



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 (7B)

2600 East 49th Ave.

6620-6680 Elliott St.

By-law No. 3869

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

Effective August 16, 1960

BY-LAW No. 3869

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 Bylaw 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 Z60C and Z63A 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 some 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 on 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. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 16th day of August, 1960.

(Sgd) A. T. Alsbury _____

Mayor

(Seal)

(Sgd) D. H. Little _____

Deputy City Clerk

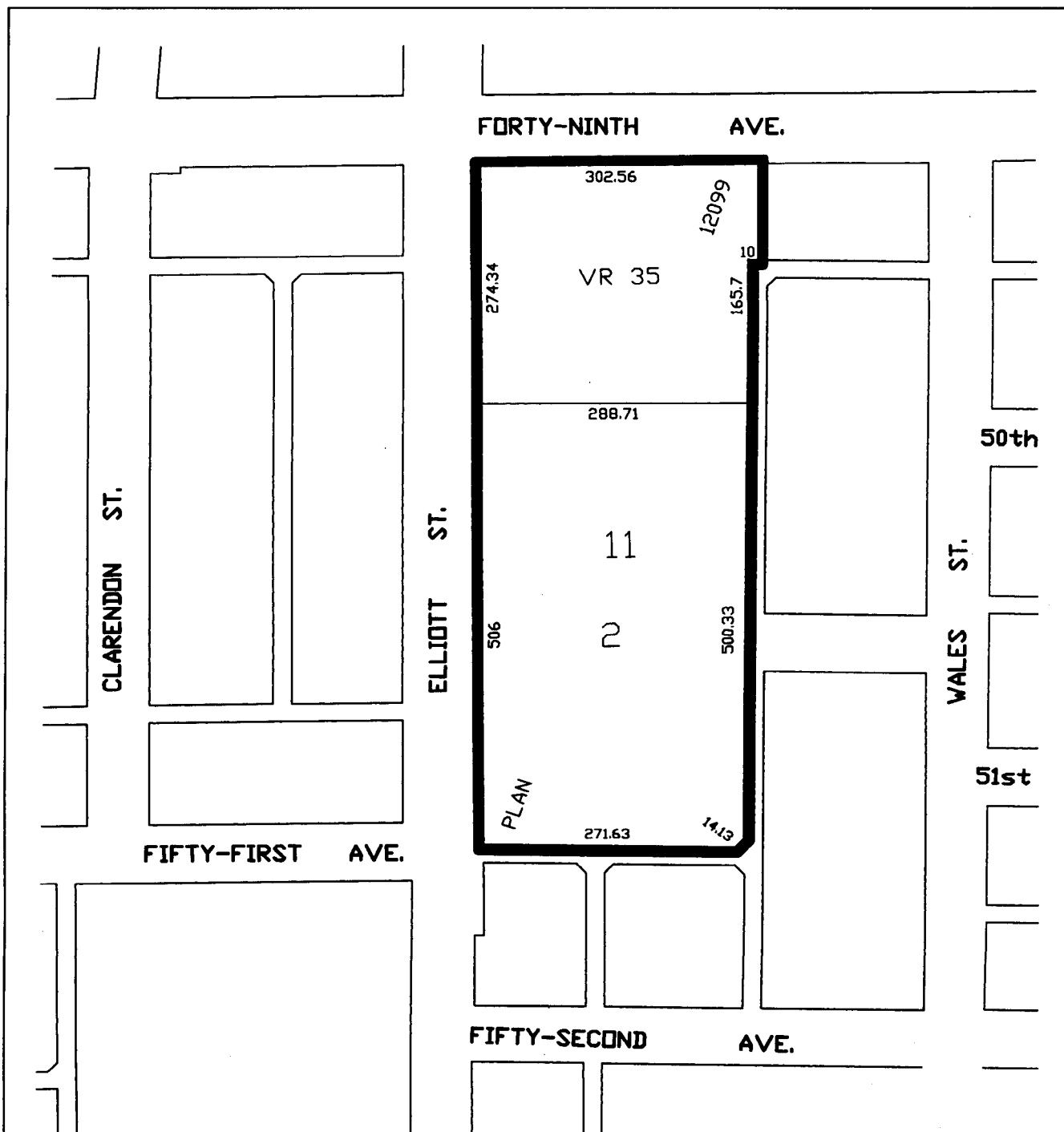
This By-law received:

1st reading - August 16, 1960
2nd " - August 16, 1960
3rd " - August 16, 1960

(Sgd) D.H. Little
Deputy 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 16th day of August, 1960, and numbered 3869.

Signed as per copy in binder
Deputy City Clerk"



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3869

CD-1 (7B) 2600 East 49th / 6620-6680 Elliott St.

date prepared: Apr. 1994
 sectional(s): U-21,22
 scale: 1:2000

City of Vancouver Planning Department



cd-1s.pms

7B

2. Area Bounded by 49th Ave., Elliott St., the Lane North of 52nd Ave. and the Lane West of Wales St.

Moved by Alderman Adams:

THAT the application of the Director of Planning to rezone Blks. A & B, SE $\frac{1}{4}$ D.L. 336, located in the area bounded by 49th Avenue, Elliott Street, the lane North of 52nd Avenue and the lane West of Wales Street,

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

be approved in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board.

- Carried.

(In this connection it was noted that, pursuant to the resolution of Council, dated July 7, 1959, the scheme of development is to be limited to an RM-2 Multiple Dwelling District standard and requires the approval of the Technical Planning Board and the City Council prior to sale).

BY-LAW No. 3869.

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:

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Mayor

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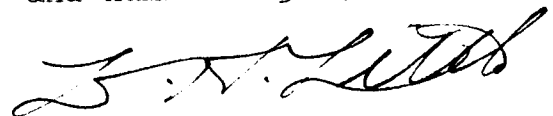
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Deputy City Clerk.

LOTS SHOWN WITHIN BOUNDARIES OF THIS BLOCK ARE SUBJECT TO THE DUES AND
D-1 (CONDOMINIUM DEVELOPMENT ACT)

73.23'

343.8'

49TH AVE.

87'

53'

108.6'

B

BLK. 1
S.W. 306

A

ELLIOTT ST.

57'

BUILDING LINE

D.L. 396

51ST

55'

66'

343.8'

52ND

City Planning Department

November 7, 1962

To: Mr. A. D. Geach

From: H. W. Gray

Re: Blocks A and B, 38 1/2 D. L. 336, Bounded by
49th Avenue, Elliott Street, the lane north of
52nd Avenue and the lane west of Wales Street

In reply to your memorandum of November 2, last, the above-described property is now zoned as a CD-1 Comprehensive Development District.

When Council dealt with this application at a Public Hearing held on June 27, 1960 it was noted that, pursuant to the resolution of Council dated July 7, 1959, the scheme of development is to be limited to an M-2 Multiple Dwelling District standard and requires the approval of the Technical Planning Board and the City Council prior to sale.

Under these circumstances, the floor space ratio would be limited to 0.75 for interior sites and 0.85 for corner sites. The height of the building could not exceed three storeys or 40'. Yard requirements, horizontal light angles etc. would have to meet the requirements of the M-2 District Schedule. If the development is for Senior Citizens, the off-street parking would be in the order of one parking space for every six dwelling units, as approved by the Technical Planning Board on similar types of development.

I trust this is the information you require.


H. W. Gray

Area Bounded by 49th Ave., Elliott St., the Lane North of 52nd Ave. and the Lane West of Wales St.

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