



# **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 (25)**

*3215 MacDonald Street*

*By-law No. 4076*

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

**Effective November 7, 1963**

BY-LAW NO. 4076

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-75-C 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) M.E. Linnell  
ACTING MAYOR

(sgd) R. Thompson  
CITY CLERK

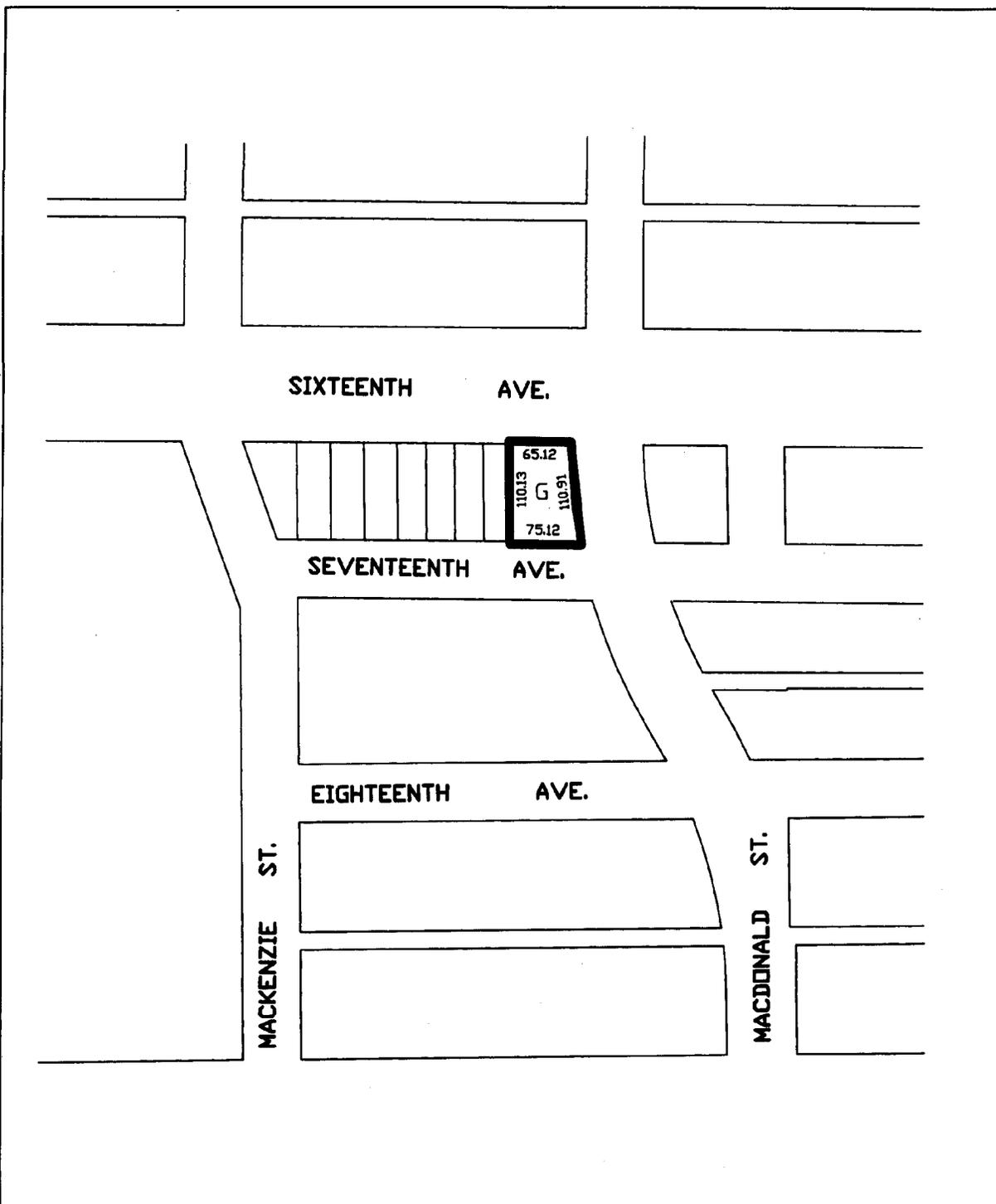
This By-law received:

- 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 4076.

*Signed as per copy in binder*  
CITY CLERK"



The property outlined in black (  ) was rezoned:  
From **C-1** to **CD-1** by By-law No. 4076

<b>CD-1 (25) 3215 MacDonald St.</b>	date prepared: Apr. 1994	
	sectional(s): J-14	
<b>City of Vancouver Planning Department</b>	scale: 1:2000	

MAY 13, 1963

6. S.W. Corner of 16th Avenue  
West and Macdonald Street

Moved by Alderman Bird

THAT the application of the Acting Director of Planning to rezone Lot G of 2, Block 5, D.L. 139, located at the S.W. corner of 16th Avenue west and Macdonald Street

FROM: C-1 Commercial District  
TO: CD-1 Comprehensive Development District

be approved, provided that the development is a custom designed small bank or office building or smaller type of building which is compatible with the residential character of the immediate area and subject to the following conditions in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board:

1. The building not to exceed two storeys in height;
2. ~~\* The building not to exceed a floor space ratio of 0.60;~~
3. Adequate landscape setbacks to be provided from 16th Avenue, 17th Avenue and the westerly side property line;
4. Off-street parking and loading to be provided on the site from Macdonald Street;
5. All signs and advertisements to be first approved by the Technical Planning Board;
6. Design of the building to be first approved by the Technical Planning Board after advice from the Design Panel.

Moved by Alderman Campbell in amendment

THAT Item 2 of the conditions be amended to read:

\* The building not to exceed a floor space ratio of 1.2.

Alderman Campbell's amendment was put and

- Carried.

Alderman Bird's motion as amended was then put and

- Carried.

*Zoning Planner*

#25. - S.W. corner of 16<sup>th</sup> Ave. & Macdonald.

(R2.16.9)

BY-LAW NO. 4076

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-15-C 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) 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

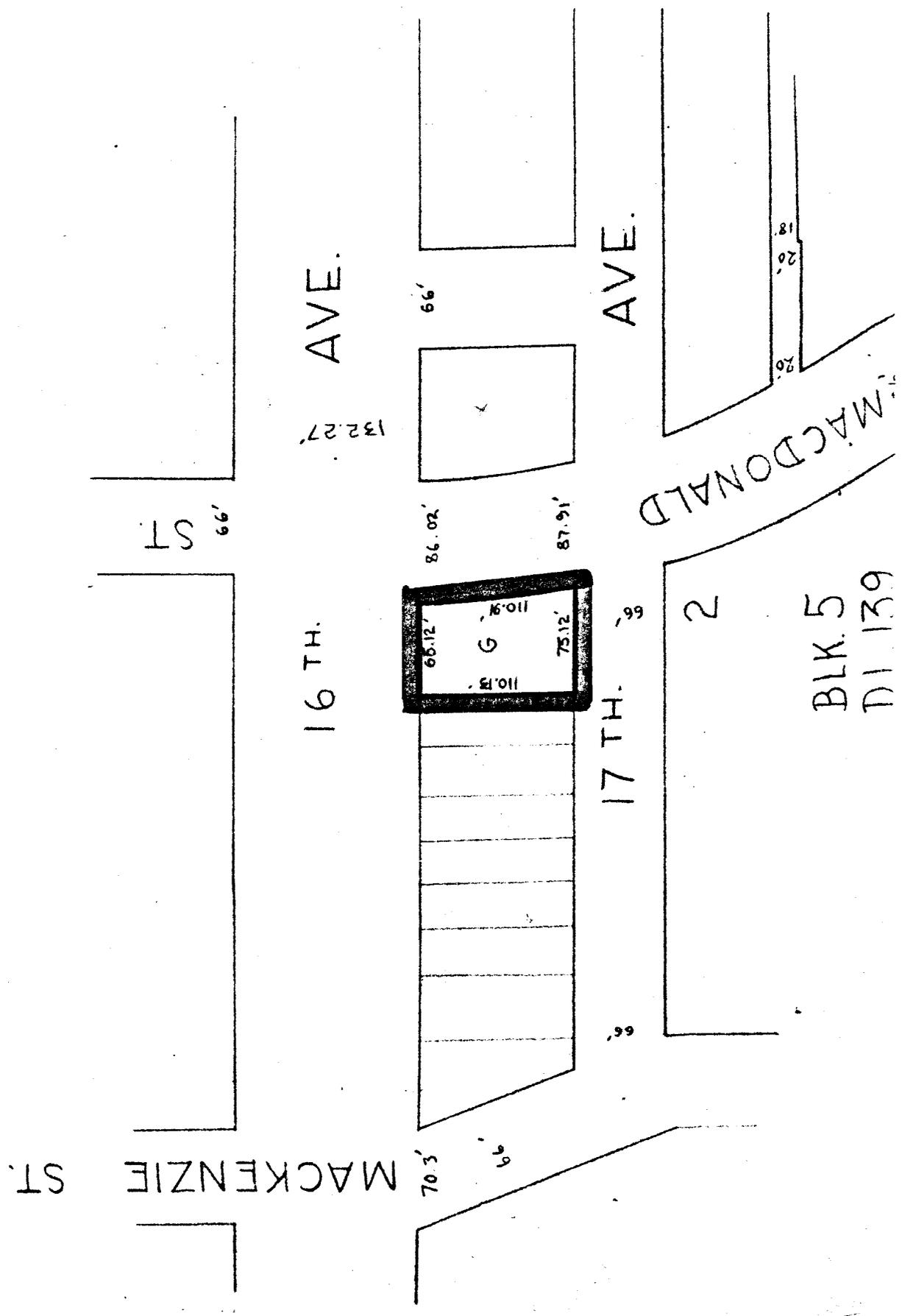
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 7th day of November, 1963, and numbered 4076.

CITY PLANNING OFFICE  
**RECEIVED**  
NOV 11 1963  
No. 31774  
VANCOUVER, B. C.

*R. Thompson*  
CITY CLERK

BY-LAW N° 4096 BEING A BY-LAW TO AMEND BY-LAW  
N° 3575, BEING THE ZONING & DEVELOPMENT BY LAW

The lot shown below outlined in red is rezoned from (C-1) Commercial  
District to (CD-1) Comprehensive Development District.



Maggie Turner

ADMINISTRATIVE REPORT

Date: February 9, 1996  
Dept. File No. WB

TO: Vancouver City Council  
FROM: Director of Land Use and Development  
SUBJECT: Form of Development: 3215 MacDonald Street  
D.E. 400583 - CD-1 By-law Number 4076  
Owner of Development: Brian C. Wood

**RECOMMENDATION**

THAT the approved form of development for the CD-1 zoned site known as 3215 MacDonald Street be generally approved as revised and illustrated in Development Application Number 400583, prepared by Gerald Longson Architect and stamped "Received, City Planning Department November 7, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

**GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

**COUNCIL POLICY**

At a Public Hearing on May 13, 1963, City Council approved a rezoning of this site from C-1 Commercial District to CD-1. CD-1 By-law Number 4076 was enacted on November 7, 1963. Council also approved the form of development for these lands at that time.

**PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

#### SITE DESCRIPTION AND BACKGROUND

The site is located on the southwest corner of West 16th Avenue and MacDonald Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, Development Permit Number 28946 was issued on November 25, 1963, thereby permitting the moving and placing of an office building on the site having a total area of 221 m<sup>2</sup> (2,378 sq.ft). The Director of Planning has now approved Development Application Number 400583. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

#### DISCUSSION

The new proposal involves a one-storey addition of approximately 1,064 square feet to the southwest corner of the existing office building on this site. The intent of the original CD-1 By-law was to permit a small building that would be compatible with the residential character of the immediate area. This proposal has been assessed against the CD-1 By-law and has been found to still meet the original intent and provisions.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

The owner of the adjacent property to the west has been notified in writing and no response has been received.

#### CONCLUSION

The Director of Planning has approved Development Application Number 400583, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

\* \* \* \* \*

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General Mgr./Dept. Head:

    *Dave Thomsall Jr*    

Date:     96 02 09    

Report dated: February 9, 1996

Author: Bill Boons

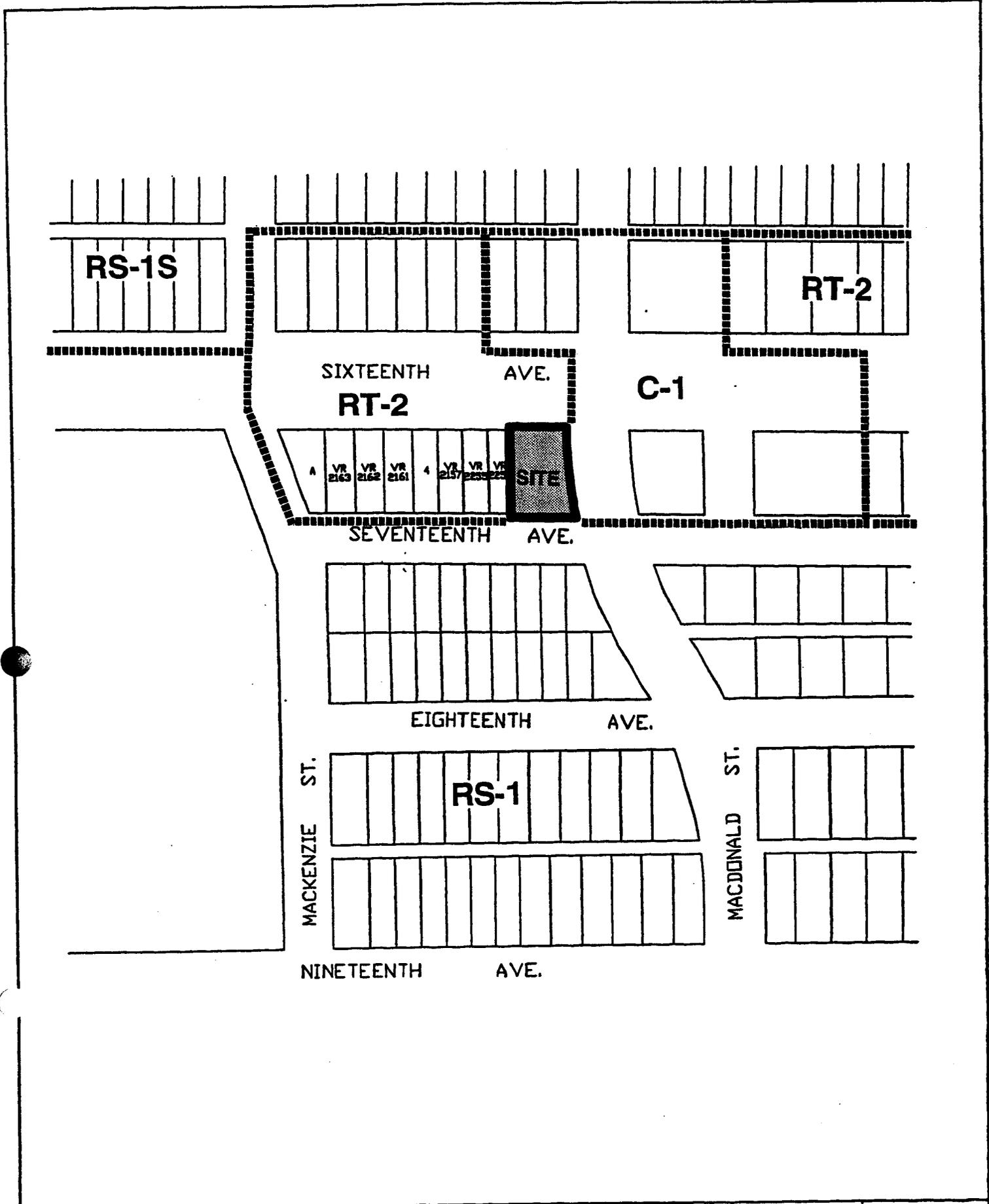
Phone: 7678 IRTS Number: 96001

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

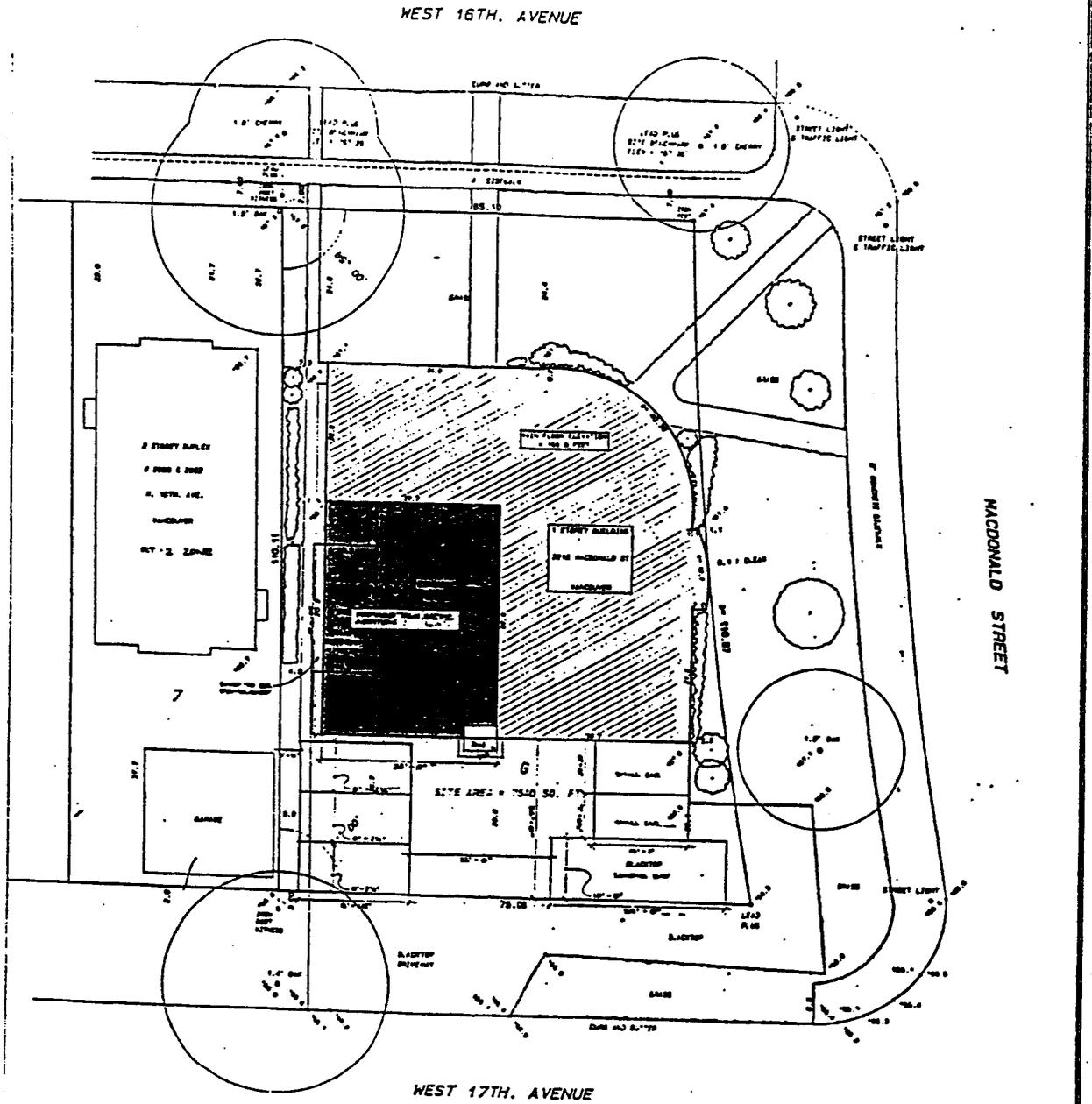
Concurring Departments

NONE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



<b>CD-1 DE 400583      3215 Macdonald St.</b>	Date	
	Drawn	
City of Vancouver Planning Department	Scale	

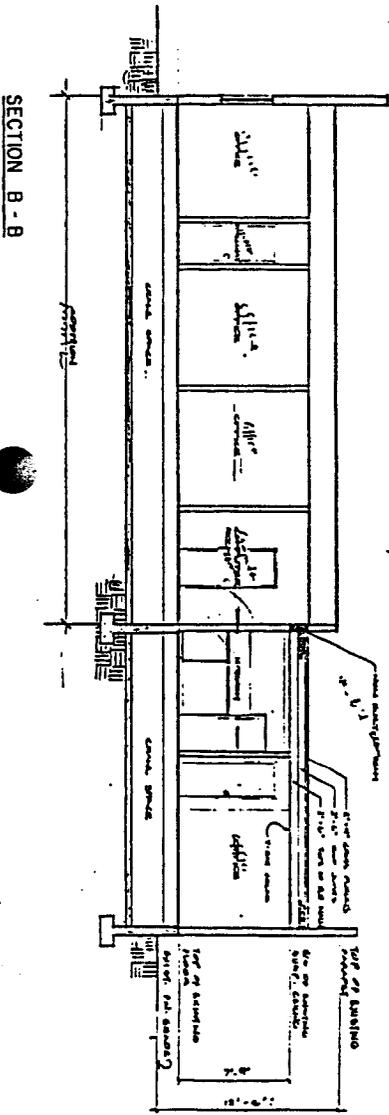
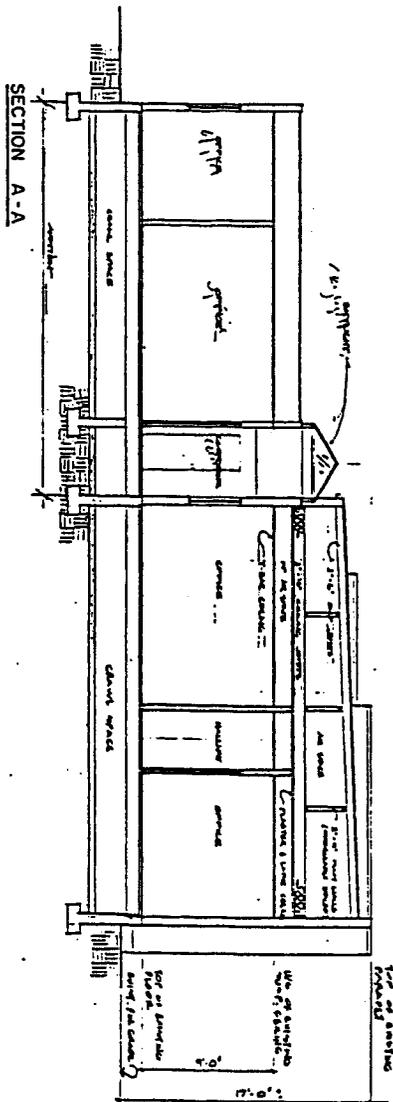
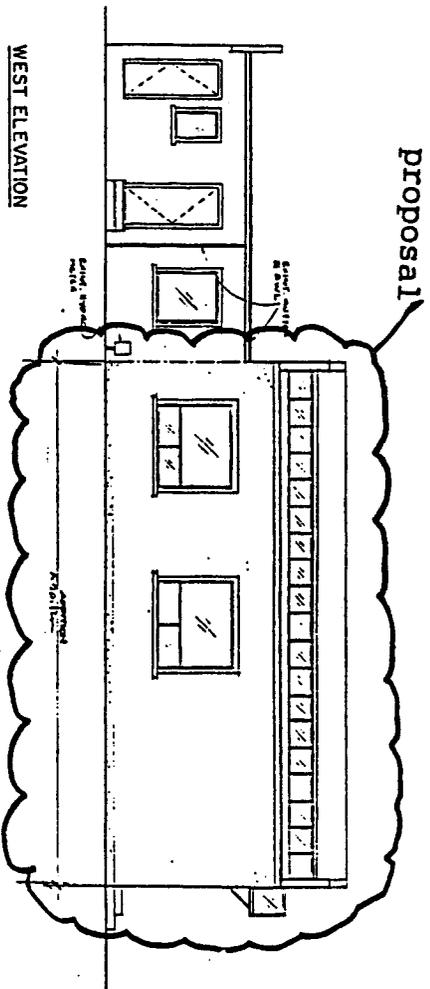


ALL TREES HAVE BEEN PLANTED AS REQUIRED BY BY-LAW NO. 2875  
 NOTE - BUILDING HEIGHTS SHOWN ARE AS PERMITTED BY THE CITY OF VANCOUVER  
 DIMENSIONS SHOWN

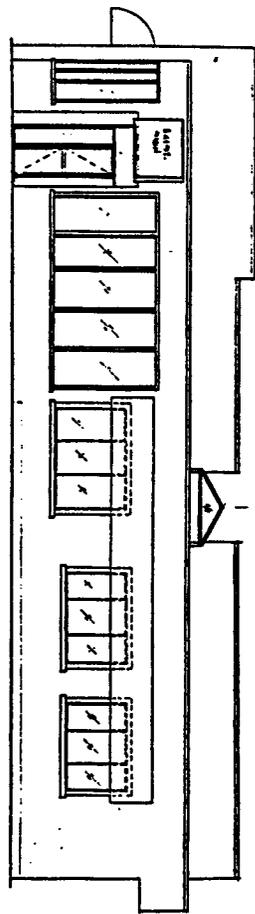
<p><b>CREST REALTY OFFICE ADDITION</b>          3215 MacDonold Street, Vancouver, BC          For BC Wood Stores</p>	<p><b>B.C. WOOD STORES</b></p>	<p><b>PLAN SHOWING LOCATION OF SETBACKS AND ELEVATIONS ON LOT 6 BLOCK 5 DISTRICT LOT 138 PLAN 11218</b></p>	<p>EXISTING AND IN 1987          TO CITY OF VANCOUVER          SETBACK FROM LANEWAYS          20' FROM 1987          2.1' FROM 1987</p>	<p>THIS BUILDING IS NOT PERMITTED BY THE CITY OF VANCOUVER          HEIGHTS AND SETBACKS</p>	<p><b>COMPILED BY:</b>          [Signature]</p>
<p><b>A-1</b></p>	<p><b>SITE PLAN</b></p>	<p>gerald longman architect u.s.a.c.          Vancouver, B.C. 600-1886</p>	<p>DATE: 17 OCT 88          DRAWN: DCS          SCALE: 1/2" = 1'-0"</p>	<p>[Checklist area with symbols]</p>	



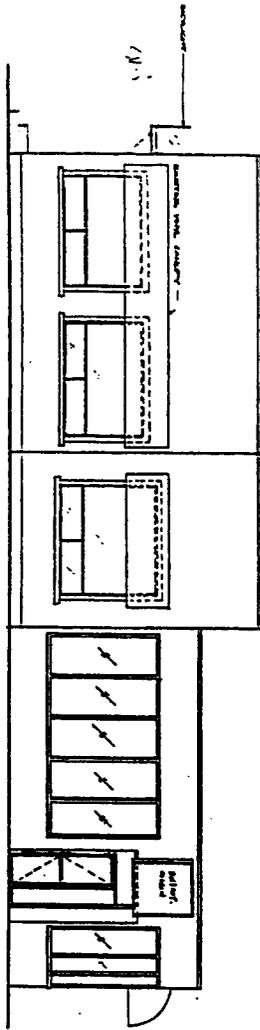
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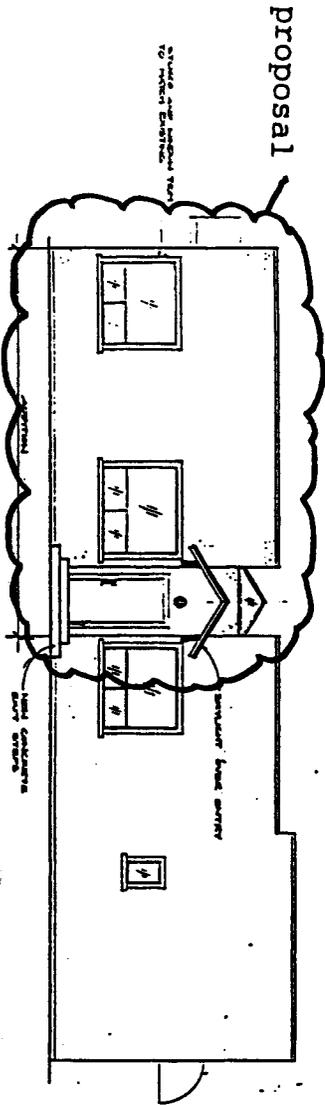
A-5	CREST REALTY OFFICE ADDITION 3215 MacDonalld Street, Vancouver B.C. For BC Wood Stores	gerald longson architect u.a.s.c.	DATE: 18 OCT 85	[ ] [ ] [ ]
	ELEVATION B SECTIONS	Vancouver B.C. B0-1500	DCS	



NORTH ELEVATION (WEST 18th AVE.)  
SCALE 1/4" = 1'-0"



EAST ELEVATION (MACDONALD ST.)  
SCALE 1/4" = 1'-0"



Proposal

SOUTH ELEVATION (WEST 7th AVE.)  
SCALE 1/4" = 1'-0"

A-4	CREST REALTY OFFICE ADDITION 3215 MacDonald Street, Vancouver, BC For BC Wood Stores	gerald longson architect - u.a.s.c. Vancouver, B.C. 609-1888	DATE	17 OCT 99	DRAWN BY	CHECKED BY	SCALE	1/4" = 1'-0"	PROJECT NO.	SHEET NO.	SHEET TOTAL	APPROVED FOR SUBMITTAL PERMIT APPLICATION	DATE
			DESIGNER	DCS									

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: February 29, 1996  
Refer File: 2607-3

To: Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
~~Rick Scobie~~, Director of Land Use & Development  
Francie Connell, Director of Legal Services  
Gary MacIsaac, Public Hearing Clerk

Subject: Form of Development: 3215 Macdonald Street  
D.E. 400583 - CD-1 By-law Number 4076

\$ 1579  
FAS (C) KLR  
(RJ)

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On February 27, 1996, Vancouver City Council approved the following recommendation contained in a February 9, 1996 Administrative Report (A11):

THAT the approved form of development for the CD-1 zoned site known as 3215 MacDonalld Street be generally approved as revised and illustrated in Development Application Number 400583, prepared by Gerald Longson Architect and stamped "Received, City Planning Department November 7, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

*Marnie Cross*

Marnie Cross  
Committee Clerk

MCross:dmy

Letter to: Mr. Gerald Longson  
Architect  
136-2040 West 12th Avenue  
Vancouver V6V 2G2