



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 (41C)

6265 Knight Street

1320-1386 East 45th Avenue

By-law No. 4296

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

Effective April 6, 1967

BY-LAW NO. 4296

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 the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter "D" and collectively forming Schedule "D" of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans 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 therein, and shall be interpreted accordingly.
2. The areas outlined in black on plans Z-114C, Z-114D, Z-114E and Z-114F are hereby rezoned CD-1 and the only uses permitted within the said areas and the only uses for which development permits will be issued are an integrated housing development consisting of one or more apartment building's and related uses, subject to the approval of the Council to the form of the developments 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 6th day of April, 1967.

(sgd) T.J. Campbell
MAYOR

This By-law received:

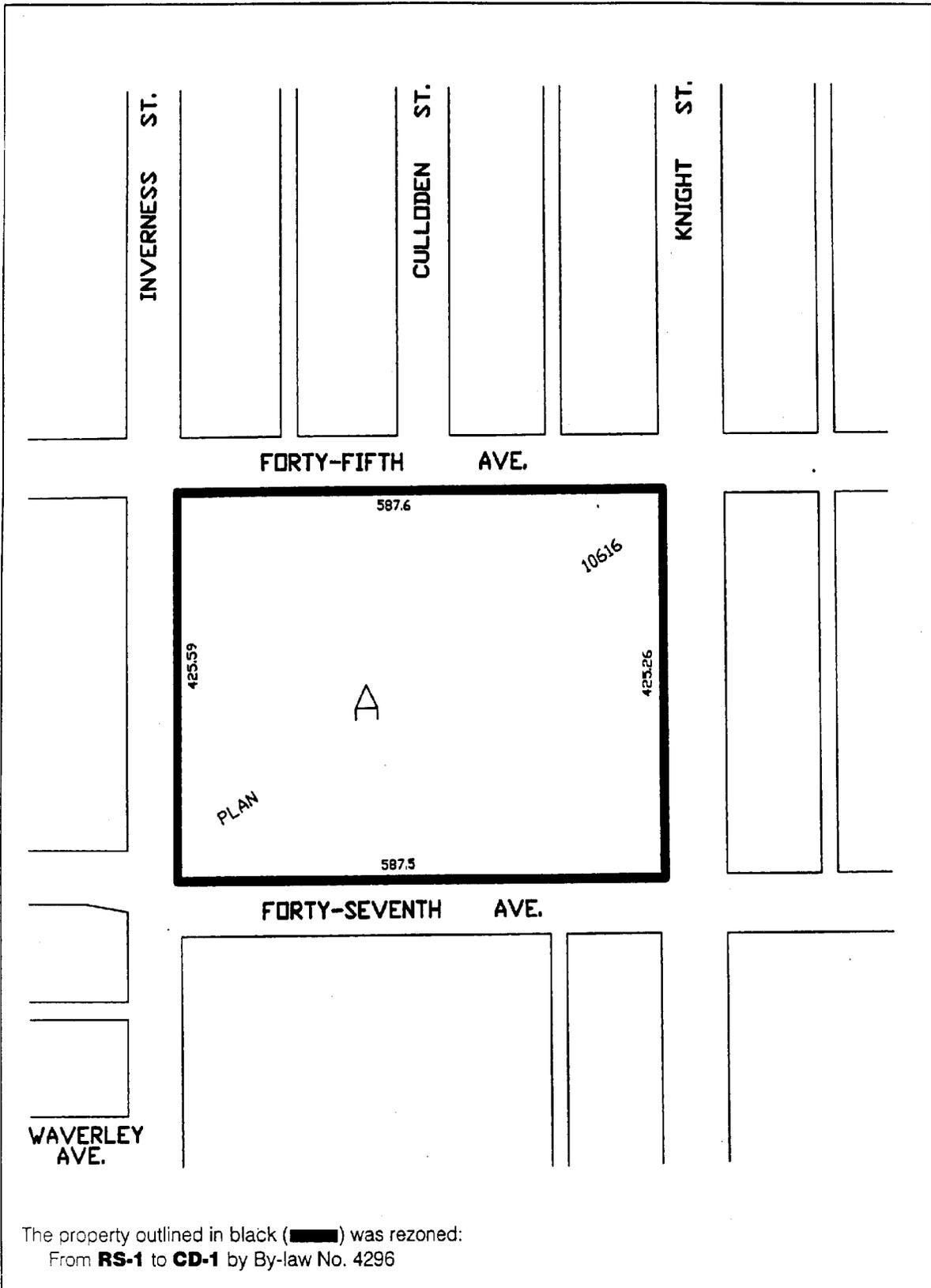
- 1st Reading - April 6, 1967
- 2nd Reading - April 6, 1967
- 3rd Reading - April 6, 1967

(sgd) B. Thompson
CITY CLERK

(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 6th day of April 1967, and numbered 4296.

CITY CLERK"



The property outlined in black () was rezoned:
From **RS-1** to **CD-1** by By-law No. 4296

CD-1 (41C) 1320-1386 E. 45th./6265 Knight St.	date prepared: Apr. 1994	
	sectional(s): R,S-20	
	scale: 1:2000	
City of Vancouver Planning Department		

#41 - ~~Block bounded by East 47th, Inverness, East 46th & Knight.~~
Includes R2.M.10, R2.G.58, R2.45.12

BY-LAW NO. 4298

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 the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter "D" and collectively forming Schedule "D" of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans 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 therein, and shall be interpreted accordingly.

2. The areas outlined in black on plans Z-114C, Z-114D, Z-114E and Z-114F are hereby rezoned CD-1 and the only uses permitted within the said areas and the only uses for which development permits will be issued are an integrated housing development consisting of one or more apartment buildings and related uses, subject to the approval of the Council to the form of the developments 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 6th day of April, 1967.

(sgd) T.J. Campbell

MAYOR

(sgd) R. Thompson

CITY CLERK

This By-law received:
1st Reading - April 6, 1967
2nd Reading - April 6, 1967
3rd Reading - April 6, 1967

(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 6th day of April, 1967, and numbered 4298.

CITY CLERK

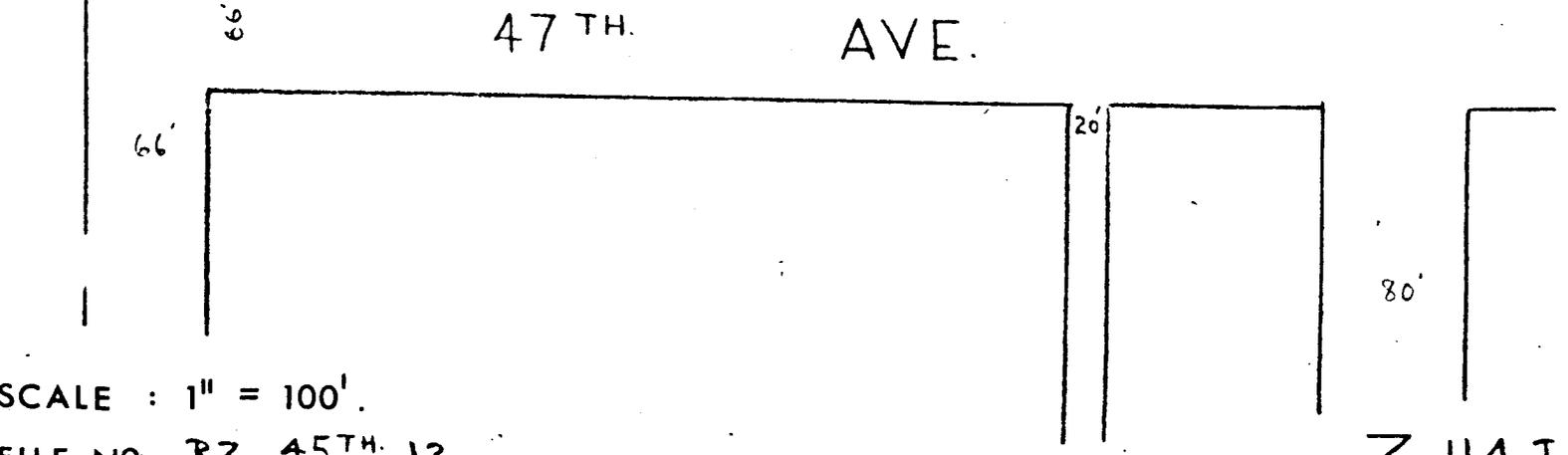
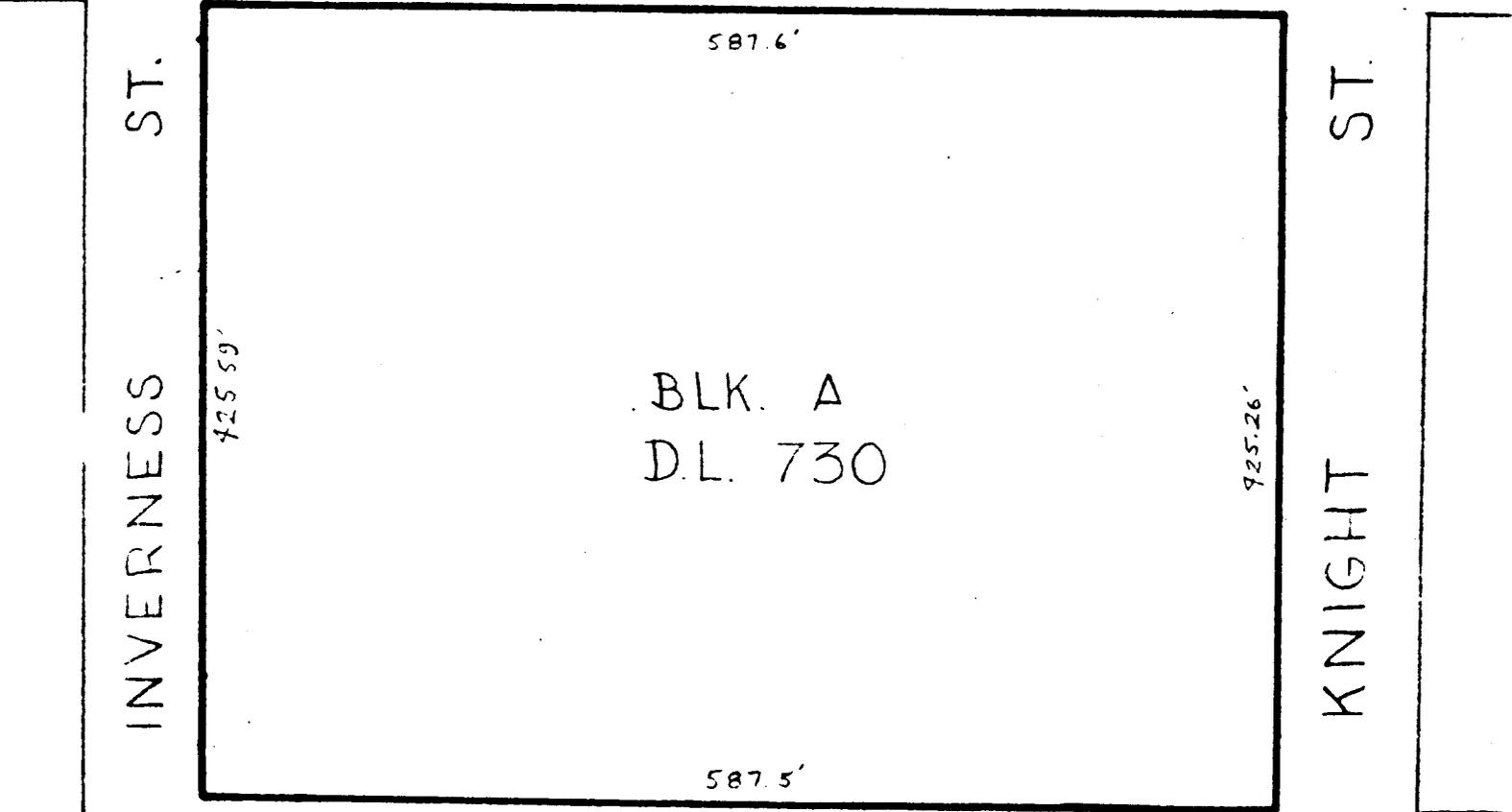
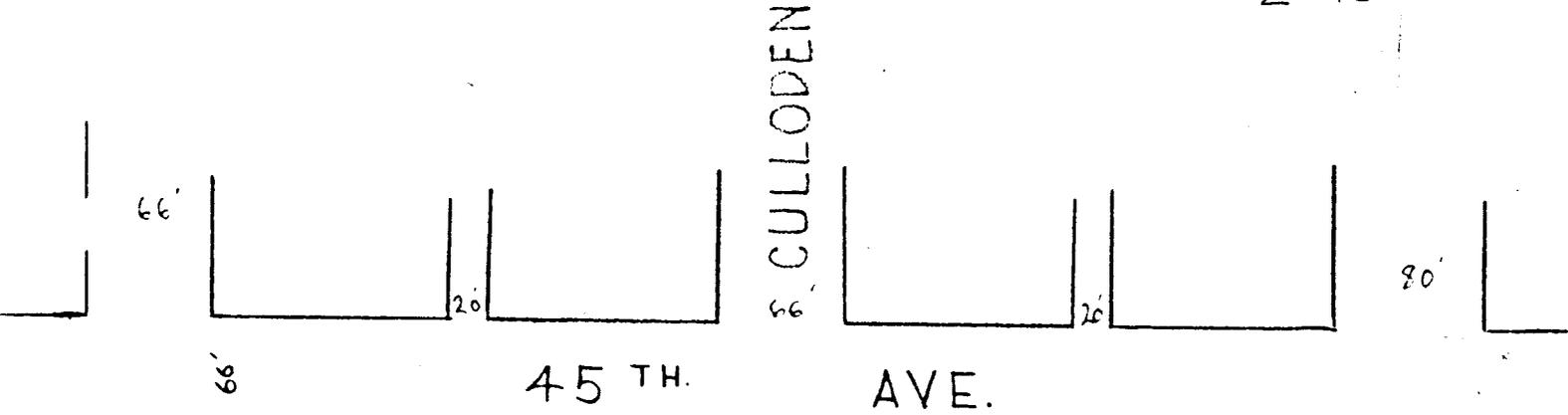
441

BY - LAW NO 4296 BEING A BY - LAW TO AMEND BY - L
N 3575 . BEING THE ZONING AND DEVELOPMENT BY - L

SCHEDULE

ALL PROPERTY OF THE CITY OF DENVER (———) IS TO BE
CLASSIFIED AS (L-1) AND (L-1) AND (L-1) AND (L-1) AND (L-1)
DEVELOPMENT DISTRICT.

2114D



SCALE : 1" = 100'
FILE NO: RZ. 45TH. 12

Z114I

BOARD OF ADMINISTRATION

TO: His Worship the Mayor and
Members of City Council

October 31, 1966

SUBJECT: Proposed Public Housing Project: FP8
(between 45th & 47th Aves. & Inverness & Knight Sts.)

CLASSIFICATION: Recommendation

As noted in the Board's report re Building and Planning Matters of October 28, 1966 (Clause 3.), the Technical Planning Board has been examining the sketch plans and the approximate estimates for the above-mentioned project.

The Technical Planning Board has recommended, under date of October 28, 1966, on the principal features of the project, and recommends that:

- "1. City Council approve the sketch plans (16 sheets, date stamped, as received by the City Planning Department, October 12, 1966) and preliminary cost estimates provided by Central Mortgage & Housing Corporation, subject to the following matters being revised to the satisfaction of the Technical Planning Board:
 - (a) a re-design of the 4-bedroom units to eliminate the basement bedrooms presently shown 4 ft. 6 in. below grade.
 - (b) reconsideration of the design details to minimize the possibility of a monotonous effect due to the length and low height of the buildings, the recommendation to include details of the exterior finishes proposed.
2. The City request the senior governments to proceed with this project as soon as possible.
3. The Director of Planning be instructed to submit application for re-zoning the land from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District, and such application be referred direct to Public Hearing after report from the Town Planning Commission."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be approved.

(Copy of the Technical Planning Board's report of October 28, 1966, is attached.)

8. Block Bounded by 45th and 47th Avenues,
Inverness and Knight Streets

The Deputy Director of Planning spoke to this application on behalf of the City of Vancouver.

Mr. Skov representing residents of the area and Mr. George Linfoot, a resident of the area, spoke in opposition of the proposed project on the basis of evaluation of property and danger to the amenities of the area.

Item No. 9 Cont'd.

Mr. John Harding, Mr. John Pelech, Mrs. Perkins and Mrs. Dawson, all residents of the area spoke against the project. Mr. Pelech filed with the Clerk a petition signed by 251 residents against the proposed project. Mrs. Perkins and Mrs. Dawson expressed concern of the establishment of the project in its present form but agreed that senior citizens housing would be more acceptable.

9. Block Bounded by 45th and 47th
Avenues, Inverness and Knight Streets

This is an application by the Director of Planning for the rezoning of Block A, D.L. 730 being the block bounded by 45th and 47th Avenues, Inverness and Knight Streets

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

The application was approved by the Technical Planning Board and the Town Planning Commission subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

Moved by Ald. Williams,

THAT the application be approved subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

- CARRIED.



ADMINISTRATIVE REPORT

Date: December 15, 2000
Author/Local: B.Boons/7678

RTS No.01787

CC File No. 2605

Council: January 9, 2001

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Form of Development: 1388 East 45th Avenue

RECOMMENDATION

THAT the form of development for this portion of the CD-1 zoned site known as 1320 - 1386 East 45th Avenue and 6265 Knight Street (1388 East 45th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE405246, prepared by Boni Maddison Architects and stamped "Received, City Planning Department July 12, 2000", provided that the Director of Planning may impose conditions and 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

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on December 19, 1966, City Council approved a rezoning of this

site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. Council also approved, in principle, the form of development for these lands. CD-1 By-law Number 4296 was enacted on April 6, 1967.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE405246. This approval was subject to Council's approval of the form of development.

DISCUSSION

The proposal involves the construction of a "grounds maintenance" accessory building in the central portion of this site which contains a total of ten multiple dwellings (seniors and family housing) and a small community centre building (amenity).

The proposed two-storey accessory building would be approximately 7.62 m x 9.75 m (25.0 ft. x 32.0 ft.) and 6.0 m (19.7 ft.) in height. The main floor would contain workshop/storage space to store grounds maintenance equipment (driving mowers, mowers, wheel barrows, garden tools, hoses, etc.). The upper floor would contain an office for the supervisor, an office/storage space for the maintenance staff, a washroom and a small lunchroom. BC Housing has a complement of between three and ten permanent and part-time maintenance staff, depending upon the season, who provide landscape maintenance for this site.

The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE405246, subject to the form of development first being approved by Council.

This is the only outstanding condition prior to permit issuance.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

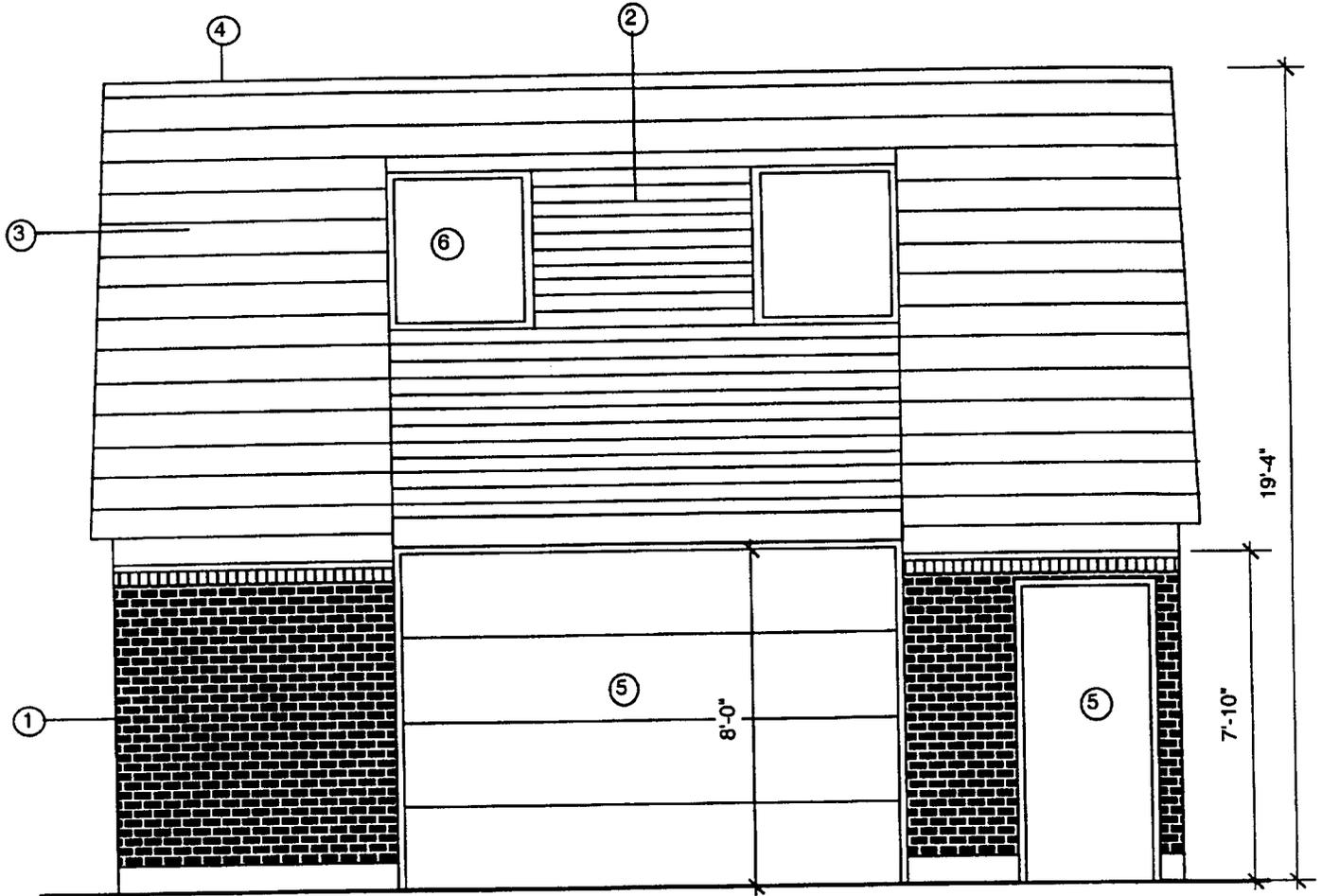
[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



1388 EAST 45TH AVE. DE 405246	DATE 2000 12 01	↑
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	FILENAME :F:\FRM\FDE\11388E45.DWG	



NORTH ELEVATION

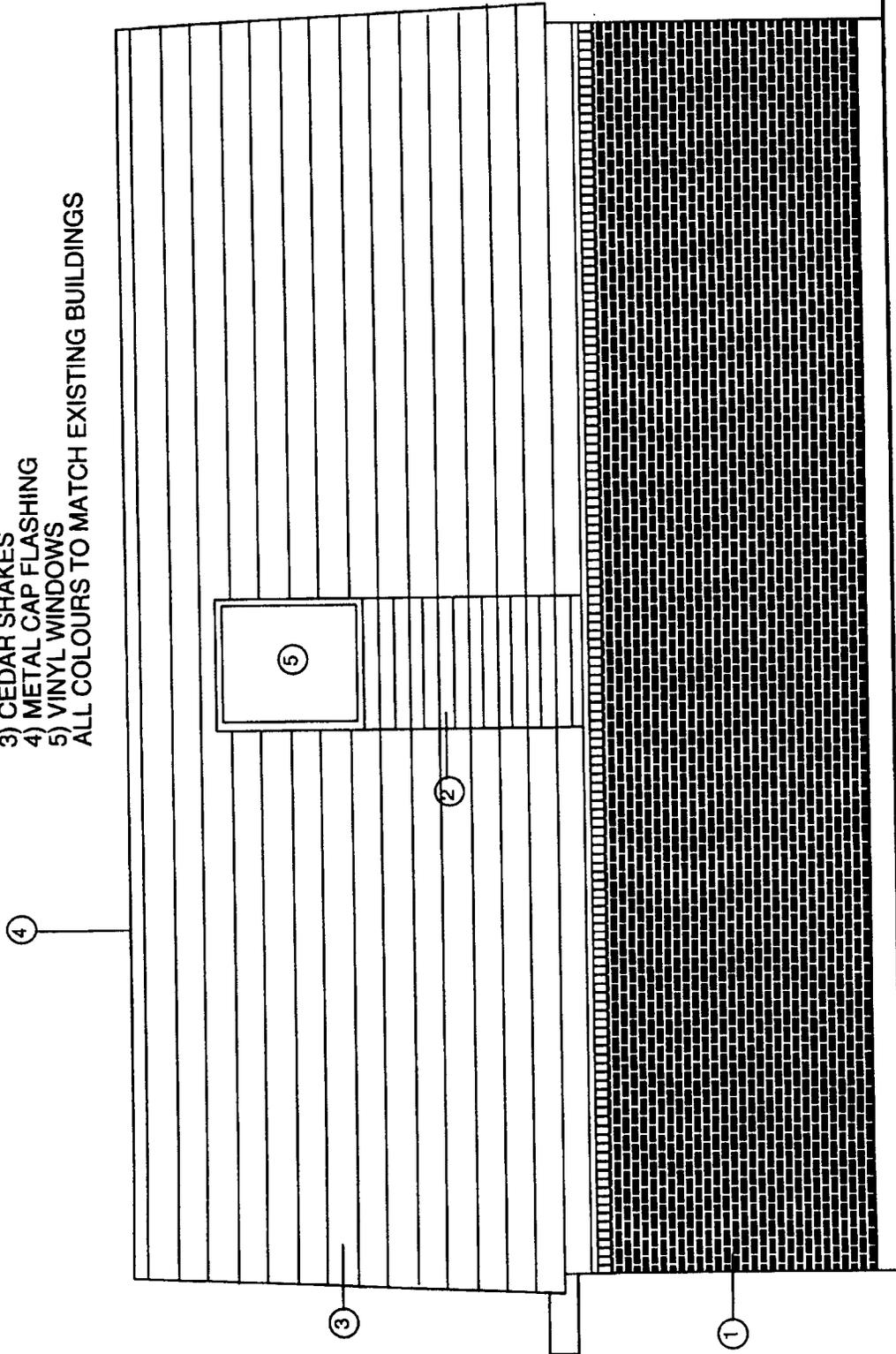
FINISHES LEGEND

- 1) 4" FACE BRICK VENEER
- 2) CEDAR SIDING
- 3) CEDAR SHAKES
- 4) METAL CAP FLASHING
- 5) PAINTED METAL DOOR
- 6) VINYL WINDOWS

ALL COLOURS TO MATCH EXISTING BUILDINGS

BONI • MADDISON <i>architects</i> #16 • 415 West Cordova Street, Vancouver, B.C., V6B 1E5 Tel.(604) 688-5894 Fax (604) 688-5899	TITLE: GROUNDS MAINTENANCE BUILDING		DATE: 23/06/00	PROJECT# 00-12
	NORTH ELEVATION		REVISIONS:	DWG. #
	PROJECT: CULLODEN COURT		SCALE: 1/4" = 1'-0"	A-3
		DRAWN: CM		

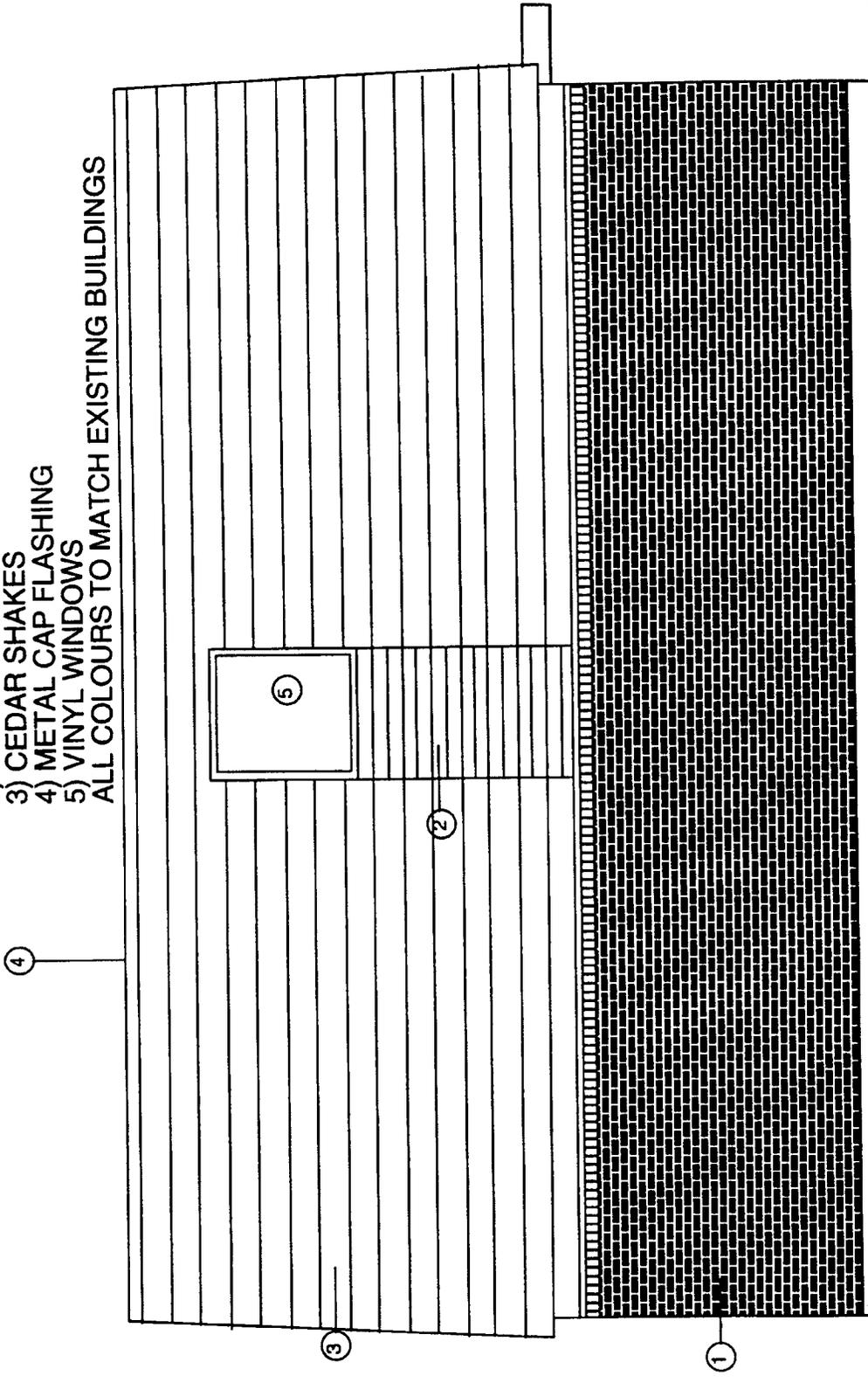
- FINISHES LEGEND**
- 1) 4" FACE BRICK VENEER
 - 2) CEDAR SIDING
 - 3) CEDAR SHAKES
 - 4) METAL CAP FLASHING
 - 5) VINYL WINDOWS
- ALL COLOURS TO MATCH EXISTING BUILDINGS



EAST ELEVATION

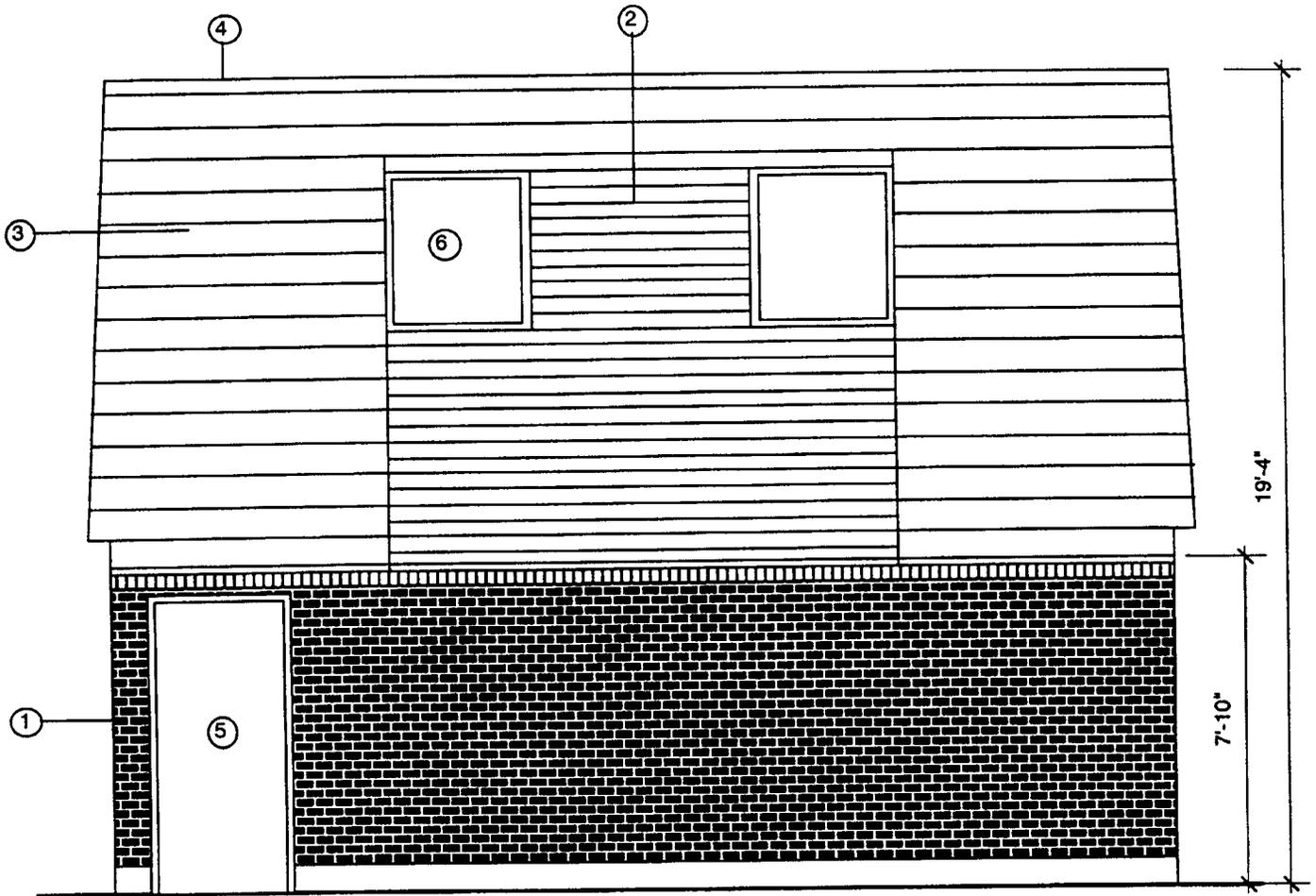
BONI • MADDISON <i>architects</i> #16 • 415 West Cordova Street, Vancouver, B.C., V6B 1E5 Tel.(604) 688-5894 Fax (604) 688-5895	TITLE: GROUNDS MAINTENANCE BUILDING EAST ELEVATION		DATE: 23/06/00	PROJECT # 00-12
	PROJECT: CULLODEN COURT SCALE: 1/4" = 1'-0"		REVISIONS:	DWG. # A4
			DRAWN: CM	

- FINISHES LEGEND**
- 1) 4" FACE BRICK VENEER
 - 2) CEDAR SIDING
 - 3) CEDAR SHAKES
 - 4) METAL CAP FLASHING
 - 5) VINYL WINDOWS
- ALL COLOURS TO MATCH EXISTING BUILDINGS



WEST ELEVATION

BONI • MADDISON <i>architects</i> #16 • 415 West Cordova Street, Vancouver, B.C., V6B 1E5 Tel.(604) 688-5894 Fax (604) 688-5898	TITLE: GROUNDS MAINTENANCE BUILDING WEST ELEVATION		DATE: 23/06/00	PROJECT# 00-12
	PROJECT: CULLODEN COURT SCALE: 1/4" = 1'-0"		REVISIONS:	DWG. # A5
			DRAWN: CM	



SOUTH ELEVATION

FINISHES LEGEND

- 1) 4" FACE BRICK VENEER
- 2) CEDAR SIDING
- 3) CEDAR SHAKES
- 4) METAL CAP FLASHING
- 5) PAINTED METAL DOOR
- 6) VINYL WINDOWS

ALL COLOURS TO MATCH EXISTING BUILDINGS

BONI • MADDISON <i>architects</i> #16 • 415 West Cordova Street, Vancouver, B.C., V6B 1E5 Tel.(604) 688-5894 Fax (604) 688-5895	TITLE: GROUNDS MAINTENANCE BUILDING SOUTH ELEVATION		DATE: 23/08/00	PROJECT# 00-12
	PROJECT: CULLODEN COURT		REVISIONS:	DWG. #
SCALE: 1/4" = 1'-0"		DRAWN: CM		A6