



City of Vancouver *Zoning and Development By-law*

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CD-1 (65)

*Van Dusen Gardens
4900 Cartier Street
(Shaughnessy Place)*

By-law No. 4532

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

Effective January 6, 1971

By- LAW No.4532

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-136B 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 area cross hatched and marked with the letter "A" and the only uses for which development permits will be issued in that area are:
 1. town houses and garden apartments,
 2. off-street parking and loading ancillary to the abovesubject to such conditions as council may by resolution prescribe.
3. The only use permitted within the area hatched and marked with the letter "B" and the only use for which a development permit will be issued is a botanical garden and uses accessory thereto, subject to such conditions as Council may prescribe.
4. 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 January 1971.

(sgd) Brian K. Calder
Deputy Mayor

(sgd) Ronald Thompson
City Clerk

This By-law received:

1st READING - January 6, 1971

2nd READING - January 6, 1971

3rd READING - January 6, 1971

(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 January, 1971, and numbered 4532.

CITY CLERK"

PUBLIC HEARING JUNE 18, 1970

2. (OLD) Shaughnessy Golf Course - Rezoning for Botanical Gardens and Town Houses and Apartments.

An application was received from the Director of Planning for the rezoning of a 67 acre parcel bounded by Oak Street on the east, the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north and 37th Avenue on the south.

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

The property is dealt with in two portions.

A Botanical Gardens

55 Acres on Block 899, Block 900 and unsubdivided portion of D.L. 526. Being the area bounded by Oak Street on the east, the lane south of 33rd Avenue on the north and 37th Avenue on the south and an irregular shaped boundary with a Garden Apartment-Townhouse Development to the west.

It is approved by the Technical Planning Board subject to the uses being restricted to a Botanical Gardens and customary accessory uses.

The Technical Planning Board could approve a Development Permit Application, if made, for a Botanical Gardens based on the plan as prepared by the Board of Parks and Public Recreation as received June 11th, 1970.

However, the Technical Planning Board after consultation with the Town Planning Commission would upon filing of subsequent Development Permit Applications have regard to such customary accessory uses as may be requested i.e. Floral Hall; Office; Service Buildings; location, screening and treatment of the off-street parking areas, etc.

It is approved by the Town Planning Commission subject to the following condition:

A Botanical Gardens (Cont'd)

The detailed scheme of development to be subject to the prior approval of City Council on advice from the Technical Planning Board and Town Planning Commission; not to be materially different from the submitted plans as prepared by the Board of Parks and Public Recreation as received June 11th, 1970, with regard being given to the location, screening and treatment of the off-street parking area and site perimeter fencing and screening.

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B Town House and Garden Apartment Development

12 acres on unsubdivided portion of D.L. 526. Being the area bounded by the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north, 37th Avenue on the south and an irregular shaped boundary with a Botanical Garden Development on the east.

It is approved by the Technical Planning Board subject to the uses being restricted to town houses or garden apartments and subject to the following conditions:

1. The issuance of any development permit for the detailed scheme of development to be subject to prior approval by the City Council on advice from the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission subject to:
 - i The floor space ratio not exceeding a maximum of 0.70 computed on an area equal to 75 percent of the gross area of the site including one half the width of streets and lanes around the periphery and measured to the extreme outer limits of the buildings except for those areas not above finished grade of the buildings used for off-street parking facilities; (this being equal to a floor space ratio of 0.55 computed on the net site area of 12. acres).
 - ii Off-street parking being provided at not less than one car per 725 square feet of gross building area; with the off-street parking spaces being generally underground except for visitor or guest parking.

- 3
- iii The town houses to be not higher than 2 storeys from the finished grade; the garden apartments to be not higher than 4 storeys from the finished grade. Regard to be given to the provision of adequate setbacks from the property lines; open space within the site; daylighting; landscaping treatment and suitable planting of the open portions of the site and the roofs of the buildings; adequate service facilities to the buildings; treatment of any required boundary walls or fences.

It is approved by the Town Planning Commission in accordance with the conditions as set by the Technical Planning Board.

The Director of Planning (applicant) and the Deputy Park Superintendent explained the nature of the proposed developments. Mr. Mooney, Marathon Realty Co. Ltd., and the Architect for his firm made further explanation of the 12 acre apartment project. General J. W. Clark spoke in opposition to that phase of the development which involves the high rise apartment building.

Petitions of protest on various aspects of the commercial development were received and letters endorsing the development of a Botanical Garden were received from the Vancouver Botanical Gardens Association, the Canadian Mental Health Association, the Greater Vancouver Visitors and Convention Bureau and the B.C. Council of Garden Clubs.

MOVED by Alderman Wilson
SECONDED by Alderman Linnell

THAT the application of the Director of Planning for the rezoning of the site of the Old Shaughnessy Golf Course be approved subject to the conditions set out by the Technical Planning Board and the Town Planning Commission with respect to the Botanical Gardens Development and subject to the conditions set out by the Technical Planning Board with respect to the Town House and Garden Apartment Development, and in addition subject to the following conditions in respect to the Town House and Garden Apartment Development:

- A The parking requirements be on the basis of 2.4 parking spaces per dwelling unit, and,
- B Special attention being given to the perimeter screening in order to enhance the appearance of the development from the viewpoint of the occupants of surrounding properties, with particular attention to the hiding of any fences with suitable planting.

- CARRIED.

#65- Shaughnessy Apartment & Townhouse
Development & Botanical Gardens.

CITY PLANNING OFFICE

RECEIVED
JAN-8 1971

(22.6.24)

No. Soosk
VANCOUVER, B. C.

BY-LAW NO. 4532

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2. off-street parking and loading ancillary to the above

subject to such conditions as Council may by resolution prescribe.

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CITY CLERK

CITY MANAGER'S REPORTS (CONT'D)

D. Manager's Report
(June 8, 1984)

Shaughnessy II Townhouse Development

MOVED by Ald. Bellamy,
THAT

1. the form of the development of the project generally known as the Shaughnessy II Townhouse Development as described in Development Permit No. 82366 and plans approved therewith, as amended by minor amendments granted by and filed with the Director of Planning and as amended by the minor amendment applied for on April 18, 1984 with respect to Cluster No. 1 be approved.
2. the Director of Legal Services execute and deliver a release as described above to the developers and builders.

- CARRIED

(Aldermen Brown, Ford and Puil opposed)

* * * * *

At this point in the proceedings, Alderman Kennedy left the meeting.

* * * * *

STANDING COMMITTEE & OTHER REPORTS

I. Report of Standing Committee
on Finance and Administration
(May 31, 1984)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Relinquishing of a Portion of Lease Land Area - Rivtow Straits Ltd. (Sterling Shipyards)
- Cl. 2: Salvation Army Request for \$1 Million Grant from the City Toward Replacement of the Homestead Residence
- Cl. 3: Street Lighting Local Improvement Project
- Cl. 4: Grant Request - The Canadian Naval Corvette Trust
- Cl. 5: Grant Request - Federated Anti-Poverty Groups Conference
- Cl. 6: 1984 Supplementary Capital Budget
- Cl. 7: Departmental Action Plans on Equal Employment Opportunity

Cont'd....