

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 (238)

2800-3100 Commercial Drive (Lane)

By-law No. 6479

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

Effective April 25, 1989

Guidelines:

Commercial Drive "East Lane"

CD-1 Guidelines

BY-LAW NO. 6479

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 "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-358(m) 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 approval by Council of the form of development and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issue are:
 - (a) landscaping; and
 - (b) parking, except that Section 4.7.7 of the Parking By-law shall not apply.
- 3 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 25th day of April 1989.

(signed) Gordon Campbell
Mayor

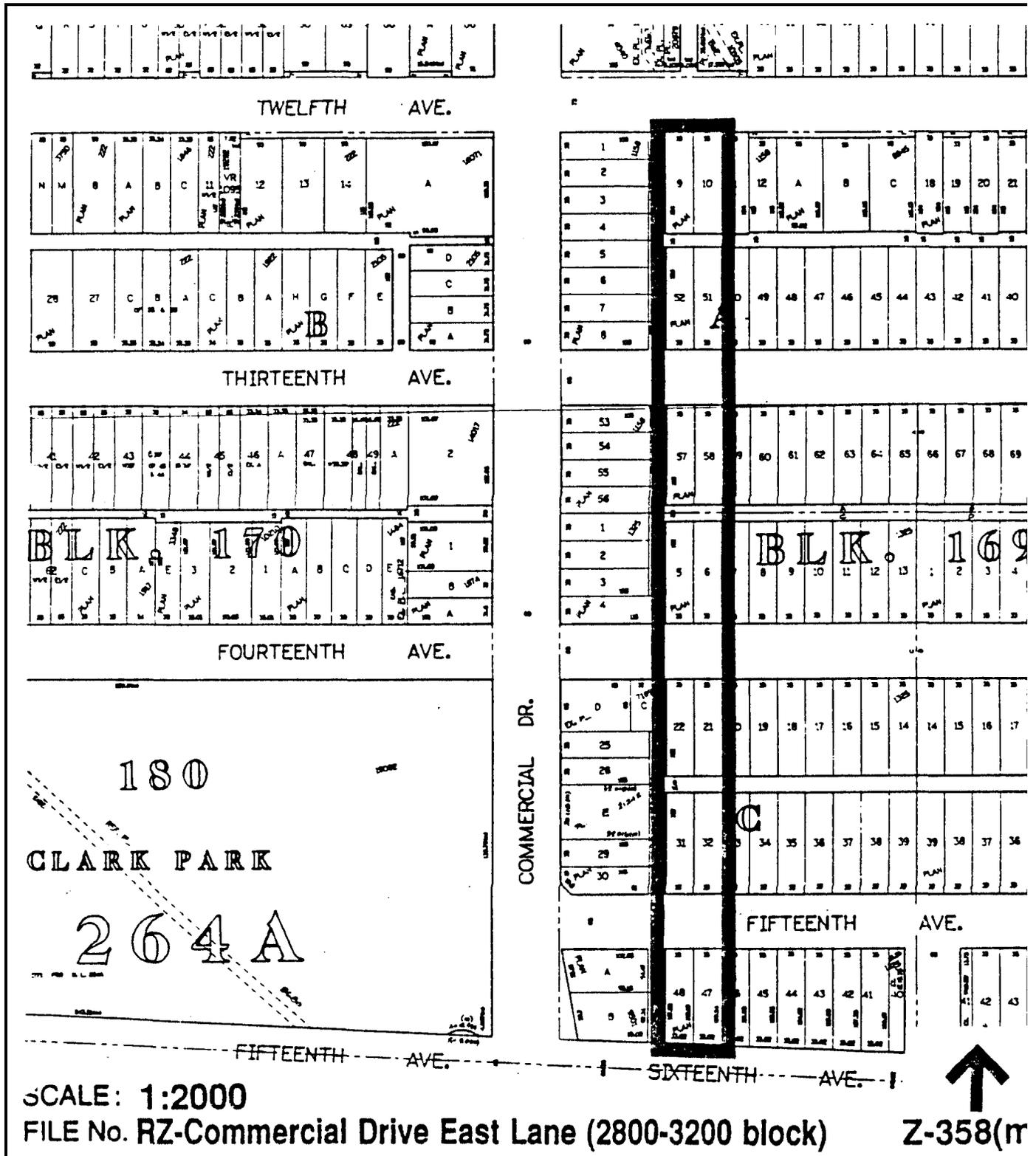
(signed) Maria Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the city of Vancouver on the 25th day of April, 1989, and numbered 6479.

CITY CLERK"

By-law No. 6479 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from RT-5N & RT-2 to CD-1



SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 23, 1989, in the Council Chamber, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Davies (Chairman)
Aldermen Baker, Bellamy, Eriksen,
Owen, Price and Rankin

ABSENT: Mayor Campbell, Civic Business
Alderman Puil, Leave of Absence
Alderman Taylor, Leave of Absence
Alderman Wilking, Leave of Absence

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Rezoning: Mount Pleasant Core Apartment Area

An application of the Director of Planning was considered as follows:

REZONING: LOCATION - MOUNT PLEASANT CORE APARTMENT AREA

Present Zoning: RM-3A Multiple and RT-2 Two-Family Dwelling Districts

Proposed Zoning: RM-4 and RM-4N Multiple Dwelling Districts

- (i) The draft by-law, if approved, would rezone areas within the heavy black outline on the map below, as either RM-4 or RM-4N Districts. In this location, the RM-4 and RM-4N Districts would be complemented by design guidelines which would improve design quality of residential development by reducing building frontages, improving the design of open space, and indicating the types of sites where reduced front yards would be desirable.
- (ii) Any consequential amendments.

cont'd....

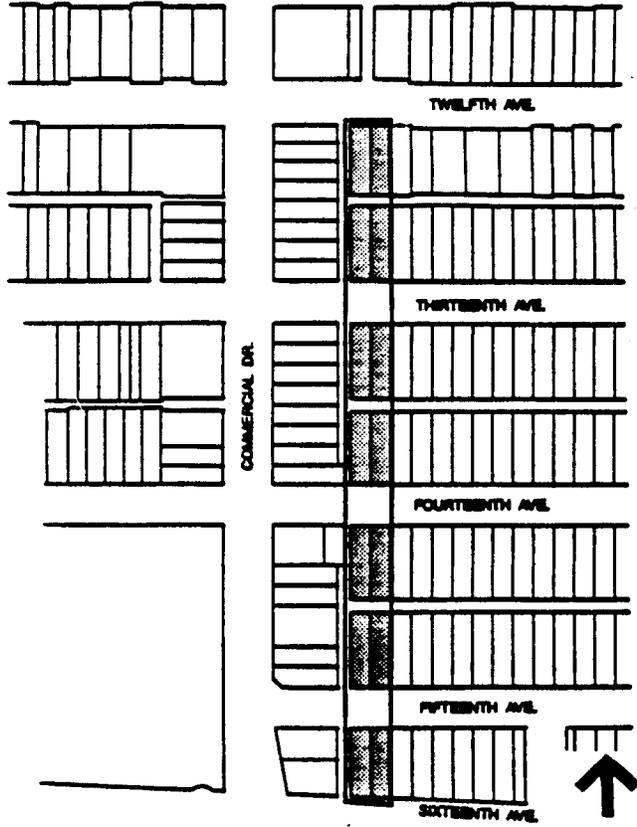
2. Rezoning: Commercial Drive East Lane

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

REZONING: LOCATION - COMMERCIAL DRIVE EAST LANE

Present Zoning: RT-2 and RT-5N Two-Family Dwelling Districts
Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft by-law, if approved, would permit use and development of the sites within the heavy black outline on the map below for landscaping and for parking only.
- (ii) Any consequential amendments.



(RZ. COMMERCIAL DRIVE EAST LANE)

cont 'd....

COMMERCIAL DRIVE "EAST LANE" CD-1 GUIDELINES

Adopted by City Council April 25, 1989

1 APPLICATION AND INTENT

These guidelines are to be used in preparing development applications for parking and/or landscaping within the CD-1 District established by By-law No. 6479.

The intent of these guidelines is to assist applicants in submitting development proposals which will achieve heavy landscaping of lands within the district. Where parking is proposed, the guidelines should assist in developing a configuration that provides adequate setbacks to accommodate heavy landscaping.

These guidelines will also assist staff in assessing the merits of development applications. Since the form of development in a CD-1 District must be approved by City Council, the guidelines will also be helpful to Council in considering development applications.

2 LANDSCAPING

2.1 In order to achieve a substantial, landscaped environment, development applications should demonstrate:

- (i) careful selection of plant species in terms of ground cover, bushes, shrubs and trees, to provide year-round foliage;
- (ii) that the plant stock to be installed is of sufficient caliber and maturity to immediately provide a substantial landscape character, and to reach mature size in a reasonable number of years;
- (iii) that suitable site preparations will be undertaken to provide a fertile environment for the landscaping;
- (iv) that the distribution and spacing of the plant stock will provide a continuous, "solid", landscape character from ground level to 10.5 m (except beneath and immediately adjacent to the guideway, where landscaping should not exceed a height of 4.5 m).



3 PARKING

3.1 In order to maintain a compatible relationship with the adjacent residential neighbourhood and provide a consistent streetscape character, parking areas should be located so as to provide the following setbacks, except for points of access:

- (i) from an adjoining street, a setback equal to the required front yard as if located in an RT-5N District;
- (ii) a minimum of 1.0 m from an adjoining lane;
- (iii) a minimum of 6.7 m from an interior side property line adjoining an R District, and a minimum of 1.0 m from the easterly site boundary in all other cases.

3.2 All setbacks are to be heavily landscaped in accordance with the preceding guidelines, except that landscaping within any setback less than 1.5 m in width need not exceed a height of 3.0 m.

3.3 Access by vehicles to all off-street parking spaces should be provided from any lane abutting the site, but not within 6.7 m of an R District, and the points of access should not, in the aggregate, be less than 3.7 m in width nor more than 18.5 m or an amount equal to 15 percent of the combined length of the street and lane frontage and flankage, whichever is the lesser.

Commercial Drive (East Lane)

BY-LAW NO. 6479.

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

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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-358(m) 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 approval by Council of the form of development and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) landscaping; and
 - (b) parking, except that Section 4.7.7 of the Parking By-law shall not apply.
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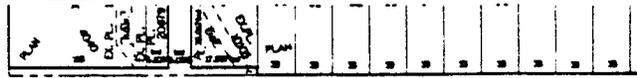
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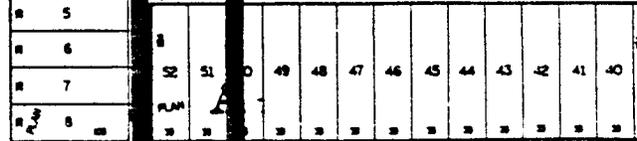
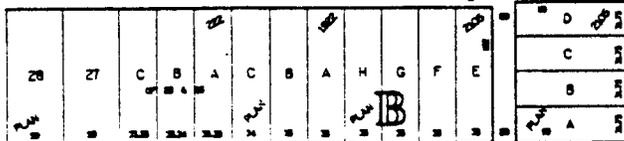
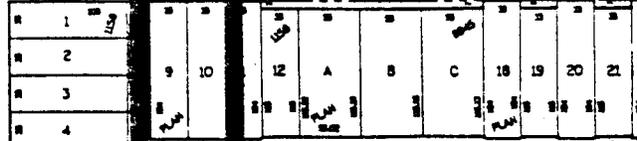
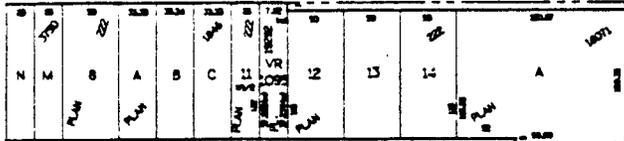
BY-LAW No. 6479. BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

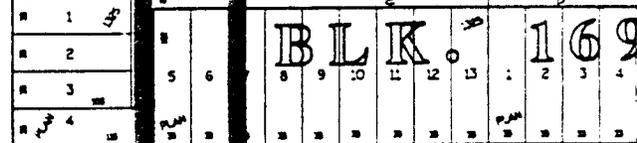
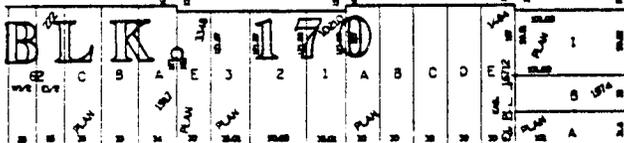
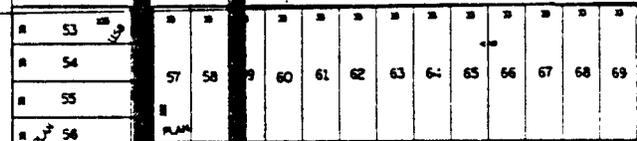
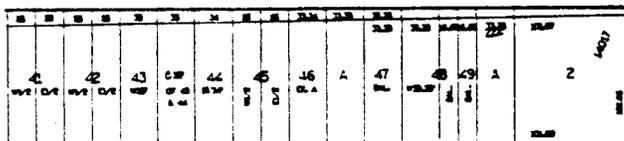
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
 IS REZONED: FROM **RT-5N & RT-2** TO **CD-1**



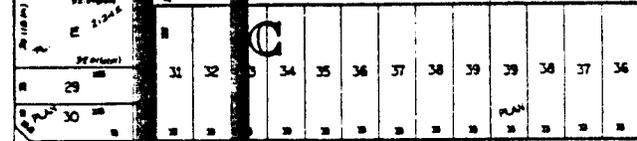
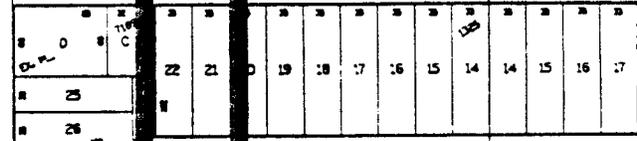
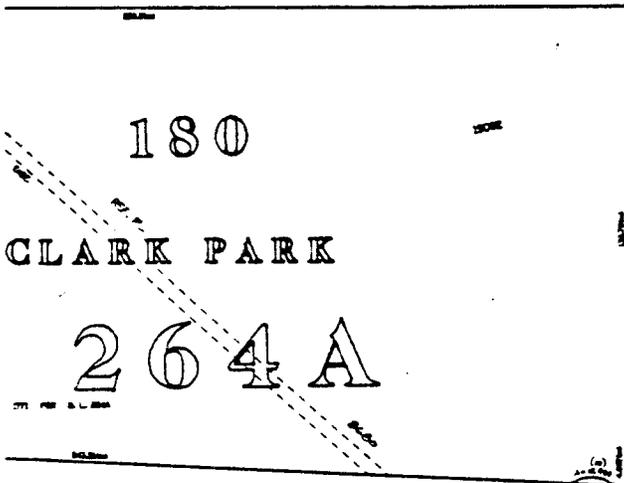
TWELFTH AVE.



THIRTEENTH AVE.



FOURTEENTH AVE.



FIFTEENTH AVE.



FIFTEENTH AVE. SIXTEENTH AVE.

SCALE: 1:2000

FILE No. RZ-Commercial Drive East Lane (2800-3200 block)

Z-358(m)



MOTIONS

- A. Allocation of Land for Lane Purposes
 (The East 10 feet of Lot 1 of Lot 4,
 Blocks A and B of Block 136, D.L. 264A,
 Plans 725 and 1771, Group One, NWD)

MOVED by Ald. Baker,
 SECONDED by Ald. Davies,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

The East 10 feet of Lot of Lot 4, Blocks A and B of Block 136, District Lot 264A, Plans 725 and 1771, Group One, New Westminster District, the same as shown heavy outlined on plan prepared by Fred Wong, B.C.L.S., April 20, 1989, and marginally numbered LF 11314;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- B. Commercial Drive 'East Lane' CD-1 Guidelines

MOVED by Ald. Baker,
 SECONDED by Ald. Davies,

THAT the document entitled "Commercial Drive 'East Lane' CD-1 Guidelines", dated April 1989, and prepared by the Planning Department, be approved for use by applicants and staff for development permit applications in the Commercial Drive "East Lane" CD-1 District.

- CARRIED UNANIMOUSLY

2500-2100 Commercial

CITY OF VANCOUVER



MEMORANDUM

RECEIVED	CD-1
PLANNING DEPARTMENT	(238)
DEC 15 1993	
NUMBER	P 10874
REFERRED TO	FAS
COPY TO	THF
ANSWER REQ'D.	

From: CITY CLERK

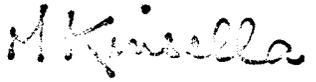
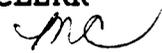
Date: December 15, 1993
Refer File: 2604-3

To:  Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Dave Rudberg, City Engineer
John Mulberry, Director of Legal Services

Subject: Form of Development: B.C. Transit East Lane Properties
(O ALRT; MacInnis Park) DA 215711 - CD-1 By-law Number 6479

On December 14, 1993, Vancouver City Council approved the following recommendation contained in a November 23, 1993 Administrative Report (A9):

THAT the approved form of development for the CD-1 zoned site known as B.C. Transit East Lane Properties (MacInnis Park) be generally approved as illustrated in Development Application Number 215711, prepared by David Easton Landscape Architect and stamped "Received, City Planning Department, October 22, 1993", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.


CITY CLERK


MCross:dmy

Letters to: Mr. Alan Cuthbert
Project Manager, B.C. Transit
307 Columbia, New Westminister V3L 1A7

cc: Mr. David Easton
Landscape Architect
2992 Graveley, Vancouver V5K 3K3