



City of Vancouver *Zoning and Development By-law*

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CD-1 (40)

7440 Fraser Street

By-law No. 4279

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

Effective January 4, 1967

BY-LAW NO. 4279

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-113B 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 in 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) apartment building
 - (b) integrated motor vehicle packing 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 4th day of January, 1967

(sgd) W.G. Rathie
 MAYOR
(sgd) R. Thompson
 CITY CLERK

This By-law received:

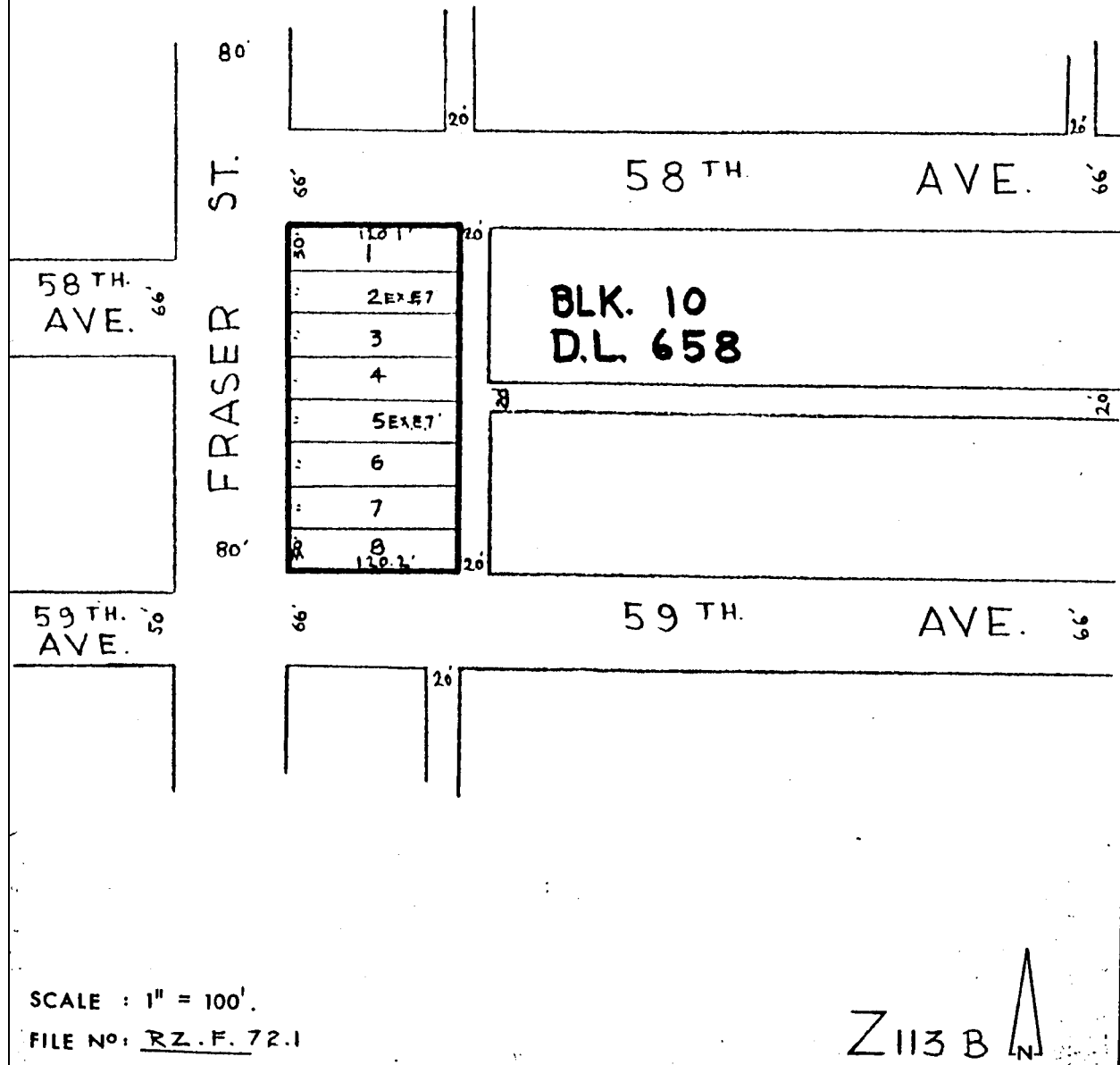
1st Reading - January 4, 1967
 2nd Reading - January 4, 1967
 3rd Reading - January 4, 1967
 (sgd) R. Thompson

CITY CLERK

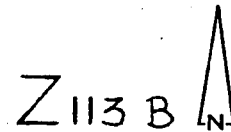
"I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 4th day of January, 1967 and numbered 4279.

CITY CLERK"

THE PROPERTY SHOWN BELOW OUTLINED IN BLACK (———) IS REZONED FROM (RT-2) TWO FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



SCALE : 1" = 100'
 FILE NO: RZ.F. 72.1



PUBLIC HEARING - October 20th &
24th, 1966.

6. East Side of Fraser Street between
58th and 59th Avenues

Mr. Rowell, representing the Town Planning Commission, spoke in explanation of the recommendations of the Town Planning Commission not to approve this application.

A number of persons spoke in favour of the application.

6. East Side of Fraser Street between
58th And 59th Avenues

This is an application by Dr. G.S. Wilbee and Lisogar Construction Co. Ltd. to rezone Lots 1,2,3,4,5,6,7 & 8, Block 10, D.L. 658 situated on the east side of Fraser Street between 58th and 59th Avenues,

FROM: RT-2 Two Family Dwelling District
TO: CD-1 Comprehensive Development District.

The Technical Planning Board did not approve of the application for a number of stated reasons although it indicated that favourable consideration would be given to an application, if made, to develop the above lots with a low density apartment building subject to certain conditions.

It was not approved by the Town Planning Commission for the same reasons as outlined by the Technical Planning Board.

Moved by Ald. Wilson,

THAT the application by Dr. G.S. Wilbee and Lisogar Construction Co. Ltd. to rezone the aforementioned area from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District be approved subject to the Director of Planning reporting to Council with respect to the conditions which should apply.

- CARRIED.

2. Apartment Development: E/S of Fraser Street
between 58th and 59th Avenues
(Lisogar)

The Board of Administration submitted for the consideration of the Committee a report of the Director of Planning dated December 6, 1966, with respect to an Apartment Development on the E/S of Fraser Street between 58th and 59th Avenues.

The Director of Planning advised that City Council, following Public Hearings on October 20th and 24th, 1966, approved an application by Dr. G. S. Wilbee and Lisogar Construction Co. Ltd., to rezone Lots 1 - 8, Block 10, D. L. 658 from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District to permit an apartment development, subject to a report to Council with respect to conditions which should apply.

The development permit application now filed by Lisogar Construction Co. Ltd. was considered by the Technical Planning Board on December 2nd, 1966 and it was resolved that to give effect to Council's approval of the rezoning application, the following conditions would be appropriate:

- (1) That the scheme of development be for an apartment building only.
- (2) That the height of the building shall not exceed two storeys.
- (3) The gross floor space ratio not to exceed 1.35, measured in accordance with the RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law.
- (4) 40 off-street parking spaces to be provided in compliance with the regulations of Section 12 of the Zoning and Development By-law.
- (5) The grades of the swimming pool area in the southeast corner of the site to be so adjusted as to ensure that the fence will not be more than 4' high above the existing grades.
- (6) Details are to be submitted indicating good quality landscaping and treatment of all open portions of the site.
- (7) The site to be first consolidated into one parcel and so registered in the Land Registry Office.

Lisogar Construction Co. Ltd. has agreed to the foregoing conditions, and the Technical Planning Board and Design Panel have approved the design of the proposed development.

The Deputy Director of Planning gave a report reference on this apartment building development and advised the Technical Planning Board would, upon submission of the required changes, approve the development permit application. Mr. Lisogar answered questions of the Committee and confirmed he had agreed to the changes suggested by the Technical Planning Board.

RECOMMENDED that Development Permit Application #40087 of Lisogar Construction Co. Ltd. for an apartment development on the E/S of Fraser Street between 58th and 59th Avenues be approved.

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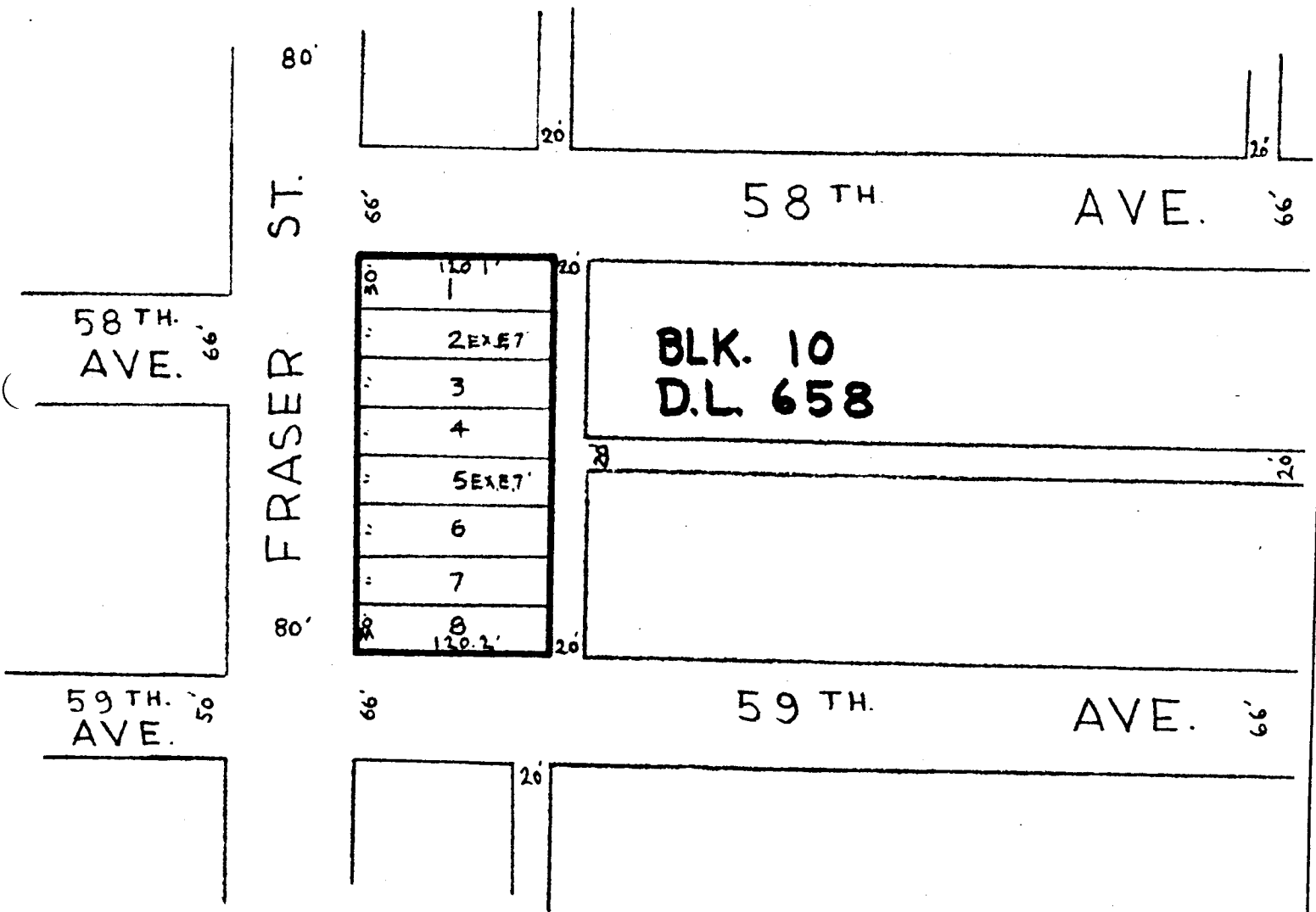
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CITY CLERK


BY - LAW NO 4279 BEING A BY - LAW TO AMEND BY - LAW
 NO 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

SCHEDULE "D".

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 REZONED FROM (RT-2) TWO FAMILY DWELLING DISTRICT TO (CD-1)
 COMPREHENSIVE DEVELOPMENT DISTRICT.



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Z113 B 

CITY PLANNING DEPARTMENT