



City of Vancouver *Zoning and Development By-law*

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CD-1 (56C)

2267-2291 East 27th Avenue

By-law No. 4423

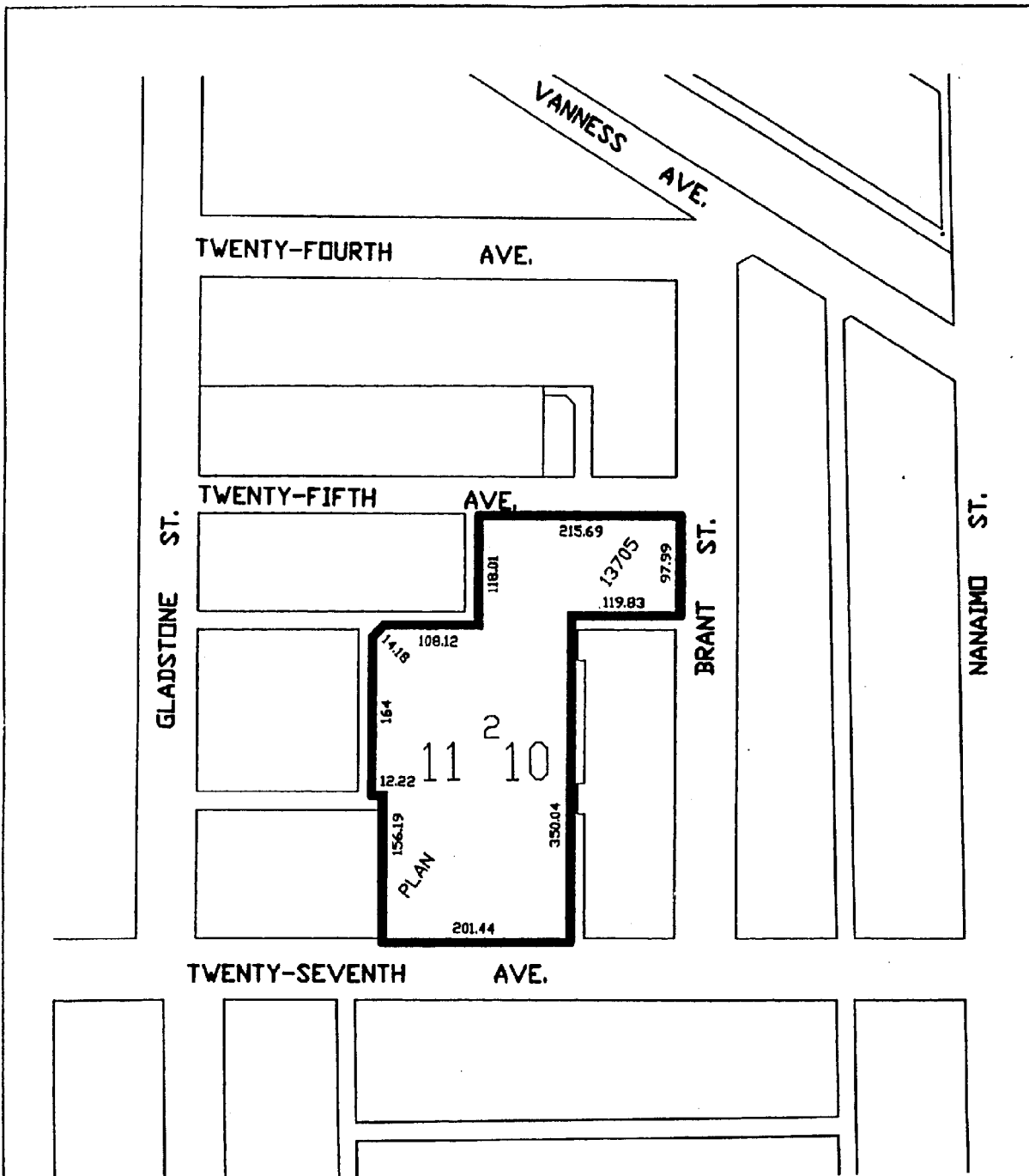
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective April 22, 1969

(Amended up to and including By-law No. 7416, dated April 25, 1995)


- 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 areas shown outlined in black on the plans numbered Z-128A, Z128B, Z-128C 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: apartments, townhouses, or row houses, and, with respect to the area outlined in black on the plan numbered Z-128C only, a Child Day Care Facility but limited to Child Minding Facility, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [7416; 95 04 25]
- 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.]* [7416; 95 04 25]

NOTE: Information included in square brackets [] identifies the by-law number and dates for the amendments to By-law No. 4412 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4423

Z-128(c)

CD-1 (56C) 2267-2291 East 27th Ave.	date prepared: Apr. 1994	
	sectional(s): T-16	
City of Vancouver Planning Department	scale: 1:2000	

(c) 25th Avenue and Brant Street

An application by the Director of Planning to rezone E. 105 feet of Lots A, B and C of N. 174 ft. of Blocks 11 and 12; Lot E of Block 11 and 12; Block 10; and Lots 4-6, Block 4; Lot 3, Block 13, D.L. 741, situated at 25th Avenue and Brant Street

FROM: RS-1 Single Family Dwelling District
TO: CD-1 Comprehensive Development

MOVED by Ald. Broome,
THAT the foregoing application be approved subject to the following condition as recommended by the Technical Planning Board and the Town Planning Commission

The uses being restricted to apartments, town houses or row houses.

The development be restricted to:
(a) a floor space ratio of 0.50
(b) a maximum height of two storeys plus basement or cellar,

and having regard to the provision of adequate open space, its treatment, the relationship of the buildings to the surrounding one-family dwellings, the provision of suitable off-street parking and advice from the Design Panel on matters of design.

- CARRIED.

BY-LAW NO. 4423A 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 plans marginally numbered Z-128A, Z-128B, Z128C, Z-128E-1, Z-128E-2, Z-128F, Z-128G, and Z-128I 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 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 areas shown outlined in black on the plans numbered Z-128A, Z128B, Z-128C 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: apartments, townhouses, or row houses, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.
3. Section (2) of Zoning and Development By-law No. 3575 is amended by deleting the words "gasoline filling station" and substituting therefor the words "gasoline service station".
4. Section 12(2)(a)(x) of the by-law is amended by deleting the words "service station" and substituting therefor the words "gasoline service station".
5. The (C-1) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section

3(1) and substituting therefor the words "gasoline service station".

6. The (C-2) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 3(2)(a) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)".

7. The (C-3) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 3(2)(a) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)".

8. The (C-4) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 1.A.(13) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)".

9. The (C-5) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 2.A.(53) and substituting therefor the words "gasoline service station"; the (C-5) Schedule is further amended by deleting the words "gasoline filling station" where they occur in the first, fifth and twenty-fourth lines of section 2.A.(54) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)" in the first line and substituting therefor the words "gasoline service station" in the fifth and twenty-fourth lines.

10. The (CM-1) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 1.A.(20) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)".

11. The (CM-2) Commercial District Schedule is amended by deleting the words "gasoline filling station" in section 2.A.(66) and substituting therefor the words "gasoline service station"; the (CM-2) Schedule is further amended by deleting the words "gasoline filling station" where they occur in the first, fifth and twenty-second lines of section 2.A.(67) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)" in the first line and substituting therefor the words "gasoline service station" in the fifth and twenty-second lines.

12. The (M-1) Industrial District Schedule is amended by deleting the words "gasoline filling station" in section

1.A.(28) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)";

13. The (M-2) Industrial District Schedule is amended by deleting the words "gasoline filling station" in section 1.A.(34) and substituting therefor the words "gasoline service station, subject to the provisions of section 11(10)".

14. Schedule "A", (Permitted Development) is amended by deleting the words "gasoline filling station" in section 2(2) and section 2(3) and substituting therefor the words "gasoline service station".

15. Section 11 is amended by striking out subsection (10) and by inserting in lieu thereof the following:

"(10) Gasoline Service Stations

Gasoline Service Stations shall be subject to the following special regulations:

(a) Yard Requirements:

In the case of a gasoline service station located in a (C-1) Commercial District, notwithstanding section 11(1) of this by-law, and the front yard, side yard, and rear yard regulations as set out in the (C-1) Commercial District Schedule:

- (i) Pump islands may be located in the required front yard provided that all such pump islands are set back to a minimum distance of 15 feet from the front property line of the site or from the building line if such has been established.
- (ii) Canopies over the pump islands may be located in the required front yard and the required side yard provided that all such canopies are set back to a minimum distance of five feet from the front or side property line of the site, as the case may be, (or from the building line, if such has been established), and provided that the width of the canopy does not extend over a distance equal to 33 percent of the length of the street boundary of the yard in which the pump island is located, but in no case shall such distance exceed 40 feet on any one

frontage or flankage; such canopy shall be set back from all other property lines to the satisfaction of the Director of Planning.

- (iii) The minimum width of the side yard on a street which flanks a corner site shall be 15 feet measured from the side property line of the site or from the building line if such has been established.
- (iv) A rear yard shall be provided, the minimum depth of which shall be 15 feet; provided, however, that where the rear property line of the site adjoins a dedicated lane the minimum depth of the rear yard may be reduced by the width of that portion of the lane equal to the distance from the ultimate centre line of the lane to the rear line of the site.

(b) Advertisements and Signs:

- (i) Notwithstanding the advertisement and sign regulations as set out in section 10(21)(a), (b), no advertisement, sign, bulletin board, streamer or banner is permitted on any gasoline service station site in a (C-1) Commercial District except as follows:
 - Signs, advertisements or bulletin boards as provided for in section 10(21)(a)(ii) and (iv) of this by-law;
 - Signs, advertisements or bulletin boards which relate only to the name of the person or company carrying on the business and the nature or character of the business conducted on the premises; provided always:
 - on an interior site not more than two signs shall be displayed on any gasoline service station at any time, one of which may be free standing;
 - on a corner site located on one or more flanking streets, one additional sign in addition to those allowed on an interior site, may be placed along the flankage of the site;
 - on both corner and interior sites, one additional sign or advertisement, with not more than two faces, each of which does not exceed 32 square feet in area not exceeding a height of 18 feet above the surrounding ground may

be displayed provided the design and location is approved by the Director of Planning; such sign shall only itemize services such as wheel alignment, tune up, brake relining, muffler installation, etc., and special promotions, contests and bonuses;

- where a sign or advertisement is located on a roof, the top of same above the level of the roof shall not be more than 2½ feet above the level of such roof and such sign shall be located not more than three feet behind the outer edge of said roof facing a street;
- exclusive of such sign referred to above to itemize services, where a sign or advertisement is not attached to a building, the height of the same or any support shall not exceed 25 feet above the adjoining ground level, and the total superficial area of such sign shall not exceed 70 square feet and no one face shall exceed 35 square feet;
- signs or advertisements shall be non-flashing;
- signs may be allowed in a front yard but in all other respects must comply with yard, daylight access and landscaping regulations for buildings.

(ii) Notwithstanding the advertisement and sign regulations as set out in section 10(21) of this by-law, gasoline service stations in all districts shall be subject to the following special regulations:

- no banner, pennant, or streamer or similar item is permitted on any gasoline service station site;
- no sign not attached to a building shall be located within 25 feet of any "R" district.

(c) Outdoor Display of Merchandise:

Notwithstanding any other provisions of this by-law, any outdoor display of merchandise on a gasoline service station site shall be restricted to the following:

- (i) small sample displays at the pump island of new tires, lubricating oils, additives, anti-freeze, waxes, polishes, windshield wiper blades and similar items as determined by the Director of Planning;
 - (ii) larger tire displays and vending machines if located within or adjacent to the perimeter of the principal building;
 - (iii) all other merchandise such as fireplace logs, garden equipment and furniture, and similar items, if located within the principal building, or in a suitable accessory building (in the rear yard if practical) if approved by the Technical Planning Board.
- (d) Vehicles Parked or Stored on Gasoline Service Station Sites:
- No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time (exclusive of the necessary waiting period for service) on a gasoline service station site in a (C-1) or (C-2) Commercial District except as hereunder provided;
- (i) on any site, in a (C-1) District, trucks, the registered gross vehicle weight of which, as recorded on the body thereof, does not exceed 6,000 pounds; on any site in a (C-2) District, trucks and small buses, the gross vehicle weight as recorded on the body thereof does not exceed 15,000 pounds;
 - (ii) five utility trailers, the width and length of which does not exceed five feet and ten feet provided they are located in the rear or side yards;
 - (iii) one service truck operated by such gasoline service station;
 - (iv) trucks or equipment required for the construction, repair, servicing or maintenance of the premises.
- (e) Provision of Landscaping and Screening:
- Notwithstanding section 12(2)(a) gasoline service stations in all districts shall be subject to the following regulations:
- (i) except for points of ingress to and egress from the perimeter, every

gasoline service station site shall be suitably screened along those boundaries which adjoin or are across the lane from any "R" district or adjoin or are across the lane from any residence in a "C" or "M" district, to the satisfaction of the Director of Planning;

- (ii) the site of every gasoline service station shall be properly landscaped and maintained with lawns, flowers, shrubs, trees or other suitable landscaping, the type and location to be to the satisfaction of the Director of Planning. Such landscaping shall constitute a minimum of five percent of the area of the site subject to such minor variations as the Director of Planning may approve.

(f) Vehicular Ingress and Egress (lanes):

The total width of vehicular access from a City lane in a "C" or "M" District shall not exceed an amount equal to 15 percent of the total length of the lane abutting the site; provided, however, in no case shall the total width of vehicular access be restricted to less than 12 feet."

16. By-law No. 3575 is amended by striking out the words "service station" in section 1.B(1) of the (C-1) Commercial District Schedule and section 1.B of the (C-2), (C-3), (C-4), (CM-1) and (CM-2) Commercial District Schedules and by inserting in lieu thereof the following:

"gasoline service station, subject to the provisions of section 11(10) of this by-law".

17. By-law No. 3575 is amended by striking out section 10(2)(a)(v) and inserting in lieu thereof the following:

"(v) Gasoline service station pump islands and canopies, subject to the provisions of section 11(10)(a)(i) and (ii)."

18. Section 10(2)(b) of the by-law is amended by renumbering subclause (v) as subclause (vi) and inserting the following as subclause (v):

"(v) Gasoline service station canopies,
subject to the provisions of section
11(10)(a)(ii)."

19. 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 22nd day
of April, 1969.

(Sgd) E.G. Adams
DEPUTY MAYOR

(Sgd) D.H. Little
DEPUTY CITY CLERK

This By-law received:
1st Reading - April 22, 1969
2nd Reading - April 22, 1969
3rd Reading - April 22, 1969

(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 22nd day of April, 1969, and numbered 4423.

DEPUTY CITY CLERK

2267-2291 East 27th Avenue
(Brant Villa)

BY-LAW NO. 7416

A By-law to amend
By-law No. 4423, being a By-law
which amended the Zoning and Development
By-law by rezoning an area to CD-1

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

1. Section 2 of By-law No. 4423 is amended by inserting
immediately after the words "row houses" the following:

"and, with respect to the area outlined in black on the plan
numbered Z-128C only, a Child Day Care Facility but limited to
Child Minding Facility".

2. This By-law comes into force and takes effect on the date of
its passing.

DONE AND PASSED in open Council this 25th day of
April , 1995.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
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 25th day of
April 1995, and numbered 7416.

CITY CLERK

~~East Leg~~
Site between 26th & 27th Aves.
Gladstone & Grant.

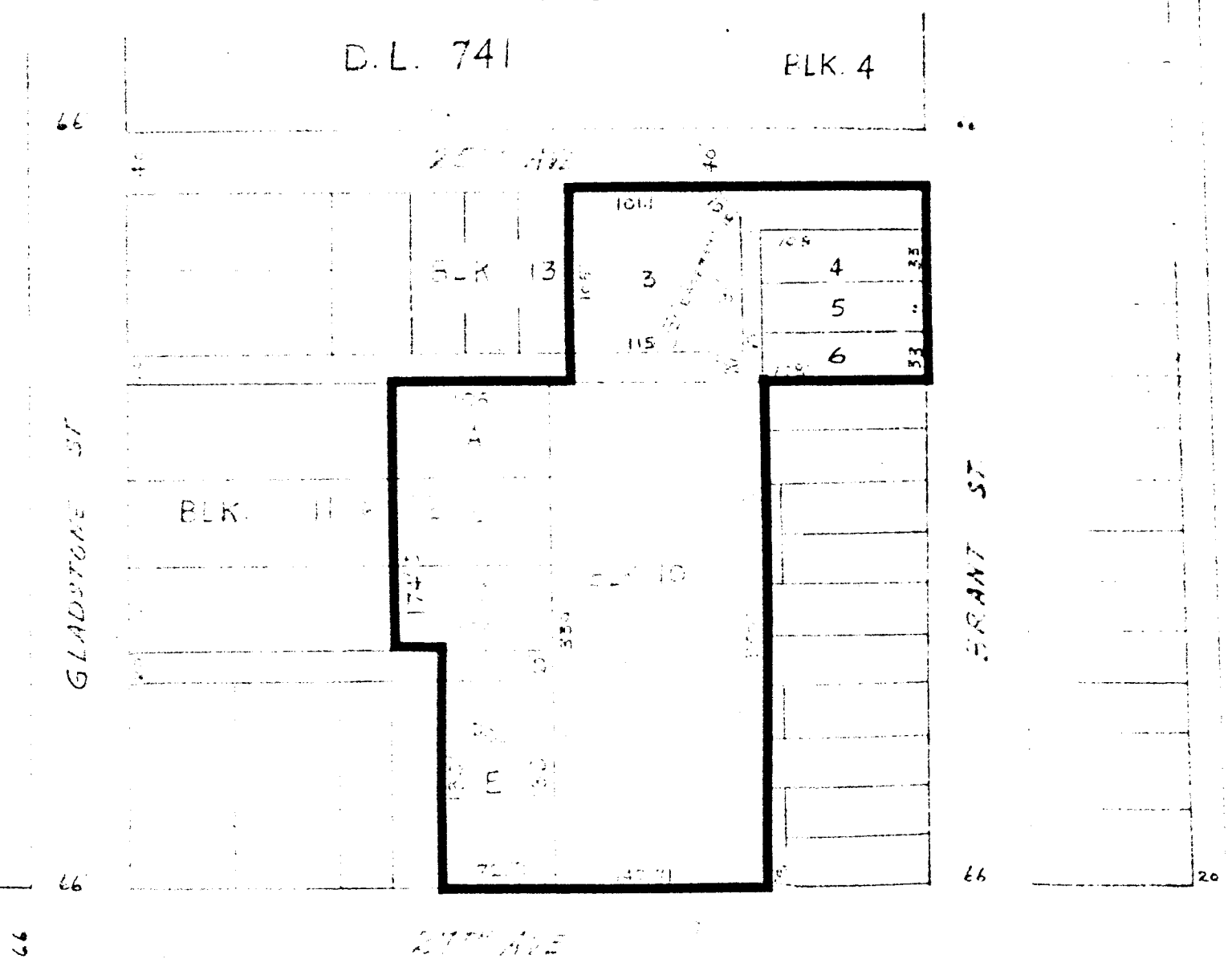
PROPOSED AMENDMENT TO THE ZONING AND DEVELOPMENT
BY-LAW NO 3575.

SCHEDULE

RS-1

D.L. 741

FLK. 4



RS-1

PRESENT ZONE : RS-1
REQUESTED ZONE : CD-1
SCALE : 1" = 100'
FILE NO: RZ.25.10

Z-128