



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 (44)

670-692 West 45th Avenue

By-law No. 4339

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

Effective December 7, 1967

BY-LAW NO. 4339

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-M, Z-115-A 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 7th day of December 1967.

(sgd) T.J. Campbell
MAYOR

(sgd) R. Thompson
CITY CLERK

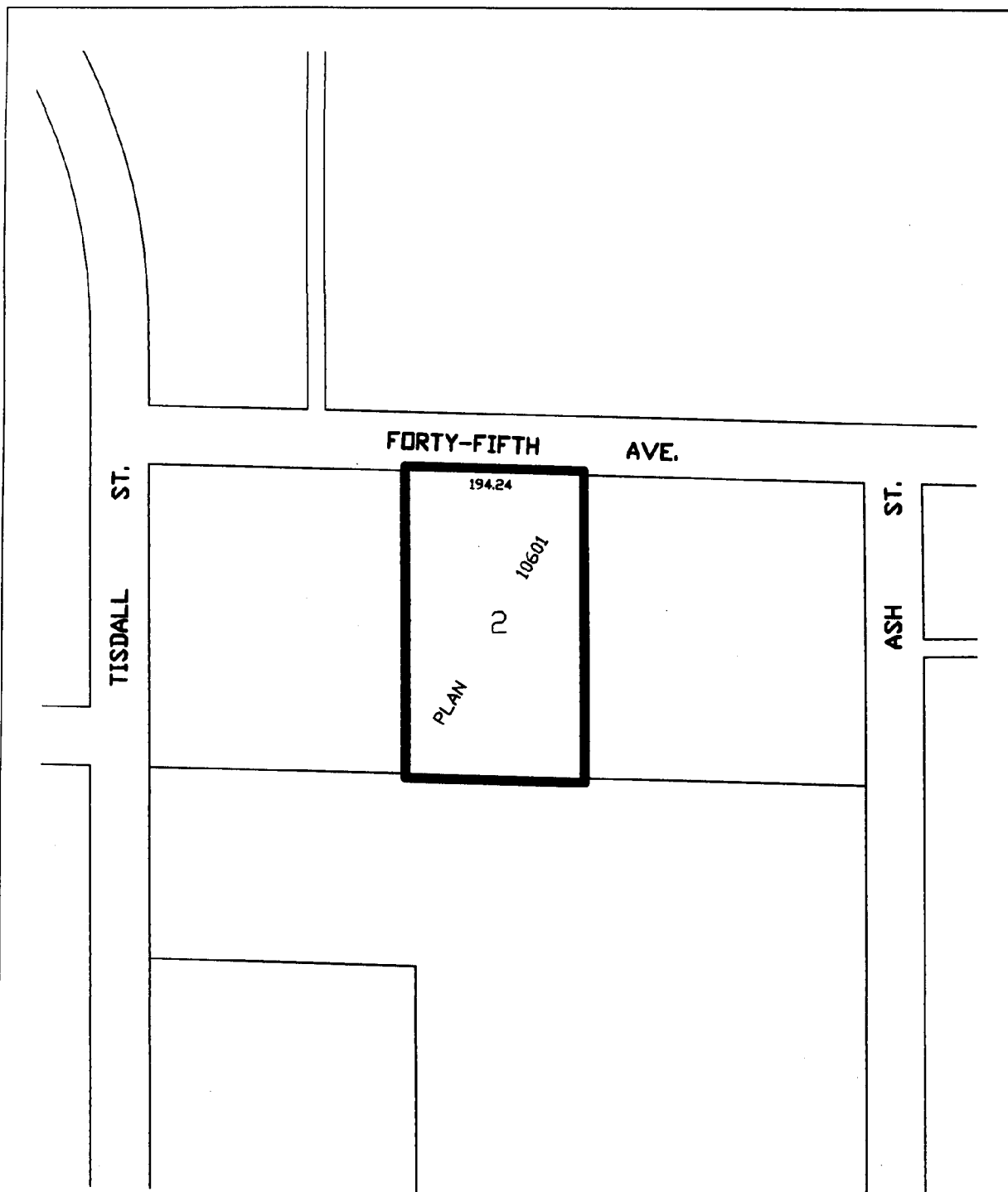
This By-law received:

1st Reading -December 7, 1967
 2nd Reading -December 7, 1967
 3rd Reading -December 7, 1967


(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 7th day of December, 1967, and numbered 4339.

CITY CLERK"



The property outlined in black (■) was rezoned:
 From **RS-1 & RT-2** to **CD-1** by By-law No. 4339

CD-1 (44) 670-692 West 45th Ave.	date prepared: Apr. 1994	
	sectional(s): O-20	
City of Vancouver Planning Department	scale: 1:2000	

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

- 5. (a) Both Sides Tisdall St. & E/s. ^{Wahl 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)

A By-law to amend By-Law No. 3575
being the Zoning and Development
By-Law.

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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-62-19, Z-115-17 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

PROPERTY SHOWN BELOW OUTLINED IN BLACK (——) IS REZONED FROM (FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT

