



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 (3A)

2218-2256 East 41st Ave.

5826-5980 Nanaimo St.

5706-5996 Stirling St.

By-law No. 3656

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

Effective October 1, 1957

BY-LAW NO. 3656

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 Z46A-43B 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. This By-law shall come into force and take effect on and after the date of the final passing hereof.

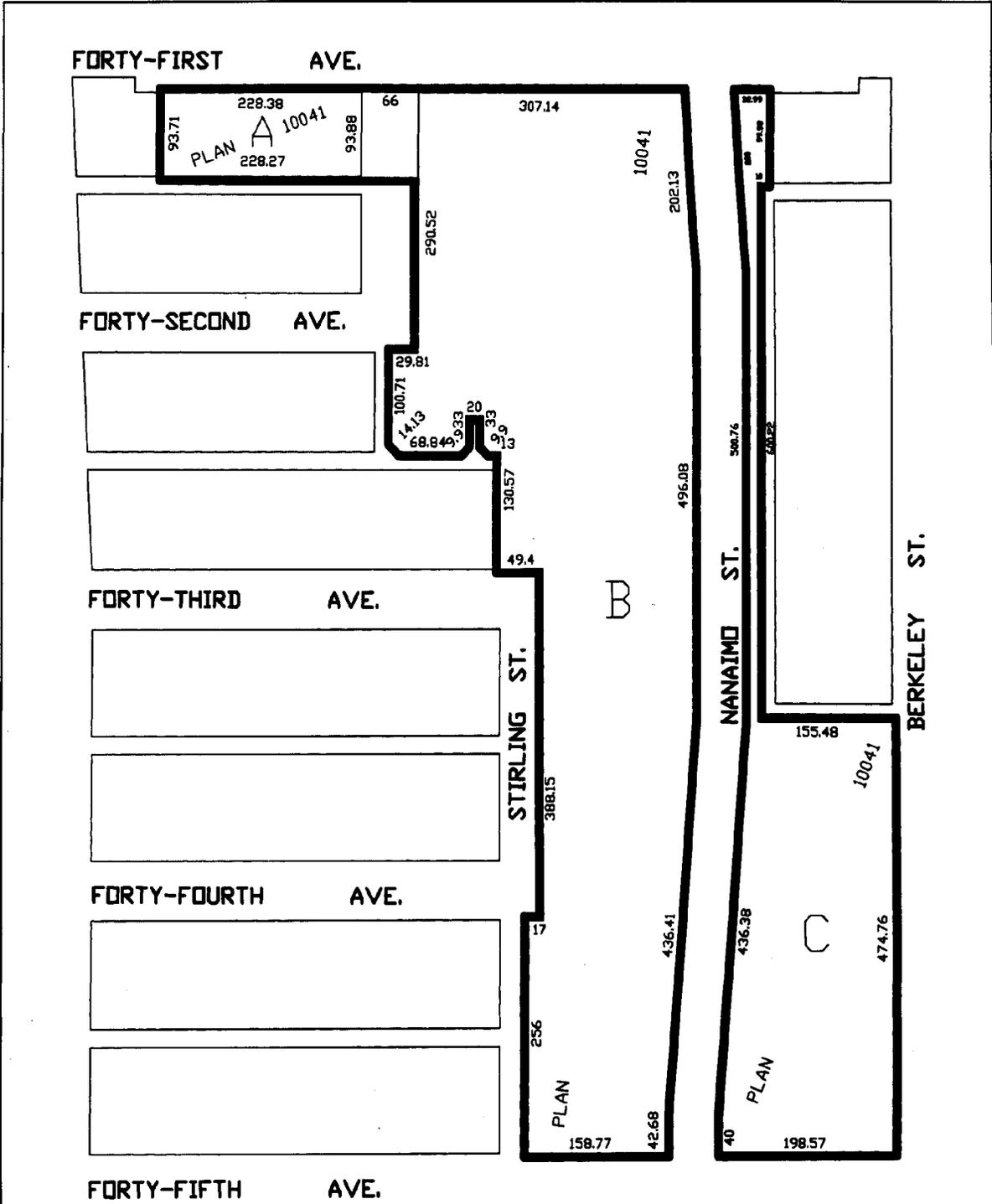
DONE AND PASSED in open Council this 1st day of October, 1957.

Signed as per copy in binder
MAYOR

Signed as per copy in binder
CITY CLERK

This By-law received:
1st reading - October 1, 1957
2nd " - October 1, 1957
3rd " - October 1, 1957

Signed as per copy in binder
City Clerk



The property outlined in black (█) was rezoned:
 From **RS-1 & C-1** to **CD-1** by By-law No. 3256

CD-1 (3A) 2218-2256 E. 41st/5826-5980 Nanaimo/5706-5996 Stirling City of Vancouver Planning Department	date prepared: Apr. 1994 sectional(s): T-19,20	
	scale: 1:2000	

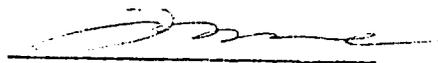
cd-1s.pml

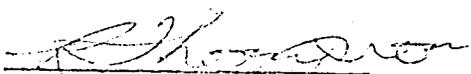
A By-law to amend By-law No. 3575 being the Zoning and Development By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled enacts as follows:

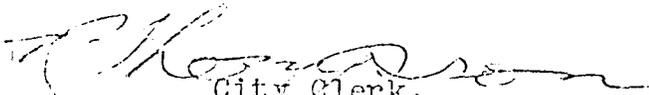
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LOW RENTAL HOUSING PROJECT
41st AVENUE AND NANAIMO STREET

The Council considered the report from the Director of Planning dated August 12, 1957, respecting a draft scheme for a Low Rental Housing Project as prepared by Central Mortgage and Housing Corporation. Various details of the scheme are referred to and supported by appendices attached. The Director of Planning referred to various plans and pointed out the features of the project.

The following organizations were invited to be present at these discussions:

Vancouver Housing Association
Vancouver Housing Authority
Apartment & Roominghouse Operators Assn.
Board of Trade
Senior Citizens Association
Canadian Arthritis & Rheumatism Society

Communications were received from the Canadian Arthritis and Rheumatism Society and Mr. C.B. Balfour.

The Executive-Secretary of the Canadian Arthritis and Rheumatism Society appeared & urged that in planning of this project consideration be given to the problems experienced by disabled persons. Mr. Balfour appeared opposing the scheme as proposed but supporting a project for needy persons. Mr. T. Pickersgill, Supervisor of the B.C. Region for Central Mortgage and Housing Corporation spoke giving the Corporation's position in the matter at this stage of the project.

The Chairman and the Secretary of the Vancouver Housing Authority spoke advising of the basis on which applicants for accommodation are chosen and urging plans and specifications be made available to them for perusal in view of their experience with the Little Mountain Housing Project. Mr. Stephen Halom appeared for the Apartment and Roominghouse Operators Assn. And the Vancouver Central Council of Ratepayers Association questioning certain information contained in Appendix "A" (Estimated Capital Costs) and objecting to the rent schedule as contained in Appendix "B". Mr. Tompkins representing the West End Ratepayers Association stated opposition to the project as it is now proposed. Mr. Edwards representing the Senior Citizens Society spoke and urged the Council embark on a much larger housing project in conjunction with the Provincial Government. Statistical information regarding senior citizens was submitted.

* * * * *

Moved by Ald. Cunningham,

THAT the report of the Director of Planning dated August 12, 1957, respecting Low Rental Housing Project as 41st Avenue and Nanaimo Street in which the following action is suggested, be adopted:

- a) A formal submission be made by Council to the Provincial Government.
- b) A request be made that Lots 35 & 36, Part of Block "A", D.L. 720 be purchased by the City, the site be included in the project area and the number of dwelling units be increased by an additional apartment of eight two-bedroom units and two one-bedroom units.
- c) The City Council enter into the necessary agreement with the Senior Governments.
- d) Tenders be then called by CMHC as soon as possible for the total project comprising 169 units, such tenders to be submitted to the City Council before work commences.

- e) The Director of Planning be requested to submit an application for rezoning the site from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

2. B/s NANAIMO STREET BETWEEN 41ST & 45TH AVENUES, ETC. (PROPOSED LOW RENTAL HOUSING PROJECT)

Moved by Alderman Cornett,

THAT consideration be given to the application of the Director of Planning on behalf of the City of Vancouver for the rezoning of -

B/s. Nanaimo Street between 41st & 45th Aves.
And a number of lots on the S/s 41st Avenue west of Nanaimo Street, together with a number of lots and a portion of 42nd Avenue west of Nanaimo Street in D.L. 720.

from: RS-1 One Family Dwelling & C-1 Commercial District
to: CD-1 Comprehensive Development District

subject to prior compliance with the following condition:

That the issuance of any development permit within the area shall be subject to the approval of detailed plans by the Technical Planning Board; such plans shall not be materially different from the sketch plans prepared by Ian MacLennan, Architect, marginally numbered P1 to P6 inclusive and submitted at the Public Hearing.

- Carried.

