



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 (43)

4100 Salish Drive

By-law No. 4319

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

Effective August 8, 1967

BY-LAW NO. 4319

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-80A 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 therein, and shall be interpreted accordingly.
2. The area shown outlined in black on the said plan is rezoned CD-1 and the only use permitted within the said area and the only use for which a development permit will be issued is that of a comprehensive apartment development, subject to such conditions as Council may by resolution prescribe pursuant to Section 306(k) 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 8th day of August 1967.

(sgd) E.J. Broome
DEPUTY MAYOR

(sgd) D.H. Little
DEPUTY CITY CLERK

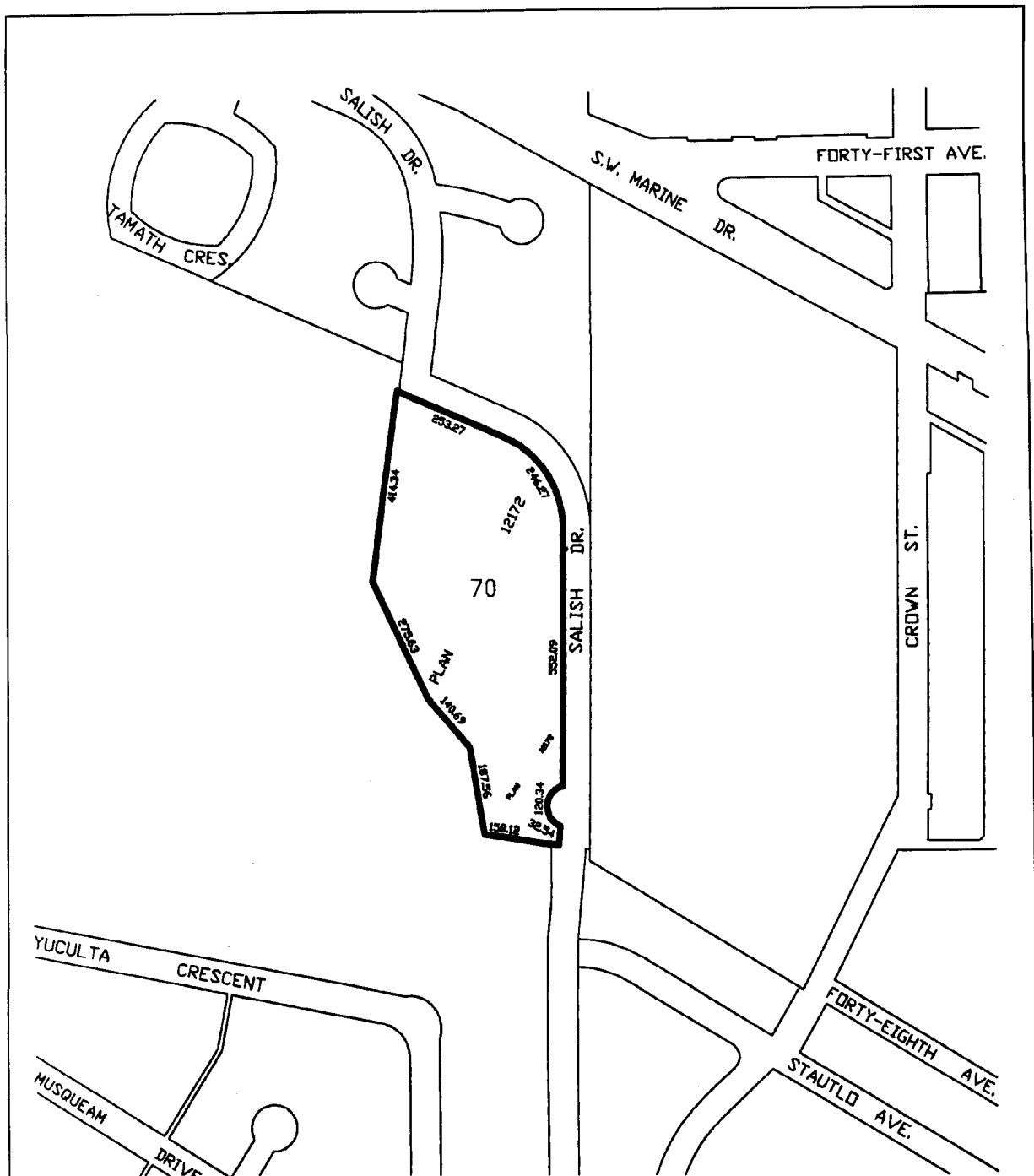
This By-law received:

- 1st Reading - August 8, 1967
- 2nd Reading - August 8, 1967
- 3rd Reading - August 8, 1967


(sgd) D.H. Little
DEPUTY 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 8th day of August, 1967, and numbered 4319.

CLERK"



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4319

CD-1 (43) 4100 Salish Dr. City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): H-19,20	
scale: 1:4000		

2. Musqueam Indian Reserve

The Council considered an application from Musqueam Development Co. Ltd. to rezone approximately 6.8 acres in the Musqueam Indian Reserve No. 2 located approximately 600 feet south of S.W. Marine Drive between Musqueam Park and the new Shaughnessy Golf Course Leasehold

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

The Council noted that this application had been approved by the Technical Planning Board subject to the following:

THAT the three readings to the amending by-law be not given until the following conditions have been complied with:

- a. The subdivision for the area to be first approved by the Approving Officer after satisfactory arrangements have been made for the provision of underground utilities, and so registered in the Land Registry Office.
- b. The scheme of development including carports, detailed landscaping, etc. to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme not to be materially different from that submitted with the application prepared by Wilding and Jones, Architects, dated February 17th, 1964.

Item No. 2 Cont'd.

- c. The floor space ratio for the whole development not to exceed 0.51 including the high-rise apartment. If for some reason the high-rise apartment building is not constructed or approved by Council, the maximum floor space ratio of the whole apartment area is not to exceed 0.45.
- d. The site to be developed and maintained as one parcel, with no subdivision for any purpose permitted.
- e. Satisfactory arrangements first to be made to the satisfaction of the City Engineer and City Council for the installation of water and sewer facilities, and the paving and curbing of the streets.

FURTHER, a requirement by City Council that rezoning and the provision of sewers, water, and gravel roads at public expense be dependent upon a satisfactory arrangement being made with the Crown-Dominion as to the payment of taxes.

Item No. 2 Cont'd.

- c. The high-rise apartment would deprive the one-family dwellings of their privacy.
- d. The nearest shopping area is located at 41st and Dunbar.

With reference to the requirement that re-zoning and the provision of certain services at public expense be dependent upon a satisfactory arrangement being made with the Crown-Dominion as to the payment of taxes, it was drawn to the attention of Council that a communication had been received from Wm. E. Felis, representing the Musqueam Development Company Limited requesting that further discussion of this aspect of the application by Council be deferred from Tuesday, March 10th, 1964, to Tuesday, March 17th, 1964, but that the public hearing on the re-zoning of the area in question be proceeded with this day as scheduled.

Moved by Alderman Bird

THAT the aforementioned Communication be received.

- Carried.

After having heard representations from several delegations in respect of this application and having been advised of a petition containing 435 names in opposition to the inclusion of a high-rise apartment in the proposed development, it was

Moved by Alderman Broome

THAT the application be approved with the exception of the reference to the proposed high-rise apartment, this reference to be deleted.

Moved by Alderman Bell-Irving

THAT this matter be tabled and that the Planning Department be instructed to confer further with the developers with a view to obtaining the best possible arrangement in respect to a reduction in the height of the building.

- Carried.

Alderman Bell-Irving's motion "to table" having carried Alderman Broome's motion was not put.

Approval of the application by the Town Planning Commission was also noted, subject to the following:

THAT the three readings to the amending by-law be not given until the following conditions have been complied with:

- a. The deletion of the high-rise apartment from this development.
- b. The City receiving adequate assurance that the financial position of the developer is such that the development will be proceeded with and completed within a reasonable time.
- c. The City obtaining adequate security in the matter of installation of services.
- d. Concurrence of the Technical Planning Board with the following:
 1. The subdivision for the area to be first approved by the Approving Officer after satisfactory arrangements have been made for the provision of underground utilities, and so registered in the Land Registry Office.
 2. The scheme of development including carports, detailed landscaping, etc. to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme not to be materially different from that submitted with the application prepared by Wilding and Jones, Architects, dated February 17th, 1964.
 3. The floor space ratio for the garden apartment not to exceed 0.45 including any balconies, but excluding carports and basement areas not used for habitable accommodation or access to habitable accommodation.
 4. The site to be developed and maintained as one parcel.
 5. Satisfactory arrangements first to be made to the satisfaction of the City Engineer and City Council for the installation of water and sewer facilities, and the paving and curbing of the streets.

The Town Planning Commission's reasons for not recommending the approval of the high-rise apartment were set out as follows:

- a. Such a development is not considered appropriate in this area.
- b. Approval of the high-rise feature might be considered as a precedent, with resulting further high-rise development along the southern waterfront.

Cont'd. . .

RECEIVED
AUG 10 1967

BY-LAW NO. 4319

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the Zoning and Development By-law

No. 4564
VANCOUVER, B.C.

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DEPUTY MAYOR

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DEPUTY CITY CLERK

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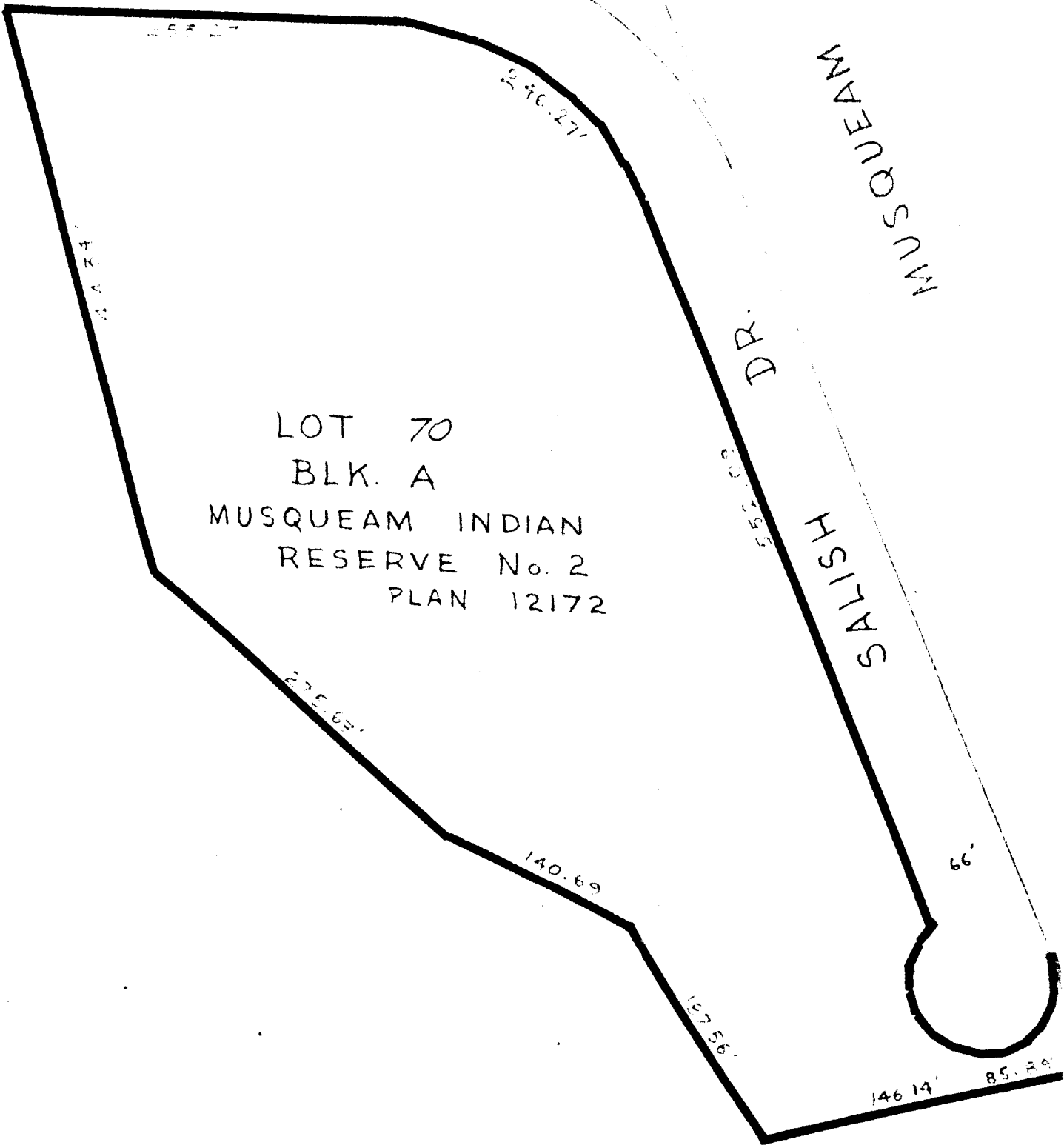
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66'

SALISH DR. '68

PARK

MUSQUEAM



LOT 70
 BLK. A
 MUSQUEAM INDIAN
 RESERVE No. 2
 PLAN 12172

DR.

HISILIAS

66'

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175

