

Re: 625 West 45<sup>th</sup> Avenue (Chisuan Housing),  
635-659 West 45<sup>th</sup> Avenue and 688 Fairchild Road (Fairchild Residences),  
5926 Tisdall Street (Oakmont Plaza),  
5976 Tisdall Street (Shannon Tower),  
6026 Tisdall Street (Oakridge Towers) and  
6076 Tisdall Street (Mansion House)

Draft for public hearing

BY-LAW NO. \_\_\_\_\_

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

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

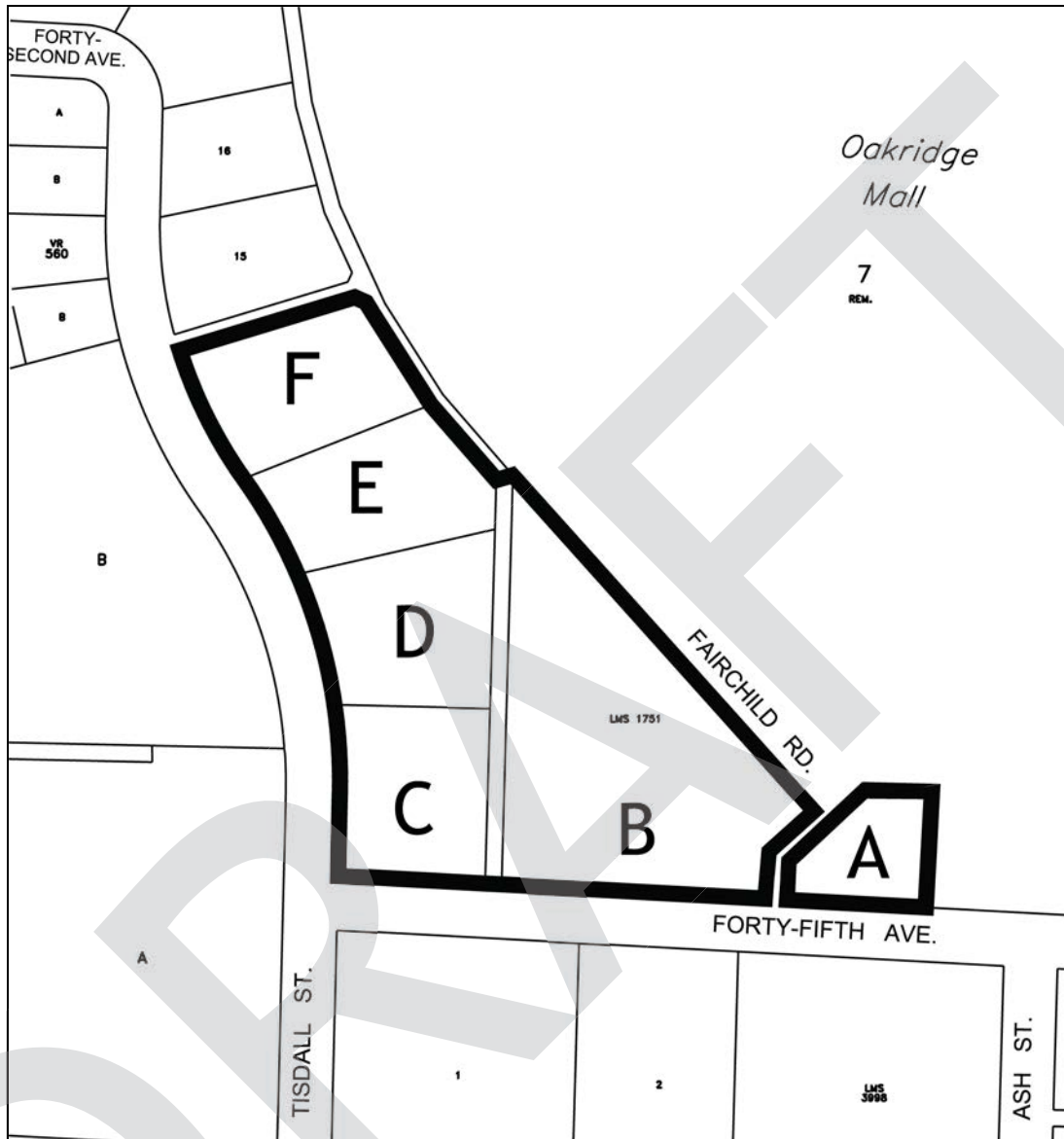
**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Sub-areas**

2. The site is to consist of 6 sub-areas approximately as illustrated in Figure 1, for the purpose of allocating uses, floor area and density, height and parking standards under the Parking By-law.

Figure 1 - Sub-areas



**Uses**

3. The only uses permitted within each sub-area of CD-1 (\_\_\_), and the only uses for which the Director of Planning will issue a permit are those uses set out in the following table:

Sub-area	Permitted Uses
A	Dwelling uses, limited to: (a) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following:

Sub-area	Permitted Uses
	<ul style="list-style-type: none"> <li>(i) all units are to be eligible for or funded under the National Housing Act Assistance to Low-Income Households Program, and</li> <li>(ii) all dwelling units are to be designed for senior citizens, and</li> <li>(iii) a minimum of 5 % and a maximum of 10 % of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning; and</li> </ul> <p>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</p>
<b>B</b>	<p>Dwelling uses, limited to:</p> <ul style="list-style-type: none"> <li>(a) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following: <ul style="list-style-type: none"> <li>(i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation;</li> </ul> </li> <li>and</li> <li>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</li> </ul>
<b>C</b>	<ul style="list-style-type: none"> <li>(a) Dwelling Uses; and</li> <li>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</li> </ul>
<b>D</b>	<ul style="list-style-type: none"> <li>(a) Dwelling Uses; and</li> <li>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</li> </ul>
<b>E</b>	<ul style="list-style-type: none"> <li>(a) Dwelling Uses; and</li> <li>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</li> </ul>
<b>F</b>	<ul style="list-style-type: none"> <li>(a) Dwelling Uses; and</li> <li>(b) Accessory buildings and accessory uses customarily ancillary to the above uses.</li> </ul>

**Floor area and density**

4. The permitted floor area and density within each sub-area of CD-1 ( ) shall be as set out in the following table:

Sub-area	Maximum Density
A	A maximum floor area of 4 553 m <sup>2</sup> , excluding the area of floors used for off-street parking and loading.
B	A maximum floor area of 14 323 m <sup>2</sup> , excluding the area of floors used for off-street parking and loading.
C	A maximum floor space ratio of 1.33.
D	A maximum floor space ratio of 1.33.
E	A maximum floor space ratio of 1.33.
F	A maximum floor space ratio of 1.33.

### Height

5. The maximum permitted height within each sub-area of CD-1 ( ) shall be as set out in the following table:

Sub-area	Maximum height
A	A maximum height of 9 storeys.
B	A maximum height of 6 storeys.
C	A maximum of 12 storeys.
D	A maximum of 12 storeys.
E	A maximum of 12 storeys.
F	A maximum of 12 storeys.

### Severability

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

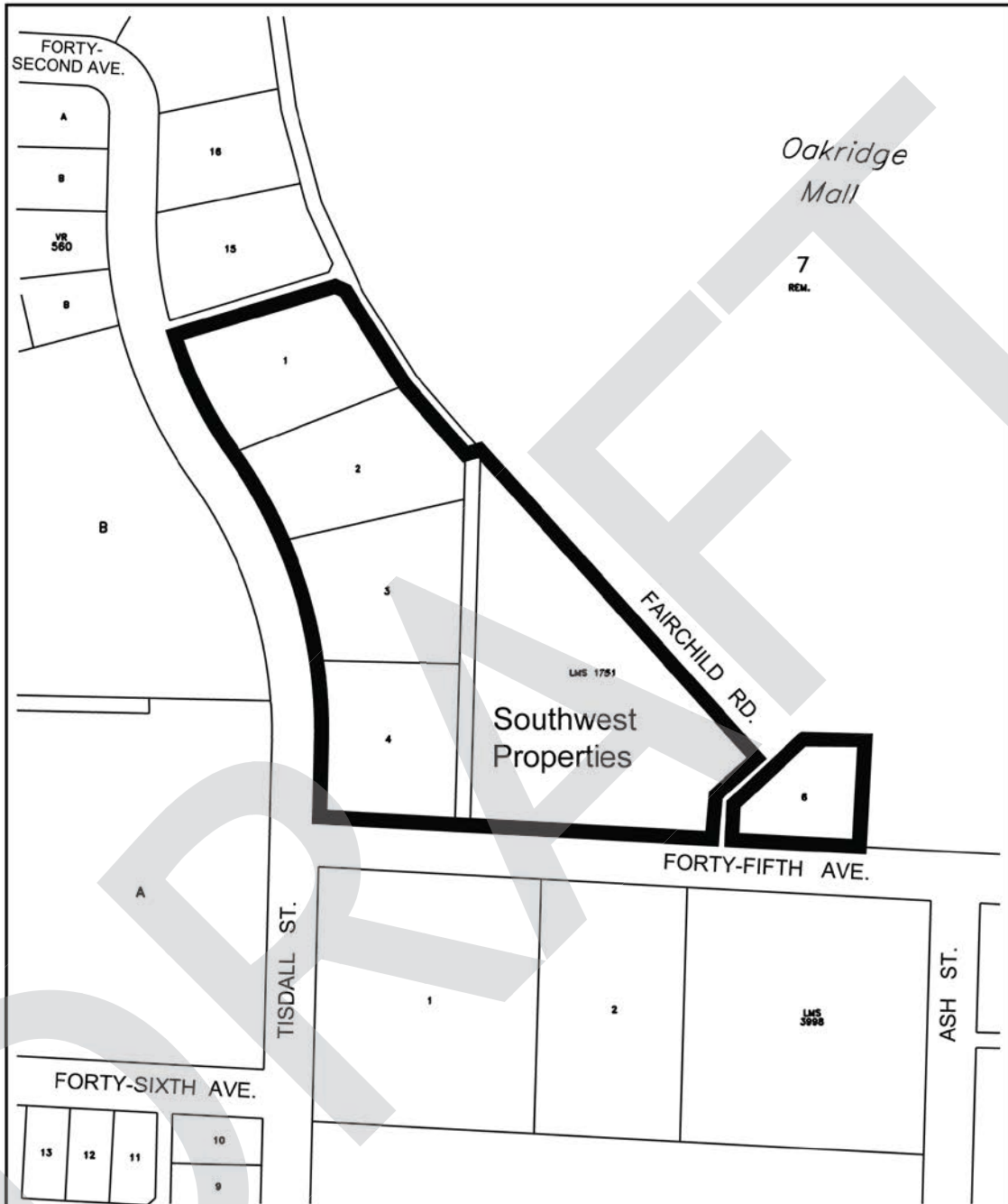
### Force and effect

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



The properties outlined in black ( **█** ) are rezoned:  
 From CD-1 to CD-1

**Z-672 (d)**

**5926-6076 Tisdall Street, 625-675 West 45th Avenue  
 and 688 Fairchild Road**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2014-02-06