



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (50)

3282-3298 East 1st Avenue

By-law No. 4379

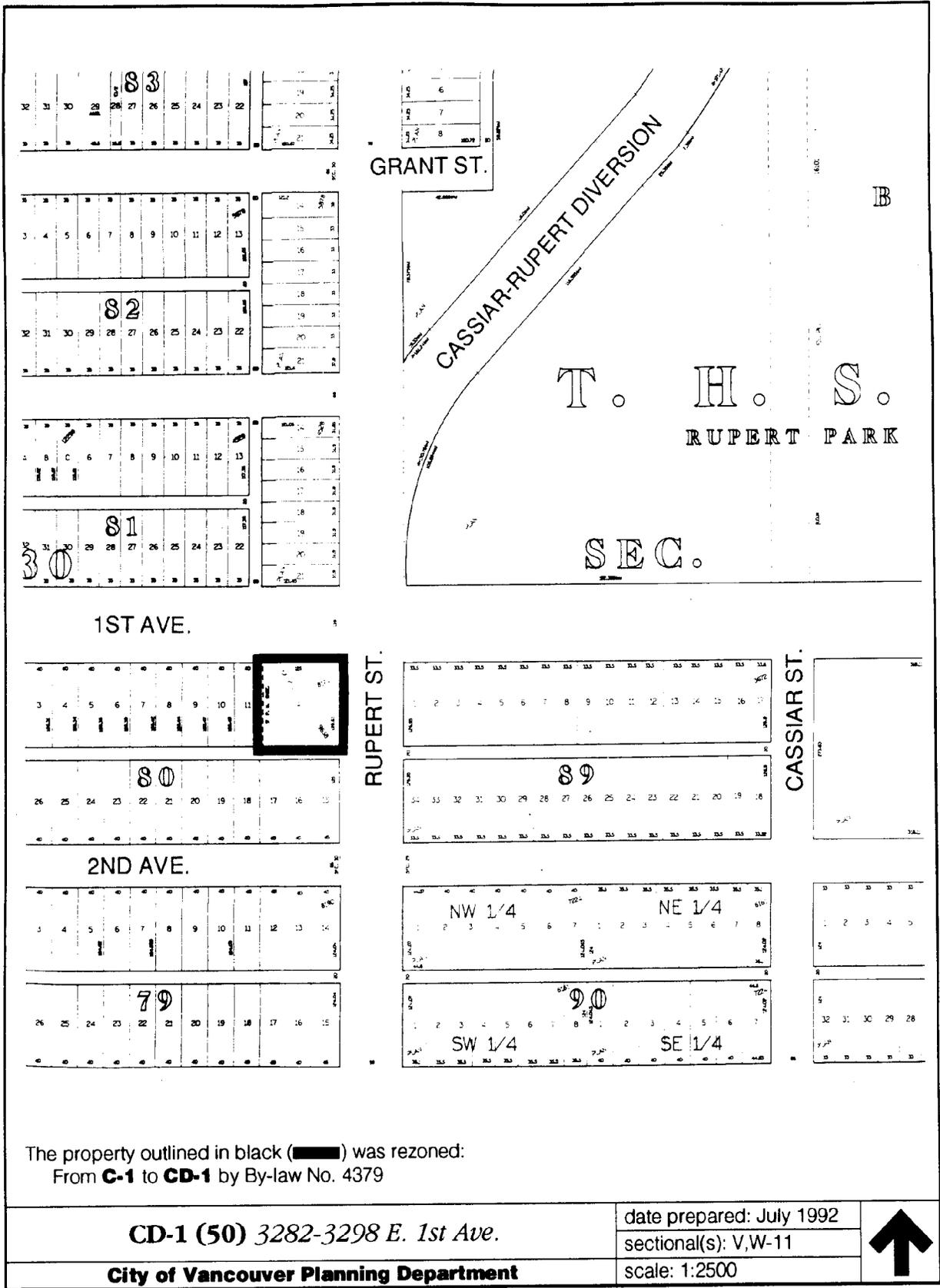
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective August 6, 1968

(Amended up to and including By-law No. 4955, dated March 16, 1976)

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 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:
 1. Retail Establishments
 - Grocery store
 - Bakery, retailing on premises
 - Drug store
 2. Service Establishments
 - Barber or beauty shop
 - Cleaning and dyeing shop (collection delivery only)
 - Launderette or coin-operated dry-cleaner
 - Restaurant (excluding drive-in)
 - Shoe repair shop
 3. Other local convenience commercial uses similar to the foregoing, subject to the approval of the Technical Planning Board,
 4. Office not to exceed 2,000 square feet [4955; 76 03 16];subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.
- 3 *[Section 3 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

NOTE: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4379 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **C-1** to **CD-1** by By-law No. 4379

CD-1 (50) 3282-3298 E. 1st Ave.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): V,W-11

scale: 1:2500



#56. - S.W. corner of Rupert
& 1st Ave.

Zoning Plan

(RZ.122)

BY-LAW NO. 4379

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 - 123 - B 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:

1. Retail Establishments

- ✓ Grocery store
- ✓ Bakery, retailing on premises
- ✓ Drug store

2. Service Establishments

- ✓ Barber or beauty shop
- ✓ Cleaning and dyeing shop (collection delivery only)
- ✓ Launderette or coin-operated dry-cleaner
- ✓ Restaurant (excluding drive-in)
- ✓ Shoe repair shop

CITY PLANNING OFFICE

RECEIVED
AUG 13 1968

No. 04065
VANCOUVER, B.C.

3. Other local convenience commercial
uses similar to the foregoing,
subject to the approval of the Tech-
nical Planning Board,

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 August 1968.

(sgd.) T. J. Campbell

Mayor

(sgd.) D. H. Little

Deputy City Clerk

This By-law received:

1st Reading - August 6th, 1968.

2nd Reading - August 6th, 1968.

3rd Reading - August 6th, 1968.

(sgd.) D.H. Little

DEPUTY CITY CLERK

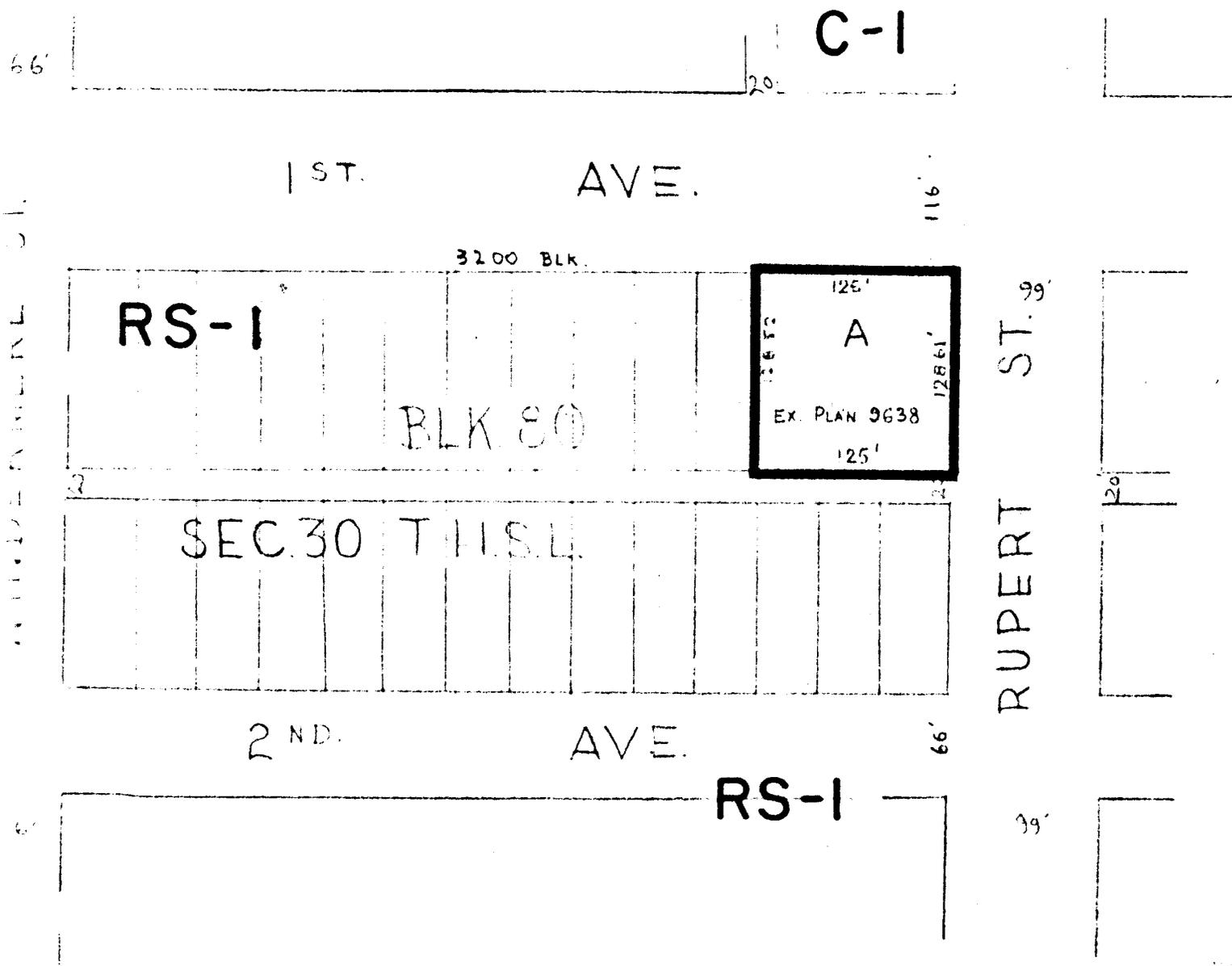
I hereby certify that the foregoing is a correct
copy of a By-law duly passed by the Council of the City
of Vancouver on the 6th day of August, 1968, and numbered
4379.

DEPUTY CITY CLERK.

N . . 0 4379 BEING A BY - LAW TO AMEND BY - LAW
5 . BEING THE ZONING AND DEVELOPMENT BY - LAW .

SCHEDULE "D".

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



1" = 100'

Z . 1ST. 22

Z 123 B



1. S.W. Corner 1st Avenue
and Rupert Street

An application was received from the Director of Planning to rezone Lots 12, 13 and 14, Block 80, Sec. 30, THSL situated at the south-west corner of 1st Avenue and Rupert Street

FROM: C-1 Commercial District
TO: CD-1 Comprehensive Development District

MOVED by Ald. Alsbury,

THAT the foregoing application be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

1. That the three readings of the amending by-law be withheld until after:
 - a. Approval by the Council of a scheme of development on advice from the Town Planning Commission, and the Technical Planning Board after advice from the Design Panel;
 - b. Approval by the Minister of Highways based on a specific scheme of development.
2. That the scheme of development be guided by the conditions set out in Appendix "A" of the Board of Administration report dated February 5, 1968
3. That the proposed "Local" shopping centre site located on Lots 12-14, Block 80, Sec. 30, THSL at the south-west corner of 1st Avenue and Rupert Street be sold by tender subject to:
 - a. The existing Lots 12-14, Block 80, Sec. 30, THSL being consolidated into one parcel and so registered in the Land Registry Office and retained as such.
 - b. the scheme of development being approved by the City Council after report from the Town Planning Commission and the Technical Planning Board, after advice from the Design Panel.
 - c. reservation of an easement for underground utilities along the westerly 5 feet of the site.
 - d. the purchasers granting to the City an option to repurchase the property at the net sale price of the land, exercisable in the event that the development is not completed within three years of the date of purchase.

SEE
ATTACHED

- CARRIED.

minutes from Public Hearing
dated March 11th, 1996

#B-40

5. S/W Corner of East 1st
Avenue and Rupert Street

An application was received from Mr. A. Saba to amend the text of the (CD-1) Comprehensive Development By-law No. 4379, with respect to Lot A, Block 80, Section 30, T.H.S.L., being the south-west corner of East 1st Avenue and Rupert Street, by adding 'Office not to exceed 2,000 square feet' as a use subject to the following:

"That any subsequent development permit issued for office use (not to exceed 2,000 square feet) be subject to a three year approval."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

cont'd....

Special Council (Public Hearing), March 11, 1976 5

S/W Corner of East 1st Avenue
and Rupert Street (cont'd)

MOVED by Ald. Bird,
 THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Bowers,
 THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:20 p.m.

* * * * *

PROPOSED CONDITIONS FOR DEVELOPMENT FOR A COMPREHENSIVE (CD-1)
LOCAL COMMERCIAL CENTRE AT THE S.W. CORNER OF 1ST AVE. & RUPERT ST.

(a) Uses:

The following retail and service establishments catering to the day to day needs of the residents of the local neighbourhood shall be permitted:

(i) Retail Establishments:

- grocery store
- bakery, retailing on the premises
- drug store

(ii) Service Establishments:

- barber or beauty shop
- cleaning and dyeing shop (collection and delivery only)
- launderette or coin-operated dry-cleaner
- restaurant (excluding a drive-in)
- shoe repair shop

(iii) Other local convenience commercial uses similar to the foregoing subject to the approval of the Technical Planning Board.

(b) Floor Space Ratio:

The Floor Space Ratio shall not exceed 0.40. For this purpose gross floor areas shall include the total area of all floors of all buildings except for areas used for parking purposes and for cellars for ancillary storage or heating.

(c) Subdivision:

The existing Lots 12-14, Block 80, T.H.S.L. being consolidated into one parcel and so registered in the Land Registry Office and retained as such.

Height:

No building shall exceed one storey nor 15 feet in height.

(e) Landscaping:

The peripheral setbacks and the parking areas shall be properly landscaped and maintained with lawns, flowers, shrubs and trees and all loading and service areas shall be screened from view.

(f) Signs:

There shall be not more than one free-standing sign not exceeding 25 feet in height to identify the shopping centre; the total superficial area of such sign shall not exceed 70 square feet and no one face shall exceed 35 square feet. All other signs shall be of the fascia type; all signs shall be non-flashing and subject to the approval of the Technical Planning Board.

(g) Other:

All other matters such as parking, loading, ingress-egress, setbacks, overall design, etc., shall be generally as shown on Plan #1381E attached and subject to approval by the City Council on advice from the Technical Planning Board and Town Planning Commission and after receipt of advice from the Design Panel.

BY-LAW 4955

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. Subsection (13) of Section 3 of By-law No. 3575 is
repealed.

2. Section 2 of By-law No. 4379 is amended by adding
the following at the end thereof:

"4. Office **not** to exceed 2,000 square feet".

3. This By-law shall come into force and take effect
on and after the date of the passing hereof.

DONE AND PASSED in open Council this 16th day of
March, 1976.

(Sgd.) A. Phillips
MAYOR

(Sgd.) D. H. Little
CITY CLERK

"I hereby certify that the foregoing is a correct copy
of a By-law passed by the Council of the City of Vancouver
on the 16th day of March, 1976, and numbered 4955.

CITY CLERK"