



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 (49)

5505-5585 Oak Street

By-law No. 4378

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

Effective July 30, 1968

BY-LAW NO. 4378

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-123-A 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 uses permitted within the said area and the only uses for which development permits will be issued are garden apartments, 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 30th day of July 1968.

(sgd.) Marianne Linnell
Deputy Mayor

(sgd.) D. H. Little
Deputy City Clerk


This By-law received:

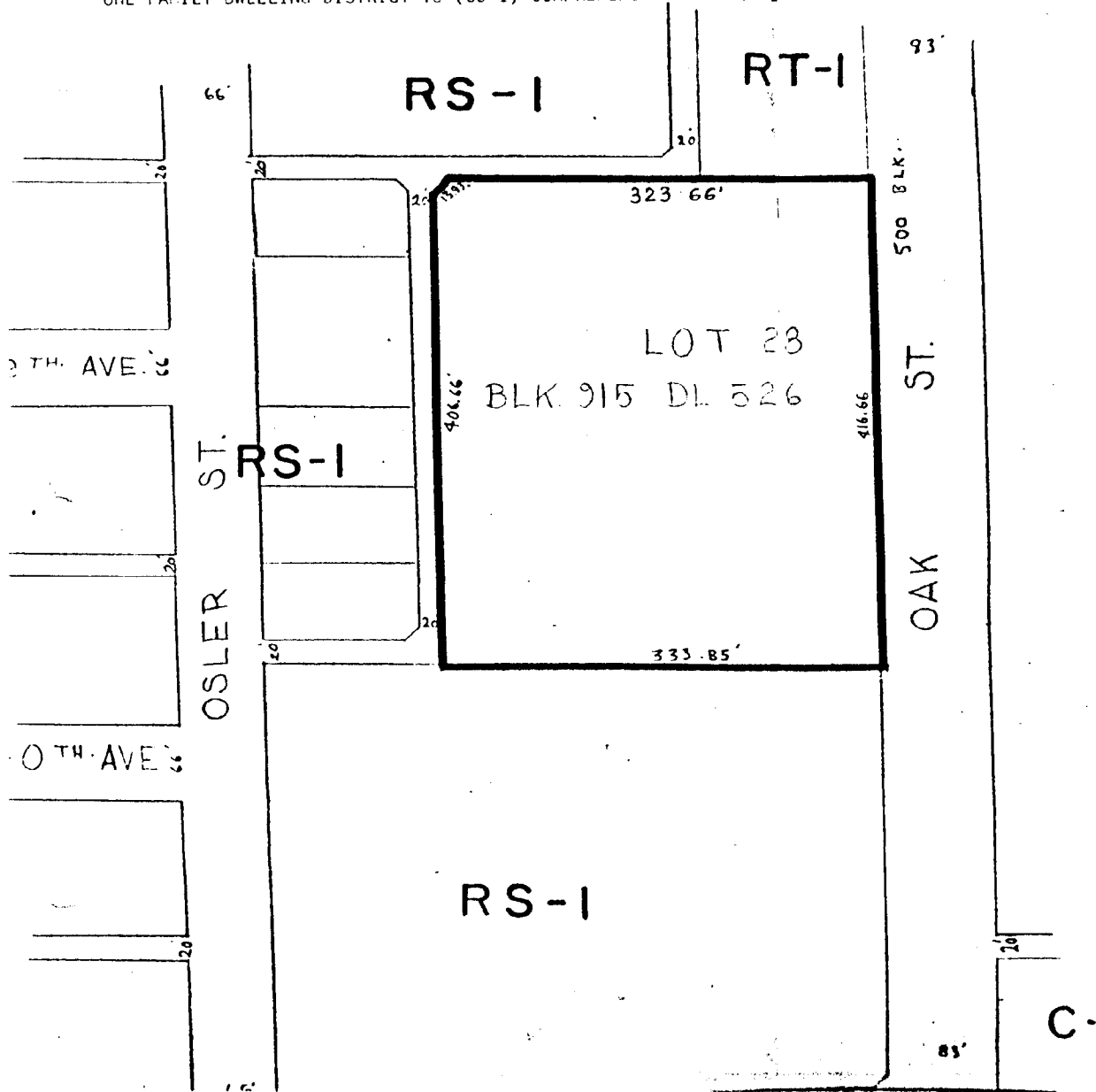
- 1st Reading - July 30th, 1968
- 2nd Reading - July 30th, 1968
- 3rd Reading - July 30th, 1968

(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 30th day of July, 1968 and numbered 4378.

DEPUTY CITY CLERK"

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



2. West side of Oak Street between
37th and 41st Avenues

An application was received from Jarvis Construction Co. Ltd. to rezone Lot 28, Block 915, D.L. 526 situated on the west side of Oak Street between 37th and 41st Avenues

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

Mr. A.G. Halvorson appeared and filed a petition on behalf of 28 property owners objecting to the application for a number of reasons.

The Zoning Planner spoke in explanation of questions raised by members of Council with respect to the density and the set-back allowance.

MOVED by Ald. Adams,

THAT the foregoing application be approved subject to prior compliance by the owners to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

1. The detailed scheme of development to be of a high standard and first approved by the Technical Planning Board after advice from the Design Panel.
2. The siting of the buildings, as proposed on Drawing #1 dated February 20, 1968, prepared by Architect Leonora L. Markowich, received by the Planning Department March 6, 1968, be altered to provide a minimum setback from the westerly property line of 40' in lieu of the 25' as now shown.
3. The floor space ratio shall not exceed 0.60, same to be measured in accordance with Section 1-G of the RM-1 Multiple Dwelling District Schedule.
4. All off-street parking to be provided totally underground, such parking to be not less than one parking space for every 725 square feet of gross floor area of all floors of the buildings.
5. Prior to the issuance of the Development Permit, information to be first submitted indicating to the satisfaction of the Director of Planning that all utilities and services, i.e. telephone, cable T.V., etc will be underground.
6. Detailed plans indicating a high standard of landscaping of all open areas of the site to be to the approval of the Director of Planning.
7. Detailed specifications to be submitted with the Development Permit application to ensure the buildings are constructed to a high standard. (carried) *

MOVED by Ald. Linnell, in AMENDMENT,

THAT the following condition be added to the foregoing conditions contained in Alderman Adams' motion

'and provided the property is sold under condominium or strata title act provisions'

- LOST

The Motion of Alderman Adams was put and

- CARRIED *

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall be 7.3 m in length; or
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey, with a ceiling height of not less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

4. Height

4.1 The maximum building height measured above the base surface shall be 9.2 m and the building shall not extend beyond 3 storeys.

4.2 Notwithstanding the height limitation in section 4.1, the Director of Planning may permit a building to exceed a height of 9.2 m but not to exceed a height of 10.7 m provided that he considers:

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(sgd.) D. H. Little

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1st Reading July 30th, 1968
2nd Reading July 30th, 1968
3rd Reading July 30th, 1968

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DEPUTY CITY CLERK.

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CITY PLANNING OFFICE
RECEIVED DEPUTY CITY CLERK.
AUG 6 1968

No. N3964
VANCOUVER, B.C.

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5 . BEING THE ZONING AND DEVELOPMENT BY

SCHED

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