



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 (37)

1441-1459 McRae Avenue

By-law No. 4186

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

Effective July 13, 1965

BY-LAW NO. 4186

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-84-E 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 outlined in black on the said plan is re-zoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are nine town houses, not exceeding two storeys in height, with motor vehicle parking facilities and other facilities in the way of paths, gardens, and tennis courts for the common enjoyment of the owners of the town houses, subject to the approval of the Council to the form of the 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 day of July, 1965.

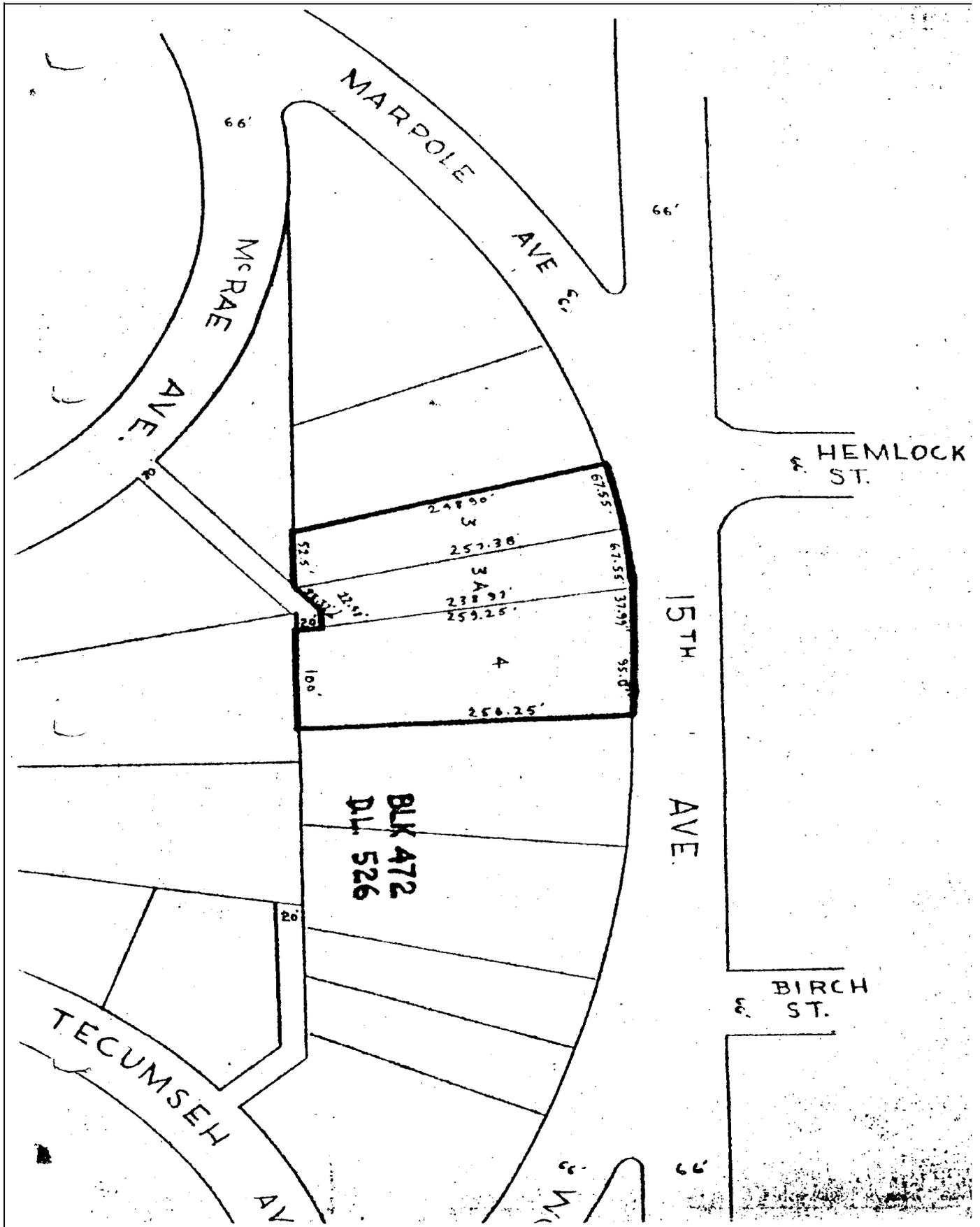
(sgd) W.G. Rathie
MAYOR

R. Thompson
CITY CLERK

This By-law received
1st reading - July 13, 1965
2nd reading - July 13, 1965
3rd reading - July 13, 1965

"I hereby certify that the foregoing is a correct copy of a by-law duly passed by the Council or the City of Vancouver on the 13th day of July, 1965 and numbered 4186.

CITY CLERK"



1. South Side 15th Avenue Bounded by
Marpole, McRae and Tecumseh Avenues

The Council first considered an application from Mr. Gerald Hamilton, Architect, to re-zone Lots 3, 3A and 4, Block 472, D.L. 526, situated on the south side of 15th Avenue bounded by Marpole, McRae and Tecumseh Avenues:

FROM: RS-4 One Family Dwelling District
TO: CD-1 Comprehensive Development District

In considering this application it was drawn to the attention of Council that the application had failed to receive the approval of the Technical Planning Board for the following reasons:

- (a) The size and location of the subject lots are not materially different from any other large or larger sites in the City, particularly the First Shaughnessy area.
- (b) Should the three subject lots be rezoned to permit multiple development, it would be most difficult to refuse future applications in the First Shaughnessy area or similar areas throughout the City.
- (c) Such rezoning would be counter to the 1958 Apartment Zoning Report approved in principle by Council.
- (d) The density of the proposed development would permit one dwelling unit for each 3,500 sq. ft. of site area as compared to one dwelling unit for each 9,500 sq. ft. of land area currently required under the present zoning in the RS-4 One Family Dwelling District.

It was further noted that the Technical Planning Board, in dealing with the application, also recommended to Council that, if an application is made to amend the Shaughnessy Heights Building Restriction Act by the deletion of the above property, the City Council oppose such an application.

The Council was advised that the Town Planning Commission had given conditional approval to the application.

There were brought to the attention of Council at this time communications from the following supporting the application conditionally:

Shaughnessy Heights Property Owners' Association
Lawson, Lundell, Lawson and McIntosh, Barristers and Solicitors,
on behalf of Mr. P. R. Sandwell, 1389 - The Crescent, Vancouver, B.C.

Mrs. George Ledingham, representing the University Women's Club, spoke in support of the application.

After hearing representations in opposition to the application from one property owner in the immediate vicinity deeming himself affected, it was

Moved by Alderman Wilson

THAT the application be approved subject to a revised scheme of development being submitted showing the following, in accordance with the recommendation of the Town Planning Commission:

- (a) A maximum of 9 town houses not more than two storeys in height. ✓
- (b) Floor space ratio of .275 excluding the swimming pool and boiler room, and in accordance with the RM-1 regulations which include storage areas but exclude balconies up to 8% of the floor area; ✓
- (c) The minimum area of any unit to be 1,400 sq. ft. ✓
- (d) Off-street parking to be provided at a ratio of 2½ spaces per unit (the covered carport to be excluded from the floor space ratio); ✓
- (e) The applicant to satisfy the Council as to the legal position concerning ownerships;
- (f) Entrance to be arranged by means of the present 20-foot lane on the condition that if at the end of one year this is found to be unsatisfactory to the City Engineer, the necessary changes will be made by the owner to the satisfaction of the City Engineer.

- CARRIED.

(It is noted that His Worship the Mayor was absent from the meeting during the disposal of the foregoing application, Alderman Bell-Irving having taken the Chair. His Worship returned to the meeting prior to the next item of business at which time he again took the Chair.)

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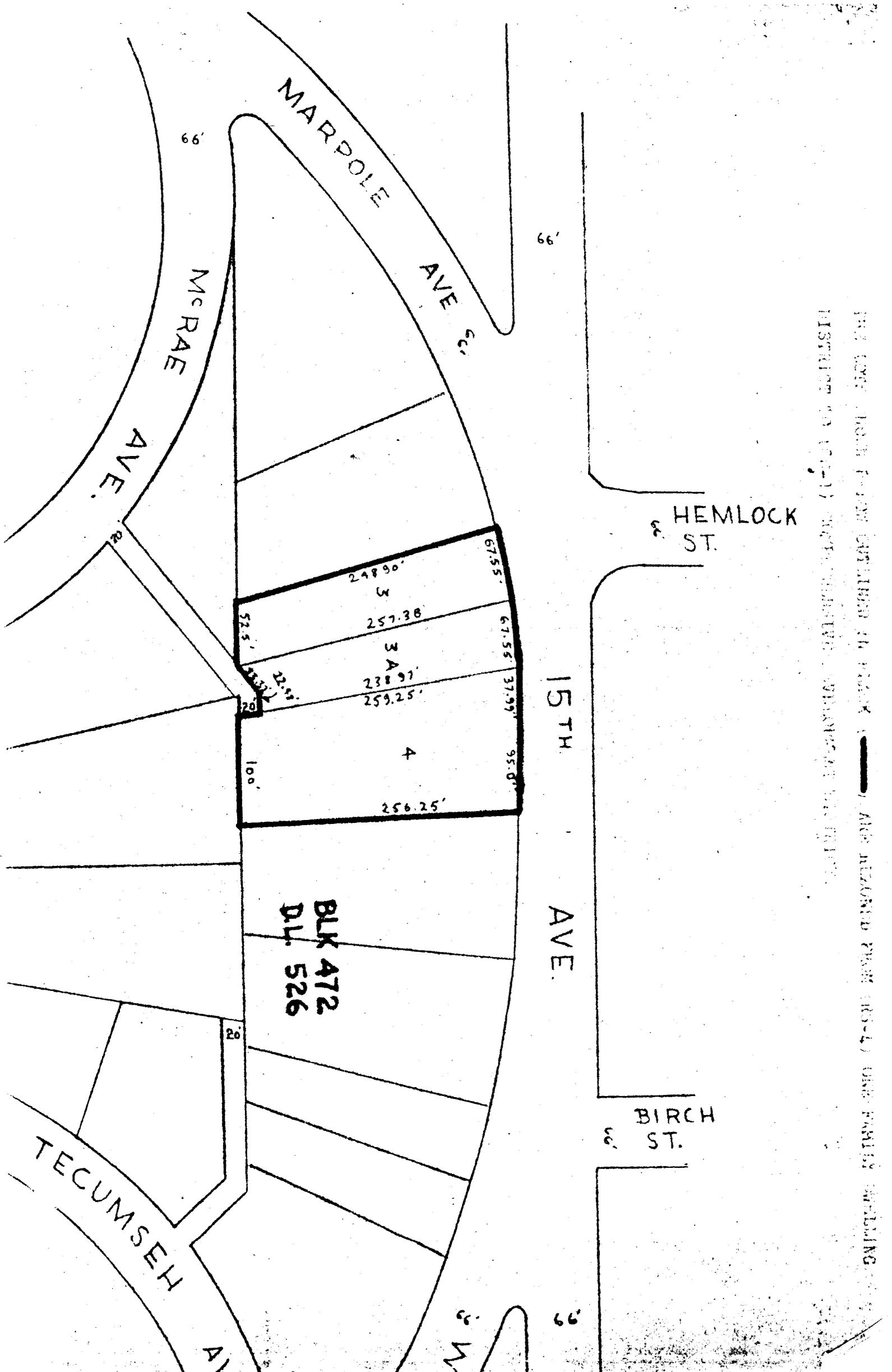
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CITY CLERK.

THE LOTS BOUND BY THE DOTTED LINE ARE RECORDED FROM 185-4) ONE FAMILY BUILDING DISTRICT NO. 10-1) AND 185-4) ONE FAMILY BUILDING DISTRICT NO. 10-1)



MARPOLE AVE 33'

McRAE AVE.

66'

66'

HEMLOCK ST.

15TH AVE.

66'

BIRCH ST.

TECUMSEH AVE.

67.55'

248.90'

2

52.5'

257.38'

3

22.51'

238.91'

3A

259.25'

28'

100'

95.00'

4

256.25'

BLK 472
DL 526

26'

66'