



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 (77)

1010-1016 West 48th Avenue

6409-6429 Oak Street

By-law No. 4613

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

Effective April 10, 1972

BY-LAW NO. 4613

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-145-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. 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:

Townhouses and customary accessory uses,

subject to such conditions as Council may by resolution prescribe.

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 10th day of April, 1972.

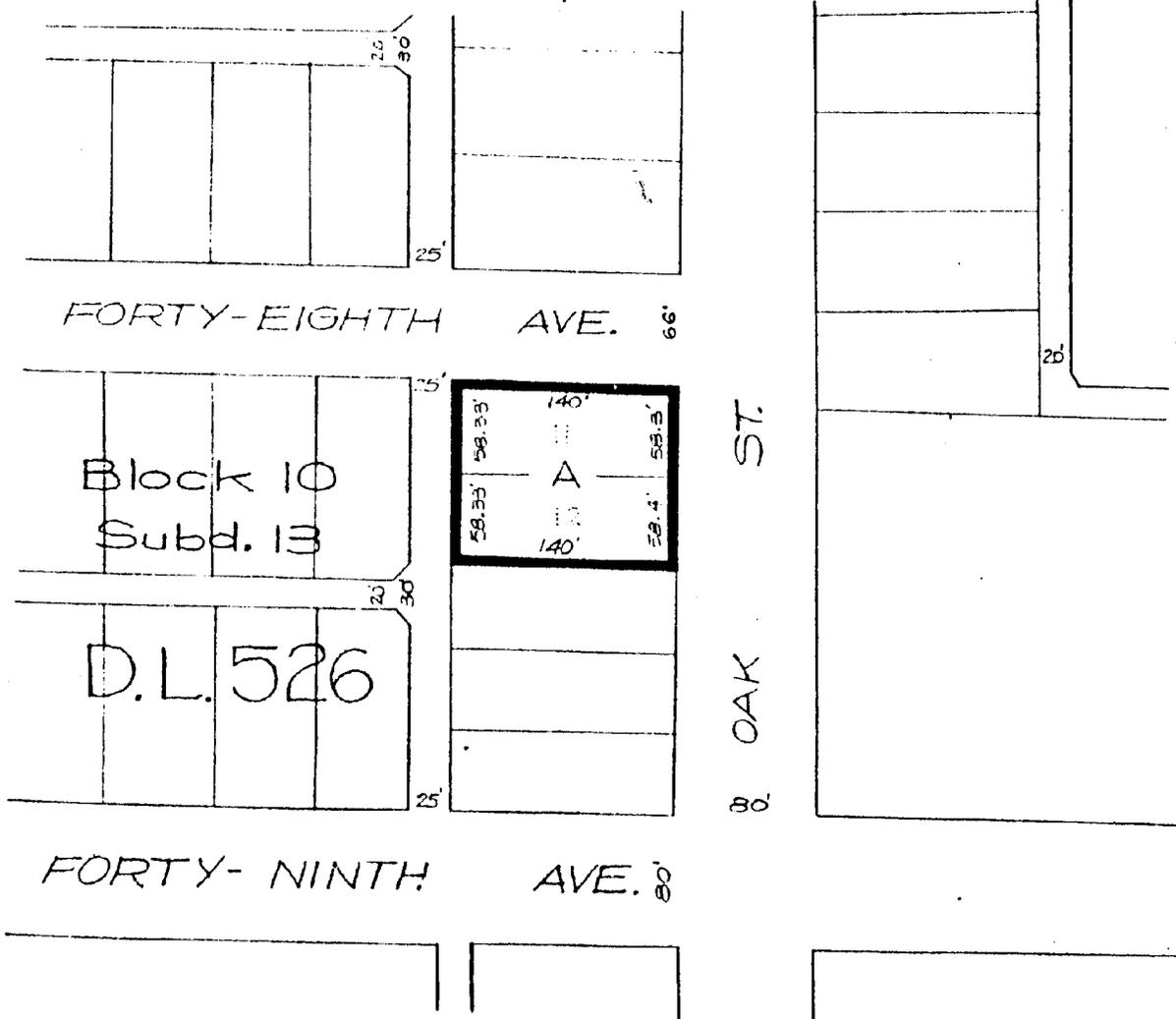
(sgd) Thomas J. Campbell
MAYOR

(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 10th day of April, 1972, and numbered 4613.

CITY CLERK”

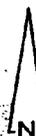
THE PROPERTY SHOWN BELOW, OUTLINED IN BLACK,
 IS REZONED FROM RS-1 ONE FAMILY RESIDENTIAL DISTRICT
 TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT



SCALE : 1" = 100'

FILE NO: RZ-48-10-1

Z-145-A



1. S/W Corner of 48th Avenue
and Oak Street

An application was received from Mr. Tanaka, of D. M. Sarter, Architect, for Mr. and Mrs. Samuels, to rezone Lots 11 and 12, Subdivision 13, Block 10, D.L. 526, situated on the south-west corner of 48th Avenue and Oak Street,

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

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, with the uses restricted to townhouses only and customarily ancillary uses, subject to prior compliance by the owners with the following conditions:

1. The lots to be first consolidated into one parcel and so registered in the Land Registry Office.
2. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on the architectural features, with the scheme of development not to be materially different from that submitted by D. M. Sarter, Architect, under date received by the Planning Department of October 14, 1971, and noted as Job #7149.

(continued)

S/W Corner of 48th Avenue
and Oak Street (continued)

3. The floor space ratio not to exceed 0.40 gross, but excluding underground parking and ancillary storage area and access to the underground parking.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

There was no one present to oppose the application. ||

MOVED by Alderman Broome,

THAT the foregoing application by Mr. Tanaka be approved, subject to the foregoing conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED.

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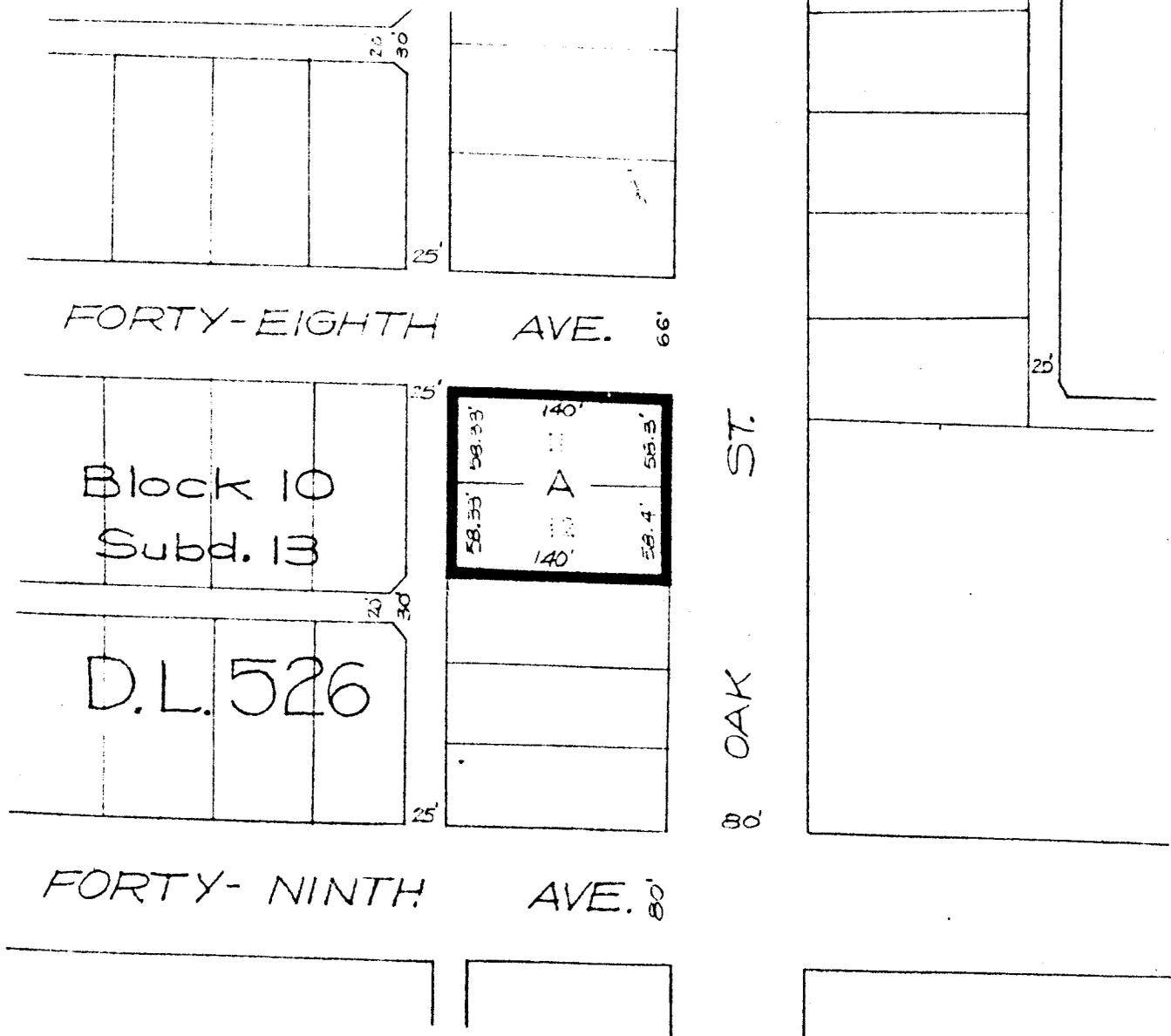
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CITY CLERK

BY - LAW NO 4613 BEING A BY - LAW TO AMEND BY - LAW
NO 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

SCHEDULE "D".

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IS REVENUED FROM RS-1 ONE FAMILY RESIDENTIAL DISTRICT
TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT



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CITY PLANNING DEPARTMENT