



City of Vancouver *Zoning and Development By-law*

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CD-1 (35)

6019-6087 Tisdall Street

By-law No. 4163

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

Effective March 9, 1965

BY-LAW NO. 4163

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 forms 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-62K 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 apartment buildings, subject to such conditions as Council may by resolution prescribed 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 9th day of March, 1965.

(sgd.) W. G. Rathie
MAYOR

(sgd.) R. Thompson
CITY CLERK

This By-law Received:

1st Reading - March 9, 1965
2nd Reading - March 9, 1965
3rd Reading - March 9, 1965

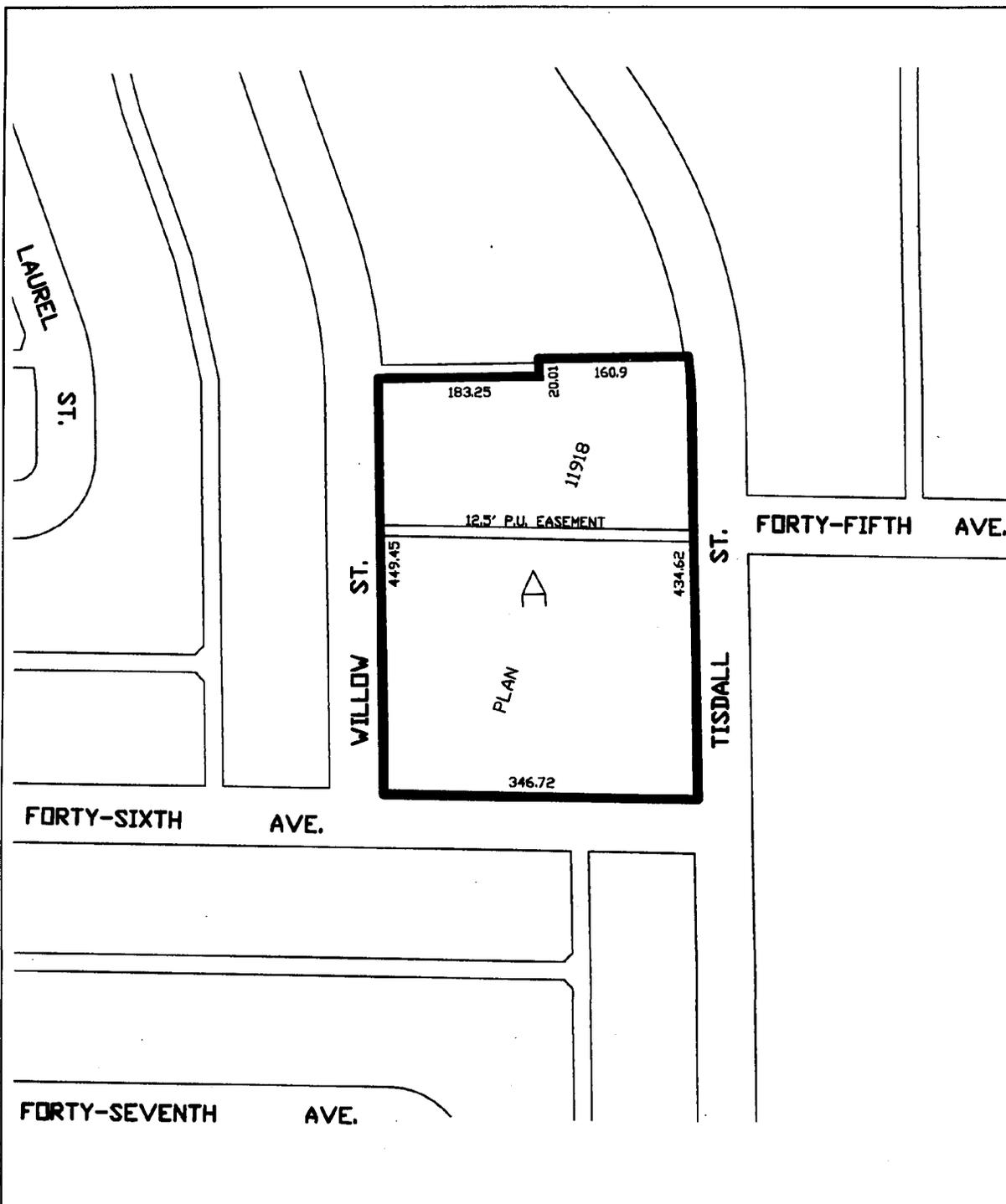
(sgd) R. Thompson

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 9th day of March, 1965, and numbered 4163.

Signed as per copy in binder

CITY CLERK"



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4163

CD-1 (35) 6019-6087 Tisdall St.	date prepared: Apr. 1994	
	sectional(s): N,O-20	
City of Vancouver Planning Department	scale: 1:2000	

CD-1(35).

CITY OF VANCOUVER

SPECIAL COUNCIL ----- MAY 2, 1960.

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Monday, May 2, 1960, in the No. 1 Committee Room, City Hall, at 2:15 p.m.

PRESENT: His Worship Mayor Alsbury
Aldermen Adams, Atherton, Emery,
Fredrickson, Jamieson and Moffitt.

ABSENT WITH LEAVE: Alderman W.G. Rathie.

CLERK TO THE COUNCIL: Chas. Baldwin

Committee of the Whole

Moved by Ald. Adams,
Seconded by Ald. Emery,

THAT the Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- Carried.

REZONING APPLICATIONS

The Chairman called on any persons present who wished to speak to the proposed amendments to the Zoning and Development By-law and representations were therefore made.

Following these representations and after considering reports of the Town Planning Commission and the Technical Planning Board, together with the correspondence in connection with the relevant matters, the applications in question were disposed of as follows:

1. (a) Area bounded by Crompton Road on the West, Boundary Road on the East, Kent Avenue on the South, and South-East Marine Drive and the proposed new low-level road on the North.
- (b) All lots within the area bounded by Kerr Road on the West, Boundary Road on the East, South-East Marine Drive on the North, and the proposed new low-level road on the South.

Moved by Ald. Fredrickson,

THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) The area bounded by Crompton Road on the West, Boundary Road on the East, Kent Avenue on the South, and South-East Marine Drive and the proposed new low-level road on the North, save and except the area bounded by South-East Marine Drive, Kent Avenue, Argyle Street and Victoria Drive, and approximately 570 feet immediately East of Clarendon Road between South-East Marine Drive and Kent Avenue

from: RS-1 One Family Dwelling District
 RT-2 Two Family Dwelling District
 C-1 Commercial District
 M-1 Industrial District

to: CD-1 Comprehensive Development District.

... cont'd.

1. (cont'd)

- (b) All lots within the area bounded by Kerr Road on the West, Boundary Road on the East, South-East Marine Drive on the North, and the proposed new low-level road on the South

from: RT-2 Two Family Dwelling District
 to: RS-1 One Family Dwelling District

be approved subject to the conditions approved by the Town Planning Commission and the Technical Planning Board as follows in respect of Item 1(a):

"Provided that the Technical Planning Board shall only authorize the issuance of a development permit within this area when the land assembly, resubdivision and development complies with the contents and intent of the report of the Technical Planning Board dated July 17, 1959, and Plan #230F-4, approved by Council on September 22, 1959."

THAT the Director of Planning be requested to submit applications in respect of a CD-1 Comprehensive Development District for the two areas excluded in Item 1 (a), i.e., the area bounded by South-East Marine Drive, Kent Avenue, Argyle Street and Victoria Drive, and approximately 570 feet immediately East of Clarendon Road between South-East Marine Drive and Kent Avenue, and

THAT that area lying East of Kerr Rd. as referred to in Items 1 (a) & (b) be not advanced to a third reading of the by-law until the location of Marine Drive has been determined.

- Carried.

- 2. (a) North West Corner 45th Avenue and Kerr Road
- (b) North East and South West Corners 49th Avenue and Kerr Road
- (c) North West and South East corners Nanaimo Street and 41st Ave.
- (d) North East corner 41st Avenue and Rhodes Street
- (e) North West, North East and South East corners 49th Avenue and Nanaimo Street.

Moved by Ald. Atherton,

THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) Lots 5,6,7 & 8, Sub. 2, Blk. 16, D.L.50, located on the North West corner 45th Avenue and Kerr Road
 from: C-1 Commercial District
 to: RS-1 One Family Dwelling District.
- (b) Lots 19 & 20 of B of Blk. 11, W $\frac{1}{4}$ 338 and Lot S, Blk. 3, D.L.337 SE $\frac{1}{4}$ located on the North East and South West corners 49th Avenue and Kerr Road
 from: C-1 Commercial District
 to: RS-1 One Family Dwelling District.
- (c) Lots 50 & 51, Blk. 15, D.L. 394 and Lots 1 & 2 of 5 acre part of Blk. A of D.L. 720, located on the North West and South East corners of Nanaimo Street and 41st Avenue
 from: C-1 Commercial District
 to: RS-1 One Family Dwelling District.
- (d) W $\frac{1}{2}$ Lots 6 & 7, Sub. D, Blks. 2 & 3, D.L. 50, located on the North East corner of 41st Avenue and Rhodes Street
 from: C-1 Commercial District
 to: RS-1 One Family Dwelling District.

... cont'd.

Special Council, May 2, 1960 (Public Hearing) 3.

2. (cont'd)

(e) Lot B, Blk. 2, D.L. 724 and Lot D of Sub. of Lots 46 & 47, S $\frac{1}{2}$ D.L. 723 and Lots 17 & 18 and amended Lot 16 of Blk. 2, D.L.724; Lots A & B of Sub. of Lots 16 & N.47.26' of 17, Blk.3, D.L.724; Lot 1, Blk. 4, NW $\frac{1}{4}$ D.L. 336; Lots 1-4, Sub. A, Blk. 3, SW $\frac{1}{4}$ D.L. 336, located on the North West, South West, North East and South East corners of 49th Avenue and Nanaimo Street

from: C-1 Commercial District
to: RS-1 One Family Dwelling District,

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

- Carried.

3. North East Corner 41st Ave. and Nanaimo St.

Moved by Ald. Jamieson,

THAT the application of the Standard Oil Co. of B.C. Ltd. to rezone 27' West of Lot 2, Blk. 14, D.L. 394, located on the North East corner of 41st Avenue and Nanaimo Street

from: RS-1 One Family Dwelling District
to: C-1 Commercial District

be approved subject to prior compliance with the following condition in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board:

"That the said westerly 27' strip and amended Lot 2, Blk. 14, D.L. 394, be consolidated into one parcel and so registered in the Land Registry Office."

- Carried.

4. Rupert & Cassiar Sts., 4th & 5th Aves.

Moved by Ald. Atherton,

THAT the application of Mrs. E.P. Thomas (Beulah Garden Homes Society) to rezone Block 92, Sec. 29, HTSL, located at Rupert and Cassiar Streets, 4th and 5th Avenues

from: RT-2 Two Family Dwelling District
to: CD-1 Comprehensive Development District

be approved subject to prior compliance with the following conditions approved by the Town Planning Commission and Technical Planning Board:

(1) Sanitary sewer facilities being available to the site to the satisfaction of the City Engineer and approved by the City Council;

(2) Prior compliance by the owners with the following:

Detailed plans of the development to be submitted to and approved by the Technical Planning Board, such plans not to be materially different from sketch plan No. G.3664-A submitted with the application, and indicating a minimum separation of 50 feet between the two buildings lying immediately east of Rupert Street; details of all retaining walls or other means of changes in level, screening, landscaping, garbage collection and clothes-drying areas, off-street parking, and the screening of such area. All elevations including exterior treatment of the proposed buildings to be submitted to and approved by the Technical Planning Board, on advice from the Civic Design Panel;

(3) The block bounded by Rupert and Cassiar Streets, 4th and 5th Avenues, to be consolidated into one parcel and so registered in the Land Registry Office.

- Carried.

Special Council, May 2, 1960 (Public Hearing) 4.

- * 5. (a) Both Sides Tisdall St. & E/s. ^{Willow} Wall St. bet. 42nd & 46th Aves. & S/s. 45th Ave. bet. Tisdall & Cambie Sts. for a distance southerly 336' plus or minus to 435' plus or minus.
 - (b) Area bounded by 45th Ave. & 49th Ave., Ash & Cambie Sts., save and except the northerly 435' plus or minus.
 - (c) Area lying South of 41st Ave. between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street.
-

Moved by Ald. Fredrickson,

THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) Lots 1 & 2 except N.25' plus or minus of 2 of E, 3-16 of D; B of 3 of C; Lot A of 3 of C and N.435' plus or minus of B; Blk. 1008, D.L. 526, located both sides of Tisdall Street and the East side of Willow Street between 42nd and 46th Aves., and South side of 45th Avenue between Tisdall and Cambie Streets for a distance southerly 336' plus or minus to 435' plus or minus
 - from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
 - to: CD-1 Comprehensive Development District

be approved subject to the prior compliance by the owners with the following condition in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board:

- (1) That a co-ordinated plan of development be first approved by Council.
- (2) That the Canadian Pacific Railway first undertake to pay for the cost of placing electric and telephone services under ground to the exterior boundary of that section South of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a (CD-1) Comprehensive Development District.

AND FURTHER PROVIDED -

The Technical Planning Board shall only authorize the issuance of a Development Permit within this area when the development complies with the following conditions:

- (a) That the development conforms with the co-ordinated plan of development approved by Council.
 - (b) Development of the apartment area to be generally to the (RM-1) District Schedule standard, except that such apartment development to be limited to two storeys in height (no pent-house) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.
 - (c) The area of each site used for drive-ways and open parking shall not exceed 20% of the total site area.
 - (d) Development permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate.
- (b) Lot B except northerly 435' plus or minus, Blk. 1008, D.L. 526, located in the area bounded by 45th and 49th Avenues, Ash and Cambie Streets save and except the northerly 435' plus or minus
 - from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
 - to: RT-1 Two Family Dwelling District.

be approved.

... cont'd)

Special Council, May 2, 1960 (Public Hearing) 5.

5. (cont'd)

(c) E. 350' plus or minus of Lot 1 of A; Lots 3-14 incl. of E. & northerly 25' plus or minus of 2 of E; Lots 17 & 18 of D; Blk. 1008, D.L. 526, located on the area lying South of 41st Avenue between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street

from: RS-1 One Family Dwelling District
to: RT-1 Two Family District

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

6. East of 3111 E. 45th Ave.

Moved by Ald. Moffitt,

THAT the application of Mr. M.J. Gosse to rezone Lot 8, Blk. 17, SW $\frac{1}{4}$ D.L. 50, located East of 3111 E. 45th Avenue,

from: C-1 Commercial District
to: RS-1 One Family Dwelling District

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

7. 6604 Victoria Dr.

Moved by Ald. Fredrickson,

THAT the application of Mr. R.A. McLennan for Frasersview Building Supplies and Home Improvements to rezone Lot 1, Blk. 1, D.L. 725, located at 6604 Victoria Drive

from: RT-2 Two Family Dwelling District
to: C-2 Commercial District

be not approved in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board.

- Carried.

8. S/s. 72nd Avenue bet. Oak & Osler Sts.

Moved by Ald. Jamieson,

THAT Council authorize the withdrawal of the application by Frank Dobson Realty Limited to rezone Lots 7-9, Sub. 13, and Lot B of 20 & 21, A of N $\frac{1}{2}$ of 21, S $\frac{1}{2}$ of 21, Subs. 1-6 and 12, Blk.C, D.Ls. 319, 324 and Pt. 323, located on the South side 72nd Avenue between Oak and Osler Streets

from: M-1 Industrial District
to: C-2 Commercial District

- Carried.

9. 1624 East Broadway.

Moved by Ald. Moffitt,

THAT the application of Basarab Construction Co. Ltd. to rezone Lots 11 & 12, Blk. 161, D.L. 264A, located at 1624 East Broadway

from: RM-3 Multiple Dwelling District
to: C-2 Commercial District

be approved subject to a detailed plan of development satisfactory to the Technical Planning Board in respect of parking arrangements and loading facilities on site.

... cont'd.

Special Council, May 2, 1960 (Public Hearing) 6.

9.(cont'd)

FURTHER THAT the owners be notified that Council will be prepared to give consideration to an application for the rezoning of the lot immediately to the East.

- Carried.

It was noted that this application was not approved by the Town Planning Commission and the Technical Planning Board.

10. 8550 Granville St.

Moved by Ald. Jamieson,

THAT the application of Dr. D.Q. Chu and F.A. Cleland & Son to rezone Lot 2, Blk.8, D.L. 325, located at 8550 Granville Street

from:C-1 Commercial District
to: C-2 Commercial District

be approved subject to prior compliance by the owners to the dedication of the westerly 10 feet of Lot 2, Blk. 8, D.L. 325 for future widening of Granville Street to 100 feet, in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board.

FURTHER THAT the amendment to the By-law in respect of this application be deferred until there has been submitted a plan of development to be approved by the Technical Planning Board, having regard to the dwellings across the lane.

- Carried.

Moved by Ald. Jamieson,

THAT the Committee rise and report.

- Carried.

Moved by Ald. Emery,

Seconded by Ald. Fredrickson,

THAT the report of the Committee be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the by-law.

- Carried.

The Council then adjourned.

H35- N. Side of 46th Ave. between
Trisdall & Willow

each Planning Bd.

(R2.0.29.1)

BY-LAW NO. 4163

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

PLANNING OFFICE
RECEIVED
MAR 12 1965

No. 1360
VANCOUVER, B.C.

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-62K 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 apartment buildings, subject to such conditions as Council may by resolution prescribed 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 9th day of March, 1965.

(sgd.) W. G. Rathie

MAYOR

(sgd.) R. Thompson

CITY CLERK

This By-law Received:
1st Reading - March 9, 1965
2nd Reading - March 9, 1965
3rd Reading - March 9, 1965

(sgd) R. Thompson

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 9th day of March, 1965, and numbered 4163.

R. Thompson
CITY CLERK.

The lots shown below outlined in Black (—) are Rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

