



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

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## **CD-1 (36)**

*3267-3293 Point Grey Road*

*By-law No. 4175*

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

***Effective May 18, 1965***

BY-LAW NO.4175

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-89B 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 the-rein, and shall be Interpreted accordingly.
2. The area 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 town houses, subject to the approval of the Council to the form of development and 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 18th day of May, 1965.

(sgd.) Acting Mayor Bert A. Emery  
MAYOR

(sgd.) R. Thompson  
CITY CLERK

This By-law received:

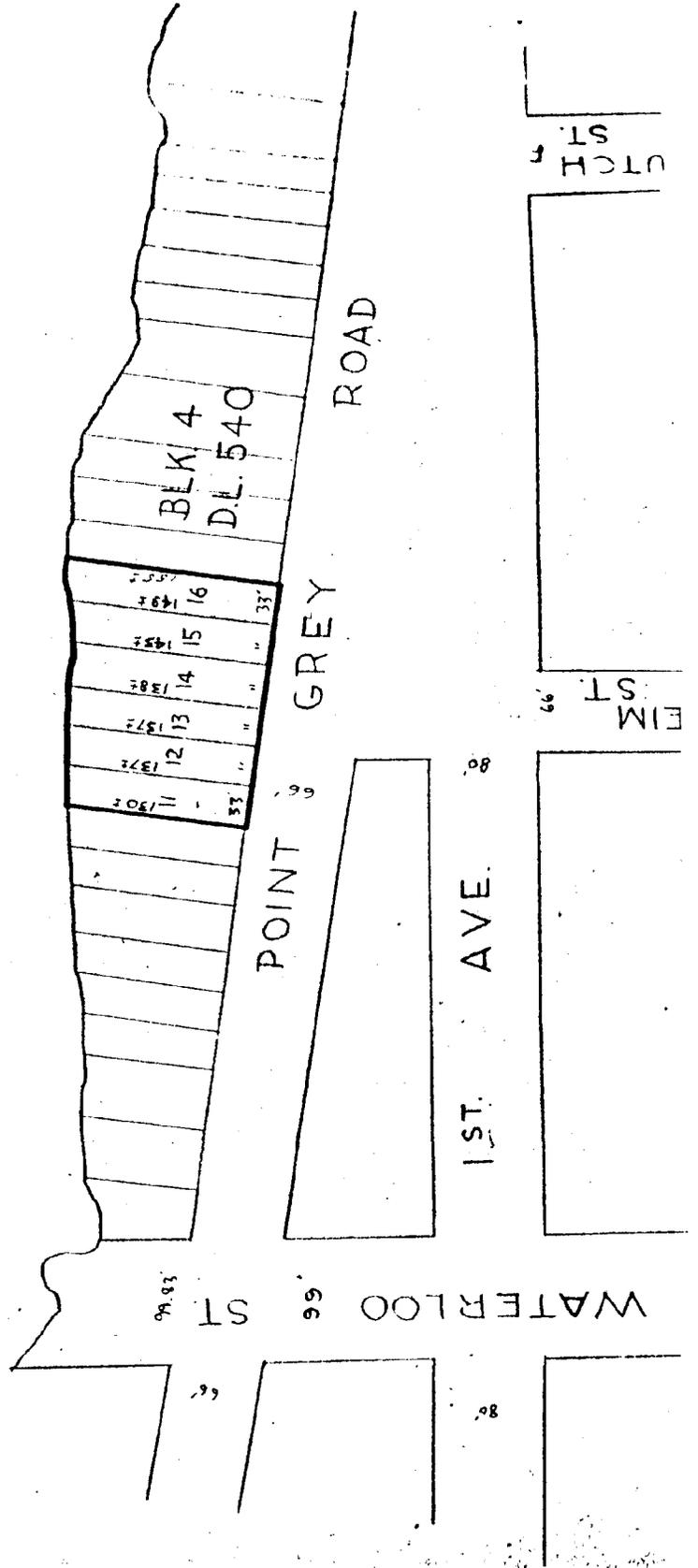
1st Reading - May 18, 1965  
2nd reading - May 18, 1965  
3rd reading - May 18, 1965  
(sgd.) R. Thompson  
CITY CLERK

"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 18th day of May, 1965, and numbered 4175.

CITY CLERK"

THE PROPERTY SHOWN BELOW OUTLINED IN BLACK (————) IS REZONED FROM (RS-2) ONE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.

ENGLISH BAY



1. North Side Point Grey Road  
(3200 Block)

Consideration was given to the application of Erickson-Massey, Architects, for the rezoning of Lots 11 to 16 inclusive, Block 4, D.L. 540 situated on the north side of Point Grey Road (3200 Block)

FROM: RS-2 One Family Dwelling District  
TO: CD-1 Comprehensive Development District

A report from the Technical Planning Board dated April 2nd recommended against the application for a number of stated reasons.

The Council also noted the following resolution of the Town Planning Commission in this regard:

"Bearing in mind the intention of CD-1 zoning, and also the type of development proposed which in the opinion of the Commission is both desirable and proper for this setting, the Commission would urge the developer to reconsider the circumstances which would allow this development to proceed."

Cont'd. . . .

The Director of Planning further explained the Technical Planning Board's recommendations after which Mr. Erickson and Mr. Cant, appearing on behalf of the applicants, explained the development with the assistance of a model and sketches.

Council then heard a Mrs. Eakins and Mrs. Turner speaking in favor of the development. A petition was filed on behalf of a number of affected persons also in favor of the proposal.

Moved by Alderman Wilson

THAT the application of Erickson-Massey be approved subject to such conditions as may be laid down by Council after a report by the Director of Planning following consultations with the applicants.

- CARRIED.

Family Dwelling District to a CD-1 Comprehensive Development District to permit a "Town House Development." City Council resolved that:-

"The application of Erickson-Massey be approved in principle, generally in accordance with the designs submitted subject to the prior conveyance of a five-foot foreshore strip or such alternative as may be advised by the Law Department, and the matter of further conditions be reported upon to the Council by the Director of Planning at an early date."

As this property is to be rezoned to a CD-1 Comprehensive Development District, the normal regulations and requirements of the Zoning and Development By-law do not apply and therefore additional conditions have been recommended, which would not normally be required in other Zoning Districts. The Director of Planning recommends that Council's approval of the rezoning application be subject to the following conditions:

- (1) The scheme of development not to be materially different from that shown on the drawings as submitted by Erickson-Massey, Architects, as received on May 14th, 1965, with the required development permit being approved by the Technical Planning Board on advice from the Design Panel and in compliance with the following conditions:
  - a) The floor space ratio not to exceed 0.50, excluding carports, and basements not used for habitable accommodation.
  - b) The provision of satisfactory vehicular egress and ingress to the garages with there being no off-street parking facilities within the required 24' front yard.
  - c) Each dwelling unit having suitably concealed garbage receptacles.
  - d) The provision of a 5' easterly and westerly side yard complying with the general regulations of the Zoning and Development By-law.
  - e) That there be no living quarters of any kind in any cellar.
- (2) All telephone, television and electrical services to be underground.
- (3) The scheme to be constructed and completed on the six lots as one simultaneous development.

The Director has discussed the recommended conditions with the Architects who are agreeable to them and the Architects anticipate submitting revised drawings incorporating such requirements within a few days.

The Technical Planning Board at its meeting on May 14th, 1965, considered the plans of development as now submitted by the Architects by Development Permit Application #33744.

The Technical Planning Board concurred with the recommendations of the Director of Planning and stated that providing the design of the development is first approved on report from the Design Panel, then, the development permit application would be approved subject to the applicant first submitting amended drawings to show compliance with the recommendation of the Director of Planning.

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