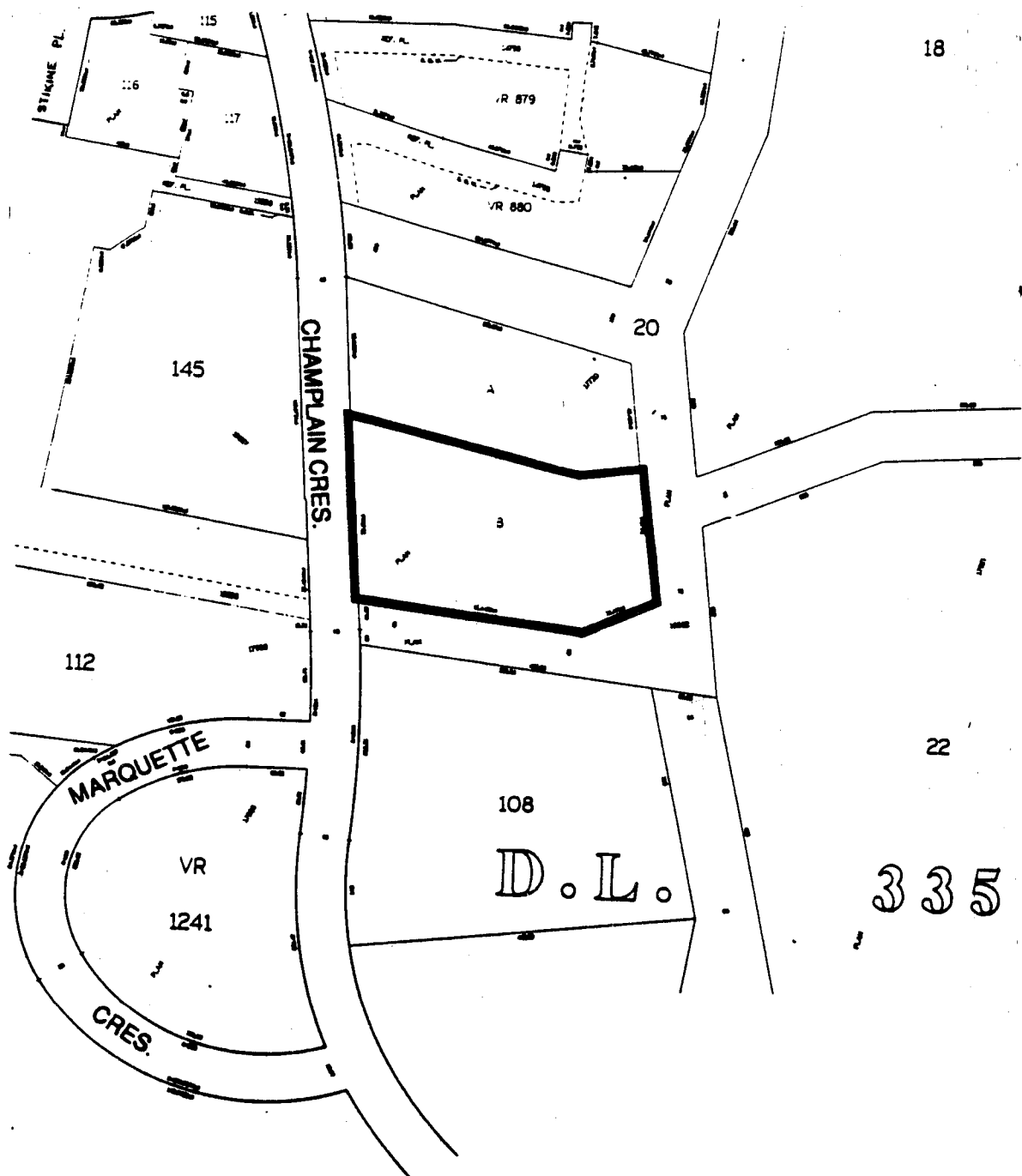
(signed) Gordon Campbell  
Mayor

(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 2nd day of November 1993, and numbered 7210.

CITY CLERK"

BY-LAW No. 7210 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black ( ) is rezoned:  
From **CD-1** To **New CD-1**

Z-416(d)

**RZ 7850 Champlain Crescent**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000

