



City of Vancouver *Zoning and Development By-law*

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CD-1 (60)

3595 Kingsway

By-law No. 4491

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

Effective April 28, 1970

BY-LAW NO. 4491

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-134-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 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 area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Senior citizens' development
consisting of an apartment building

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 28th day of April, 1970.

This By-law received:

1st READING - April 28, 1970

2nd READING - April. 28, 1970

3rd READING - April 28, 1970

(sgd) Thomas J. Campbell
MAYOR

(sgd) R. Thompson
CITY CLERK

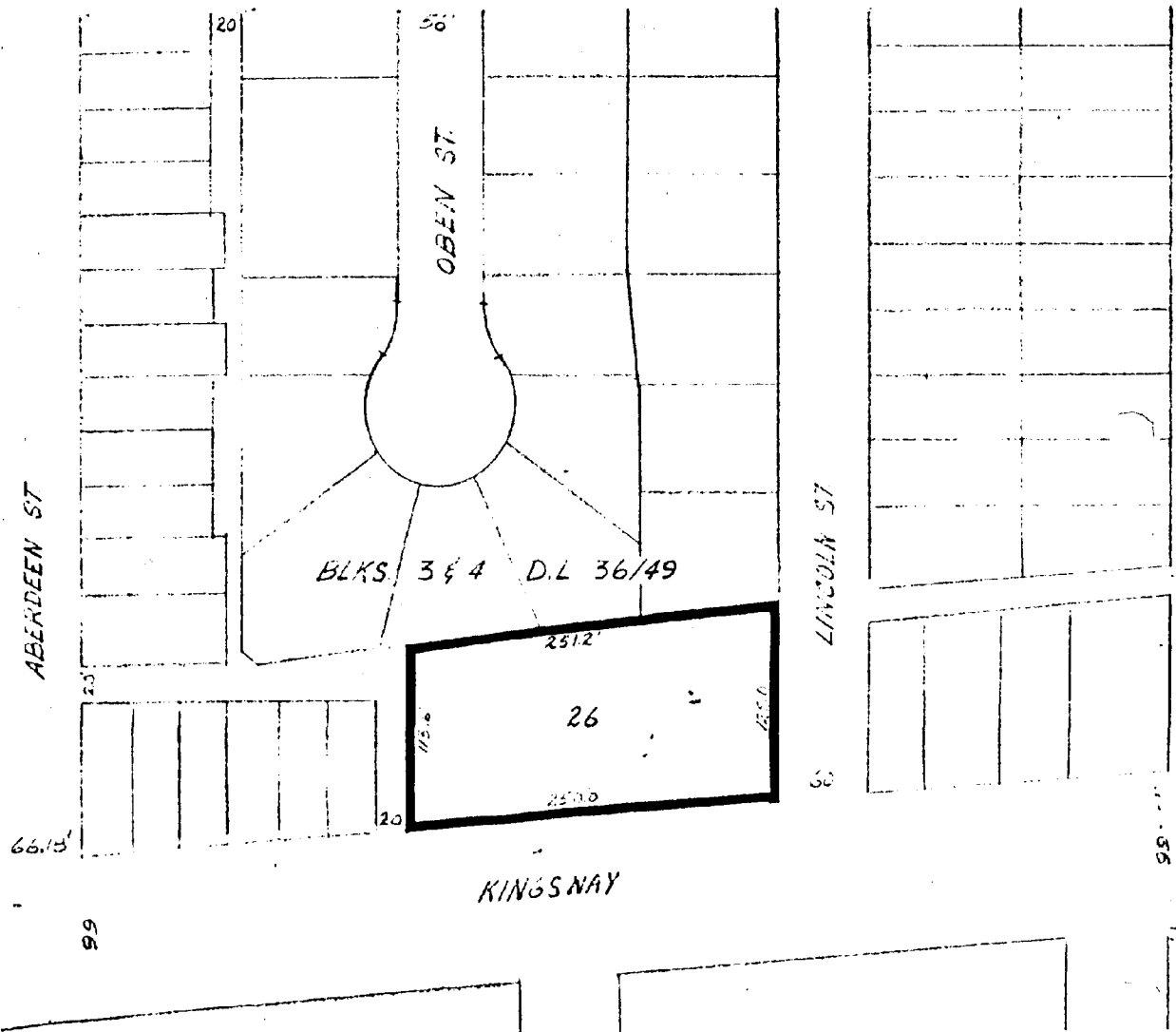
(sgd) Ronald Thompson
CITY CLERK

"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 28th day of April., 1970 and numbered 4491.

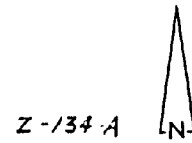
CITY CLERK"

BY-LAW NO 4491 BEING A BY-LAW TO AMEND BY-LAW NO 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED FROM C-2 COMMERCIAL DISTRICT TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.



SCALE : 1" = 100'
FILE NO: RZ.K.28



The Technical Planning Board on November 28th, 1969 recommended that the application be approved to rezone Lot 26, Blocks 3 & 4, D.L. 36/49, from a C-2 Commercial District to a CD-1 Comprehensive Development District subject to the use being restricted to an apartment building (senior citizens' housing development) and further, the scheme of development must be first approved by the Technical Planning Board after advice from the Design Panel, said scheme to be in compliance with the RM-2 District Schedule regulations but in no case shall the building exceed two storeys in height plus basement; off-street parking to be provided on the site with not less than one space for each six dwelling units occupied by senior citizens.

Moved by Mr. Watson
Seconded by Dr. Bullen

RESOLVED that the Commission
concur with the recommendation
of the Technical Planning
Board of November 28th, 1969

CARRIED

Mr. Peter Graham opposed.

TPC: December 5th, 1969.

4. Rezoning Applications

- (a) North Side of Kingsway between Aberdeen and Lincoln
Lot 26, Blocks 3 & 4, D.L. 36/49, Group 1, N.W.D.
Present Zone: C-2 Commercial District
Requested Zone: CD-1 Comprehensive Development District
Applicant: Director of Planning

Mr. Gray advised that an application had been made by the Director of Planning requesting an amendment to the Zoning and Development By-law whereby the above described lot would be rezoned from a C-2 Commercial District to a CD-1 Comprehensive Development District.

On January 31, 1964 the Technical Planning Board were considering the disposal of City-owned property resubdivision with possible zoning in the area generally bounded by Kingsway, Foster, Oben and Lincoln. It was recommended disposing of the greatest portion of the lands for development and resubdivision for single family dwellings but that the subject site would not be sold as C-2 Commercial as the commercial zoning for retail and offices should be retained generally between Joyce, Tyne, School and the lane lying north of Kingsway. Further, there was considerable interest shown by senior citizens who may develop the site with a low density senior citizens development. This report was adopted by Council on February 25, 1964.

City Council on August 12, 1969 agreed to the sale of the land subject to a number of conditions, two being:

- (1) Site to be rezoned to CD-1 Comprehensive Development District generally in accordance with RM-2 Multiple Dwelling District, but restricted to two storeys plus basement. The application to be referred directly to a Public Hearing after report by the Technical Planning Board and the Town Planning Commission.
- (2) The purchaser must apply for a development permit for construction of a Senior Citizen's housing development within 90 days from the date of City Council's approval of the offer.

A development permit application for a two storey senior citizen's development was filed on August 20, 1969, by Mr. A. H. Petzold on behalf of the Oddfellows Society.

This application is currently being processed through the Technical Planning Board. After a review of the sketch plans submitted it would appear approval will be forthcoming from the Technical Planning Board.

