



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 (52B)

300-496 Pender Street

325-487 Keefer Street

By-law No. 4393

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

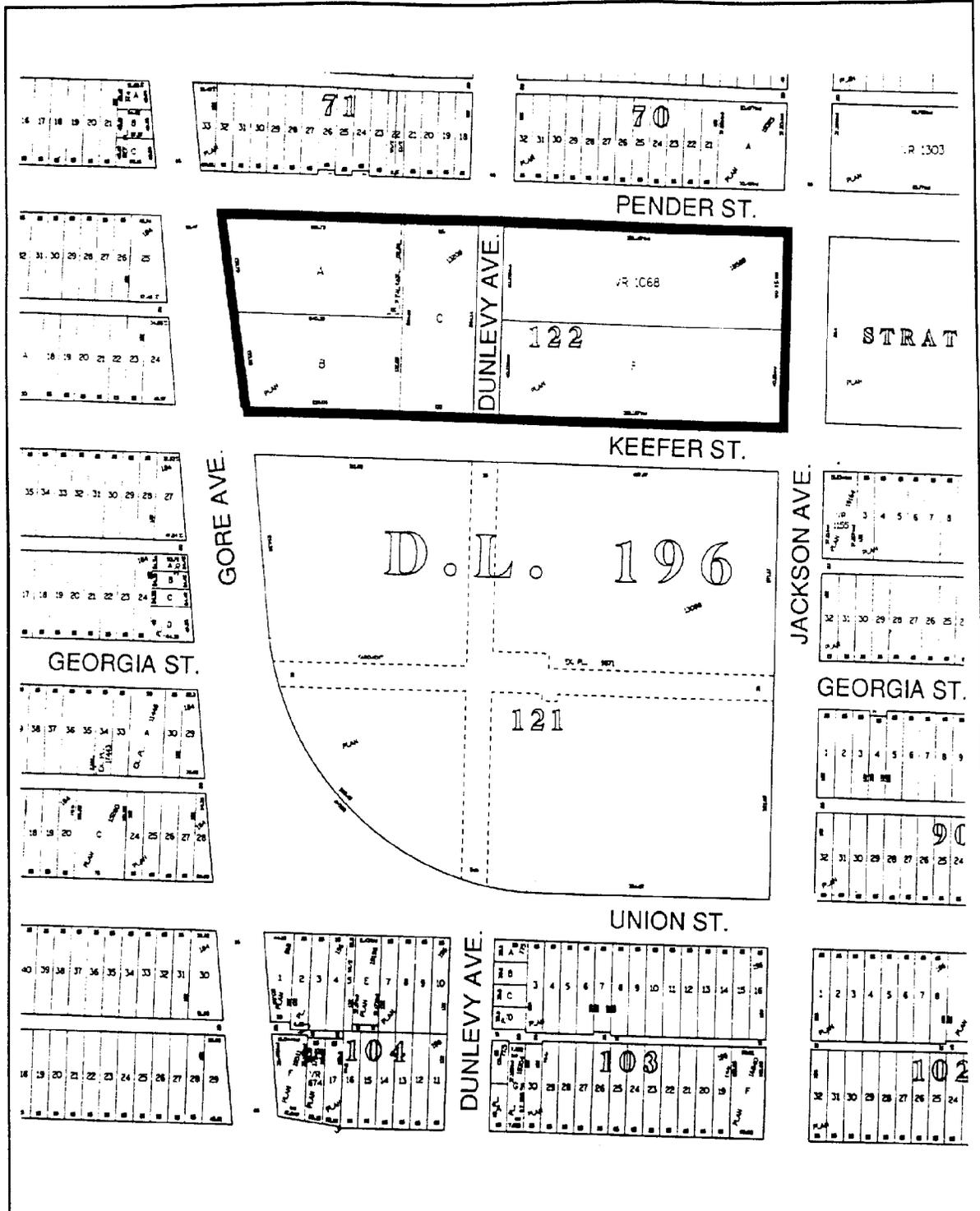
Effective December 3, 1968

(Amended up to and including By-law No. 5454, dated July 7, 1981)

- 1** *[Not applicable to this site. Only applicable to 52A.]*
- 1A** *[Not applicable to this site. Only applicable to 52A.]*
- 2** *[Section 2 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2A** The areas shown outlined in black on the said plan are rezoned CD-1 and the only uses permitted within the said areas and the only uses for which development permits will be issued are:
1. Church
 2. Community Centre
 3. School
 4. Institutional uses similar to the above
 5. Senior Citizens Housing
 6. Apartments
 - 6a. Townhouses and personal care home [5454; 81 07 07]
 7. Uses ancillary to the above uses
 8. A building or use essential in this district required by a public authority. [4607; 72 03 07]
- subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.
- 3** *[Not applicable to this site. Miscellaneous plan amendment.]*
- 4** *[Not applicable to this site. Miscellaneous plan amendment.]*
- 5** *[Section 5 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. 4393 or provides an explanatory note.

SCHEDULE D



The property outlined in black (■) was rezoned:
 From **RM-3** to **CD-1** by By-law No. 4393

CD-1 (52B) 300-496 Pender St./325-487 Keeper St. City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): Q-9	
scale: 1:2500		

NOV 25 1968

811

Special Council, November 25, 1968 5

6. Property of Associated Foundry Limited

Pursuant to Council resolution of August 27, 1968, the Council considered an application by the Director of Planning to rezone Block A, Sec. 46 NW $\frac{1}{4}$, T.H.S.L. situated on the east side of Nanaimo Street immediately south of B.C.E.R. Right-of-Way

FROM: M-2 Heavy Industrial District
TO: RS-1 One Family Dwelling District

The Technical Planning Board and the Town Planning Commission recommended approval of the application, however Council's attention was drawn to Board of Administration report dated September 4, 1968, setting out the regulations and conditions imposed prior to the issuance of any development permit.

Mr. R. Harvey, representing the owners of the Foundry appeared opposing the application and filed a brief.

Mr. Harvey also indicated that the owners have no plans to move from the present location.

Mrs. D. Bowman, a spokesman for the residents in the area, spoke in support of the application to rezone and filed a brief.

MOVED by Ald. Broome,

THAT the application by the Director of Planning to rezone the above mentioned property be approved.

(lost)

A tie vote resulted and the motion was declared - LOST

7. Area bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue

An application had been received from the Director of Planning to rezone Blocks 72 and 73, D.L. 196 being an area bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue

FROM: RM-3 Multiple Dwelling District
TO: CD-1 Comprehensive Development District

The Technical Planning Board and the Town Planning Commission recommended approval of the application.

The Council noted a drawing prepared by the Planning Department showing the various parcels and the intended development of them.

MOVED by Ald. Graham,

THAT the application to rezone the above mentioned area be approved.

- CARRIED.

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

The Council adjourned at approximately 4:10 p.m.

* * * *

9. Area Bounded by Pender Street,
Jackson Avenue, Keefer Street
and Gore Avenue

An application was received from the Director of Planning to amend the existing CD-1 By-law No. 4393, for Lots A, B, C and D, Block 122, D.L. 196, being the area bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue, to provide for townhouse development and personal care home.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

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

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

- ✓ NO. 52 (a)
NO. 52 (b)

- ✓ 52 (a) North Side of 37th Avenue between Willow and Ash
Rezoning File RZ.~~P.~~²⁴ 37.5
- 52 (b) Site Bounded by Pender Jackson, Keefer and Gore
Rezoning File RZ.P.24.1

I have attached those sections of the bylaw which are applicable to each site and the individual conditions with respect to each.

BY-LAW NO. 4393

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:

2. 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-126-G 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

2

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.

2A. The area shown outlined in black on the said plan are rezoned CD-1, and the only uses permitted within the said areas and the only uses for which development permits will be issued are:

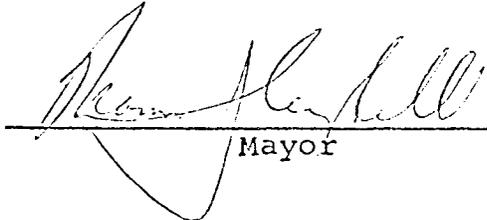
1. Church
2. Community Centre
3. School
4. Institutional uses similar to the above
5. Senior Citizens Housing
6. Apartments
7. Uses ancillary to the above uses

subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.

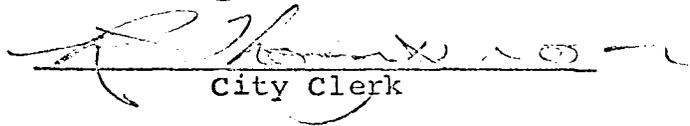
- Townhouses
- Personal Care Home
- Building Use Essential in this district required by a Public Authority

5. 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 3rd day of December, 1968.



Mayor



City Clerk

This By-law received:

1st Reading - December 3, 1968

2nd Reading - December 3, 1968

3rd Reading - December 3, 1968


CITY CLERK

SCHEDULE "D".

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED FROM (RM-3) MULTIPLE DWELLING DISTRICT TO (CG-1) COMPREHENSIVE DEVELOPMENT DISTRICT.

RM

3

PENDER

ST

BLK

BLK

72

73

D.L.

DUNLEVY AVE.

JACKSON AVE.

KEEPER

ST

196

CD

Z-126-G

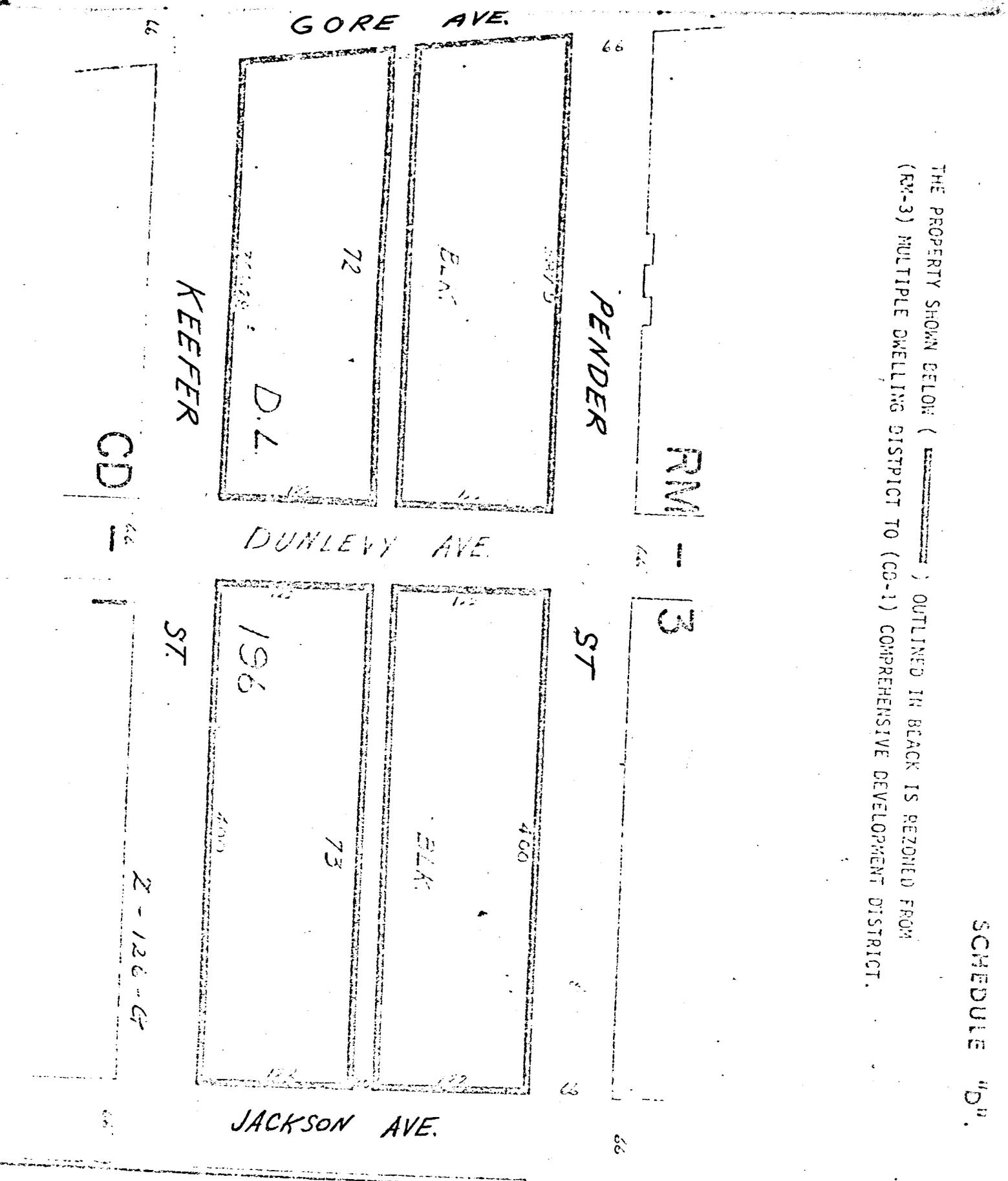
Z-126-G

SM-9

2:00
3/15/10

SCHEDULE "D"

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED FROM (RM-3) MULTIPLE DWELLING DISTRICT TO (CO-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



Z-126-G

SM-9

23 9/11
10/10/10

526

BY-LAW NO. 4607

A By-law to amend By-law No. 4393,
being a Zoning By-law

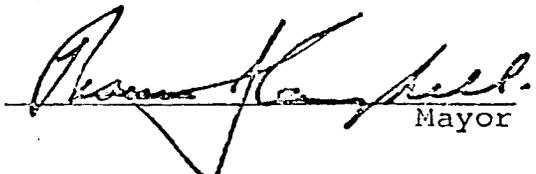
THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled, enacts as follows:

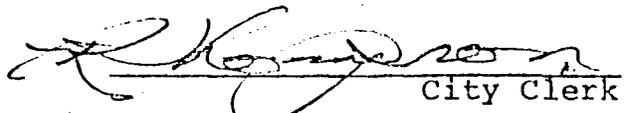
1. Section 2A. of ~~By-law No. 4393~~ is amended by adding the following:

"8. A building or use essential in this district required by a public authority."

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 March, 1972.


Mayor


City Clerk

A By-law to Amend By-law No. 3575, being the Zoning and Development By-law; and to Amend By-laws Nos. ~~4393~~ and 4446, being By-laws Creating Comprehensive Development Districts

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 plans marginally numbered Z-161-C, Z-161-E, Z-165-A, and Z-165-E 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 plans annexed hereto; and the various boundaries and districts shown upon the plans 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. Section 2 of Schedule C of said By-law No. 3575 is amended by striking out the word "Renfrew" in the third line and substituting the word "Slocan".

~~3. By-law 4393~~, being a By-law creating a Comprehensive Development District, is amended by adding the following as subsection 3A of section 1A:

"3A. Town houses and personal care home".

4. By-law No. 4446, being a By-law creating a Comprehensive Development District, is amended by inserting in Section 2 the words "health spa," immediately after the word "buildings," in the fourth line.

5. 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 10th day of December, 1974.

(Sgnd.) A. Phillips
MAYOR

(Sgnd.) R. Henry
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 December, 1974, and numbered 4831.

CITY CLERK"

EXPLANATORY NOTE

On December 10, 1974 Council enacted By-law No. 4831. The intent of this by-law, as expressed by Council following a Public Hearing on November 26, 1974, was to add townhouses and personal care homes to the list of uses permitted in the SPOTA lands in the area bounded by Gore, Pender, Jackson & Keefer Streets. That area is regulated by a CD-1 By-law (No. 4393) which also pertains to and regulates other sites located elsewhere.

In error By-law No. 4831 amended the wrong section of By-law No. 4393, with the result that one of those other sites unintentionally received the benefit of the additional uses. Fortunately, that site has not, according to advice given us, been redeveloped in reliance on this error.

The attached by-law will correct this error and properly reflect the intention of Council referred to above.

Director of Legal Services

BY-LAW NO. 5454

A By-law to amend By-law No. 4393
being a by-law creating a Comprehensive Development District

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled, enacts as follows:

1. Section 1A of By-law No. 4393 is amended by deleting the following:

"3A. Town houses and personal care home. "

2. By-law No. 4393 is further amended by adding the following to Section 2A:

"6a. Townhouses and personal care home. "

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 7th day of July , 1981.

(signed) Ald. Bruce Eriksen
Deputy Mayor

(signed) R. Henry
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 7th day of July, 1981, and numbered 5454.

CITY CLERK"