



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (94)

4349-4379 Arbutus Street

4304-4456 Yew Street

By-law No. 4826

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

Effective December 10, 1974

BY-LAW NO. 4826

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-165-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 insofar 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 with customary ancillary uses including off-street parking, subject to such conditions as Council may by resolution prescribe.
3. The floor space ratio shall not exceed .60 and shall be calculated in the manner provided in the RM-1 District Schedule regulations.
4. The height shall not exceed two storeys plus cellar.
5. This By-law shall come into force and take effect on and after the date of the passing hereof.

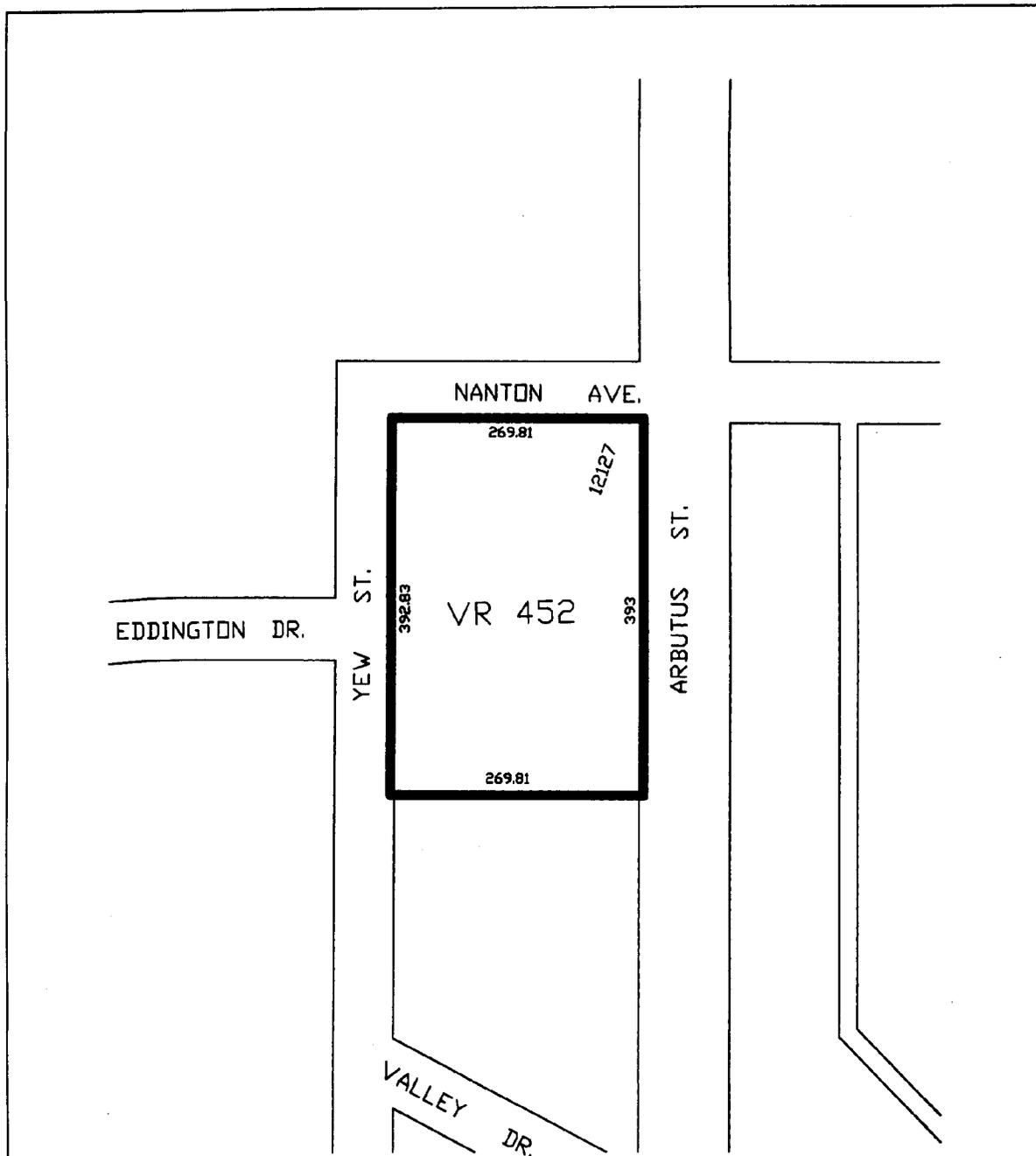
DONE AND PASSED in open Council this 10th day of December, 1974.

(Sgnd.)A. Phillips _____
MAYOR

(Sgnd.)R. Henry _____
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 10th day of December, 1974, and numbered 4826.

CITY CLERK"



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4826

cd-15 pmp

CD-1 (94) 4349-4379 Arbutus/4304-4456 Yew	date prepared: Apr. 1994	
	sectional(s): L-16	
City of Vancouver Planning Department	scale: 1:2000	

#94- S. Side of Nanton between Yew & Arbutus.

(RZ.A.17.2)

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3. The floor space ratio shall not exceed .60 and shall be calculated in the manner provided in the RM-1 District Schedule regulations.

-SEE ATTACHED

4. The height shall not exceed two storeys plus cellar.

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(Sgnd.) A. Phillips

MAYOR

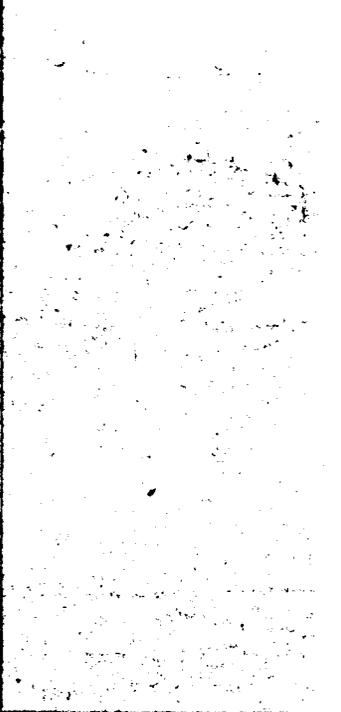
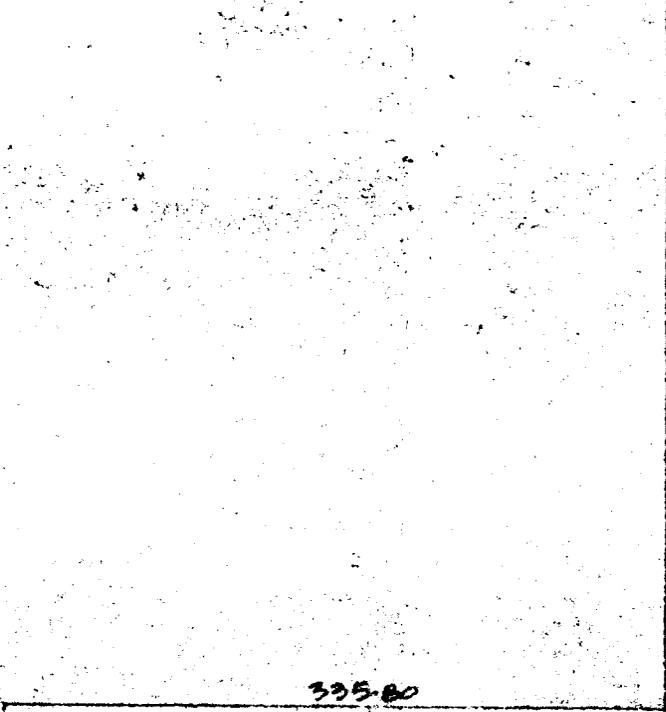
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BEING THE ZONING AND DEVELOPMENT

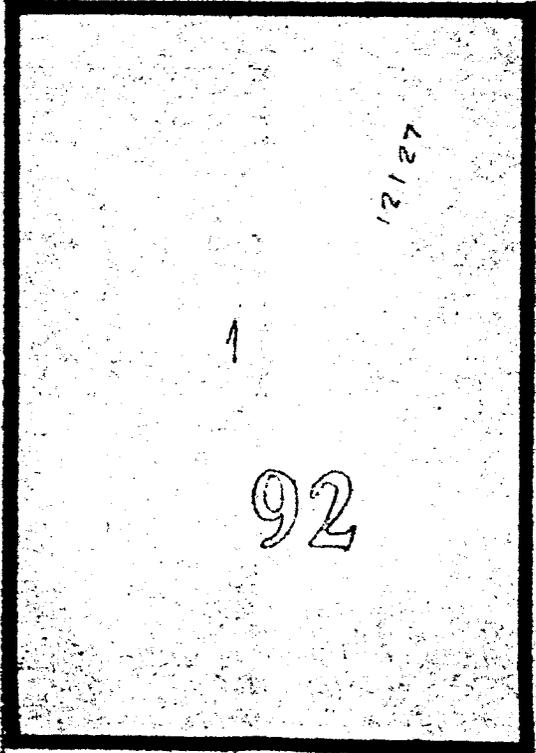


NANTON AVE.

260.01

YEU STREET

392.03



260.01

ARBUTUS STREET

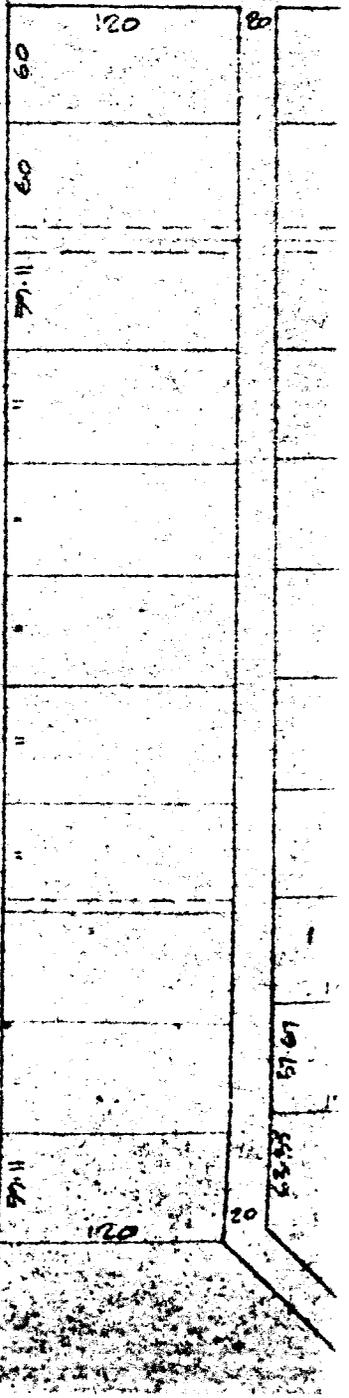
399'

260.98

PLAN

2

398.6



WALES HOOL

VA 309

area of the dwelling unit in which it is situated, or 70 square feet, whichever is the greater.

G. Floor Space Ratio:

The maximum floor space ratio shall in no case exceed 0.75. For the purposes of this schedule, in computing the allowable floor space ratio, all floors whether earth floors or otherwise, (with ceilings of more than 4 feet in height) of all buildings, shall be included both above and below ground (measured to the extreme outer limits of the buildings) except for parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purposes herein the gross cross-sectional areas of stairways, fire escapes, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks, swimming pools and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurements, provided the total floor area of all such excluded items does not exceed eight percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurements provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

H. Maximum Site Coverage:

The maximum site coverage of the site by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities and the principal building(s) shall not exceed 40% in the case of the principal buildings being two storeys plus a cellar or one story plus a basement in height, nor 55% in the case of the principal buildings not exceeding one storey plus a cellar in height.

For purposes of this section, site coverage shall be based on the projected area of the outside of the outermost wall of all buildings. In the case of a sloping site where a structure is located in or beneath a yard, such structure may be excluded from the site coverage calculation provided that the top of such structure (excluding required earth cover, permitted fence, etc.) is located beneath the average elevation of the portions of the streets, lanes or adjacent sites, located adjacent to such structure, provided in no case shall the top of any portion of such structure extend more than three feet above the adjoining streets, lanes or adjacent sites.

J. Site Area:

A site for a garden apartment or town house building shall have an area of not less than 10,000 square feet.

K. Off-street Parking Spaces:

Off-street parking spaces in this district shall be provided and maintained in accordance with the provisions of Section 12 of this

5. Site Bounded by Arbutus,
Nanton and Yew Streets

An application was received from Jones, Haave and Delgatty, Architects, to rezone Lot 1, Block 92, D.L. 526, being the site bounded by Arbutus, Nanton and Yew Streets, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, in order to develop a condominium townhouse project.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

- (a) Uses - townhouses with customary ancillary uses including off-street parking.
- (b) Floor Space Ratio - not to exceed 0.60; to be measured in the same way as RM-1 regulations.
- (c) Height - not to exceed two storeys plus cellar.

And also subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress, garbage disposal and all off-street parking to be underground.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

It was also approved by the Vancouver City Planning Commission who endorsed the above recommendation except for Section (b) which was amended to:

"(b) Floor Space Ratio - not to exceed 0.73."

Residents in the area indicated that the density of this development, coupled with all the other developments in the area, was too great. There would be a further increase in traffic and the parents were concerned for the safety of their children. They strongly opposed the development and wished to see it remain single family zoning.

Mr. N. Jones advised that the project would contain 37 high-quality townhouses, two-storeys in height, plus cellar on 2.42 acres for a density of 14 units per acre. The parking (2.3 cars per dwelling unit) is 100 percent underground.

The developer stated that if a traffic light is installed in the area, he would be prepared to absorb one-half of the costs.

cont'd....

MOVED by Ald. Volrich,
THAT the application be approved with the Floor Space Ratio not
to exceed 0.50.

(amended)

MOVED by Ald. Harcourt in amendment,
THAT the figure 0.50 in Alderman Volrich's motion be amended
to read 0.60.

- CARRIED

(Aldermen Gibson and Volrich opposed)

The motion as amended and reading as follows was put and
CARRIED UNANIMOUSLY:

"THAT the application be approved with the Floor Space Ratio
not to exceed 0.60."