



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 (4)

1003-1089 East 52nd Ave.

By-law No. 3706

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

Effective May 27, 1958

BY-LAW NO. 3706

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-50A. Z-490 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 27th day of May 1958.

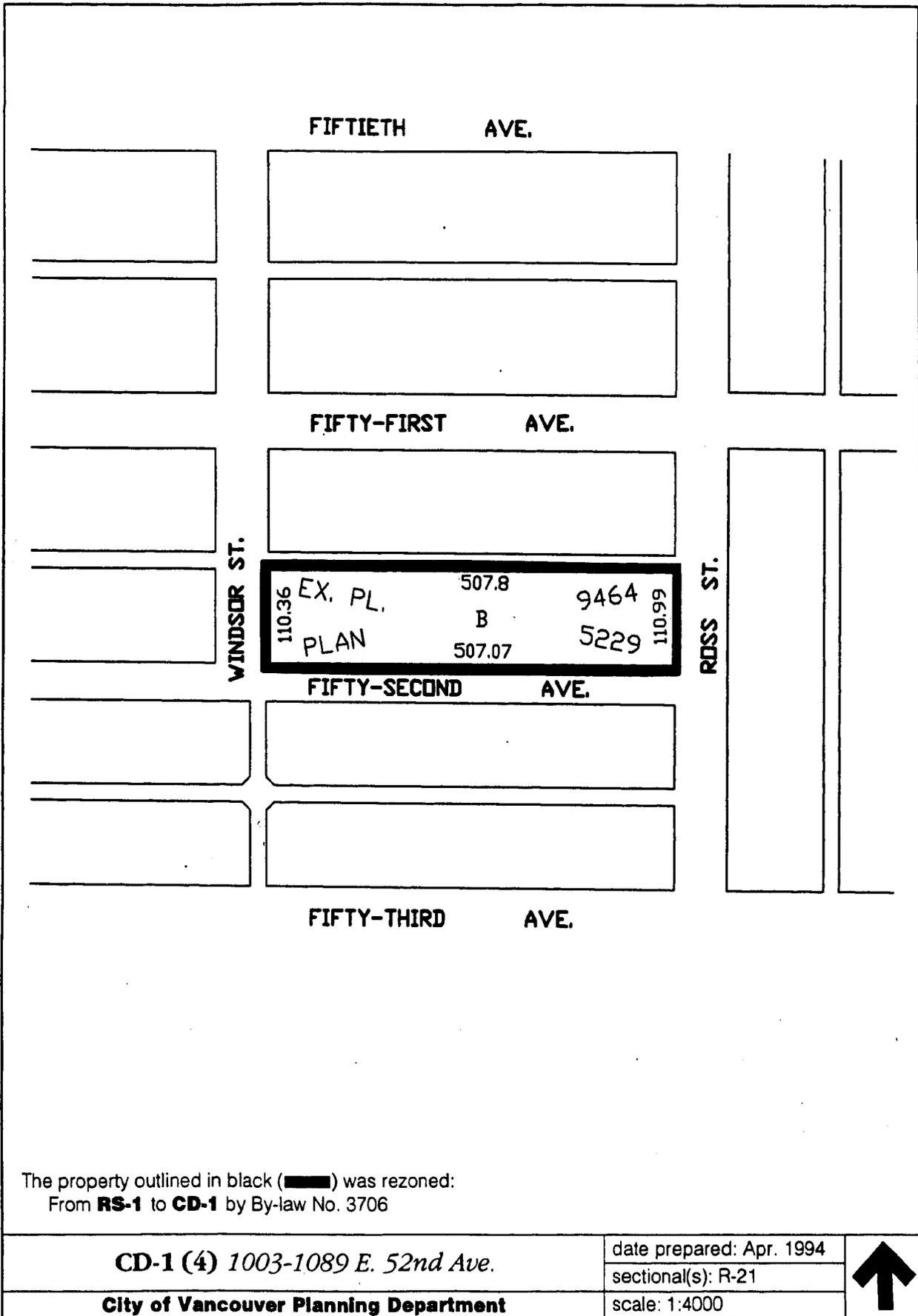
Signed as per copy in binder
ACTING MAYOR

Signed as per copy in binder
DEPUTY CITY CLERK

This By-law received:

1st reading - May 27, 1958
2nd " - May 27, 1958
3rd " - May 27, 1958

Signed as per copy in binder
Deputy City Clerk



The property outlined in black () was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3706

CD-1 (4) 1003-1089 E. 52nd Ave.	date prepared: Apr. 1994	
City of Vancouver Planning Department	sectional(s): R-21	
City of Vancouver Planning Department	scale: 1:4000	

3rd February, 1958

His Worship the Mayor
and Members of the City Council
City Hall

Gentlemen: re: Lots 61-71 incl., Block C, D.L.660 N4
N/S 52nd Avenue between Windsor & Ross Streets
Present: RS-1 One-Family Dwelling District
Request: CD-1 Comprehensive Development District
Applicant: Mr. J. McLeod, for New Chelsea Society

An application has been received from Mr. J. McLeod, on behalf of the New Chelsea Society, 2266 East 54th Avenue, requesting an amendment to the Zoning and Development By-law whereby the above described property would be re-zoned from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of developing the property for Senior Citizens' low rental housing.

The property consists of a half block on the north side of 52nd Avenue, immediately east of the half block which was re-zoned for the same purpose in May 1957, and has been completed and occupied. The proposed development consists of seven buildings each containing four dwelling units and two two-family dwellings, totalling 32 dwelling units in all, with a floor space ratio of 42. The sketch plans submitted show a re-arrangement of the buildings providing grassed area between the said buildings. (The previous scheme has the buildings side by side, leaving an unused rear yard and no variation along the street frontage.)

On 10th December, 1957, the City Council approved the sale of the block to the New Chelsea Society for this specific purpose, one of the conditions of approval being that the plans of development would be to the satisfaction of the Technical Planning Board.

At its meeting held on 23rd January, 1958, the Town Planning Commission recommended that the application be approved, subject to the following conditions:

1. That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;
2. That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, ~~to be first approved by the Technical Planning Board, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;~~
3. All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit.

Respectfully submitted,

Secretary

His Worship the Mayor
and Members of the City Council
City Hall

Gentlemen:

re: Lots 61-71 incl., Block C, D.L.660 N 1/2
N/S 52nd Avenue between Windsor & Ross Streets
Present: RS-1 One -Family Dwelling District
Request: CD-1 Comprehensive Development District
Applicant: Mr. J. McLeod, for New Chelsea Society

An application has been received from Mr. J. McLeod, on behalf of the New Chelsea Society, 2266 East 54th Avenue, requesting an amendment to the Zoning and Development By-law whereby the above described property would be re-zoned from RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of developing the property for Senior Citizens' low rental housing.

The property consists of a half block on the north side of 52nd Avenue, immediately east of the half block which was rezoned for the same purpose in May 1957, and has been completed and occupied. The proposed development consists of seven buildings each containing four dwelling units and two two-family dwellings, totaling 32 dwelling units in all, with a floor space ratio of 42. The sketch plans submitted show a re-arrangement of the buildings providing grassed area between the said buildings. (The previous scheme has the buildings side by side, leaving an unused rear yard and no variation along the street frontage.

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3. All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit.

Respectfully submitted,

Secretary

11. N/s 52nd Avenue Between Windsor & Ross Streets

Moved by Ald. Adams,

THAT consideration be given to the application of Mr. J. McLeod on behalf of New Chelsea Society for the rezoning of Lots 61-71 incl., block C, D.L. 660N½, situate on the N/s 52nd Avenue between Windsor & Ross Streets,

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

subject to prior compliance by the owner to the following conditions:

“That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;

That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;

All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit.”

- Carried.

Public Meeting
Feb 24/58

11. N/s 52ND AVENUE BETWEEN WINDSOR & ROSS STREETS.

Moved by Ald. Adams,

THAT consideration be given to the application of Mr. J. McLeod on behalf of New Chelsea Society for the rezoning of Lots 61-71 incl., Block C, D.L. 660N $\frac{1}{2}$, situate on the N/s 52nd Avenue between Windsor & Ross Streets,

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

subject to prior compliance by the owner to the following conditions:

"That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;

That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;

All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit."

- Carried.

BY-LAW NO. 3706

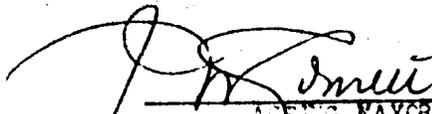
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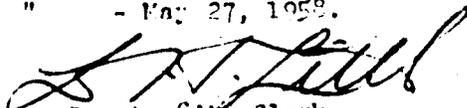
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MAYOR


DEPUTY CITY CLERK

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