



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 (15A)

2751 West King Edward Avenue

By-law No. 3972

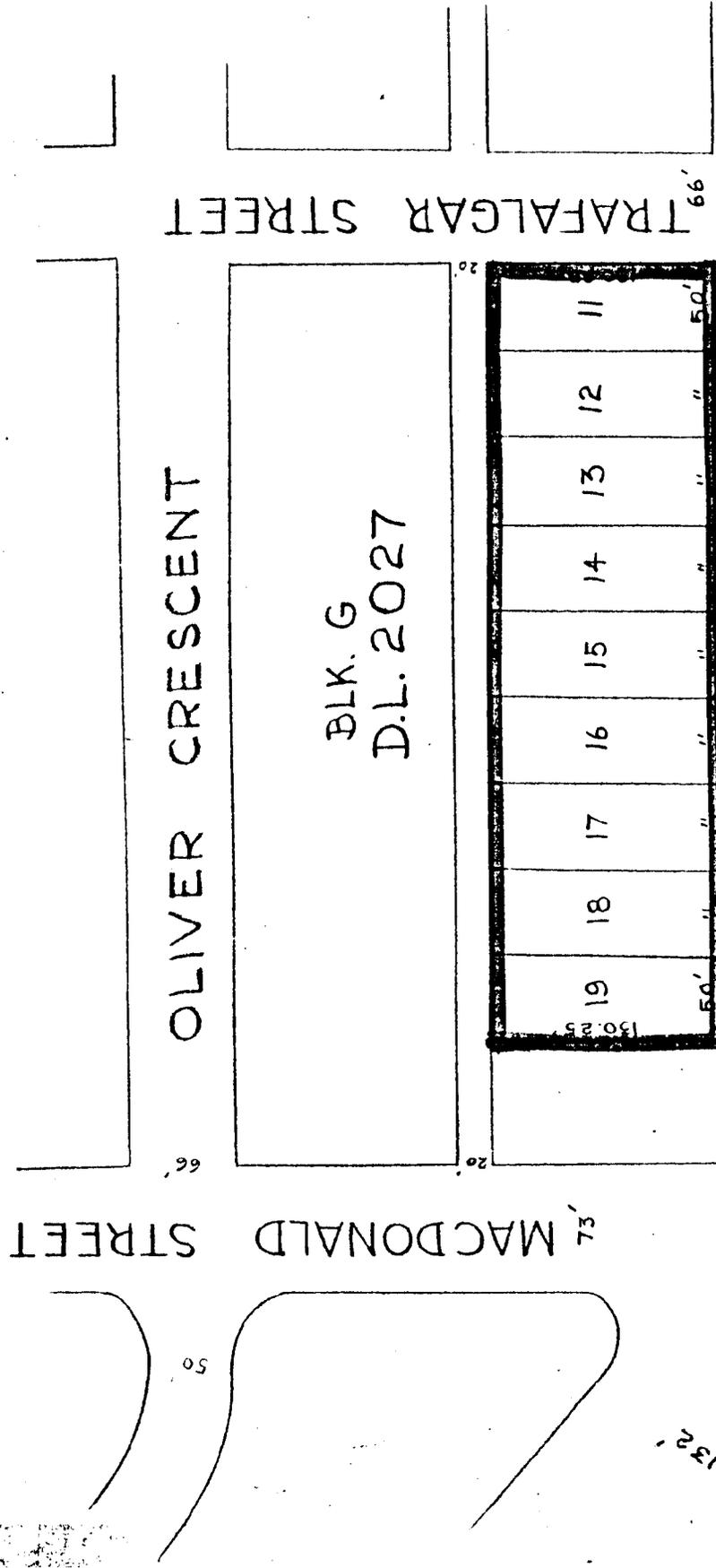
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective February 20, 1962

BY-LAW N° 3972 BEING A BY-LAW TO AMEND BY-LAW
 N° 3575, BEING THE ZONING & DEVELOPMENT BY-LAW

ISA

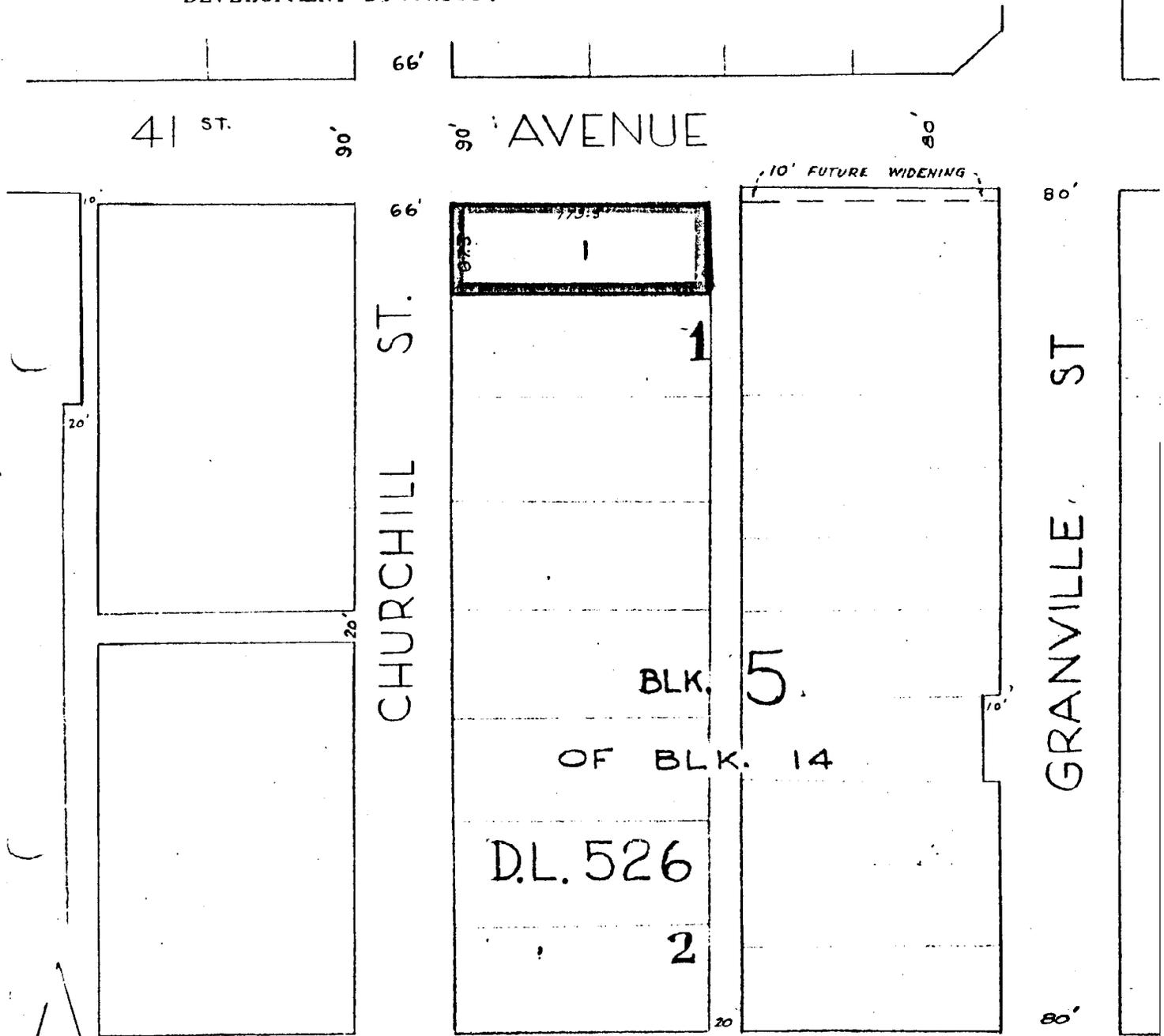
THE LOTS SHOWN BELOW OUTLINED IN RED ARE REZONED FROM (RS-1) ONE FAMILY
 DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



JANUARY 9, 1962

BY-LAW NO 3963 BEING A BY-LAW TO AMEND BY-LAW
N-3575 BEING THE ZONING & DEVELOPMENT BY-LAW

THE LOT SHOWN BELOW OUTLINED IN RED, IS REZONED FROM
A C-1 COMMERCIAL DISTRICT TO A CD-1 COMPREHENSIVE
DEVELOPMENT DISTRICT.



SCALE 1" = 100'
RZ.41st.16

Z.70.A

BY-LAW NO. 3972

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-69-G, Z-63-D and Z-69-B 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 20th day of February, 1962.

(sgd) A.T. Alsbury

MAYOR

(sgd) R. Thompson

CITY CLERK

This By-law received:

1st Reading - February 20, 1962

2nd Reading - February 20, 1962

3rd Reading - February 20, 1962

(sgd)
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 20th day of February, 1962, and numbered 3972.

Signed as per copy in Binder
CITY CLERK"

No. 15 North side of King Edward west of Trafalgar. 15A8
B

2 East Side of Tisdall South of 42nd.

(RZ.T.15)

(RZ.K.6)

BY-LAW NO. 3972

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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-69-G, Z-63-D and Z-69-B 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.

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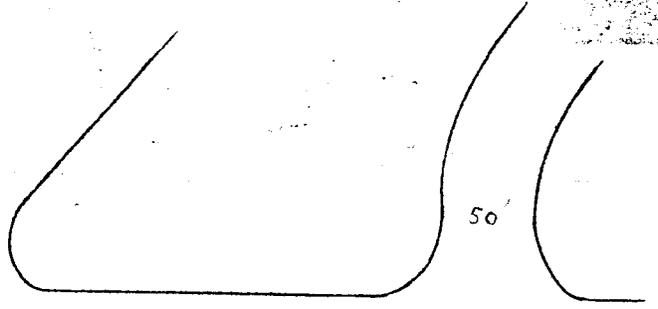


City Clerk.

ISA

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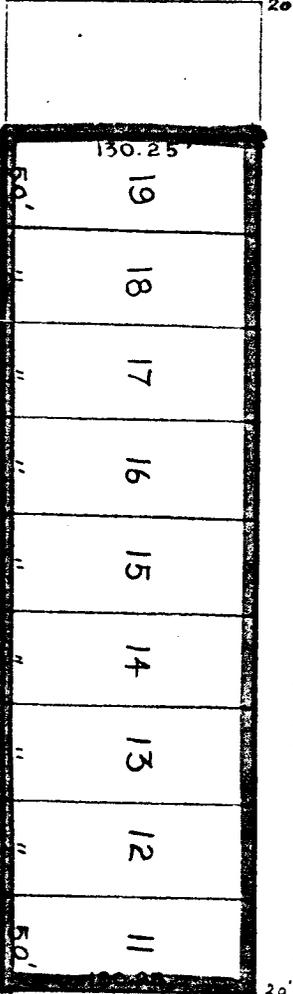
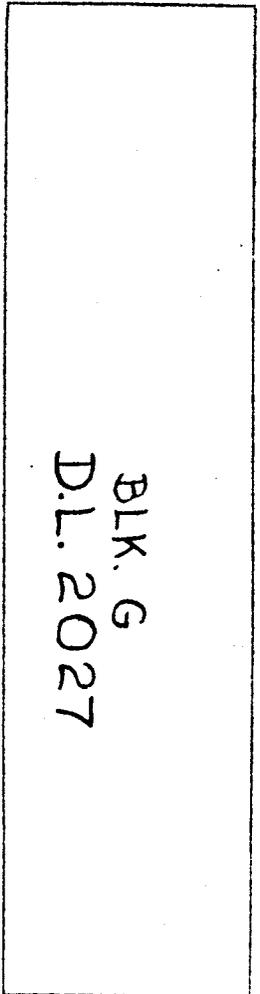
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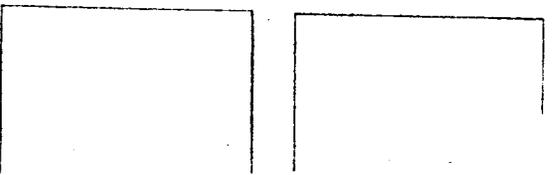
MACDONALD STREET



OLIVER CRESCENT



TRAFALGAR STREET



KING EDWARD AVENUE

132'

132'

132'

50'

66'

20'

130.25'

50'

50'

66'

The Technical Planning Board, after receiving advice from the Design Panel, now recommends that this development permit be approved in accordance with the plans and other supporting information submitted, subject to the following conditions:

1. Prior to the issuance of the development permit, revised plans are to be first submitted indicating to the satisfaction of the Director of Planning:
 - a) The required 10 off-street parking spaces to be provided in accordance with Section 12(2)(a) of the Zoning and Development By-law.
 - b) The treatment of all open portions of the site, including full details of landscaping.
 - c) Details of the provisions being made for the collection and storage of garbage on the site.
2. All vehicular access to the lane is to be to the satisfaction of the City Engineer.
3. Off-street parking and off-street loading and unloading facilities are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and Section 12(2)(a) of the Zoning and Development By-law within ninety days from the date of any use or occupancy of the proposed development.
4. All treatment of open areas of the site, other than the off-street parking area is to be completed in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development.
5. No subsequent resubdivision of Lots 11-19 inclusive, shall take place.

Respectfully submitted,



G. F. Fountain,
Chairman,
Technical Planning Board.