



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 (165)

3033 Cambie Street

By-law No. 5818

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

Effective September 11, 1984

BY-LAW No. 5818

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

THE COUNCIL OF THE CITY OF VANCOUVER, in opening meeting assembled, enacts as follows:

- 1 The Zoning District Plan annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-303A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
- 2 The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area. subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) residential;
 - (b) commercial, which may include but is not necessarily limited to office, service commercial and restaurant, and subject to Section 3 below;
 - (c) other uses which are, in the opinion of the Director of Planning, compatible in nature with the uses listed above;
 - (d) transit vehicle repair facility; and
 - (e) accessory buildings and accessory uses customarily ancillary to the uses listed above.
- 3 Use Limitations
Commercial uses shall not, in the aggregate, exceed a maximum floor space ratio of 0.5.
- 4 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 11th day of September, 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

CITY OF VANCOUVER
MEMORANDUM

CD-1 file

From: CITY CLERK

Date: November 9, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING
DEVELOPMENT PERMIT BOARD

Refer File: 2604-3

RECEIVED	
PLANNING DEPARTMENT	
NOV 13 1990	
NUMBER.....	L 1409
REFERRED TO.....	THH/PJS
COPY TO.....	
ANSWER REQ'D.....	

Subject: 3033 Cambie Street: D.A. No. 210601
Form of Development - CD-1 By-law No. 5818

I wish to advise you Vancouver City Council, at its meeting on Tuesday November 6, 1990, approved the recommendation of the City Manager, as contained in the attached clause dated November 2, 1990, regarding the above matter.

CITY CLERK

11

TT:mjh
Attachment

Letter Also Sent To:

Mr. Ben Barrington, Davidson Johnston, Architects
1700 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3

BUILDING AND PLANNING MATTERS

RECOMMENDATION

- 1. 3033 Cambie Street: D.A. No. 210601
Form of Development - CD-1 By-law No. 5818

The Director of Planning reports as follows:

"Purpose

This report requests Council's approval for the form of development for the CD-1 zoned site at 3033 Cambie Street.

Background

On September 11, 1984, Council approved By-law No. 5818, being a CD-1 zoning for the B.C. Transit Maintenance site at 3033 Cambie Street. Attached to that by-law were development guidelines which, among other things, stated:

- 6. Form of Development
 The specific form of development is to be first approved by Council, on the recommendation of the Development Permit Board.

Development Permit Board

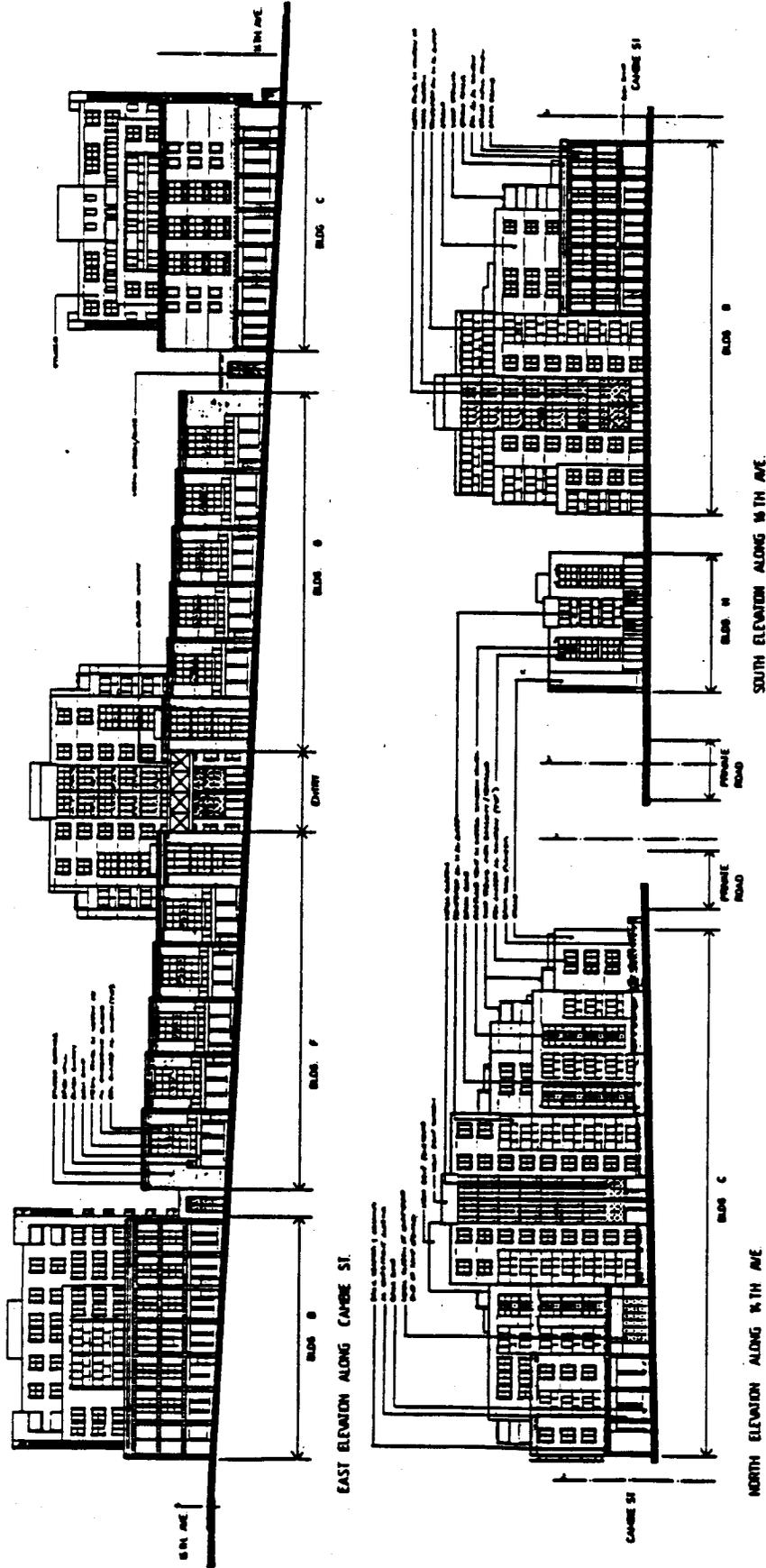
The Development Permit Board reviewed the complete development application on October 1, 1990 (see Appendix A, DA drawings). The Board approved the application with some minor conditions regarding the architectural character and external materials proposed. Design revisions to satisfy the minor conditions will not materially change the form of development.

Recommendation

The Director of Planning recommends:

THAT the form of development for 3033 Cambie Street be approved as illustrated in Development Application No. 210601, prepared by Davidson Johnston, Architects, and stamped 'Received, City Planning Department July 7, 1990', provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties. "

The City Manager RECOMMENDS approval of the foregoing.

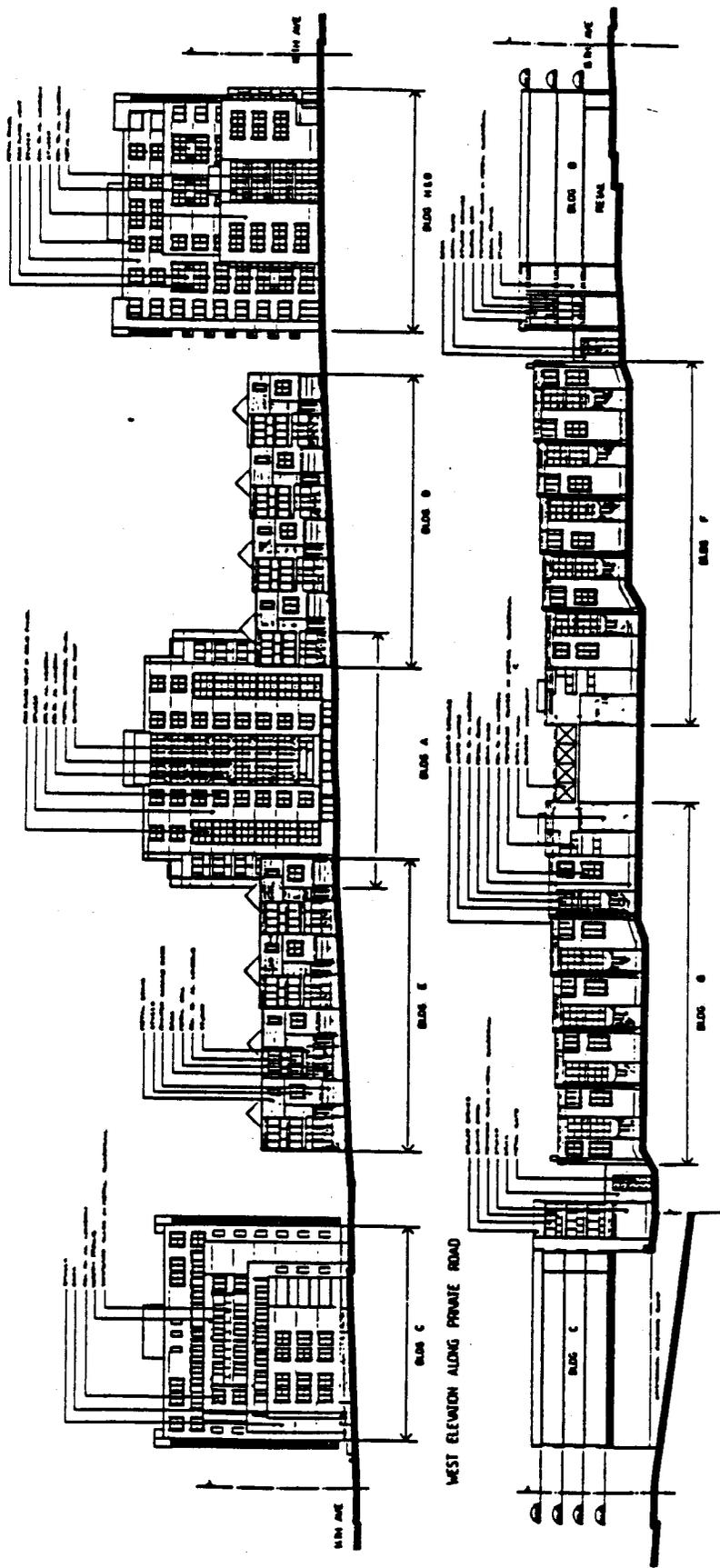


CAMBIE & 16TH AVENUE DEVELOPMENT
 2010



DAVIDSON/JOHNSTON ARCHITECTS
 2010
 A15

ELEVATIONS
 1" = 10'-0"



ELEVATIONS

CAMBIE & 16TH AVENUE DEVELOPMENT
2010



DAVIDSON/JOHNSTON ARCHITECTS
2008 00/11A - CONSULTANTS

A16

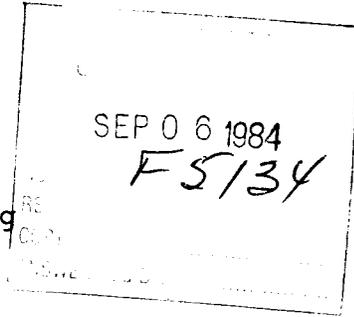
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: September 5, 1984

To: City Manager
Director of Planning
Director of Legal Services
Associate Director - Zoning
City Engineer

Refer File: P.H.156



Subject: Public Hearing - August 30, 1984

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on August 30, 1984.

Please note any matters contained therein for your attention.

H. H. H. H.
CITY CLERK

MK:ss

Also Sent To: Messrs. Neale & Staniszki, Architects,
#503-321 Water Street, Vancouver B.C.
V6B 1B8

Mr. G. G. Flanagan,
Director, Property Development,
B.C. Transit,
#301 - 700 West Pender Street,
Vancouver, B.C.
V6C 1G8

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 30, 1984 in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Rankin
Aldermen Brown, Davies, Eriksen, Ford,
Yee and Yorke

ABSENT: Mayor Harcourt
Aldermen Bellamy
Kennedy
Puil

CLERK TO THE COUNCIL: Mrs. M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Rankin in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 3003 Kingsway

The Council considered an application by Mr. Derek Neale, Architect, as follows:

LOCATION: 3003 KINGSWAY (Balance of Block 14, D.L. 37, Plan 630A)

Present Zoning: RS-1 One-Family Dwelling District, and
C-2 Commercial District

Requested Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- general business commercial uses and a maximum of 45 townhouses and apartments;
 - a maximum floor space ratio of 0.80 comprising a maximum of 0.20 for commercial uses and 0.60 for residential uses;
 - a maximum site coverage of 48 percent;
 - a maximum height of 12.192 m (40.00 ft.); and
 - provisions regarding off-street parking.
- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District.
- (iii) Any consequential amendments.

Cont'd.....

2. 3033 Cambie Street

The Council considered an application by the Director of Planning as follows:

LOCATION: 3033 CAMBIE STREET (Lot "A" Amended of Block 460, D.L. 526 and 472, Reference Plan 2050 and Lots 12 and 13, Block 480, D.L. 472, Plan 792)

Present Zoning: C-2 Commercial District

Requested Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate use and development of the site generally as follows, subject to approval by Council of the form of development:
 - residential uses;
 - commercial uses which may include, but is not necessarily limited to office, service commercial, and restaurant, provided that in the aggregate, commercial uses shall not exceed a maximum floor space ratio of 0.50;
 - other uses which are, in the opinion of the Director of Planning, compatible in nature with the uses listed above;
 - transit vehicle repair facility; and
 - accessory buildings and accessory uses customarily ancillary to the uses listed above.
- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District.
- (iii) Any consequential amendments.

Ms. J. Hlavach, Area Planning Division, reviewed the application and by means of charts, explained the reasons why the Director of Planning was recommending rezoning of this site to CD-1.

Ms. Hlavach referred to a letter from B.C. Transit (circulated at the meeting), requesting deferral of a decision on this rezoning to a later date. The Planning Department is opposed to the requested deferral and Ms. Hlavach requested Council approve the application before it.

Mr. G. G. Flanagan, Director, Property Development, B.C. Transit, reiterated his Board's deferral request. He is in the process of obtaining Board approval to dispose of this site to fund new transit facilities. While recognizing the site will be rezoned, a deferral would permit prospective developers to discuss the proposed zoning for the site with City staff. He, therefore, requested deferral to January 1985.

The City Manager pointed out that if the application were deferred to January 1985, it would have to be considered by a new Council, thus requiring a new Public Hearing.

MOVED by Ald. Eriksen,

THAT the application by the Director of Planning be approved;

FURTHER THAT the Draft "Development Guidelines" for the site, as generally presented at this Public Hearing, be approved in principle.

- CARRIED UNANIMOUSLY

#165

3033 Cambie Street

BY-LAW NO. 5818

RZ. 3033 CAMBIE

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

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1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-303A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) residential;
 - (b) commercial, which may include but is not necessarily limited to office, service commercial and restaurant, and subject to Section 3 below;
 - (c) other uses which are, in the opinion of the Director of Planning, compatible in nature with the uses listed above;
 - (d) transit vehicle repair facility; and
 - (e) accessory buildings and accessory uses customarily ancillary to the uses listed above.
3. Use Limitations

Commercial uses shall not, in the aggregate, exceed a maximum floor space ratio of 0.5.
4. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 11th day of
September, 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

BY-LAW No. 5818 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

FROM **C-2** TO **CD-1**

60.946(m)	149.93	91.25	9
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49.5	49.5	33	33	33	49.5
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FOURTEENTH

99	49.5	-	-
56 2562 A 182	3	4	5
36 PLAN B OF	PLAN D		
35 PLAN C SUB			

125	16	15	14	13	VR 84
49.5	-	-	49.5	15.09(i)	38.09(m)
PLAN					

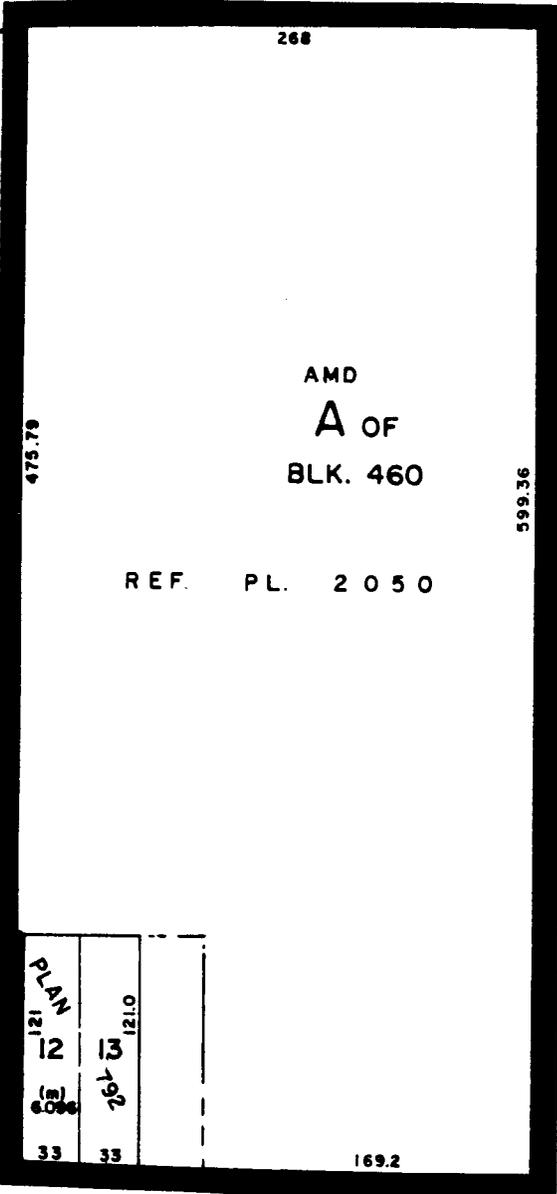
FIFTEENTH

49.5	-	-	-	-	
125	1	2	3	4	5
PLAN E					

20	16	15	14	13	12
19.7	121.25	121.99	122.73	-	-
PLAN					

SIXTEENTH

120	199
43.25	148.59
1	VR 4
2	PLAN
3	
4	
5	
6	
7	



792	10	3.048(m)
9	2.99	
33	33	30.79(m)
PLAN		

121	121.0
12	121.0
PLAN	

33	33	33	33
9	10	11	12
36.91(m)	30.08	121.92	121.92
VR 1130			

18	17	16	15	14
121.92				

33	143.1	33
1	2 1/2	33
2	2 1/2	
3		
4		
500 A		
6		
7		33
PLAN		

SCALE 1" = 100'

FILE No. RZ-3033 Cambie St.

Z-303 A



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: SEPTEMBER 12, 1984

To: DIRECTOR OF PLANNING
ATTN: ZONING PLANNER

Refer File: 5303

RECEIVED	
CITY OF VANCOUVER	
SEP 14 1984	
NOV	F 5351
REF	RJS/DMD
CC	
ANSWERED	

Subject: Motions re Proposed Development Guidelines for 3033 Cambie Street

I wish to inform you of the attached extract from the Minutes of the Vancouver City Council meeting of September 11, 1984.

R. Henry
CITY CLERK

Att.

cc: Nancy Rogers, By-law Clerk (Signed Copy of Motion)

DEVELOPMENT GUIDELINES

B. C. TRANSIT MAINTENANCE SITE - SEPTEMBER, 1984

These guidelines are to be used in conjunction with the CD-1 By-law, No. 5818

1. The Site

The site is located at the north west corner of 16th Avenue and Cambie, with dimensions of approximately 600' by 268'. A 10 foot building line exists on Cambie Street.

2. Floor Space Ratio

The maximum floor space ratio for all uses should not exceed a total of 1.9 provided that a high quality form of development is proposed. Residential uses should be measured generally in accordance with the provisions of the RM-3A1 District Schedule. Commercial uses should be measured generally in accordance with the provisions of the C-2 District Schedule.

3. Setbacks

Setbacks should be provided along 16th and 14th Avenues which respect the siting of existing development on adjoining sites. No setback should be provided for any commercial use on Cambie Street except where a pedestrian amenity is provided or where pedestrian interest is otherwise maintained.

4. Parking and Vehicular Access

Vehicular access should be determined in consultation with the Director of Planning and City Engineer. Off-street parking and loading should be provided in accordance with Section 12 of the Zoning and Development By-law.

5. Height

The maximum height of buildings should generally not exceed 40 feet, although some portions of the building may be permitted up to 80 feet. Elements higher than 40' should have regard for sunlight and privacy of nearby sites. The height of buildings should respect the scale of existing development on adjoining sites.

6. Form of Development

The specific form of development is to be first approved by Council, on the recommendation of the Development Permit Board.