



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 (34)

809 West 41st Avenue

By-law No. 4159

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

Effective February 16, 1965

BY-LAW NO. 4159

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 By-law 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 Z-84D 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 in so far as the same 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 an 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. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are the following:
 - (a) an office building
 - (b) integrated parking and loading facilities;

subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

3. 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 February, 1965.

(sgd) W. G. Rathie
MAYOR

This By-law received:

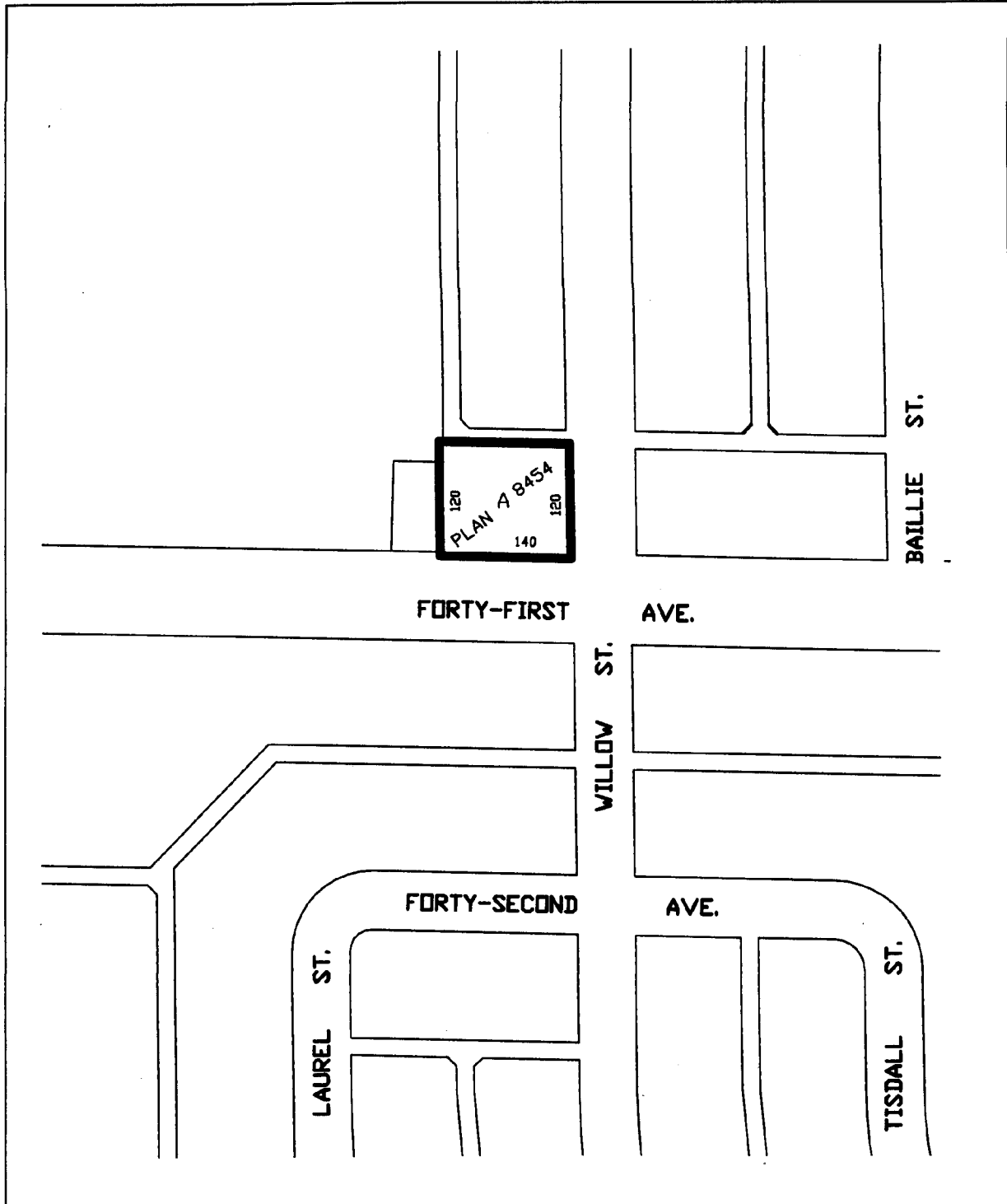
- 1st Reading - February 16, 1965
- 2nd Reading - February 16, 1965
- 3rd Reading - February 16, 1965

(sgd) D. H. Little
DEPUTY CITY CLERK.

(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 February, 1965, and numbered 4159.

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. 4159

CD-1 (34) 809 West 41st Ave. City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): N-19	
	scale: 1:2000	

2. North-west Corner
41st Avenue and Willow Street

The Council next considered an application from Mr. Gerald Hamilton, Architect, to rezone Lots 14 and 15, Block 867, D.L. 526 situated at the North-west corner of 41st Avenue and Willow Street:

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

During consideration of this application it was brought to Council's attention that the request had failed to receive the approval of the Technical Planning Board for the following reasons:

- (a) There is adequate property in the area zoned and developed commercially to serve this district of the City.
- (b) When the Oakridge development was approved by Council, the zoning of the general area was also considered, which involved rezoning of existing commercial property at 49th Avenue and Oak Street and 41st Avenue and Oak Street to an RS-1 One Family Dwelling District.

It was also noted that a previous application had been refused by Council for the aforementioned reasons set forth by the Technical Planning Board.

The Council was advised that the Town Planning Commission had approved the application subject to a detailed scheme being presented showing the following:

- (a) Design to be in keeping with surrounding residential area showing a two-storey building with basement, having a maximum height of 25 feet with shake roof, as indicated by applicant;
- (b) Twenty-four foot landscaped setback from 41st Avenue and from Willow Street;
- (c) Ten foot landscaped setback from the parking lot boundary adjoining the residence to the north;
- (d) No signs to be permitted on the building, and no retailing from the building as indicated by the applicant and the developer.

In this respect the Town Planning Commission indicated that it was recommending the application only because of the existence of the sub-station on the parcel of land immediately adjacent to the subject property.

In receiving further representations from the applicant and his associates in support of the request the Council also heard several individuals deeming themselves adversely affected by the application, in particular, Mr. David Melvin representing a number of property owners in the area, speaking in opposition to the intent of the applicant to purchase Lot 13 for screened parking; this separate lot being located immediately north of the lane, zoned RS-1 One Family Dwelling District and currently occupied by a substantial dwelling. A Notice of Objection signed by 42 joint property owners and one individual property holder was submitted by Mr. Melvin to Council having regard both to the application and the proposed use of Lot 13 as a parking area.

As a result of consideration of the foregoing matters brought to the attention of Council in respect of this application, having in mind particularly the proposal to utilize Lot 13 for parking purposes, it was

Moved by Alderman Bird

THAT this application be laid on the table pending further consideration of the possibility of the development, including parking, being totally contained on Lots 14 and 15.

- CARRIED.

#34 - NW. Corner of 41st &
Willow.

Zoning Planner
(41st + Willow)
CITY PLANNING OFFICE

(R2.41.60
R2.41.60.1)

RECEIVED
FEB 19 1965

BY-LAW NO. 4159

No. 1874
VANCOUVER, B.C.

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the Zoning and Development By-law

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(sgd) W. G. Rathie

MAYOR

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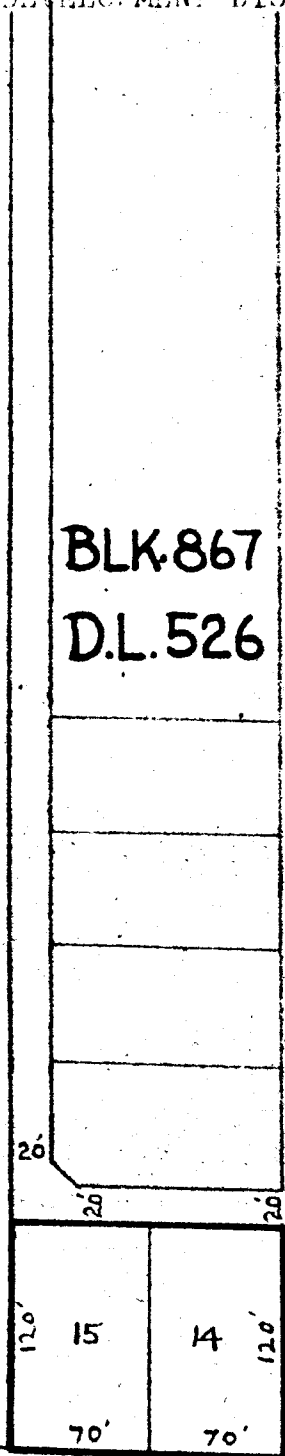
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DEPUTY CITY CLERK.

BY-LAW N° BEING A BY-LAW TO AMEND BY-LAW
3575 BEING THE ZONING & DEVELOPMENT BY-LAW
SCHEDULE D

SCHEDULE "D"

THE LOTS SHOWN BELOW OUTLINED IN BLACK (——) ARE REZONED
FROM (RS-1) ONE FAMILY DWELLING DISTRICT TO (CD-1)
COMPREHENSIVE DEVELOPMENT DISTRICT.



WILLOW ST.

39th AVE.

100' 41 ST.

AVE. 100'

66'