



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 (16)

3110 East 54th Avenue

By-law No. 3980

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

Effective April 25, 1962

BY-LAW NO. 3980

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-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 that 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 full force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 25th day of April, 1962.

This By-law received:

1st reading - April 25, 1962
2nd reading - April 25, 1962
3rd reading - April 25, 1962

signature on file

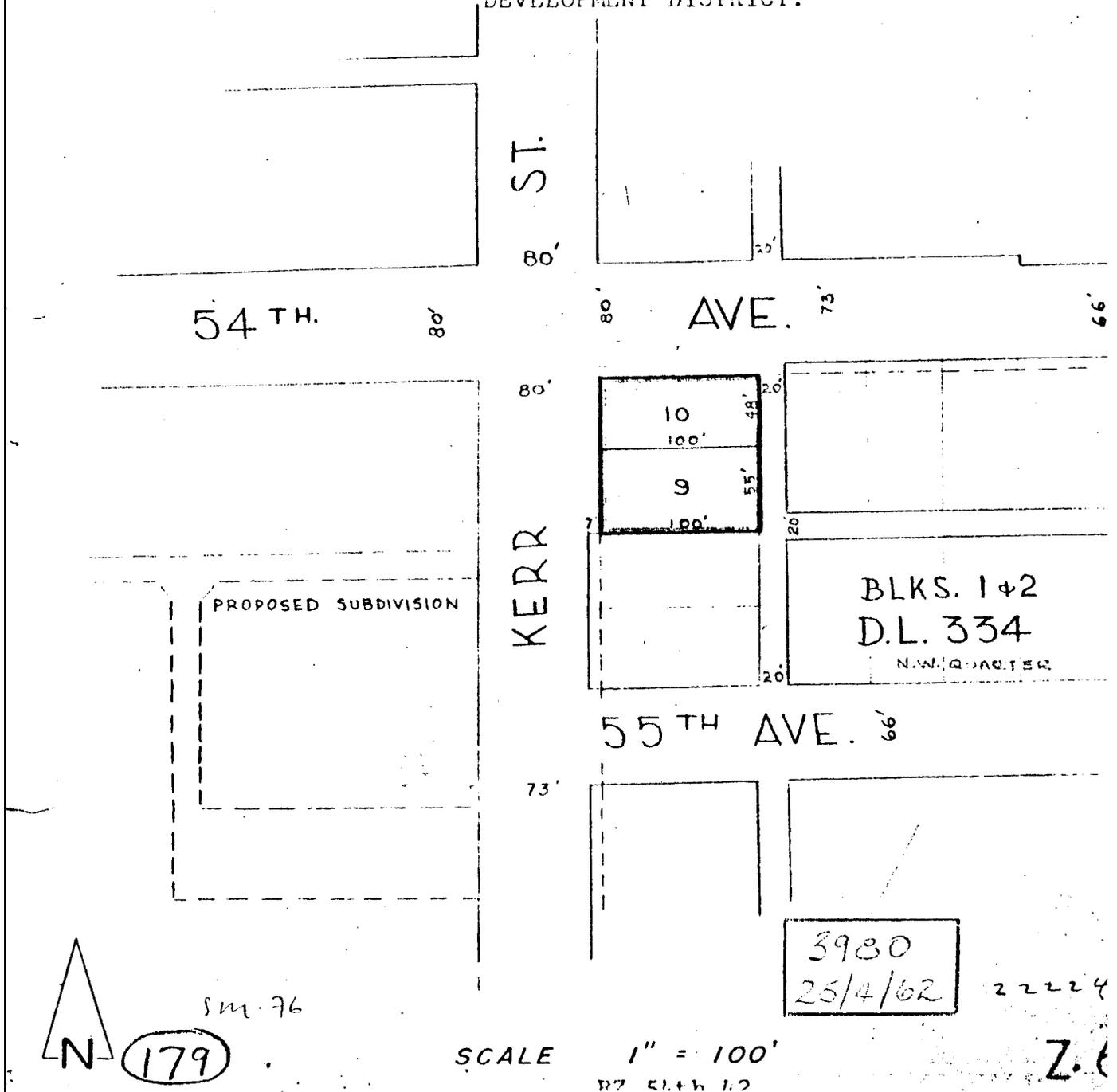
MAYOR

signature on file

CITY CLERK

BY-LAW NO 3980 BEING A BY-LAW TO AMEND BY-L
 NO 3575 BEING THE ZONING & DEVELOPMENT BY-L

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



OCTOBER 5, 1961(B) Southeast Corner of 54th Avenue and Kerr Street

Moved by Alderman Rathie

THAT the application of W.G. Rathie to rezone Lots 5-16 inclusive, 25-36 inclusive, Portion of Lots 4, 17, 24, 37, 44-50 inclusive, of Blks. 1 and 2 Fraserview and a portion of East 55th Avenue and lanes within the area located at the southeast corner of 54th Avenue and Kerr Street

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

be approved subject to the following conditions:

- Ret. 5/16/68*
- (a) Lots 9 and 10, Blocks 1 and 2, Fraserview, be given the third and final reading, subject to prior compliance by the owners with the following conditions:
- (i) Dedication of the north 7' of Lot 10 for the widening of East 54th Avenue and dedication of the west 7' of Lots 9 and 10, for the widening of Kerr Street.
 - (ii) The scheme of development being first approved by the Technical Planning Board, having regard to adequate landscaping and to integration of the gasoline filling station with the ultimate shopping centre development.
- (b) Lots 5-8 inclusive, 11-16 inclusive, 25-36 inclusive, portions of Lots 4, 17, 24, 37, 44-50 inclusive, of Blocks 1 and 2 Fraserview, including existing City lanes and portion of East 55th Avenue, be given the third and final reading, subject to prior compliance by the owners to the following conditions:
- (i) The closing and stopping up of the existing City lanes and a portion of East 55th Avenue lying within the area.
 - (ii) The re-subdivision of the existing parcels, including that portion of the closed City lane and street into one or more parcels, and registration in the Land Registry Office.
 - (iii) The dedication of the required 7' widening on both Kerr Street and East 54th Avenue to provide an ultimate street width of 80'.

- Carried.

SE Corner
5th Ave

16

BY-LAW NO. 3980

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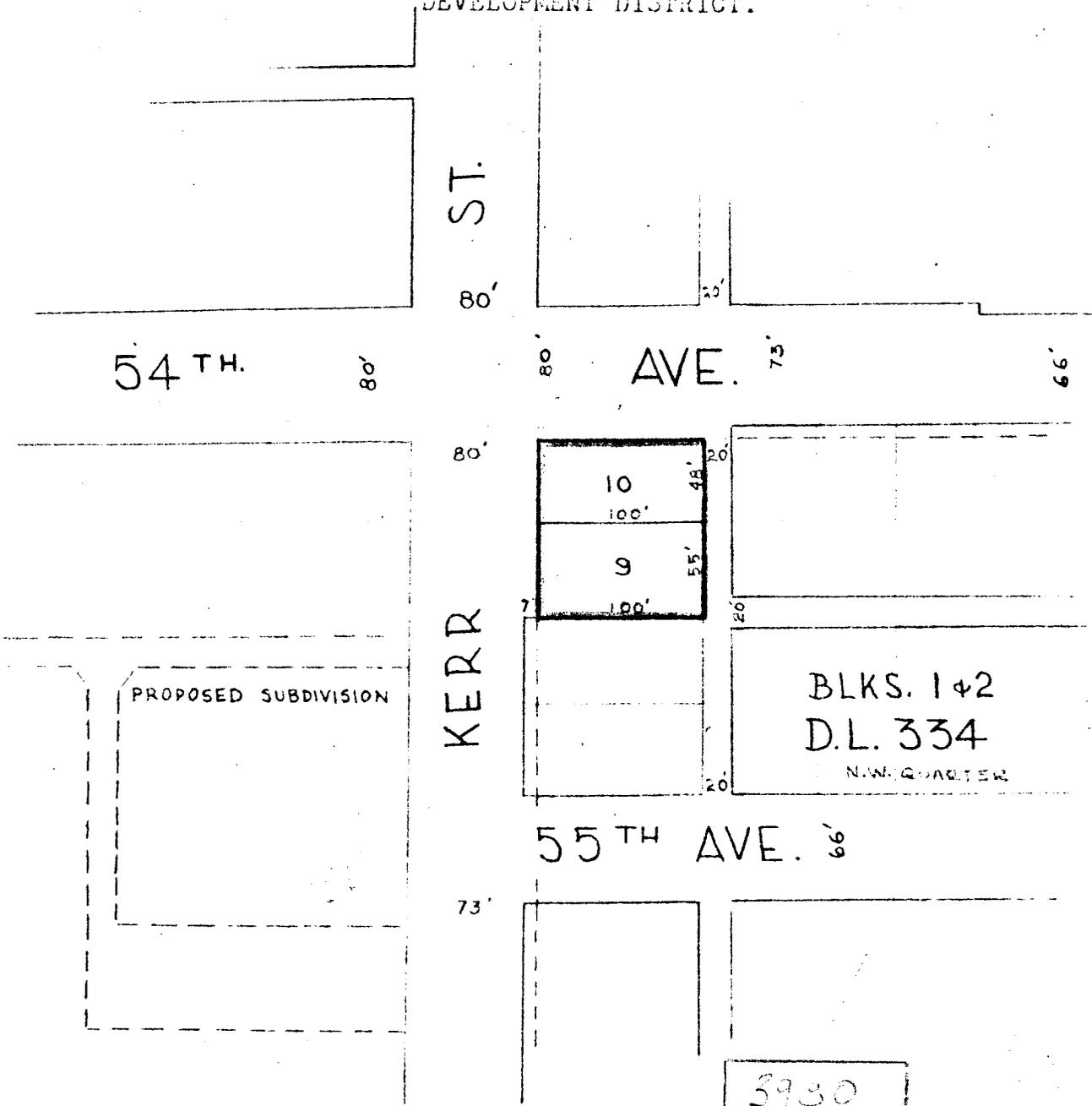
MAYOR

City Clerk

CITY CLERK

BY-LAW NO 3980 BEING A BY-LAW TO AMEND BY-LAW NO 3575 BEING THE ZONING & DEVELOPMENT BY-LAW

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



N 179 sm. 76

3930 25/4/82

22224

SCALE 1" = 100' RZ. 54th. 42

Z. 69.C

CITY PLANNING DEPARTMENT

19th January, 1962

File: S.100.21.10

Board of Administration,
City Hall.

APPROVED BY
Technical Planning Board

Gentlemen:

Proposed Subdivision of City Lands
54th Avenue and Kerr Street

On August 4, 1959, Council approved the design for a subdivision (Plan No. 3447-A) of the area bounded by Vivian Street, 54th Avenue, Kerr Street and the Fraserview Golf Course, subject to survey. Council referred other recommendations contained in the Technical Planning Board report of July 3, 1959, to the Board of Administration for further report.

In working out details of this subdivision, it became clear that the southerly boundary of the residential subdivision should be altered to leave a greater distance between the Golf Course fairway and the residential development.

The Technical Planning Board now presents a revised subdivision design (Plan No. 3618-A-1 attached) with proposals for the rezoning of this area.

It should be noted that this subdivision is being proposed as a pilot project incorporating a number of innovations in subdivision design which are directed at improving the residential environment. If these prove successful, they may then be incorporated into the subdivision of the remainder of the South-East Replotting Area.

Subdivision

Plan No. 3618-A-1 is submitted to supersede Plan No. 3447-A. This new plan indicates:

- (1) Secondary street widths of 66 feet and tertiary street widths of 60 feet.
- (2) Variations in street width to allow for special landscape treatment.
- (3) The development of the south-westerly 46 acres for approximately 230 single family dwellings with lot sizes average 5,000 square feet and street frontages varying

May 02

from 45 to 50 feet.

- (4) The development of approximately 9.5 acres for apartment buildings with 1.0 acre of this portion to be considered for a senior citizens' housing project.
- (5) An area of about 2.0 acres to be reserved for institutional uses such as churches, community buildings, clubs and recreation buildings.
- (6) A reduction in the front and rear yard requirements for one family dwelling lots where lot depths are less than 120 feet in order to improve the possibilities for developing shallower and wider lots which are better suited for contemporary house design.

Rezoning

Plan No. 3548-A shows the proposed rezoning for the area. This plan offers the following proposals:

- (1) The one-family dwelling area be retained as an (RS-1) One-Family Dwelling District but that the RS-1 Regulations be revised to permit a graduated reduction in front and rear yard requirements to a minimum of 18 feet and 30 feet respectively for lots with a depth of less than 120 feet.
- (2) The apartment, senior citizens' and institutional areas to be rezoned to a (CD-1) Comprehensive Development District limited to a floor space ratio of 1.3 (measured as specified in the (RM-3) Multiple Dwelling District Schedule) with parking in accordance with Section 12 of the Zoning and Development By-law and with other regulations generally in accordance with the (RM-3) District Schedule. In the case of the apartment area, a reasonable amount of the site must be available for recreation space as noted below.

In all cases, the final design is to be approved by the Technical Planning Board.

Other Considerations Contained in Technical Planning Board Report of July 3, 1959

- (1) The park site of $1\frac{3}{4}$ acres previously proposed for incorporation into the apartment development and the $2\frac{1}{2}$ acre park site previously proposed for the south-west corner of the project

have been omitted from the present proposal. It is suggested that park requirements for the area can better be provided by park development east of Kerr Street, preferably in association with Captain Cook Elementary School. However, some positions of the intervening park-like strip between the fairway of the golf course and the abutting street can be made readily accessible to the public and could be developed in the wider sections as play areas or picnic sites. It is further suggested that as one of the conditions of the comprehensive apartment district development a sitting-out area and tot lot be incorporated into the scheme.

(2) While it is realized that the Board of Administration has been asked to report on the question of the provision of services including underground telephone and electric power and that high costs may be involved in the provision of these services, it is considered that the installation of these amenities would be very desirable in this new subdivision. This is a matter, not only of the initial quality of the residential area, but subsequently of the maintenance of this quality. The Vancouver Redevelopment Study, 1957, found that one of the factors which contributed to the blighting of residential areas was the absence of these permanent-type improvements. Thus, the higher initial cost of their provision should be considered in light of the long-term advantage.

Recommendations

Accordingly, on January 19th, 1962, the Technical Planning Board recommended:

Subdivision

General Layout:1. That the revised subdivision design for the area bounded by 54th Avenue, Kerr Street, Fraserview Golf Course and Vivian Street, shown on Plan 3618-A-1 be approved subject to any minor changes necessitated by the land survey or to secure subdivision approval. (This design supersedes that shown on Plan No. 3447-A).

Senior Citizens' Housing: 2. That Council approve the reservation of about 1.0 acres shown on Plan 3618-A-1 as a site for a senior citizens' housing project.

Apartment Area:3. // That the property in the designated apartment area (and in the Senior Citizens' Housing area if Council does not favour the proposal in (2)), be offered for sale by tender on the basis of a comprehensive scheme of development by one developer; bids to be accompanied by detailed sketch plans showing the proposed development with sitting-out area and tot lot as an integral part of such development, the sale of the property being conditional upon prior approval by Council

of the scheme of development on report by the Town Planning Commission and Technical Planning Board and completion of the rezoning as more particularly described in Item 8 below; " acceptance of the successful tender to be determined on the basis of the quality of the proposed scheme of development as well as by the price offered for the land."

Institutional Use: 4.

Handwritten notes:
Approved at 11th-noon advised
The conditions should be in the
agreement. Any matter with
necessity.

That the reservation of an area of approximately 2.0 acres as an institutional use area as shown on Plan No. 3618-A-1 be approved in principle, and the land be not disposed of for any other use unless in due course it is established that there is land within the area surplus to the need for such uses. The remaining sites in this area be offered for sale by tender on the basis of a scheme of development with the sale of the property being conditional upon prior approval of the scheme by Council on report from the Town Planning Commission and the Technical Planning Board and completion of the rezoning as more particularly described in Item 9.

Golf Course Boundary: 5.

That the boundary between the residential subdivision and the Fraserview Golf Course be that shown on Plan No. 3618-A-1 as to be more particularly defined by the land subdivision plan.

Services: 6.

That inasmuch as this is a pilot project for the development of City lands in the remainder of the south-east Replotting Area, the Technical Planning Board considers that special attention should be given to the amenity of the residential area in this subdivision. This could be enhanced by the installation of concrete sidewalks, pavements with curbs and street lighting before the sale of the land. In addition if possible electrical power and telephone services should be placed underground.

Rezoning

Senior Citizens' Housing Area: 7.

Handwritten notes:
Approved at 11th-noon advised

That the Senior Citizens' Housing Area outlined in (2) above, be rezoned from an (RS-1) One Family Dwelling District to a (CD-1) Comprehensive Development District with development being limited to a floor space ratio of 1.3 (measured as specified in the RM-3 Multiple Dwelling District Schedule) and in other respects to be generally in accordance with the (RM-3) Multiple Dwelling District Schedule. Off-street parking to be provided at the rate of one space per every six

dwelling units.

Apartment Area:8.

That the apartment area outlined in (3) above be rezoned from a (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District with development being limited to a floor space ratio of 1.3 (measured on the same basis as specified in the (RM-3) Multiple Dwelling District Schedule) and in other respects, to be generally in accordance with the requirements of the (RM-3) Multiple Dwelling District Schedule. Parking to be provided in accordance with Section 12 of the Zoning and Development By-law for RM-3 Multiple Dwelling Districts. A reasonable amount of the site to be developed as a tot lot and recreational area.

Institutional Area: 9.

That the Institutional Use areas shown on Plan No. 3618-A-1 be designated for development with public buildings or churches, clubs, recreation buildings and similar uses (subject to the qualification in Item 4) and be rezoned from an (RS-1) One Family Dwelling District to a (CD-1) Comprehensive Development District with development being limited to a floor space ratio of 1.30 (measured as specified in the RM-3 Multiple Dwelling District Schedule) and in other respects to be generally in accordance with the (RM-3) Multiple Dwelling District Schedule. Parking to be in accordance with Section 12 of the Zoning and Development By-law.

One Family Areas: 10.

That the Director of Planning be instructed to make application to amend the RS-1 One Family Dwelling regulations to permit a graduated reduction in front and rear yard requirements to a minimum of 18 feet and 30 feet respectively for lots less than 120 feet in depth and that such amendment be referred direct to a Public Hearing after report from the Town Planning Commission.

11. That the Director of Planning be instructed to make applications for the rezonings noted under Items (7), (8) and (9) above, and that such rezonings be referred direct to a Public Hearing after report from the Town Planning Commission.

Respectfully submitted,


G. F. Fountain
Chairman

Technical Planning Board.

BC/JC:

Planning &
Civic Development

April 15th, 1971.

Mr. R.K. Baker,
Corporation Counsel,
Law Department,
City Hall.

Dear Sir:

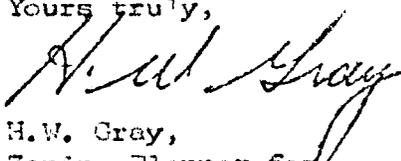
Re: Lands lying on the East side of Kerr Street,
South of 54th Avenue, i.e. for a distance of
approximately 1,650 feet East of Kerr Street and
approximately 1,900 feet South of 54th Avenue.

At a Public Hearing on April 21st, 1970, City Council approved the rezoning of this land from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

There were no conditions that required completion prior to submission to City Council of the amending by-law.

It will therefore be in order to submit the amending by-law to City Council for the required three readings.

Yours truly,


H.W. Gray,
Zoning Planner for
Director of Planning &
Civic Development.

HWG/lt

s.s. City Clerk