



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 (404)

4186 West 4th Avenue & 4125 West 8th Avenue By-law No. 8257

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

Effective July 25, 2000

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(404), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Uses,
- (b) Cultural and Recreational Uses, but limited to Community Centre or Neighbourhood House, Golf Course or Driving Range, Library in conjunction with a Community Centre, Park or Playground and Botanical Garden,
- (c) Institutional Uses, but not including Detoxification Centre,
- (d) Bed and Breakfast Accommodation subject to the provisions of section 11.4 of the Zoning and Development By-law,
- (e) Public Utility,
- (f) Uses existing as of July 27, 2000, and
- (g) Accessory Uses customarily ancillary to the above uses.

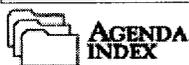
3 **Floor Space Ratio**

The maximum floor space ratio is 0.60.

4 **Height**

The maximum building height measured above the base surface is 9.2 m.

5 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Date: May 29, 2000

Author/Local: DThomsett/7796; RJenkins/7082

RTS No.: 1522

CC File No.: 5303/5304-1

Council: May 30, 2000

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: CD-1 Rezoning - 4186 West 4th Avenue/4125 West 8th Avenue and
3898 Antwerp Lane/3800 W. 4th Avenue - Jericho Lands

RECOMMENDATION

A. THAT the Director of Current Planning be instructed to make application to rezone Jericho Lands - 4186 West 4th Avenue/4125 West 8th Avenue (Block A, Except Part in Reference Plan 14457, D.L. 176, Plan 18336 and Block C, D.L. 176, Plan 19402) and 3898 Antwerp Lane/3800 West 4th Avenue (Block B, Except Part in Reference Plan 5065, D.L. 176, Plan 7615) from RS-1 to CD-1, to permit the uses and regulations generally as permitted under the draft CD-1 By-law provisions and generally as contained in Appendix A; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law for consideration at Public Hearing.

B. THAT, subject to approval of the rezoning at Public Hearing, the Subdivision By-law be amended to delete Jericho Lands (described in Recommendation A) from the maps forming part of Table 1 of Schedule A; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law at the time of enactment of the CD-1 By-law.

C. THAT staff be instructed, in response to existing CityPlan policy on rezonings, to advise prospective applicants that Council will consider rezoning applications for the Jericho Lands that fit within the objectives of CityPlan without having to wait for a Community Vision in West Point Grey.

D. THAT staff be instructed to report back on a comprehensive planning program that addresses the future development of the Jericho Lands and includes public consultation, a response to approved CityPlan Directions, and consideration of

development at a floor space ratio of at least 0.60.

E. THAT the Subdivision By-Law be amended, with respect to a CD-1 Comprehensive Development District, to enable the Approving Officer to refuse a subdivision which is not consistent with the Council-approved form of development or where there is no Council-approved form of development; and

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Subdivision By-law.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS A, B, C, D and E.

COUNCIL POLICY

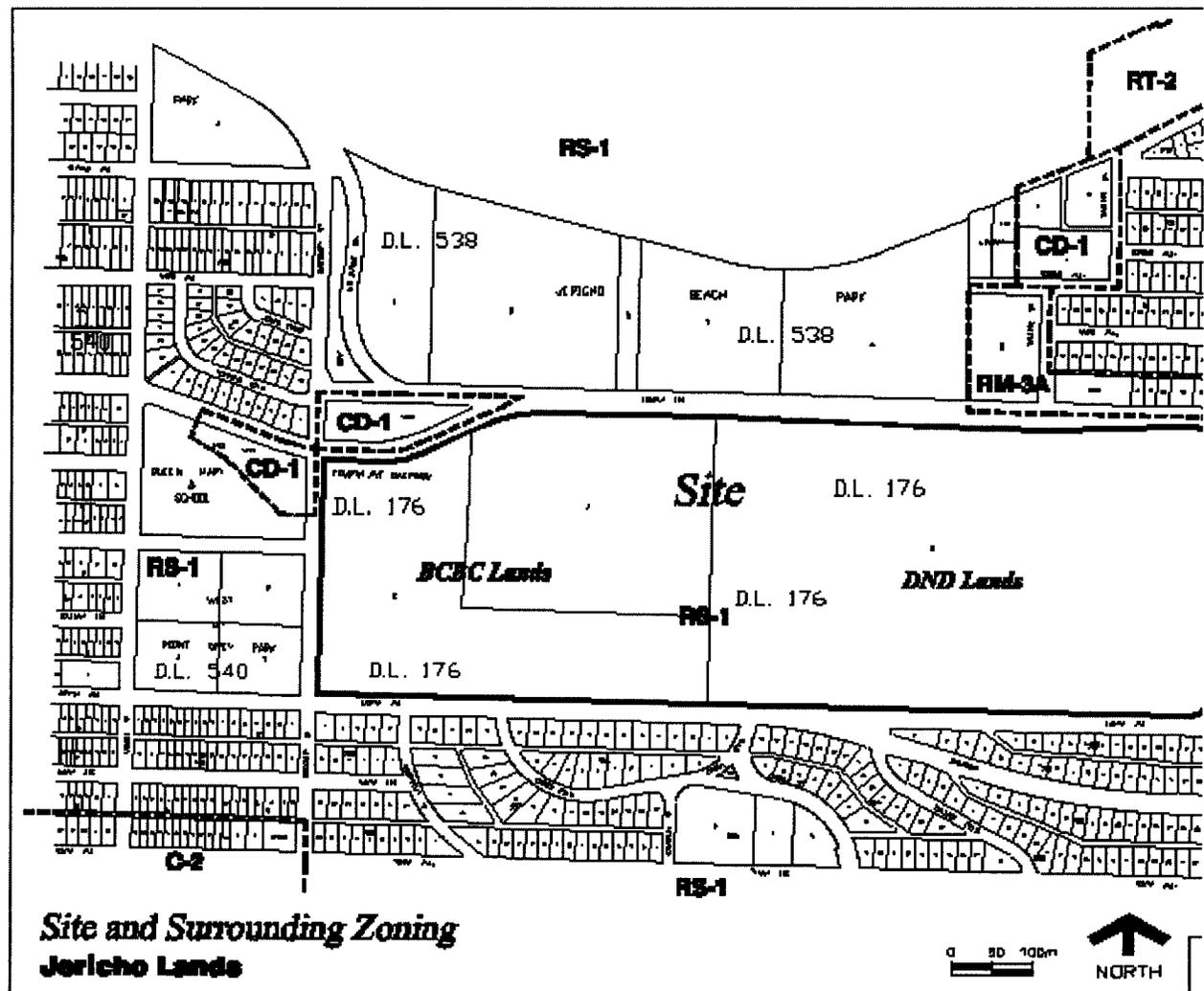
CityPlan, approved June, 1995

Rezoning Policy - Before and During CityPlan Neighbourhood Visioning, approved January, 1996

CityPlan Community Visions Terms of Reference, approved July, 1996 and amended August, 1999

PURPOSE AND SUMMARY

This report recommends the Director of Current Planning be instructed to make application to rezone the Jericho Lands comprised of the approximately 15.5 hectare (38 acre) provincially-owned site and the approximately 21.5 hectare (53 acre) federally-owned site from RS-1 to CD-1 to permit the uses, density and height generally as contained in Appendix A.



report also recommends that staff report back on a comprehensive planning program, including staff implications, for the Jericho Lands and recommends consequential and related amendments to the Subdivision By-law.

BACKGROUND

History: The earliest Vancouver zoning maps show that the Jericho lands have been continuously zoned as One-Family Dwelling District which was, and still is, generally used for parks, schools and institutional uses that have a built form within the permitted RS-1 density.

The northerly portion of the British Columbia Building Corporation (BCBC) site was shown as "School for Deaf and Blind" until around 1964. Since that time, new buildings have been constructed and have accommodated various uses, including the Jericho Hill Provincial School for the Deaf, the Vancouver Justice Institute, and currently the Point Grey Academy, a private school. Large portions of the site provide open space, recreational space and views across the site.

The Department of National Defense (DND) site houses the British Columbia headquarters of the army reserve, as well as various technical support functions such as communications and supply depot training. These are housed in a multi-storey office building built in 1941 and 19 various service buildings and offices. The site also provides living, social and recreational facilities for Vancouver-based personnel, including 66 single-family type dwellings.

including 66 single-family type dwellings.

1990 - 1992 Planning Program: In 1990, in response to a request from the provincial government, the City agreed to prepare an overall plan for the BCBC lands. To that end, the City prepared a Terms of Reference for a consultancy and established a Jericho Lands Steering Committee. However, in June 1992, Council resolved not to pursue the planning process at that time due, in part, to requests from the Province to delay proceeding.

Preliminary Subdivision Proposal: The Approving Officer, on December 15, 1999, received a preliminary proposal to subdivide the site into 197 parcels 60 feet wide for single family dwellings. The Approving Officer raised a number of technical concerns with respect to the proposed subdivision layout. A revised preliminary subdivision proposal is expected shortly.

Potential Redevelopment of the Jericho Lands Under RS-1: RS-1 permits one-family dwellings and conditionally permits a wide range of cultural/recreational and institutional uses limited in floor space and by other regulations to the same as that permitted for one-family dwellings.

It is possible for the Jericho lands to be developed with one-family dwellings without rezoning or public discussion. A very large one-family dwelling could be approved for each of the three existing large parcels. Alternatively, a formal application to resubdivide into parcels with a minimum width of 18.288 m (60 ft.) and a minimum area of 501.676 m² (5,400 sq. ft.) could be submitted and, if all technical requirements were complied with, would likely be approved. Once an approved subdivision is registered in the Land Titles Office, combined development/building permits for outright one-family dwellings could be imminent.

It is clear that the current RS-1 zoning does not enable the City to respond to community desires to maintain open space and views and other aspects of community fit, and does not facilitate a response to City policy, including CityPlan. There has not been a planning process to determine what should be done on the site.

CityPlan Directions and Community Visions: Subdivision and outright development approval of one-family dwellings on this very large site would conflict with several adopted CityPlan directions:

- to provide for park space to meet current or expected deficiencies;

- to increase housing variety in neighbourhoods that have little variety now;
- to help meet the needs of residents as they age;
- to reduce regional sprawl and auto use;
- to provide more affordable housing; and
- to find new ways to involve people.

Subdivision and outright development would also conflict with the adopted objectives of Community Visions which consider CityPlan Directions within the context of broad community discussion. Rezoning proposals for large sites can be considered prior to a Community Vision process, if development permitted under existing zoning would preclude consideration of options in a neighbourhood.

Rezoning to CD-1: Staff recommend that Council rezone the whole 15.5 hectare BCBC site and the whole 23.5 hectare DND site to CD-1 Comprehensive Development District to permit the uses, density and height as described in Appendix A. This would permit a

wide range of uses for re-use of existing buildings while major additions or new development would require Council approval of the form of development prior to issuance of a development permit.

Staff recommend this action be taken with the understanding that rezoning applications for comprehensive redevelopment that meet CityPlan objectives would be considered by Council without an applicant having to wait for a Community Vision program in West Point Grey.

Staff recognize that the proposed CD-1 will ultimately need to be amended to reflect an approved comprehensive development plan. This plan may contain single-family components.

Comprehensive Planning Program: Staff will report back on the details of a comprehensive planning program for the Jericho Lands which will include wide public consultation, a response to CityPlan Directions and consideration of development at a floor space ratio of at least 0.60. The City's major projects process model will be followed. This would include an initial policy review, with rezoning policies developed which would guide future rezonings. Consideration of development of a floor space ratio of at least 0.60 is proposed in response to BCBC's concern that any alternatives to RS-1 generate an equal or better financial return.

Amendment to the Subdivision By-law if the Rezoning is Approved: A consequential amendment to the Subdivision By-law will be needed at the time of enactment to delete the Jericho Lands site from the maps forming part of Table 1 of Schedule A of the Subdivision By-law. The maps reference this site as falling into RS-1 Category D standards which permit parcels with a minimum frontage of 18.288 m (60 ft.) and a minimum area of 501.676 m² (5,400 sq. ft.).

Amendment to the Subdivision By-law: A second amendment to the Subdivision By-law is recommended to confirm that in the case of any lands zoned CD-1 Comprehensive Development, the Approving Officer can refuse an application which is not compatible with the Council-approved form of development or can refuse an application where there is no Council-approved form of development.

CONCLUSION

Planning staff conclude that Council should instruct the Director of Current Planning to apply to rezone the BCBC and DND Jericho Lands to CD-1 to permit uses, density and height as presented in Appendix A, and refer the application to a public hearing. Approval of the rezoning would vest the decision on form of development with Council. Staff will report back on a comprehensive planning program that will address the future of Jericho Lands. Consequential and related amendments to the Subdivision By-law are also recommended.

* * * * *



General Mgr./Dept. Head:

Report dated: May 29, 2000

Author: Dave Thomsett/Rob Jenkins

Date: Phone: 7796/7082

Date: Phone: 7796/7082

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents. Concurring Departments
G. Johnsen, Legal Services

R:\CC\REPORTS\COUNCIL\2000\000530\P4 017-SHEL(PH\15)

DRAFT CD-1 BY-LAW PROVISIONS - Jericho Lands**Use**

Dwelling
Cultural and Recreational, limited to Community Centre or Neighbourhood House, Golf Course or Driving Range, Library in conjunction with a Community Centre, Park or Playground or Botanical Garden
Institutional, but not including Detoxification Centre
Bed and Breakfast Accommodation subject to the provisions of section 11.4 of the Zoning and Development By-law
Public Utility
Uses existing as of [date of enactment]

Density

Maximum floor space ratio of 0.60

Height

Maximum height shall not exceed 9.2 m.

ADDITIONAL INFORMATION**Past Practice - CD-1 Zoning To Protect the Public Interest:**

In July, 1984, Council rezoned the ½ city block “bus barns” at Cambie Street and 16th Avenue from C-2 to CD-1 when it was learned the site was for sale, and staff advised of the possibility of outright commercial development of an inappropriate scale for the neighbourhood. The CD-1 provided FSR for multiple dwellings with a component of commercial use. Design guidelines were adopted to guide development applications (pursued and approved).

In October, 1984, Council rezoned the two-block Pacific GMC at Broadway and Nanaimo Street from C-2 to CD-1 when it was learned the site was for sale, and staff advised of outright commercial development of an inappropriate scale for the neighbourhood. The CD-1 limited the use to a truck dealership, with the approved form of development being the existing dealership building. It was made clear that the City would entertain a rezoning application to permit appropriate mixed use development (pursued and approved).

In January, 1988, Council rezoned the three-block Robson Square Complex at 800 Robson Street

from DD to CD-1 following an announcement that the province intended to privatize portions of the complex and Councillors felt the Arthur Erickson-designed complex should be protected in its present form. Under the CD-1, the Council-approved form of development includes both the buildings and the uses.

In February, 1998, Council rezoned the former Safeway site at Victoria Drive and 41st Avenue from C-2 to CD-1 after staff were approached by a prospective purchaser wishing to explore a development application for a multiple dwelling inappropriate in scale with the adjacent neighbourhood. Under the CD-1, all C-2 uses were permitted, but density was restricted to that of the old Safeway building. It was made clear that the City would entertain applications to amend the CD-1 to permit appropriate mixed use development (pursued and approved).

Site, Surrounding Zoning and Development: The 15.5 ha (38.ac) BCBC site is comprised of two parcels, one fronting on the south side of West 4th Avenue, and the other with frontages on both West 8th Avenue and the 4th Avenue Diversion. The site has a frontage of 482.12 m (1581.8 ft.) along West 4th Avenue and the 4th Avenue Diversion, and 473.13 m (1552.3 ft.) along West 8th Avenue.

The DND site is a single parcel, approximately 21.5ha (53 acre) in size which is traversed by Ortona Crescent, Salerno Street, Antwerp Lane and Ghent Lane. The site has frontages of 609.6 m (2,000 ft) along both 4th Avenue and 8th Avenue, and a 355 m (1,165 ft) frontage along Highbury Street.

The two sites are surrounded by Jericho Park and multiple dwellings to the north; single-family dwellings to the south and west; and commercial uses (along 4th Avenue) and multiple dwellings to the east.

Proposed Development: There is no proposed new development with this rezoning proposal. New development would require City Council to approve the form of development prior to the issuance of a development permit.

Public Input: There has been no public discussion leading to this report. If an application is referred to Public Hearing, registered property owners within an approximate two-block radius, plus community groups in West Point Grey, would be notified and the usual newspaper advertisements would appear.

Public Benefit: The public benefit is that new development on the site must first be approved by City Council who will utilize a public process as deemed appropriate by Council.

Comments or questions? You can send us [email](#).

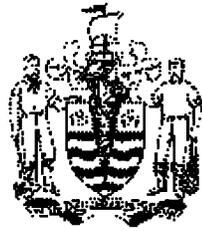
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**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****JULY 6/11/20, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 6, at 7:30 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law. The Public Hearing was subsequently reconvened on Tuesday, July 11, and Thursday, July 20, 2000, with the same members present except for Councillor Clarke.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Jennifer Clarke (Items 1 to 3)
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Conflict of Interest - Item 4)

Councillor Lynne Kennedy (Sick Leave)

CITY CLERK'S

OFFICE: Tarja Tuominen, Meeting Coordinator

Diane Clairmont, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Louis,
SECONDED by Cllr. Don Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and

mechanical
penthouse to minimize view impact on surrounding development.

- CARRIED

(Councillors Bass and Louis opposed)
(Councillor Price and the Mayor not present for the vote)

At 9:30 p.m., Councillor Price and the Mayor returned to the
Council Chamber and the Mayor resumed the Chair)

4. Rezoning: 3800-4186 West 4th Avenue (Jericho Lands)

At 9:30 p.m., Councillor Clarke declared Conflict of Interest prior to
consideration

of this item, as there may be a perception of conflict in that her daughter attends a school
on the Jericho Lands site. Therefore Councillor Clarke left the Council Chamber, did not
participate in the discussion and voting for this item, and did not return.

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

Summary: The rezoning from RS-1 One-Family Dwelling District to CD-1
Comprehensive Development District would retain the development rights
currently available under the single family zoning but would require City
Council approval of a form of development for any future development on
the site.

The Director of Current Planning recommended approval.

Staff Comments

Larry Beasley, Director of Current Planning, explained the rationale to
rezone Jericho Lands from RS-1 to CD-1, noting the Lands were zoned RS-
1 as an accident of history. Under RS-1 zoning, staff would be obliged to
approve applications which comply with the existing zoning, without public
consultation or consideration of neighbours' need or the City's needs. CD-1
zoning would allow the same development at the same density and same
height as under RS-1, but the form of development must be approved by
Council, which may also prescribe conditions. The CD-1 zoning would
allow a very prescribed list of uses - not highrises, shopping malls or other
kinds of incompatible uses. The CD-1 zoning is interim zoning; staff will be
reporting back on a proper comprehensive consultation process to solicit
community opinion.

Also before Council was a Memorandum, dated July 6, 2000, in which
Mr. Beasley reported that federal officials have advised the federal
government has no plans at present to redevelop or dispose of their
Department of National Defense (DND) lands at Jericho and that there are
concerns amongst federal officials about the effect this rezoning will have

on other aspects of federal government business. Therefore, if Council wishes to approve the Jericho Lands CD-1 rezoning, the following motion is recommended:

THAT the CD-1 By-law for the Jericho Lands be approved for all but the federal Department of National Defence lands; that rezoning for the Department of National Defence lands be put on hold, pending a report back by staff after discussions with federal officials; and that the rezoning by-law for the balance of the Jericho lands and the companion amendments to the Subdivision By-law, to be brought forward for enactment, be amended accordingly.

In response to a question from a Council member on whether it is possible for the City to enter into a legally binding contract with BC Building Corporation to agree not to subdivide and how that contract could be negotiated with a Senior Government which has senior powers, Mr. Beasley advised that while a contract could be entered into, it would be difficult to determine who would sign the contract and it might prove difficult to enforce.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

Letter from Rob Jenkins, Assistant Director, Current Planning, to area residents in response to correspondence and attached bulletin

Letter and News Release from BC Buildings Corporation regarding the proposed application

2 letters supporting the public process

2 letters in support of the application

1 letter in support of the application, with conditions

5 letters opposed to the application

9 letters requesting further public process on the application

1 letter opposed to the application.

Council was also advised 45 letters were received by Planning Department staff since the date the application was referred to Public Hearing:

28 letters opposed to the application, citing various concerns including a need for more public consultation or a Visioning program first, protection of existing uses only, and no high rises;

8 letters in support of the application citing response to need for more public consultation and a comprehensive planning approach;

5 letters in support of creating a park or leaving the lands alone with no reference to the application or subdivision;

2 letters in support of subdivision;

1 letter to BCBC in support of a greenway and 1 letter in reply from BCBC.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of the application:

Henry Hawthorn, Chair, Vancouver City Planning Commission (brief filed)
Guy Sobell
David McCann
John Fournier
Jack Jefferson (brief filed)

The foregoing speakers supported the application based on one or more of the following points:

The proposed rezoning will enable a comprehensive planning assessment of the urban opportunities afforded by this high profile site;

The Jericho Lands site is too important and major a site to simply be subdivided into single-family residential and opportunities for broader public priorities and objectives need to be reflected in the ultimate land use decision;

By adopting the proposal of the Planning Department, the public will have the best chance of ensuring a wise and judicious use of the land;

Supports going slowly and with much consultation;

The area should have more diversified housing; it already has a high ratio of parks per resident.

The following speakers spoke in opposition to rezone the Jericho Lands to CD-1:

Robin McFee
Phil Downey
Dr. Hinda Avery
Julia Hass
Dean Sinnett
Dr. Farah Shroff
Susan Tha
Michael Sze
Greg Reid
Sa Schrader
John Schrader
Lori Cohen
Michael Macdonald (brief filed)
Barbara Martindale
Basil Dunhell

The foregoing speakers opposed the application based on one or more of the following points:

There is no need for the interim zoning; BC Building Corporation has expressed willingness to work with all constituents in a planning process for Jericho Lands;

The majority of area residents favour retaining the lands as they exist now;

The proposed rezoning to CD-1 will not preserve the views and open spaces of the Jericho Lands;

The proposed CD-1 zoning leaves all kinds of questions; should be more open and transparent process;

The green spaces along the bike route and views should be preserved; all of the existing facilities on the site should also be kept;

The Planning Department cannot be trusted to go ahead with the community in-pur process;

The Jericho Lands should be saved as parkland for future generations of children;

The Jericho Lands should remain untouched as it is and the land designated as green space;

No development should take place until community visioning is complete; why have two consultative process - one now and one in four or five years;

All levels of government, the Salish people, and the community should be involved in the community visioning process;

Retain RS-1 Zoning and declare interim green zone - this would alleviate community concerns

Review the feasibility of developing Department of Defence lands for senior housing

The proposed CD-1 by-law allows for many unknowns and would allow more extensive development;

The CD-1 zoning would allow cluster housing; there is the danger development would not meet the needs of the neighbourhood;

Jericho Lands should be kept intact;

RS-1 zoning is the most restrictive in the city, and Vancouver's RS-1 neighbourhoods are the very essence of the city; regardless of Council's spirit and intent, there is great risk married to a change to CD-1 zoning.

The following speakers generally supported the proposed application to rezone the Jericho Lands to CD-1, but only to allow existing uses, and to consider no other uses until a full community visioning process is complete:

Ian Hass
 Hilda Thomas
 John Day
 John Little
 Geoff Bird
 Noel Boston
 John McCormack (brief filed)
 Murray Sharp
 Bernie Epting

The foregoing speakers' points are summarized as follows:

All the Jericho Lands should be rezoned to a modification of the proposed CD-1 allowing only existing uses; no other uses to be approved until full public in-pur as part of an accelerated community visioning process is complete;

Senior governments should be pressured to deed Jericho Lands to the City;

The CD-1 zoning is supported with limitations; to be used for existing uses only until have a vision of what the community really wants;

The Jericho Lands should be limited to types of uses which allow public access to the land;

The comprehensive visioning process should apply to the entire Jericho Lands;

The proposed zoning will permit the owner of the land to achieve close to 50% more buildable space than would be permitted under the proposed subdivision application;

The Jericho Lands should be preserved for parkland;

Any road access within the site should come from the BCBC lands;

The BCBC lands should be preserved for park; people would be more comfortable with development on the federal government lands.

Jack Turner suggested the Federal lands portion of Jericho Lands be preserved as green space and converted to par 3 golf courses; the other part zoned for existing use.

Staff Closing Comments

Mr. Beasley reiterated the proposed CD-1 zoning for the Jericho Lands sets the stage for cooperation and public consultation; it does not allow highrises or shopping malls to be built on the site. Staff will be reporting back in September on the planning process, including wide public consultation. It is anticipated the comprehensive public consultation will take 18 or 24 months to complete and will involve BCBC, federal DND lands, and local people.

MOVED by Cllr. Puil,

A. THAT the application by the Director of Current Planning to rezone 3800-4186 West 4th Avenue (Jericho Lands) from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District to retain the development rights currently available under the single family zoning but to require City Council approval of a form of development for any future development on the site, be approved.

B. THAT the CD-1 By-law for the Jericho Lands be approved for all but the federal Department of National Defense lands; that rezoning for the Department of National Defense lands be put on hold, pending a report back by staff after discussions with federal officials; and that the rezoning by-law for the balance of the Jericho lands and the companion amendments to the Subdivision By-law, to be brought forward for enactment, be amended accordingly.

C. THAT Council does not intend to approve a form of development for significant new development in the CD-1 zoned area and will only consider minor changes felt to be in the public interest, until the comprehensive public planning process for the Jericho Lands has been completed.

- CARRIED

(Councillors Bass and Louis opposed to B)
(Councillor Clarke not present for the vote)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED
UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Louis,
SECONDED by Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED
UNANIMOUSLY

The Special Council recessed at 10:35 p.m. on July 6,
at 10:00 p.m. on July 11, and adjourned at
10:35 p.m. on July 20, 2000.

* * * * *



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3800-4100 West 4th Avenue
(Jericho Lands)

BY-LAW NO. 8257

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-510 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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(404), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Uses,
- (b) Cultural and Recreational Uses, but limited to Community Centre or Neighbourhood House, Golf Course or Driving Range, Library in conjunction with a Community Centre, Park or Playground and Botanical Garden,
- (c) Institutional Uses, but not including Detoxification Centre,
- (d) Bed and Breakfast Accommodation subject to the provisions of section 11.4 of the Zoning and Development By-law,
- (e) Public Utility,
- (f) Uses existing as of July 27, 2000, and
- (g) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

The maximum floor space ratio is 0.60.

4. Height

The maximum building height measured above the base surface is 9.2 m.

5. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 27th day of July , 2000.

(Signed) Philip W. Owen
Mayor

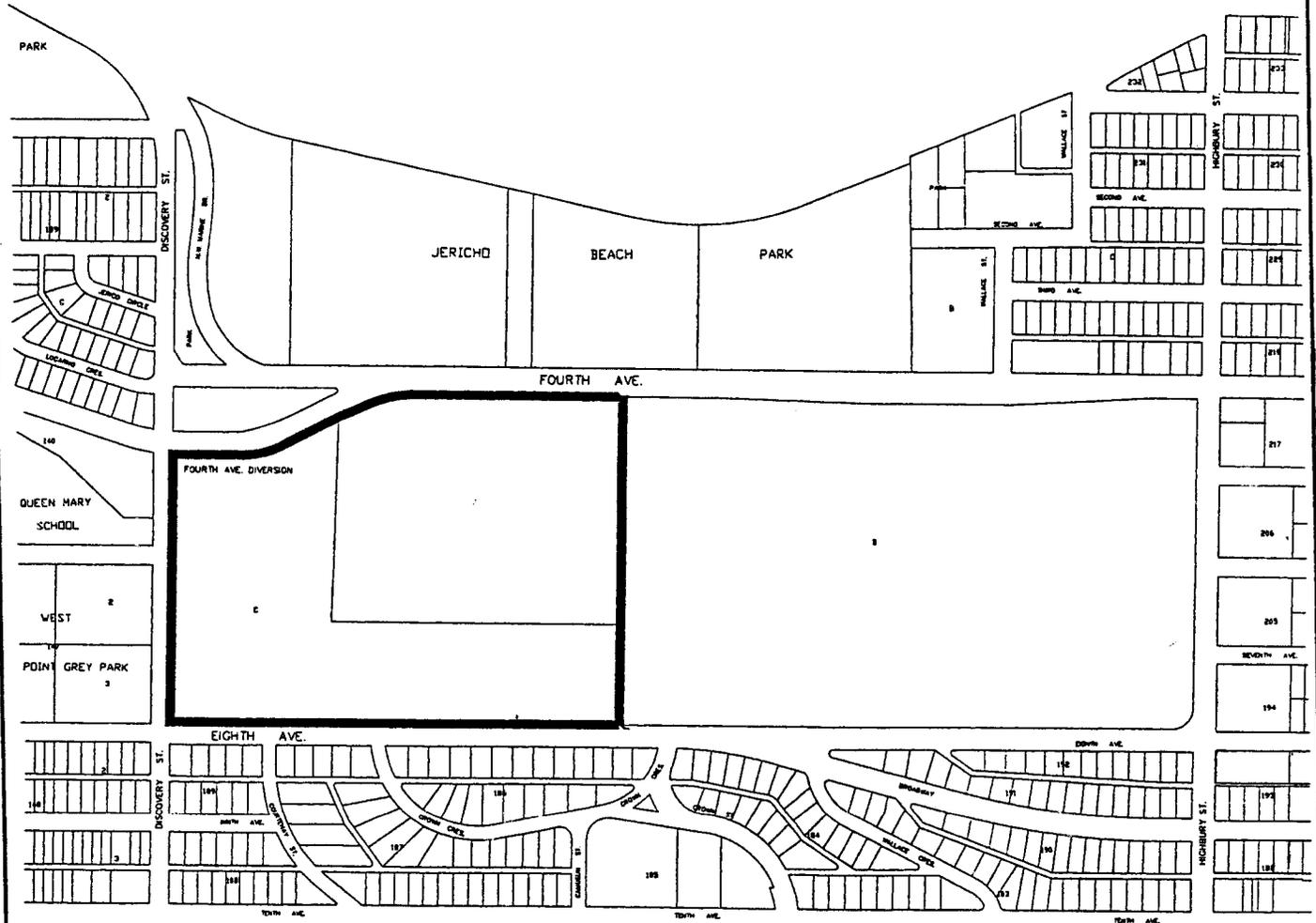
(Signed) Ulli S. Watkiss
City Clerk

"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 July 2000, and numbered 8257.

CITY CLERK"

By-law 8257 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (———) is rezoned:
 From **RS-1** to **CD-1**

Z-510

RZ 4186 W. 4th Avenue & 4125 W. 8th Avenue

map: 1 of 1

scale: 1:7500

