



# **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](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (69)**

*3550-3650 East 49th Avenue*

*6500-6530 Chambord Place*

*By-law No. 4557*

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

***Effective May 18, 1971***

BY-LAW NO. 4557

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-135-C 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 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: town houses and ancillary uses, 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 18th day of May 1971.

This By-law received:

1st READING - May 18, 1971  
2nd READING - May 18, 1971  
3rd READING - May 18, 1971

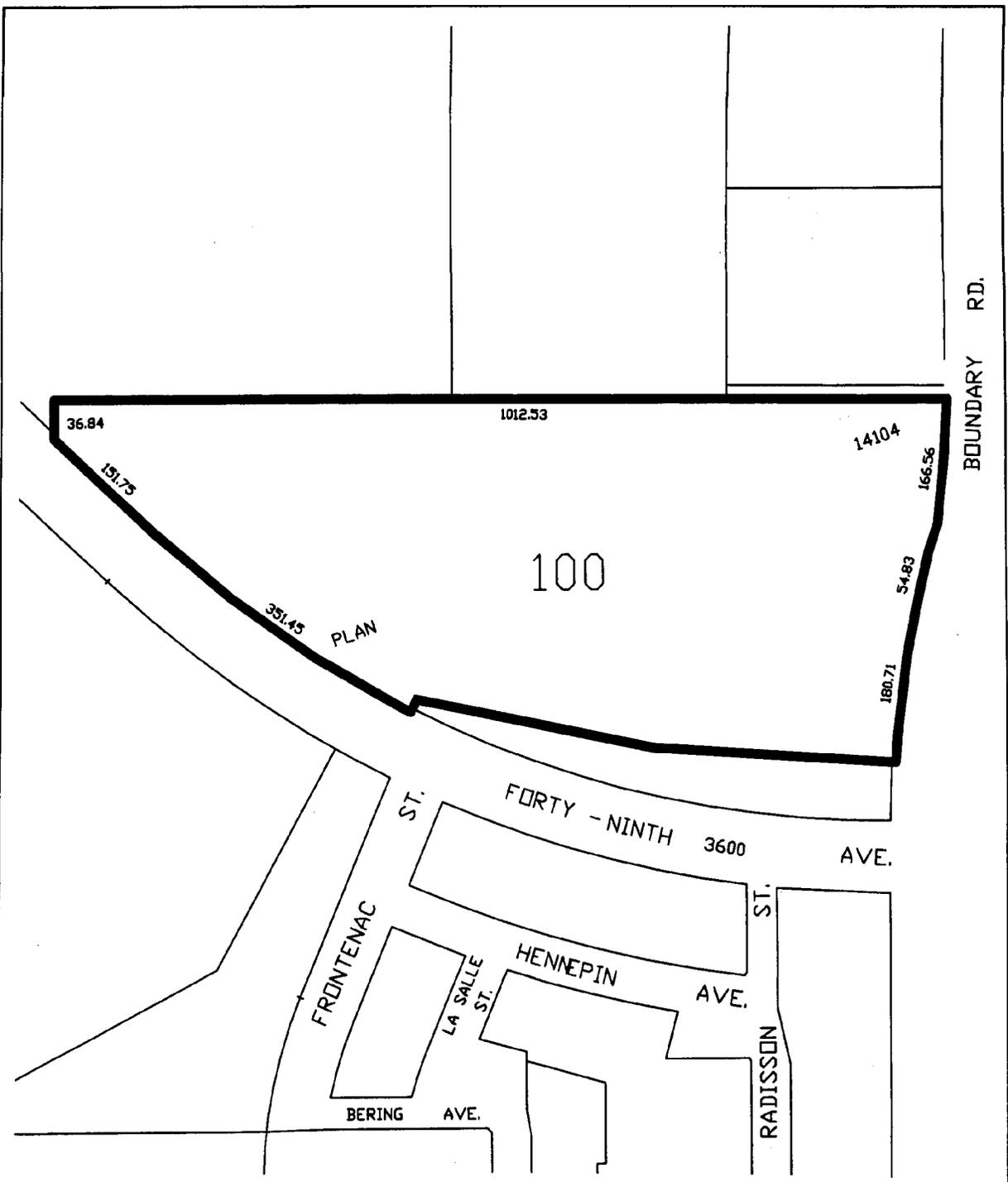
(sgd) Thomas J. Campbell  
MAYOR

(sgd) Ronald Thompson  
CITY CLERK

(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 18th day of May, 1971, and numbered 4557.

CITY CLERK"



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4557

<b>CD-1 (69) 3550-3650 E. 49th/6500-6530 Chambord Pl.</b>	date prepared: Apr. 1994	
	sectional(s): W-21,22	
<b>City of Vancouver Planning Department</b>	scale: 1:2000	

6(A) Lands lying on the East Side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

An application was received from the Director of Planning requesting the rezoning of lands lying on the East Side of Kerr Street South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

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

The application has been approved by the Technical Planning Board subject to the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment parks and ancillary uses to the foregoing: subject to such conditions as Council may be resolution prescribe pursuant to section 565 (f) of the Vancouver Charter.

The application has also been approved by the Town Planning Commission.

6(B) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street

An application was also received from the Director of Planning to rezone irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street.

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

. . . Cont'd.

#69- 49th Ave. & Boundary Rd.  
(Area D., Champlain Heights)

*Journal  
for gloss etc  
to be amended*  
ZONING PLANNING OFFICE  
**RECEIVED**  
MAY 25 1971

no conditions

(RZ.49.50)

BY-LAW NO. 4557

No. S 2400  
VANCOUVER, B.C.

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  
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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-135-C 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 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: town houses and ancillary uses, subject to such conditions as Council may by resolution prescribe pursuant to section 565 (f) of the Vancouver Charter

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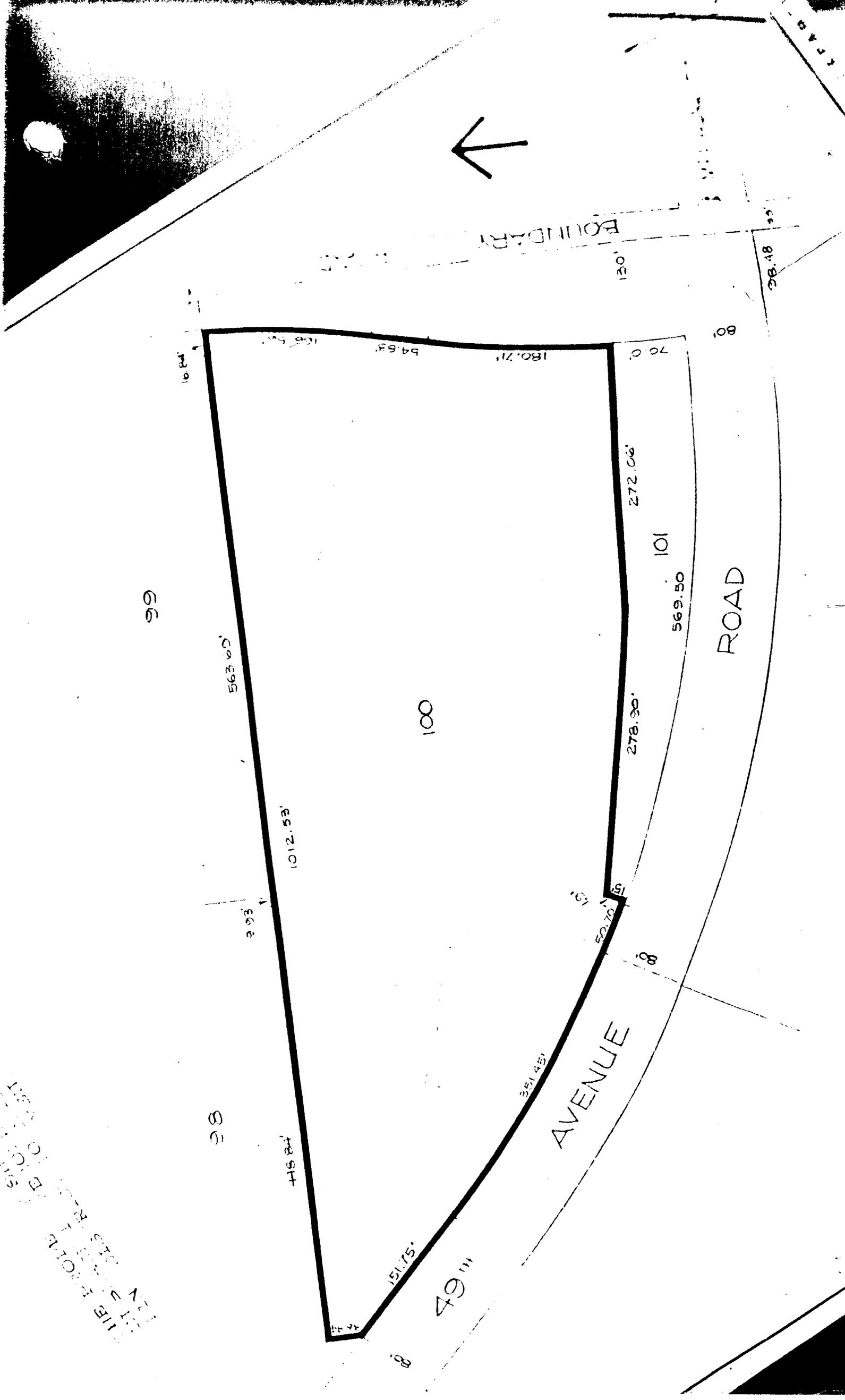
(sgd) Thomas J. Campbell  
MAYOR

(sgd) Ronald 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 18th day of May, 1971, and numbered 4557.

CITY CLERK

THE PEOPLE'S  
PROPERTY  
DEPARTMENT  
COURT HOUSE  
WASHINGTON, D.C.



The application was approved by the Technical Planning Board subject to the uses being restricted to town houses (both private and public housing), public parks, and ancillary uses to the foregoing: subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

The application was also approved by the Town Planning Commission.

Council heard representations from Mrs. R. Coburn of 6987 Tyne Street representing the Killarney Fraserview Area Council. Mrs. Coburn submitted a written brief which requested a Council deferment of these two area's rezoning to provide time for the present interests of the area to make submissions to Council.

MOVED by Alderman Wilson,  
THAT the Public Hearing be continued on Tuesday, April 21,  
at 2:00 p.m. and that this application be referred to that adjourned  
Public Hearing.

- CARRIED

MOVED by Alderman Adams,  
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Wilson,  
SECONDED by Alderman Adams,  
THAT the report of the Committee of the Whole be adopted and  
the Corporation Council be instructed to prepare and bring in the  
necessary amendments to the Zoning and Development By-law.

- CARRIED

PUBLIC HEARING: REZONING MATTERS (cont'd)

A. Rezoning of Properties in South East Sector

- (i) Lands lying on the East side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet East of Kerr Street and approximately 1,900 feet South of 54th Avenue.
- (ii) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the East by Boundary Road and partially on the West by Tyne Street.

The Council considered applications for rezoning from RS-1 One-Family Dwelling Districts to CD-1 Comprehensive Development Districts of the aforementioned lands, on which a Public Hearing was held on April 9th, with instructions at that time the Hearing be continued today.

The applications were approved by the Technical Planning Board, subject to certain conditions. Approval was given also by the Town Planning Commission. Detailed reports on these applications were noted.

A communication was received from Mr. Adolf Kellner, 7285 Kerr Street, referring to garden site apartment 9 and enquiring if a row of single family homes could be placed in front of the apartments proposed, to act as a buffer.

Mrs. Coburn, Captain Cook representative to the Fraserview-Killarney Area Council, appeared expressing concern regarding single family dwellings plan for Tyne Street and requesting such dwellings be continued right through to 54th Avenue or alternatively, there be a landscaped setback in front of the town houses or a landscaped buffer zone facing Tyne Street.

Further, the request is made that in undetermined sections no more subsidized housing development be scheduled.

Draft by-laws in connection with this whole matter were submitted.

After due consideration it was,

MOVED by Ald. Wilson,

THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved.

(amended)

MOVED by Ald. Hardwick, in Amendment,  
THAT the following words be added to the motion of Alderman  
Wilson:

'FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking'.

- CARRIED

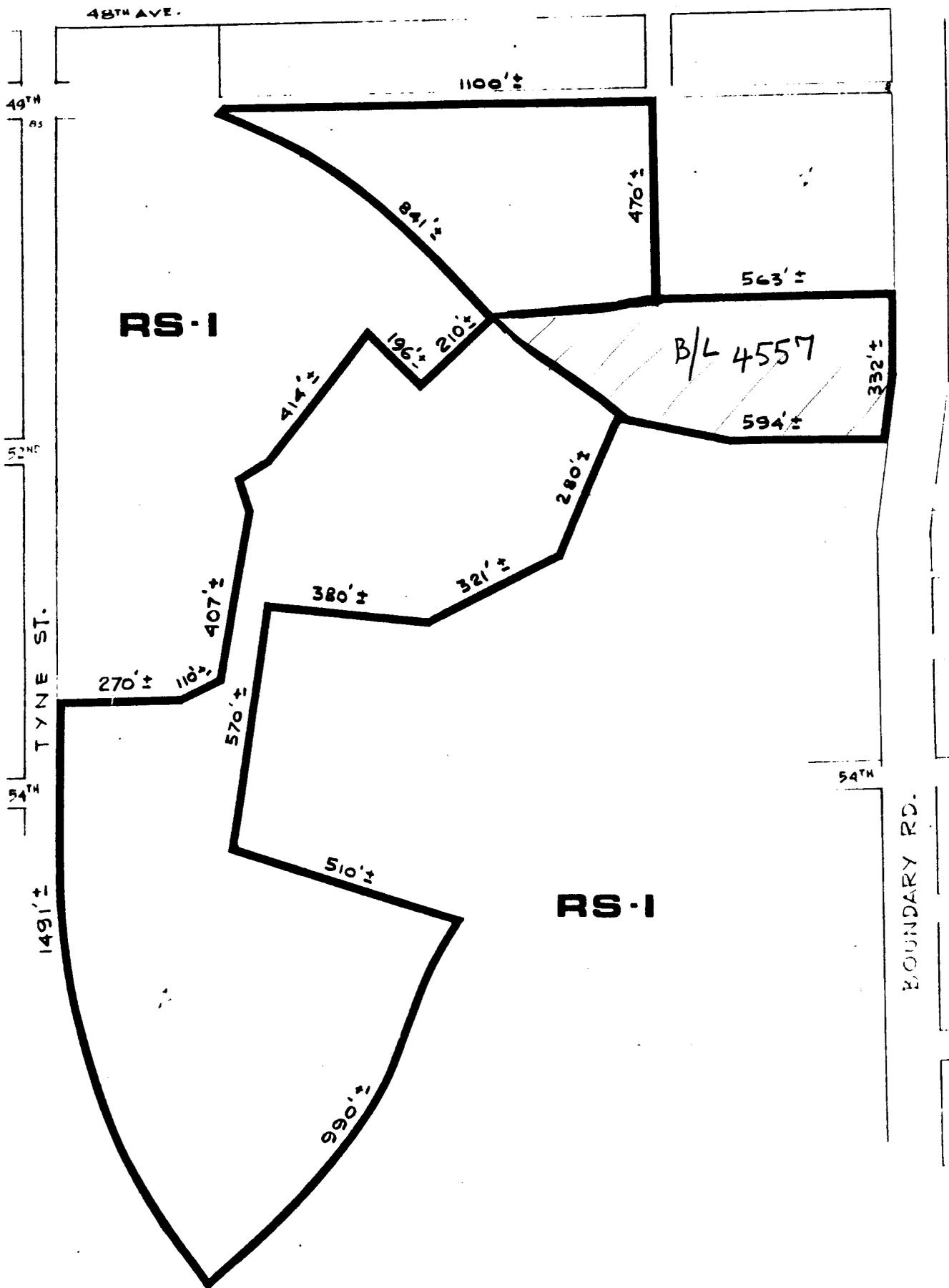
The motion as amended and reading as follows was put and  
- CARRIED

"THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved;

FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking."

PROPOSED AMENDMENT TO THE ZONING AND DEVELOPMENT  
BY-LAW NO 3575.

SCHEDULE "D".



PRESENT ZONE : RS-1  
 REQUESTED ZONE : CD-1  
 SCALE : 1" =  
 FILE NO: RZ 49.50(6)

Z-135



1996/04/04 12.41.40 <= Permits PRISM Properties => City of Vancouver  
 PSA550.00 PSP150X Property Tax Inquiry  
 Address: 3604-3650 E COQUIHALLA Co-ordinate: 790-314-55-0000

Lot code : 4 298386.00 IRR Neighbourhood code : 025  
 Width : Postal code :  
 Length : Zone code : 70  
 Area : Record status : ACTIVE  
 Land value : \$5,908,000 (1995) Plan number :  
 Impr value : \$4,299,000 (1995) Homeowner grant : 1995

Number of owners: 1 Legal description:  
 DE COSMOS VILLAGE CO-OPERATIVE Lot Block Sect Town Ra Plan DL LD  
 100 14104 339  
 C/O GATEWAY WEST MGMT CORP  
 100 10851 SHELLBRIDGE WAY  
 RICHMOND B C  
 V6X 2W8

Address: 6699 BOUNDARY ROAD Type: PROJECT Status: ACTIVE  
 Function Related address Refer permit  
 PROJECT SUBADDRESS 6678 CHEAM PLACE  
 PROJECT SUBADDRESS 6681 CHEAM PLACE  
 PROJECT SUBADDRESS 3604 COQUIHALLA DRIVE  
 PROJECT SUBADDRESS 3605 COQUIHALLA DRIVE  
 PROJECT SUBADDRESS 3620 COQUIHALLA DRIVE  
 PROJECT SUBADDRESS 3632 COQUIHALLA DRIVE  
 PROJECT SUBADDRESS 3550 DEASE LANE  
 PROJECT SUBADDRESS 3556 DEASE LANE  
 PROJECT SUBADDRESS 3564 DEASE LANE  
 PROJECT SUBADDRESS 3582 DEASE LANE  
 PROJECT SUBADDRESS 3622 DEASE LANE  
 PROJECT SUBADDRESS 3642 DEASE LANE  
 PROJECT SUBADDRESS 6669 TANTALUS LANE  
 PROJECT SUBADDRESS 6670 TANTALUS LANE  
 PROJECT SUBADDRESS 6681 TANTALUS LANE  
 PROJECT SUBADDRESS 6684 TANTALUS LANE  
 PROJECT SUBADDRESS 6710 TANTALUS LANE  
 PROJECT SUBADDRESS 6711 TANTALUS LANE  
 PROJECT SUBADDRESS 6650 TUAM PLACE

*I've added this to CO-1 border in case there are other enquiries on this site. The addresses on the By-law do not correspond with anything built on site.*

*DM  
 96/04/04*