



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (84)

1750 East 41st Avenue

By-law No. 4675

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

Effective December 19, 1972

BY-LAW NO. 4675

A By-law 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 - 144 - C 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 tile 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 tile only uses for which development permits will be issued are:

Senior Citizens' Housing and customary
ancillary uses, including off-street parking,

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 19th day of December, 1972.

(sgd) Thomas J. Campbell
MAYOR

(sgd) Ronald Thompson
CITY CLERK

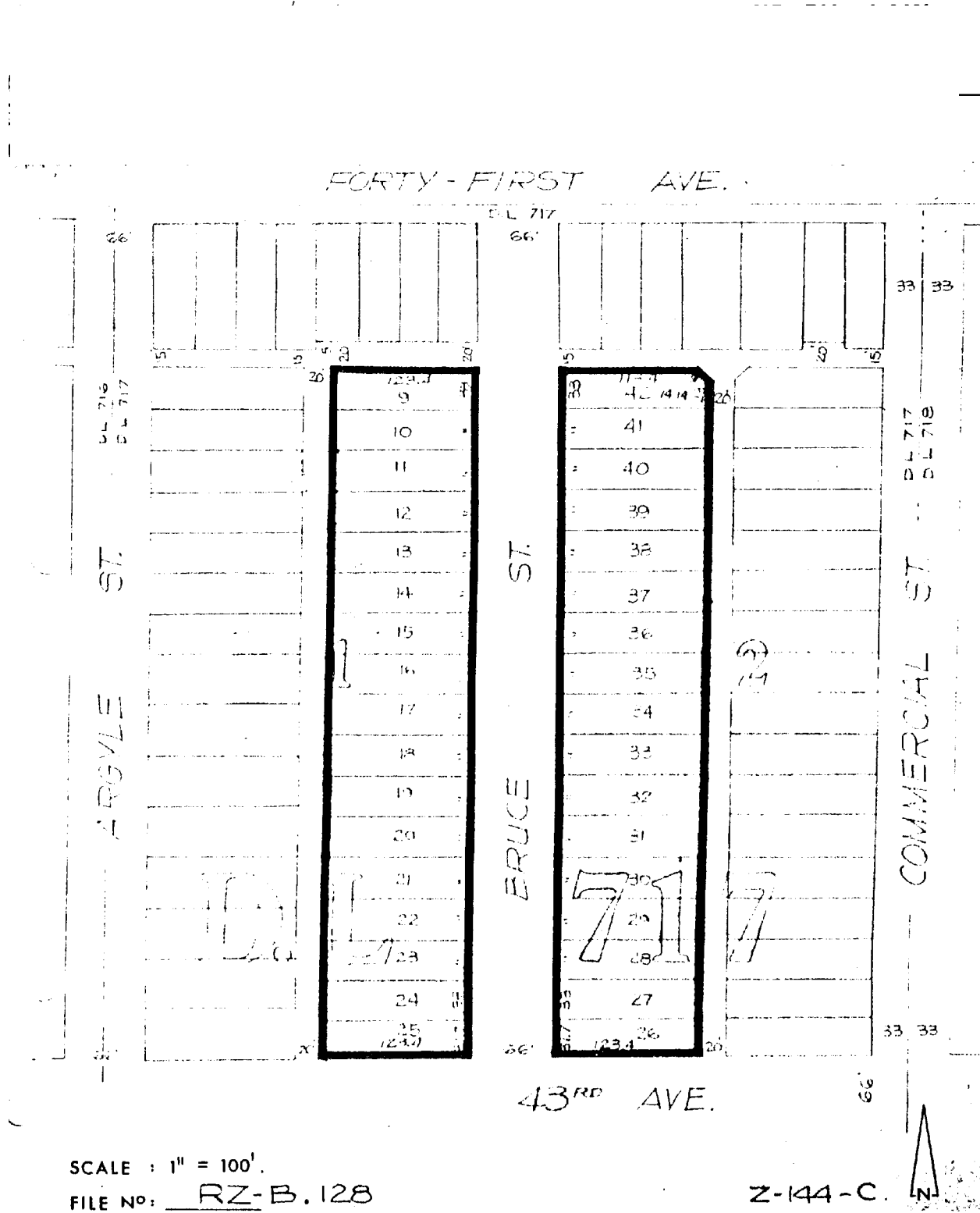
"I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 19th day of December, 1972, and numbered 4675.

CITY CLERK"

By-law No. 4675 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

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The property shown below (---) outlined in black is rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.



2. Both sides of Bruce Street, generally bounded by 43rd Avenue, The Lane south of 41st Avenue, the Lane west of Commercial Drive and the Lane east of Argyle Street; also the Unopened Portion of Bruce Street
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An Application was received from Mr. J. Bergins, Architect, for Mennonite Senior Citizens to rezone Lots 9 - 25 inclusive, Block 1, Lots 26 - 42 inclusive, Block 2, D.L. 717, and situated as described above.

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

Mrs. J. Rimmer, on behalf of certain property owners in the area expressed concern of the problems with traffic that may occur if the development proceeds. (Petition filed).

Mr. Lockhart representing Wilson Heights United Church, made a number of enquiries relating to the development. The Director of Planning and Civic Development gave an explanation of the scheme.

MOVED by Ald. Adams,

THAT the foregoing application be approved and as recommended by the Technical Planning Board and the Town Planning Commission, the uses be restricted to dwelling units for senior citizens and customary ancillary uses, including off-street parking, subject to prior compliance by the applicant to the following conditions:

- (a) That approval is first obtained from City Council for the acquisition of the subject lots and a portion of Bruce Street, after a report from the City Engineer with special attention to the development and use of Bruce Street from 41st Avenue to the lane south thereof, that portion giving vehicular access to the subject site.

*Comms. at
90-491
Nov 23/72*

- (b) (i) the detailed scheme of development to be first approved by the Technical Planning Board after advice on architectural treatment from the Design Panel;
 - (ii) the scheme of development not to exceed two storeys in height but may include small cellar areas for ancillary uses;
 - (iii) the floor space ratio not to exceed 0.50.
- (c) The Technical Planning Board, in considering the scheme of development, have particular regard to the form of development in relation to the surrounding single family homes and adjacent City Park.

FURTHER THAT the City-owned land be subject to resale to the City at the selling price if this property is not developed within eighteen (18) months' time.

- CARRIED

1284

Site on both sides of Bruce between E. 41st & E. 42nd Ave.

(RZ.B.12B)

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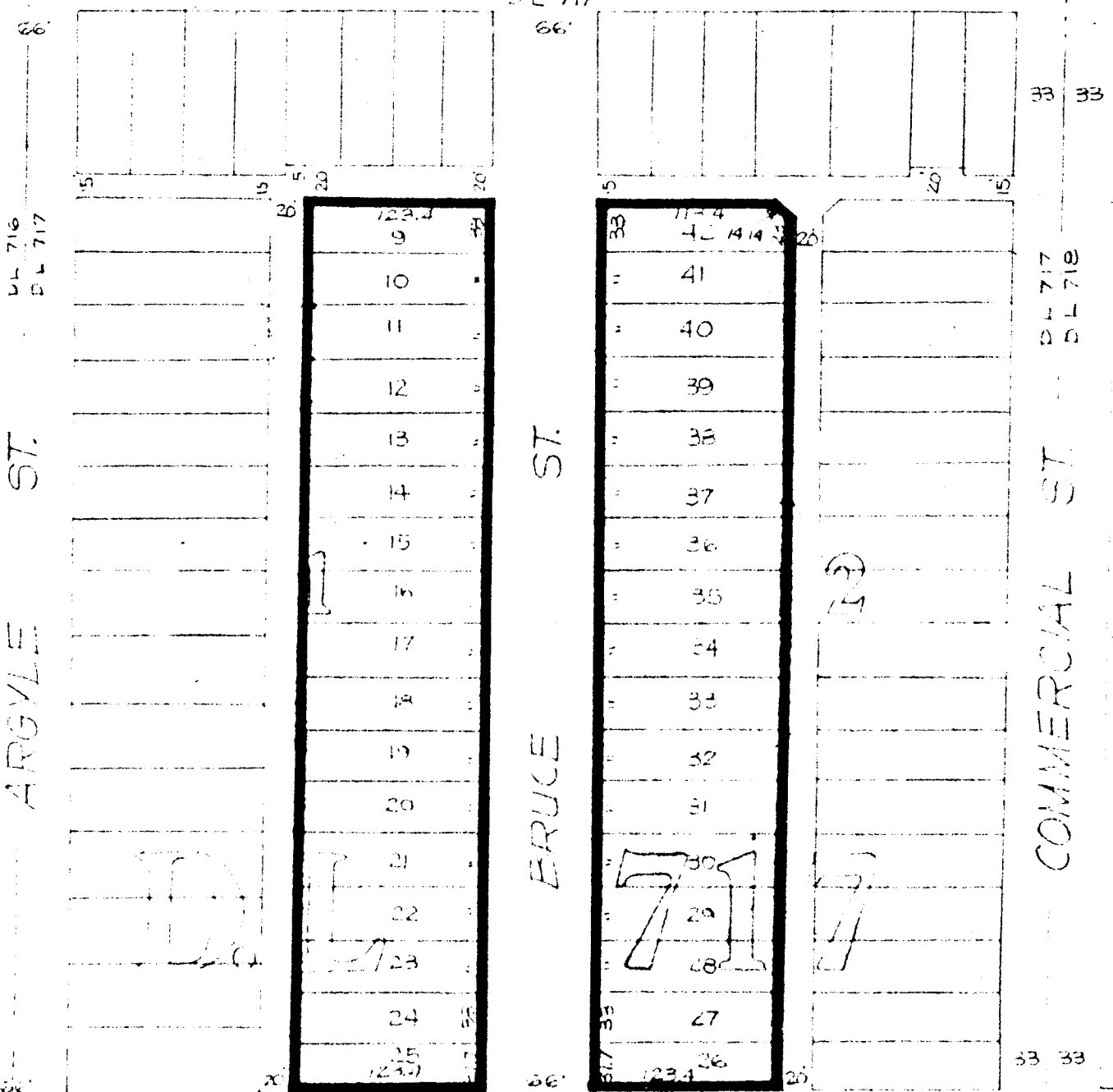
CITY CLERK

BY - LAW NO 4675 BEING A BY - LAW TO AMEND BY - LAW
 NO 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

PROPERTY SHOWN BELOW (——) OUTLINED IN BLACK IS REZONED FROM (RS-1) SCHEDULE "D",
 ONE-FAMILY DWELLING DISTRICT, TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.

FORTY-FIRST AVE.

DL 717



SCALE : 1" = 100'

FILE NO: RZ-B.128

Z-144-C

