



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (41D)**

*402-480 Keefer Street*

*By-law No. 4296*

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

***Effective April 6, 1967***

BY-LAW NO. 4296

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 the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter "D" and collectively forming Schedule "D" of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans 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 in so far 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. The areas outlined in black on plans Z-114C, Z-114D, Z-114E and Z-114F are hereby rezoned CD-1 and the only uses permitted within the said areas and the only uses for which development permits will be issued are an integrated housing development consisting of one or more apartment building's and related uses, subject to the approval of the Council to the form of the developments and subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.
3. 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 6th day of April, 1967.

This By-law received:

1st Reading - April 6, 1967  
 2nd Reading - April 6, 1967  
 3rd Reading - April 6, 1967

(sgd) T.J. Campbell  
MAYOR

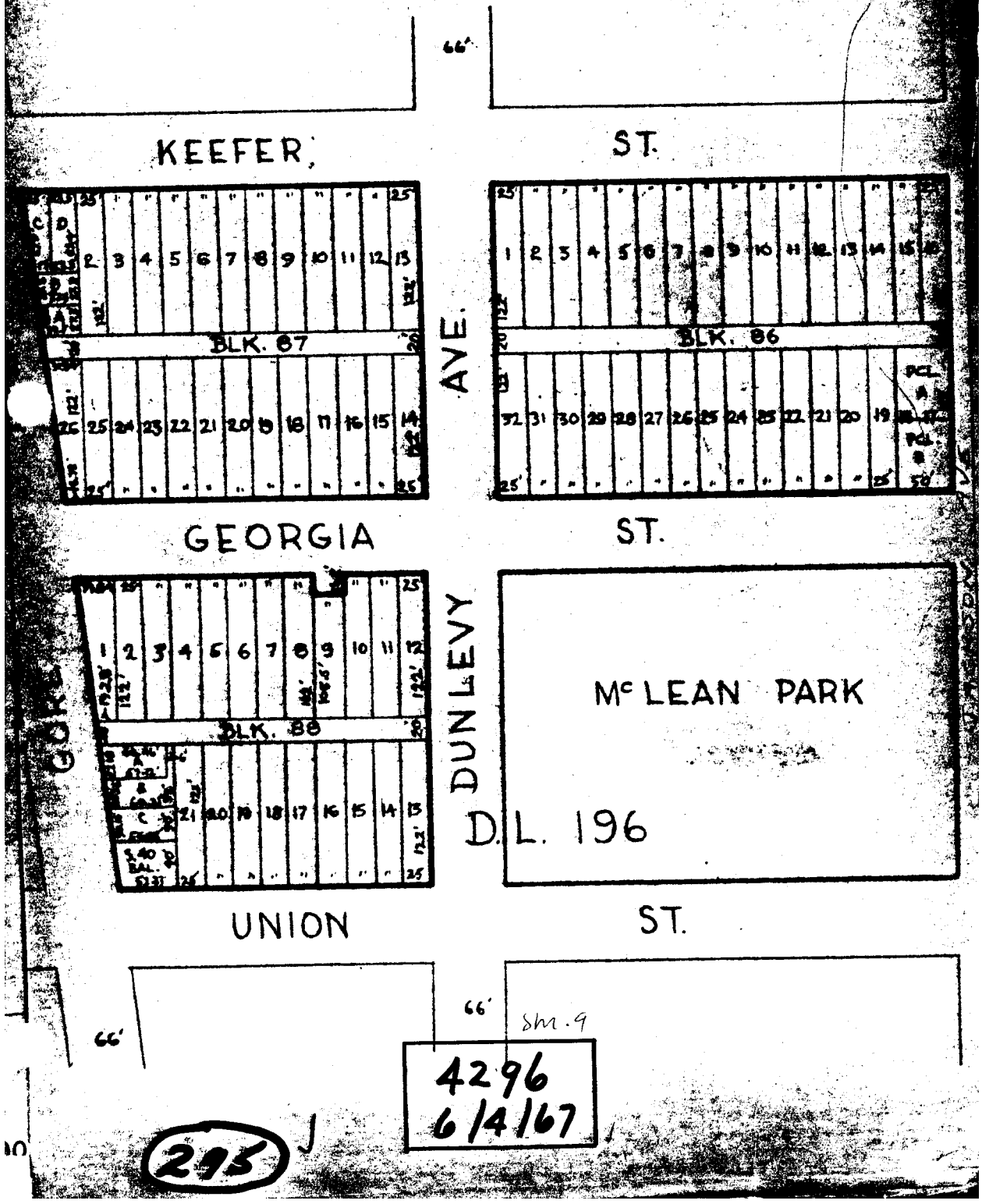
(sgd) B. Thompson  
CITY CLERK

(sgd) R. Thompson  
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 6th day of April 1967, and numbered 4296.

CITY CLERK"

PROPERTY SHOWN BELOW OUTLINED IN BLACK (——) IS REZONED  
 M (RM-3) MULTIPLE DWELLING DISTRICT TO (CD-1) COMPREHENSIVE  
 DEVELOPMENT DISTRICT.



BOARD OF ADMINISTRATION

TO: His Worship the Mayor and  
Members of City Council

October 31, 1966

SUBJECT: Proposed Public Housing Project: FP9  
(MacLean Park Phase II: between Union & Keefer Sts.,  
Gore & Jackson Aves.)

CLASSIFICATION: Recommendation

As noted in the Board's report re Building and Planning Matters of October 28, 1966 (Clause 3.), the Technical Planning Board has been examining the sketch plans and the approximate estimates for the above-mentioned project.

The Technical Planning Board has recommended, under date of October 28, 1966, on the principal features of the project, and recommends that:

- "1. City Council approve the sketch plans (numbered 1-8 and date stamped, as received by the City Planning Department, October 20, 1966) and preliminary cost estimates provided by Central Mortgage & Housing Corporation, subject to the detailed locations of garbage pick-up points, being satisfactory to the Technical Planning Board, after consultation with the City Engineer; it being noted, also, that the possible future parking deck over the surface parking area on the north-west part of the site will have to be designed to ensure that it does not interfere with the required daylight access to dwelling units on the lower floors of the high-rise building (Building No. 12.)
2. The City request the senior governments to proceed with this project as soon as possible.
3. The Director of Planning be instructed to submit application for re-zoning the land from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District, and such application be referred direct to Public Hearing after report from the Town Planning Commission."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be approved.

(Copy of the Technical Planning Board's report of October 28, 1966, is attached.)

10. Area Bounded by Union and Keefer  
Streets, Gore and Jackson Avenues

The Deputy Director of Planning spoke to this application on behalf of the City of Vancouver.

There was no opposition registered.

10. Area Bounded by Union and  
Keefer Streets, Gore and  
Jackson Avenues

This is an application by the Director of Planning for the rezoning of Blocks 86, 87, 88 and 89, D.L. 196 being the area bounded by Union and Keefer Streets, Gore and Jackson Avenues

FROM: RM-3 Multiple Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board and the Town Planning Commission subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

Moved by Ald. Bird,

THAT the application be approved subject to the conditions in the report of the Technical Planning Board dated October 31st, 1966.

- CARRIED.

#411 - ~~Black banded by Encl 47<sup>n</sup>, Investment, Encl 45<sup>n</sup> & Council.~~  
Includes RZ.M.10, RZ.G.58, RZ.45.12

BY-LAW NO. 4298

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being the Zoning and Development By-law

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(sgd) T.J. Campbell  
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MAYOR

(sgd) R. Thompson  
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CITY CLERK

This By-law received:  
1st Reading - April 6, 1967  
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(sgd) R. Thompson  
CITY CLERK

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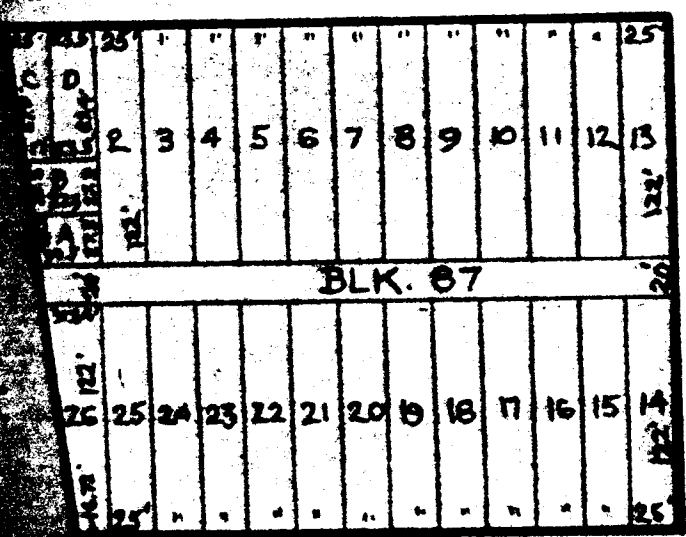
CITY CLERK

THE PROPERTY OF ... (---) IS ...  
ON (---) ... DISTRICT TO (---) ...  
DEVELOPMENT DISTRICT.

66'

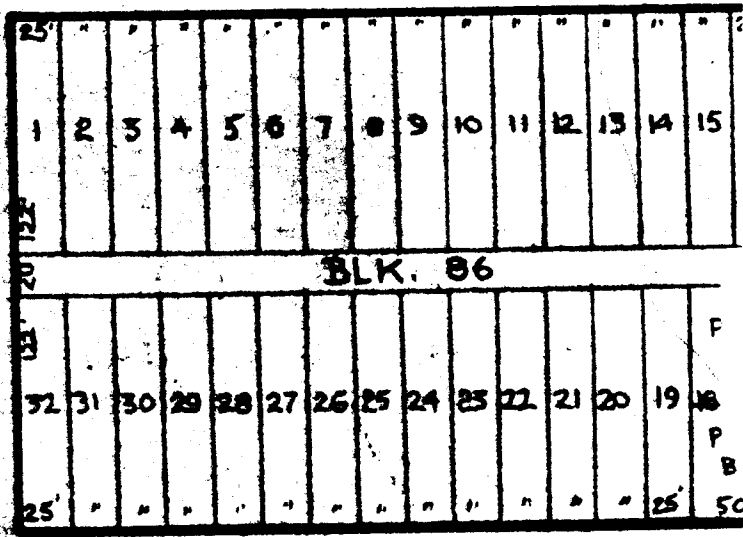
KEEFER

ST.



BLK. 87

AVE.

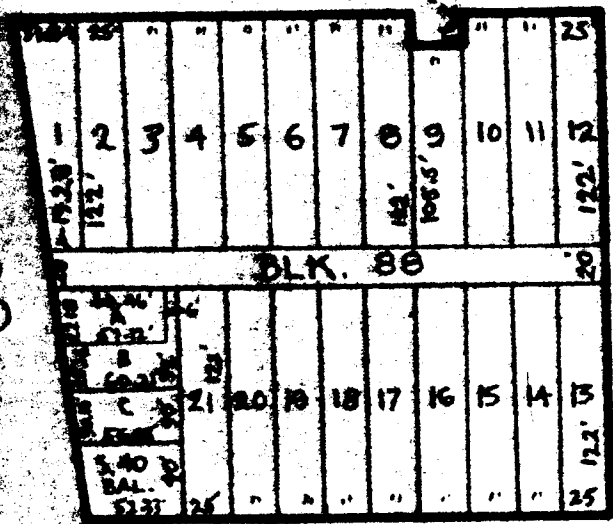


BLK. 86

GEORGIA

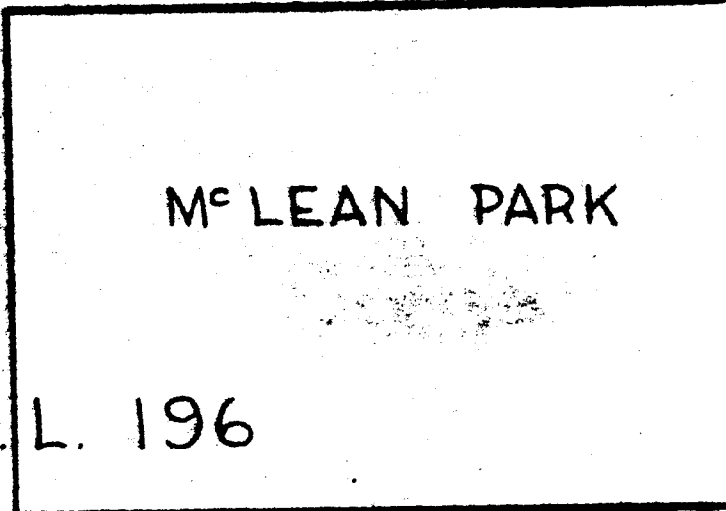
ST.

GORE



BLK. 88

DUNLEVY



MC LEAN PARK

D.L. 196

UNION

ST.

66'

66'

Shm-9

4296  
6/4/67

275