



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 (79)

7008 Balmoral Street

By-law No. 4652

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

Effective October 24, 1972

BY-LAW NO. 4652

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-148-E 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:

Senior citizens' apartments with customary ancillary uses and off-street parking,

subject to such conditions as Council may by resolution prescribe.

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 24th day of October, 1972.

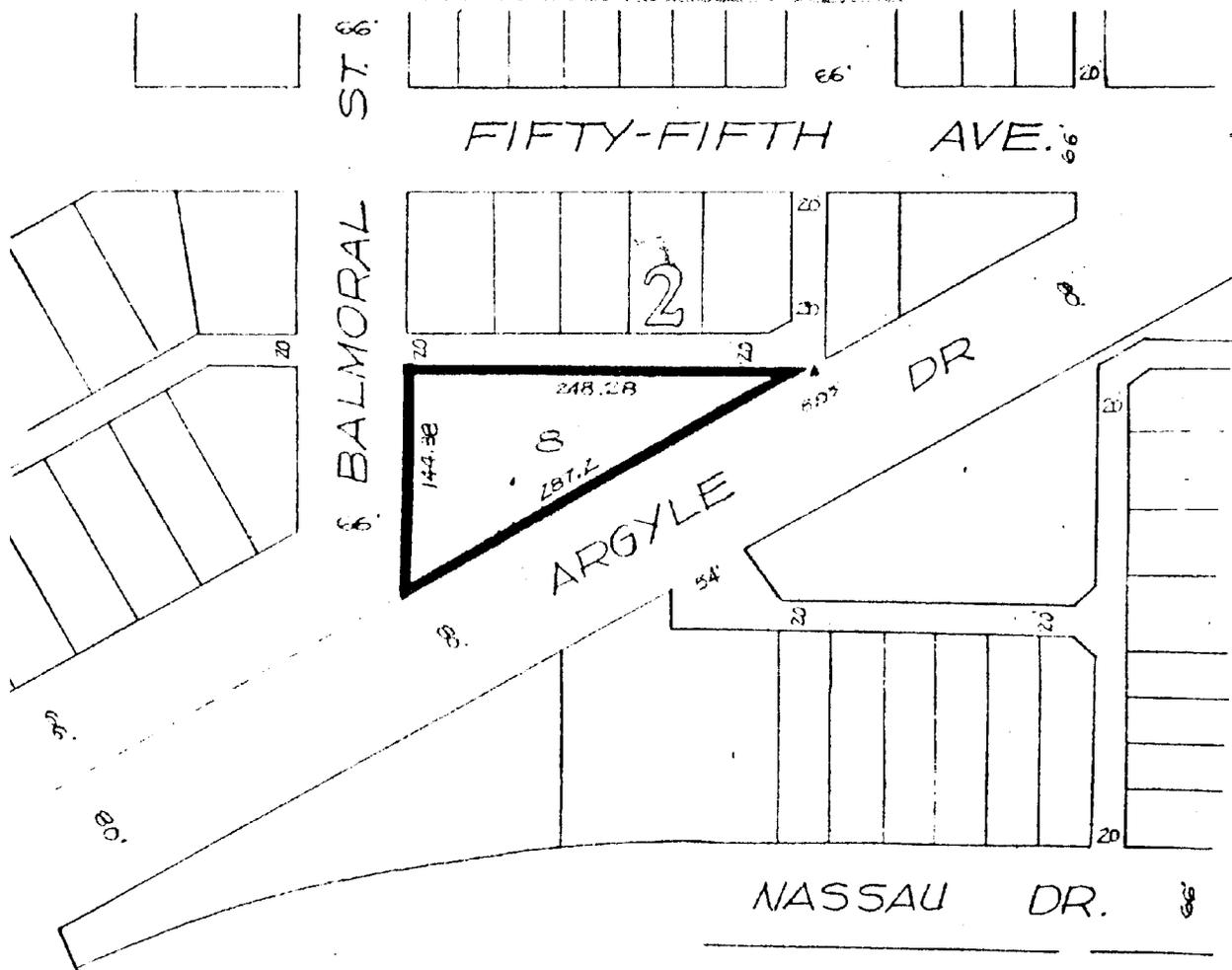
Signed as per file copy
MAYOR

Signed as per file copy
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 24th day of October, 1972, and numbered 4652.

CITY CLERK"

This property shown below (---) outlined in black is rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District



SCALE : 1" = 100'

FILE NO: RZ-A-24

Z-148-E 

6. Portion of land bounded by
Argyle Drive, Balmoral Street and
the lane south of 55th Avenue

An application was received from Mr. G. D. Steenson for the South-Amherst Housing Society, to rezone Lot 8, Block 2, District Lots 728 and 735.

This is situated on a triangular portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, with the use being restricted to an apartment building (senior citizens), customary ancillary uses, and off-street parking, subject to prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be of suitable design and compatible with the adjacent single family area, with adequate landscaped setbacks and suitable off-street parking.
2. The floor space ratio not to exceed 0.60 gross.
3. All utilities to be underground.

Further, that should the foregoing conditions not be complied with within 120 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

A resident in the area commented on the lack of crosswalks in the area, and letters were circulated to Council from Mr. H. E. Stevens and Mr. T. Roberts, opposing the application.

MOVED by Alderman Bird,

THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED.

#79 -Argyle, Belmont & lane
S. of 55th

Zoning Plan

(Rz.A.24)

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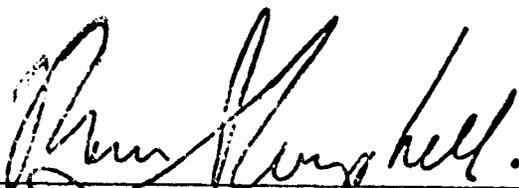
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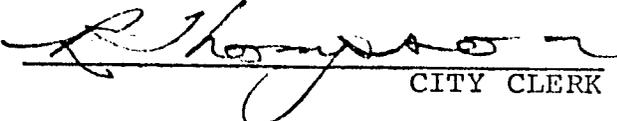
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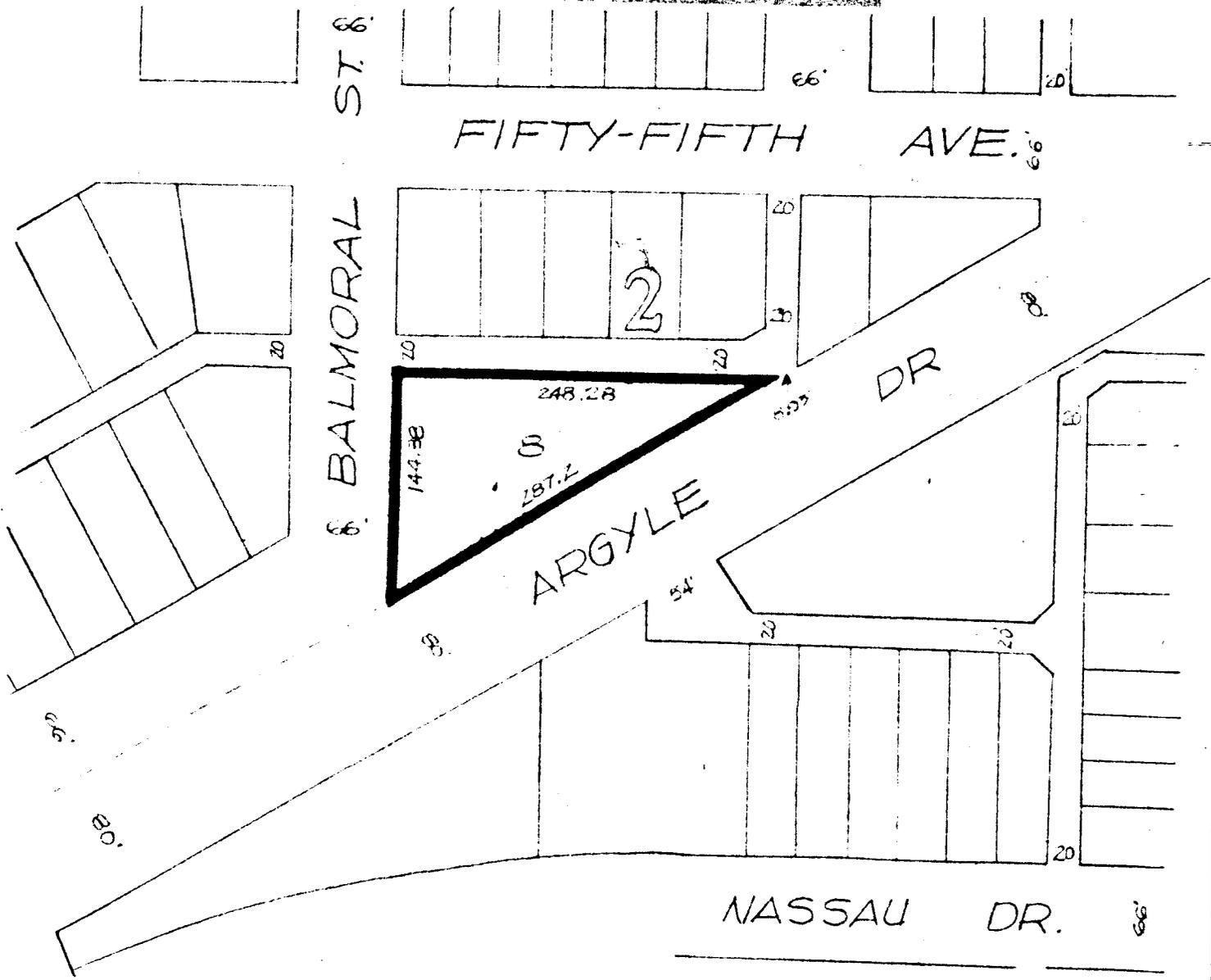
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BY - LAW NO 4652 BEING A BY - LAW TO AMEND BY - LAW
NO 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

THE PROPERTY SHOWN BELOW (**OUTLINED IN BLACK**) IS REZONED
FROM RS-1 ONE FAMILY DWELLING DISTRICT TO
CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT .

SCHEDULE "D".



SCALE : 1" = 100'

FILE NO: RZ-A-24

Z-148-E 

CITY PLANNING DEPARTMENT