

CD-1 (71)
Back-up Notes Summary Page
445 Southwest Marine Drive (Marine Gardens)

BY-LAWS

CD-1 (71) - By-law No. 4570 and any subsequent amending by-laws

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=4570

Consequential By-laws

Parking No. <https://bylaws.vancouver.ca/parking/SchedC.pdf> **POLICIES and**

GUIDELINES

Cambie Corridor Plan - <http://vancouver.ca/files/cov/Cambie-Corridor-Plan.pdf>

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *February 26, 2015* - <https://council.vancouver.ca/20150224/phea20150224ag.htm> Summary – to amend the CD-1 by-law to permit the development of two residential towers at 27- and 21-storeys and a 7-storey residential building with a 37-space childcare, containing a total of 582 dwelling units. By-law enacted on *July 21, 2015*

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11316

Backup Notes

BY-LAW NO. 4570

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-134-C 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:

Town houses
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.

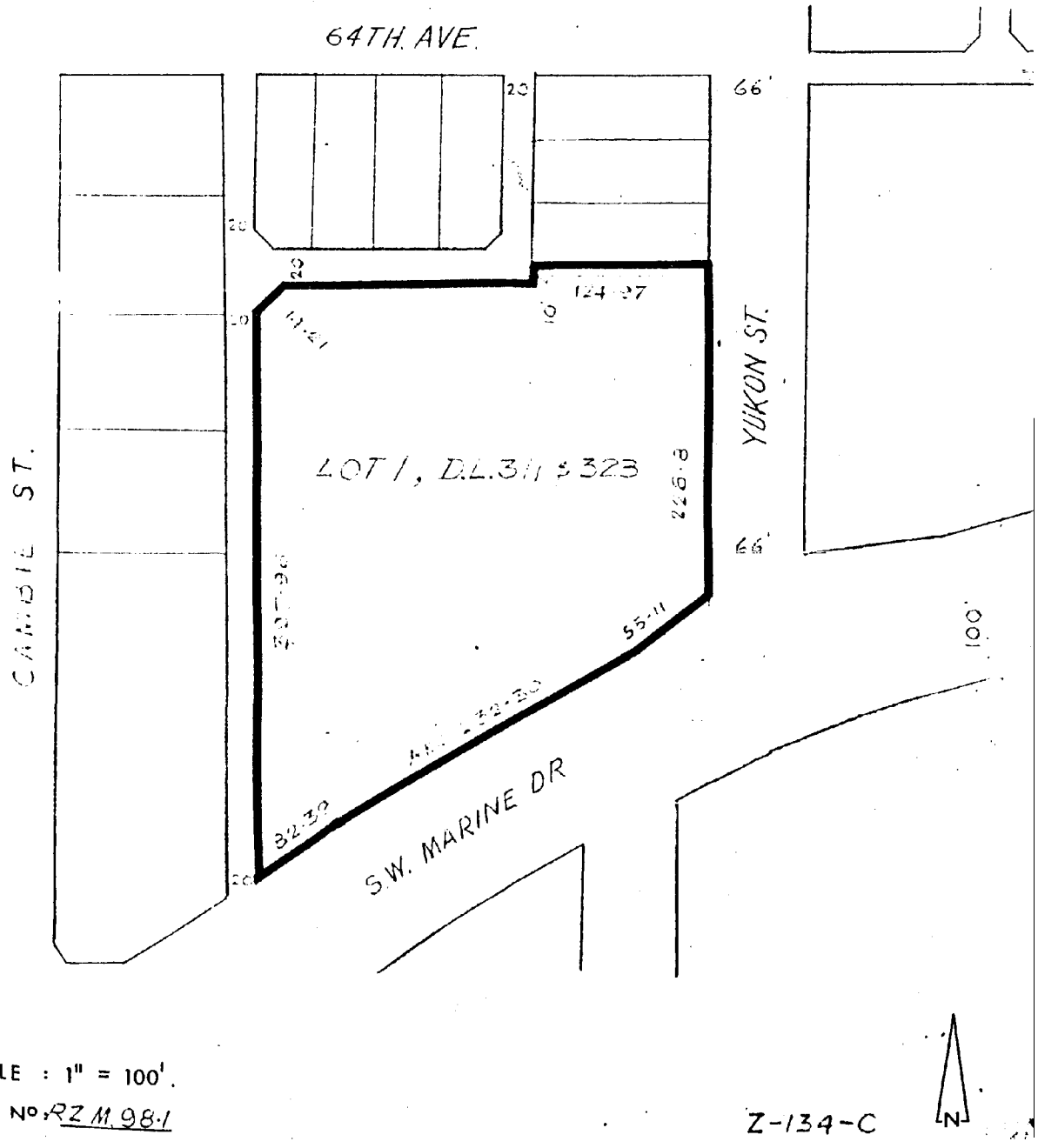
DONE AND PASSED in open Council this 27th day of July, 1971.

(original signed Thomas J. Campbell)
MAYOR

(original signed Ronald 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 his 27th day of July, 1971, and numbered 4570.

CITY CLERK"



SCALE : 1" = 100'

FILE NO. RZ M. 98-1

Z-134-C

Special Council (Public Hearing), March 26, 1970

4. Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323
Situated on the North West Corner of South West Marine Drive and
Yukon.

An application was received from Mr. Peter Cole to rezone Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323.

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

Mr. McDonald, Solicitor for the applicant appeared and asked among other things for relief from the provision that the two parcels shall be consolidated into one parcel and for an increase in the floor space ratio to 0.75. Mr. Wosk spoke in opposition to the request of the applicant and Mr. Green, an owner of nearby property spoke in favour of rezoning at an 0.60 floor space ratio.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions. The approval by the Technical Planning Board is on the understanding that the uses will be restricted to town houses or garden apartments.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Broome,

THAT the application of Peter Cole for the rezoning of the above described property be approved subject to the following conditions:

1. Dedication of the westerly 10' of Lot B of 3 of City lane.
2. Approval by City Council for the acquisition of Lot D Block 2, D.L. 311 (Delta View Park).
3. Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.
4. The floor space ratio not to exceed 0.60 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed 2 storey in height, plus cellar, the floor space ratio conditional on provision of total underground parking.
5. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building."

FURTHER THAT should the foregoing conditions be not complied within 150 days after the date of the acquisition of the City property, the approval contained in this resolution shall expire.

- CARRIED

#71 - N.W. corner of Marine Dr. & Yukon

(RZ.M.98.1)

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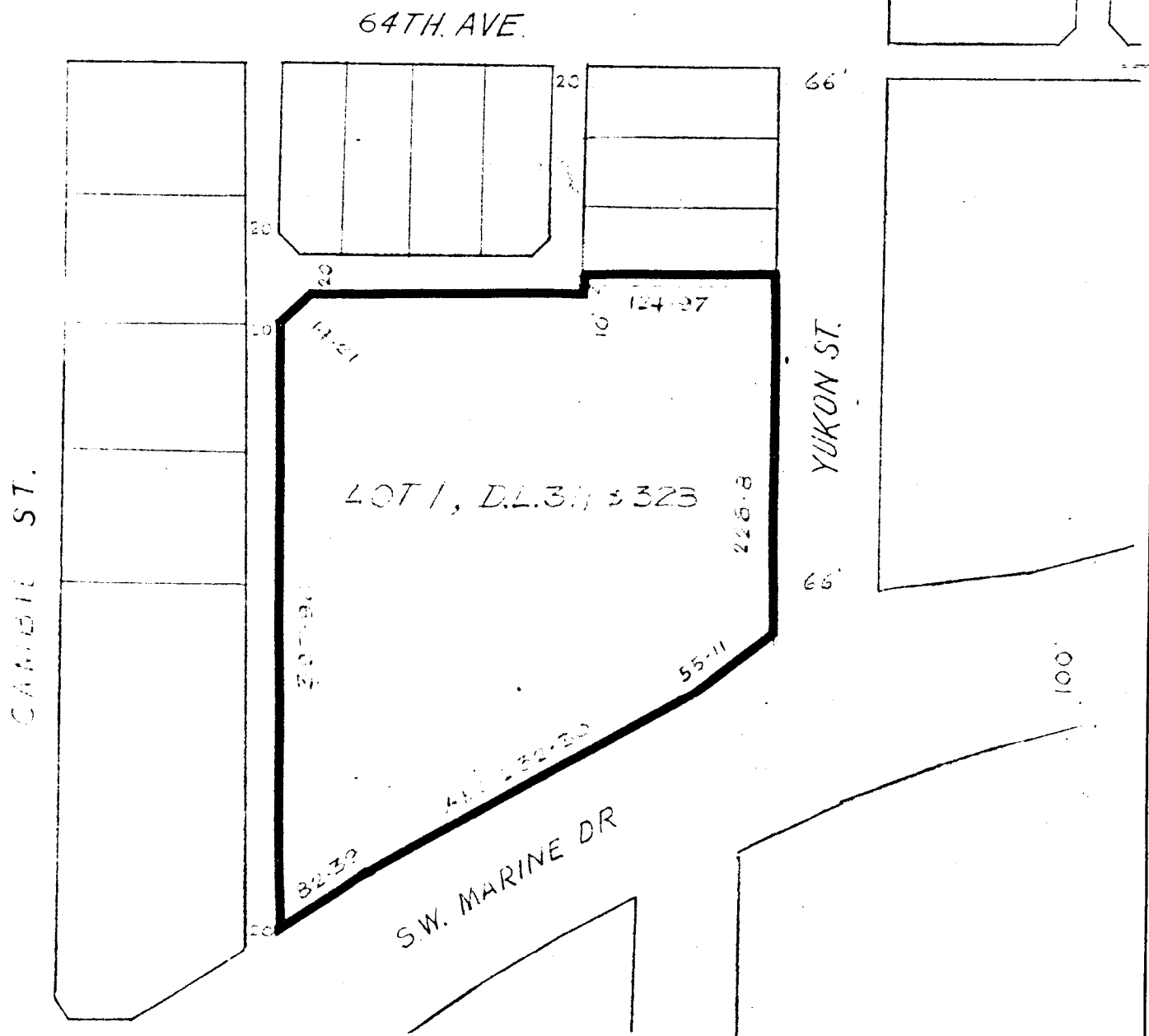
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BY-LAW NO 4570 BEING A BY-LAW TO AMEND BY-LAW
 NO 3575 . BEING THE ZONING AND DEVELOPMENT BY-LAW .

THE PROPERTY OUTLINED BELOW IN BLACK (———)
 IS REZONED FROM R.S.1 ONE FAMILY DWELLING
 DISTRICT TO C.D.1 COMPREHENSIVE DEVELOPMENT-
 DISTRICT.

SCHEDULE "D".



SCALE : 1" = 100'

FILE NO RZ M. 98-1

Z-134-C



CITY PLANNING DEPARTMENT