



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (18)

5826 Tisdall Street

By-law No. 3993

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

Effective June 21, 1962

BY-LAW NO. 3993

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-62-I 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 21st day of June, 1962.

Signed as per copy in binder

MAYOR

Signed as per copy in binder

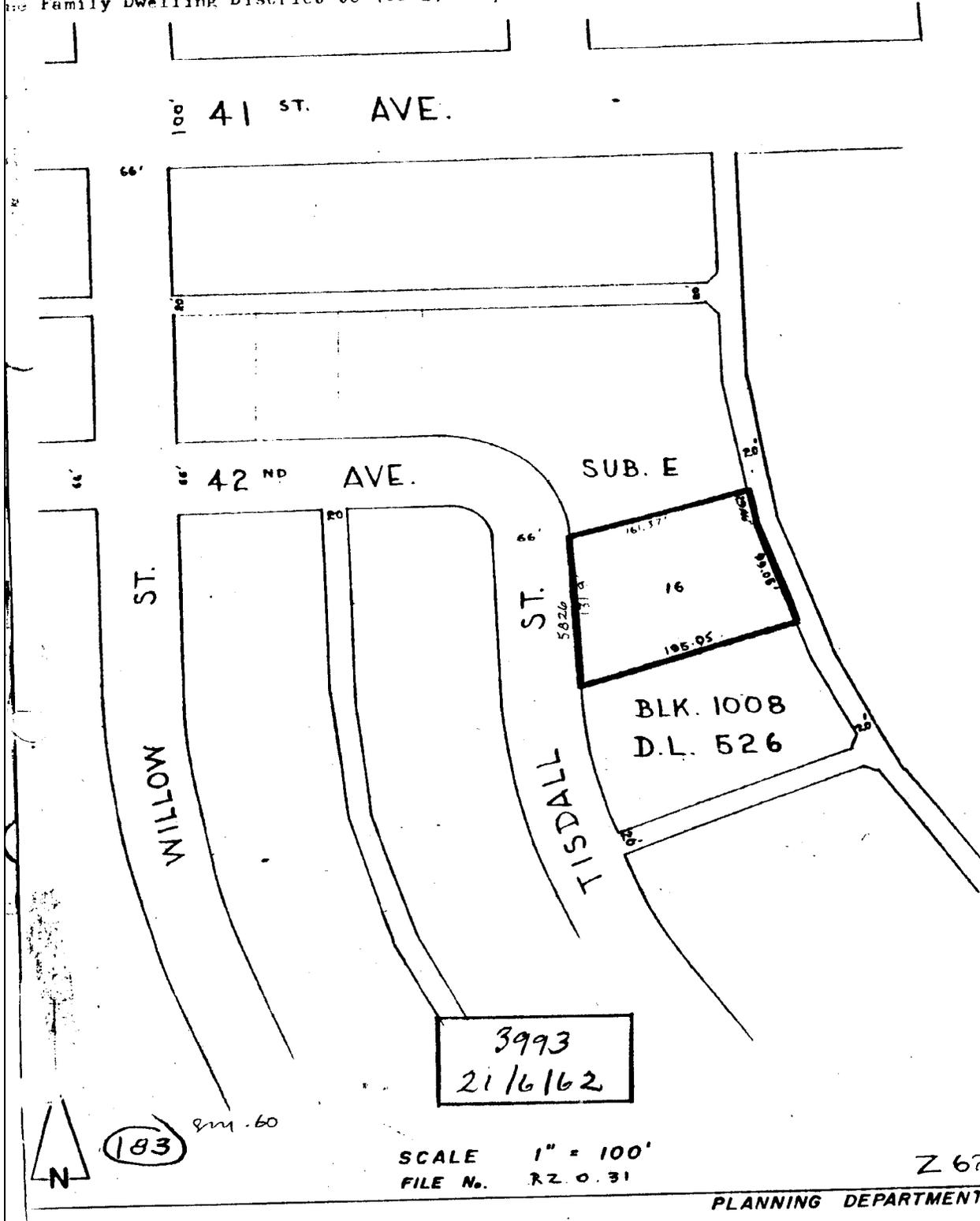
CITY CLERK

This By-law received:

1st Reading - June 21, 1962
2nd Reading - June 21, 1962
3rd Reading - June 21, 1962

N° 3575 BEING THE ZONING & DEVELOPMENT BY-LAW

lot shown below outlined in red is rezoned from (RS-1) Family Dwelling District to (CD-1) Comprehensive Development District.



March 7th, 1960.

Memo. to: Mr. G. F. Fountain
From: H. W. Gray
Re: C.P.R. LANDS - 41ST, 49TH, OAK TO CAMBIE STREETS

Regarding the recommendation of the Board of Administration of November 18th, 1959, which was adopted by Council on November 24th, 1959, may I suggest the matter be handled as follows :

Applications to be made by the Deputy Director of Planning to rezone the areas as shown in (ii) (a) from an RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District to a CD-1 Comprehensive District, outlining briefly on the application the areas involved, but preferably referring to a map or chart similar to what is already prepared.

A further application to be made to rezone the areas shown on Plan 961-C to an RT-1 Two-Family Dwelling District as noted in clause (ii) (b) and (c).

These applications would be dealt with at the next Public Hearing following the March 14th Hearing, and on the agenda for this Public Hearing the following conditions would apply :-

CD-1 areas - recommended approval subject to prior compliance by the owners to the following conditions :-

- (1) A co-ordinated plan of development is to be first approved by Council.
- (2) The C.P.R. Company first undertake to pay for the cost of placing utility services underground for that section south of 45th Avenue and between Ash and Tisdall Streets which is rezoned to a CD-1 Comprehensive District.

It is further noted that the following conditions shall apply when consideration is being given to a Development Permit application :-

- (a) Development of the apartment areas to be generally to the RM-1 standard, but that such development to be limited to two storeys in height (no pent-houses) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.

Continued / ...

March 7th, 1960.

C.P.R. LANDS - 41ST, 49TH, OAK TO CAMBIE STREETS (CONTD.)

- (b) The area of the site used for drive-ways and open parking not to exceed 20% of the total site area.
- (c) Development Permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Design Panel and subject to such other conditions as they deem appropriate.

No conditions would apply on the rezoning to the RT-1 District Schedules.

It would seem desirable if the C.P.R. could see fit to submit the following prior to the Public Hearing :-

- (a) A plan for the apartment areas showing the required setbacks for each building on each lot or, in other words, the amount of open space that must be maintained on each site apart from any accessory buildings that may be granted by the Technical Planning Board in the rear yard.
- (b) A co-ordinated plan showing the proposed developments, their location on each site, and any other information that might be available for the various uses, such as the Police building, Church, Ambulance building, etc.

I think it should also be brought to Mr. Shepard's attention that if these areas are approved to be rezoned at a Public Hearing, the By-law could not be submitted for the third and final reading until a subdivision plan has been approved and registered in the Land Registry Office.

PUBLIC HEARING MINUTES MAY 2, 1960

Special Council, May 2, 1960 (Public Hearing) 4.

5. (a) Both Sides Tisdall St. & E/s. ^{Willow} Warl St. bet. 42nd & 46th Aves. & S/s. 45th Ave. bet. Tisdall & Cambie Sts. for a distance southerly 336' plus or minus to 435' plus or minus.
- (b) Area bounded by 45th Ave. & 49th Ave., Ash & Cambie Sts., save and except the northerly 435' plus or minus.
- (c) Area lying South of 41st Ave. between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street.
-

Moved by Ald. Fredrickson,

THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) Lots 1 & 2 except N.25' plus or minus of 2 of E, 3-16 of D; B of 3 of C; Lot A of 3 of C and N.435' plus or minus of B; Blk. 1008, D.L. 526, located both sides of Tisdall Street and the East side of Willow Street between 42nd and 46th Aves., and South side of 45th Avenue between Tisdall and Cambie Streets for a distance southerly 336' plus or minus to 435' plus or minus
- from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
- to: CD-1 Comprehensive Development District

be approved subject to the prior compliance by the owners with the following condition in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board:

- (1) That a co-ordinated plan of development be first approved by Council.
- (2) That the Canadian Pacific Railway first undertake to pay for the cost of placing electric and telephone services under ground to the exterior boundary of that section South of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a (CD-1) Comprehensive Development District.

AND FURTHER PROVIDED -

The Technical Planning Board shall only authorize the issuance of a Development Permit within this area when the development complies with the following conditions:

- (a) That the development conforms with the co-ordinated plan of development approved by Council.
- (b) Development of the apartment area to be generally to the (RM-1) District Schedule standard, except that such apartment development to be limited to two storeys in height (no pent-house) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.
- (c) The area of each site used for drive-ways and open parking shall not exceed 20% of the total site area.
- (d) Development permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate.
- (b) Lot B except northerly 435' plus or minus, Blk. 1008, D.L. 526, located in the area bounded by 45th and 49th Avenues, Ash and Cambie Streets save and except the northerly 435' plus or minus

from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District

to: RT-1 Two Family Dwelling District.

be approved.

... cont'd)

PUBLIC HEARING MINUTES MAY 2, 1960

Special Council, May 2, 1960 (Public Hearing) 5.

5. (cont'd)

(c) E.350' plus or minus of Lot 1 of A; Lots 3-14 incl. of E. & northerly 25' plus or minus of 2 of E; Lots 17 & 18 of D; Blk. 1008, D.L. 526, located on the area lying South of 41st Avenue between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street

from: RS-1 One Family Dwelling District
to: RT-1 Two Family District

be approved in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board. - Carried.

- (b) Lot B except northerly 435' plus or minus, Blk. 1008, D.L.526, located in the areas, bounded by 45th and 49th Avenues, Ash and Cambie Streets save and except the northerly 435' plus or minus

from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
to: RT-1 Two Family Dwelling District

be approved

- (c) E.350' plus or minus of Lot 1 of A; Lots 3-14 incl. of E. & northerly 25' plus or minus of 2 of E; Lots 17 & 18 of D; Blk. 1008, D.L. 526, located on the area lying South of 41st Avenue between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow

from: RS-1 One Family Dwelling District
to: RT-1 Two Family District

be approved in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board.

- Carried.

1. Southeast Corner of 4th Avenue and Tisdall Street

Moved by Alderman Wilson,

THAT the application of Gould, Thorpe and Easton to rezone Lot 1 of Sub. of Lot B. of Lot 3, Subd. C, Blk 1008, D.L. 526, located at the southeast corner of 45th Avenue and Tisdall Street

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

be not approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

Moved, in amendment, by Alderman Rathie,

THAT the application in its present form be not approved and that Council re-affirm the conditions laid down in its resolution adopted at a Public Hearing on May 2, 1960.

Moved by Alderman Emery,

THAT the foregoing resolutions lie on the table until the in order that regular council meeting of February 6, 1962, in order that the Corporation Counsel may advise Council as to which of the resolutions should be adopted having in mind earlier rezoning of the property in question.

- Carried.

(The motion to table having been adopted Alderman Wilson's and Alderman Rathie's motions were not put.

Alderman Wilson advised of the following motion that he intended to place before Council in this connection following receipt of the Corporation Counsel's advice to Council on the foregoing resolutions

THAT in connection with the application of Gould, Thorpe and Easton the Planning Department cooperate with the applicant if requested in finding a suitable site for a family type of building similar to the one rejected in this application.

E. Side of Tisdale South of 42nd Ave.

(RZ. O. 31)

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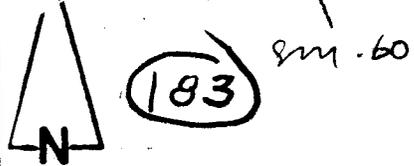
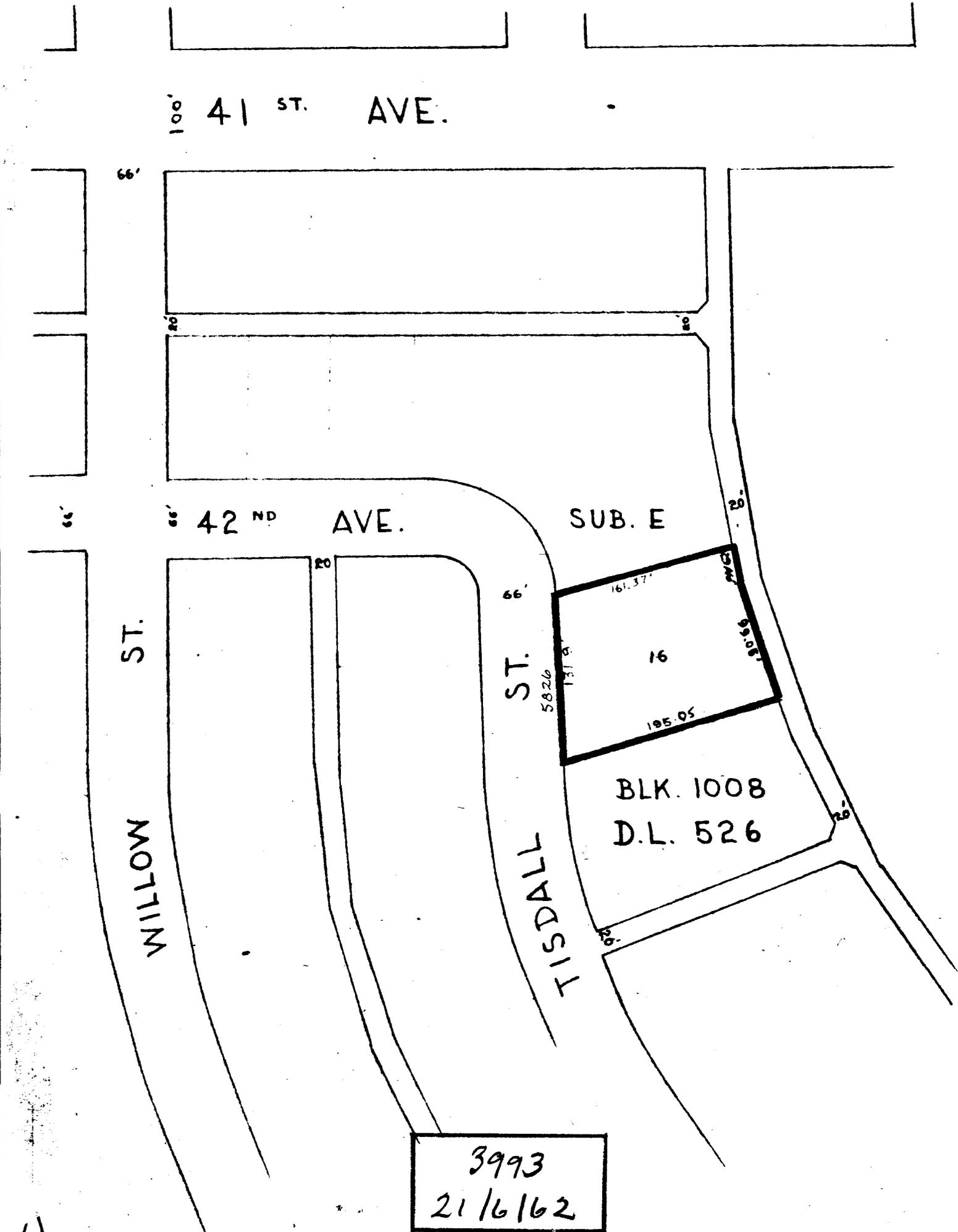
W. H. [Signature]
 MAYOR

[Signature]
 CITY CLERK

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N° 3575 BEING THE ZONING & DEVELOPMENT BY-LAW

lot shown below outlined in red is rezoned from (RS-1) Family Dwelling District to (CD-1) Comprehensive Development District.



SCALE 1" = 100'
FILE No. RZ.0.31

Z 62

41ST AVE

1

120'

350'

120'

20'

D. L. 526

BLK 1008

WILLOW ST

WILLOW

ST

12ND AVE

TISDALL

D

S

2

1

124

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