



City of Vancouver *Zoning and Development By-law*

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CD-1 (62)

500 West 12th Avenue

By-law No. 4497

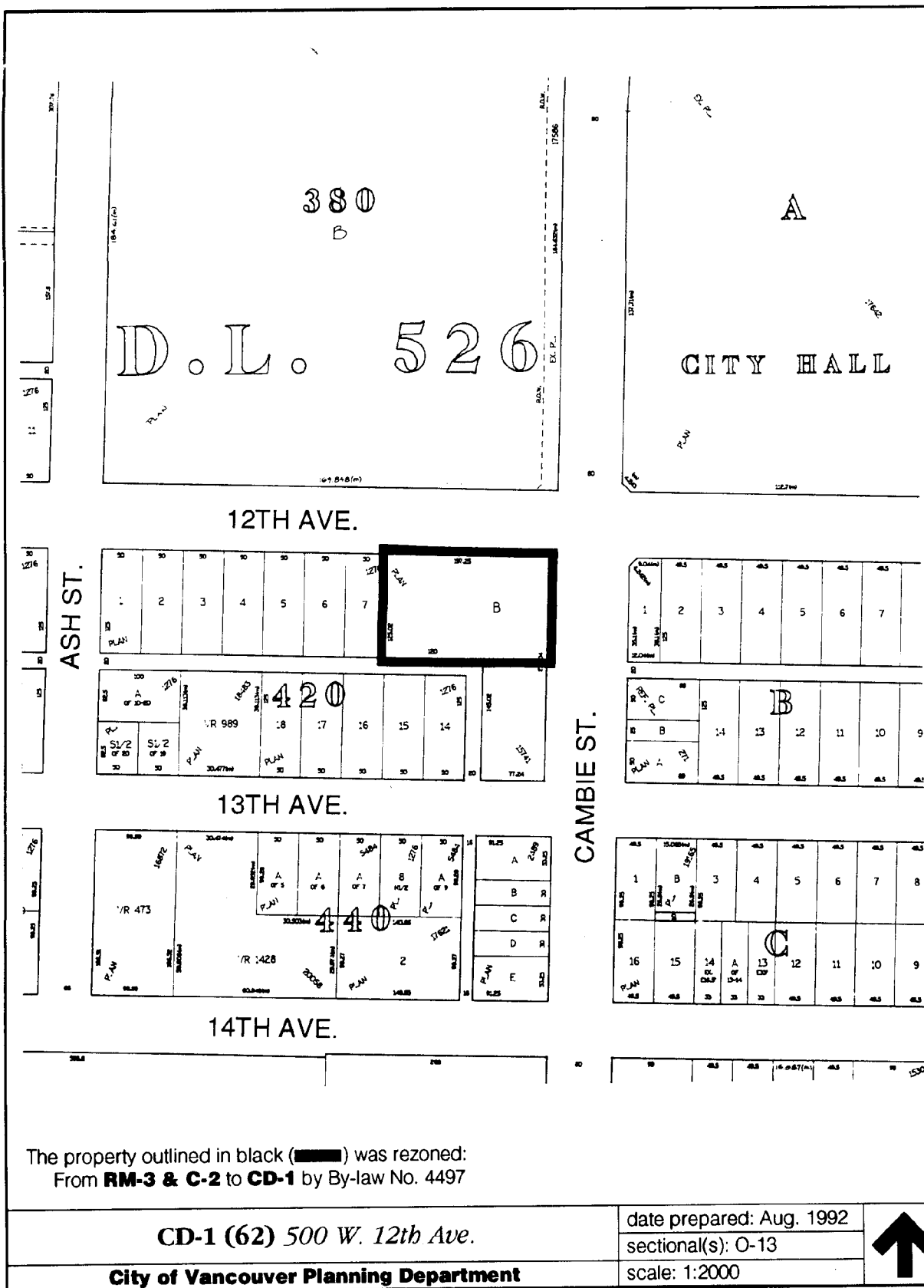
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective May 26, 1970

(Amended up to and including By-law No. 4528, dated December 22, 1970)

- 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:
 - Retail stores,
 - Professional Offices,
 - Restaurant, Lounge, Apartment and
 - Hotel-motel and other ancillary facilities including a Beverage Room.subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [4528; 70 12 22]
- 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. 4497 or provides an explanatory note.



The property outlined in black (■) was rezoned:
From **RM-3 & C-2** to **CD-1** by By-law No. 4497

CD-1 (62) 500 W. 12th Ave.

City of Vancouver Planning Department

date prepared: Aug. 1992

sectional(s): O-13

scale: 1:2000



7. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526
Situated on the south west Corner of 12th Avenue and Cambie

This is an application of Lort & Lort Architects for the rezoning of the above-described property.

FROM: RM-3 Multiple Dwelling District and
C-2 Commercial District
TO: CD-1 Comprehensive Development District

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions.

Mr. Wosk, who proposes to develop the property appeared and spoke in support of his application.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Wilson,

THAT the application of Lort & Lort Architects for the rezoning of Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526 be approved subject to the following conditions:

- "1. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526, to be first consolidated into one parcel and so registered in the Land Registry Office.
2. The owners to first enter into a 21-year option with the City to acquire the easterly 10' for possible future widening of Cambie Street at a nominal sum.
3. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be not materially different from that submitted with this application, after advice on the design of the building from the Design Panel.
4. Not more than 50% of the two floors for commercial purposes to be used for retail stores and such retail stores to be the type to serve the local area.
5. The floor space ratio not to exceed 2.99 as submitted by the applicant measured on gross floor area of the building, excluding areas used for parking; balconies not to exceed 8% of the permitted floor space ratio.
6. Adequate off-street parking and loading facilities to be provided and plazas to be suitably paved and landscaped including the roof portion of the two storey commercial structure.

7. All signs to be approved by the Technical Planning Board, such signs to be fascia and non-flashing with the exception of one free-standing sign which shall also be non-flashing."

FURTHER THAT should the foregoing conditions be not complied with in 120 days from March 26, 1970, the approvals contained in this resolution shall expire.

The following amendment was proposed by Alderman Hardwick that the floor space ratio be reduced from 2.99 to 2.65.

- LOST

. . . . Cont'd.

#62 - S.W. corner of Cambie & 12th Ave.

(R2.12.15)

BY-LAW NO. 4497

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-134-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 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:

Retail stores,
Professional Offices,
Restaurant, Lounge, Apartment and
Hotel-motel and other ancillary facilities .

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 26th day
of May, 1970.

This By-law received:

1st READING - May 26, 1970

2nd READING - May 26, 1970

3rd READING - May 26, 1970

(sgd) R. Thompson
CITY CLERK

(sgd) E. C. Sweeney
DEPUTY MAYOR

(sgd) R. Thompson
CITY CLERK

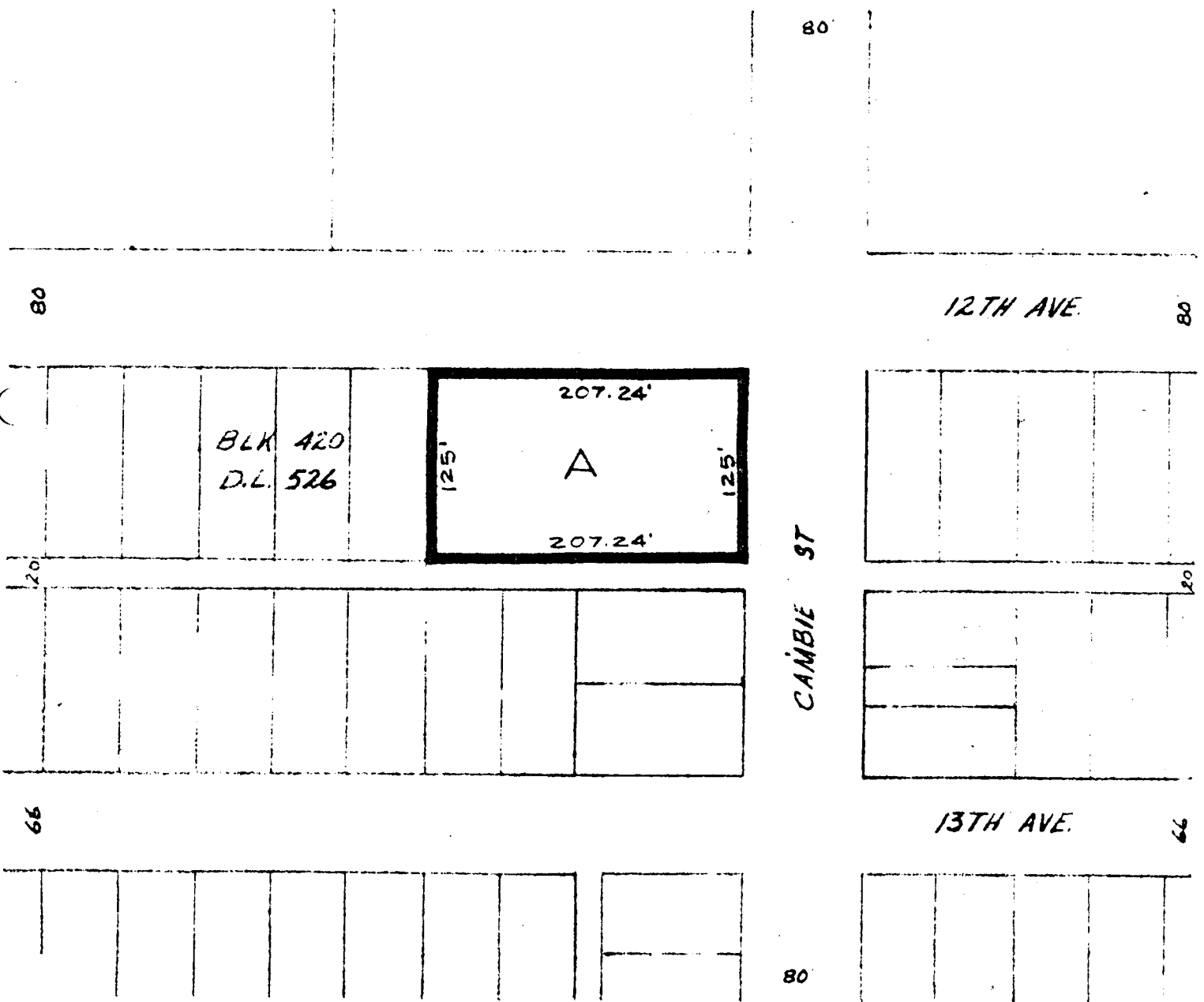
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 26th day of May, 1970 and numbered 4497.

CITY CLERK

BY-LAW NO 4497 BEING A BY-LAW TO AMEND BY-LAW
NO 3575 . BEING THE ZONING AND DEVELOPMENT BY-LAW .

SCHEDULE "D".

THE PROPERTY SHOWN BELOW ()
OUTLINED IN BLACK, IS REZONED FROM RM-3 MULTIPLE
DWELLING DISTRICT AND C-2 COMMERCIAL DISTRICT TO
CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.



SCALE : 1" = 100'

FILE NO RZ 12 15

Z-134-G



~~Zoning By-law~~
forward
for insertion
By Council
recorded
W.G.

BY-LAW NO. 4528

A By-law to amend By-law No. 4497, being
a Zoning By-law

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

1. Section 2 of By-law No. 4497 is amended by adding
the following immediately after the word "facilities":

"including a Beverage Room"

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 22 day of
December, 1970.

This By-law received:
1st READING - December 22, 1970
2nd READING - December 22, 1970
3rd READING - December 22, 1970

(sgd) R. Thompson
CITY CLERK

(sgd) Walter G. Hardwick
Deputy 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
22nd day of December, 1970, and numbered 4528.

CITY CLERK