



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 (51)

750-752 West 70th Avenue

By-law No. 4384

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

Effective September 24, 1968

(Amended up to and including By-law No. , dated)

BY-LAW NO. 4384

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-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 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 Bylaw 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. Subsection (2) of section 14 of the Zoning and Development By-law No. 3575 is amended by striking out the words and figures "Sections 5 and 6" in the fourth line thereof, and substituting the following:
"Sections 5, 6 and 9(2)".
3. Section 9 of Schedule "All to By-law No. 3575 is amended by renumbering the first line thereof as subsection "(1)" and by adding as subsection "(2)" the following:
"(2) Advertisements and signs located between any building line prescribed by this by-law and the limit of the adjoining or projected street or lane provided that the owner of the sign first enters into an agreement with the City, in a form satisfactory to the Corporation Counsel, for providing that the said advertisement or sign will be removed at no cost to the City if and when the street or lane is widened in whole or in part to the established building line."
4. 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 24th day of September, 1968.

This By-law received

(sgd) T. J. Campbell

1st Reading - September 24, 1968
2nd Reading - September 24, 1968
3rd Reading - September 24, 1968

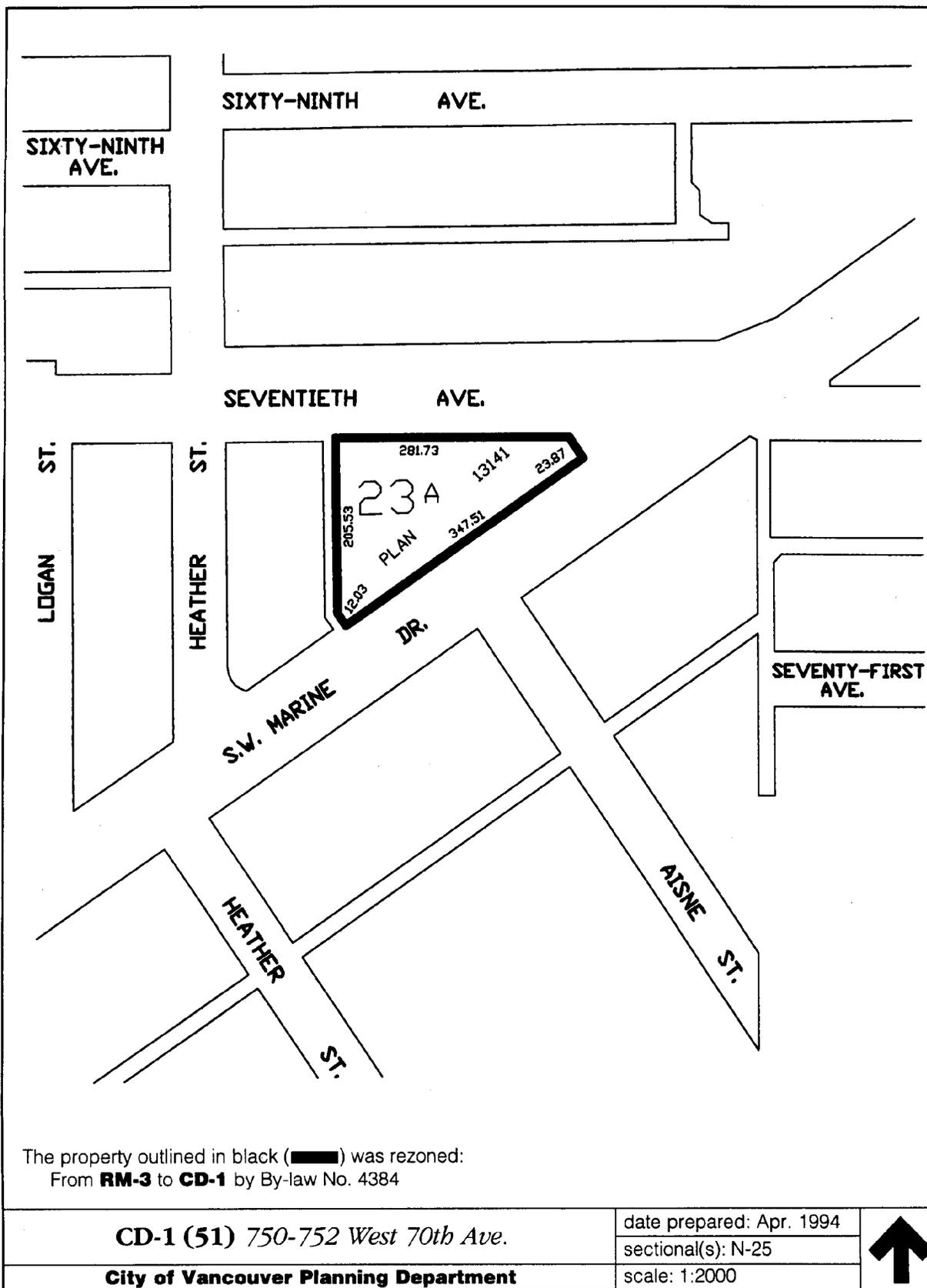
- Mayor

This By-law received:

(sgd) R. Thompson
CITY CLERK

(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 24th day of September, 1968, and numbered 4384.



PUBLIC HEARING - May 16th, 1968.

3. Triangular Shaped Site bounded by 70th Avenue
S.W. Marine Drive and City lane east of Heather St.

An application was received from the Director of Planning to rezone Lots 7 and 1, Sub. 23, Block D, D.L. 319, 324 and pt. 323 being an area of land bounded by 70th Avenue, S.W. Marine Drive and City lane lying east of Heather Street (triangular shaped site)

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

MOVED by Ald. Bird,

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

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such plan not to be materially different from that submitted by Union Oil Co. Ltd.
2. The two parcels to be first consolidated into one parcel and so registered in the Land Registry Office.
3. Signs and advertisements are to be restricted to one free-standing sign at the intersection of 70th Avenue and S.W. Marine Drive and all other signs to be facia, non-flashing.
4. Confirmation from Union Oil Co. of Canada Ltd. that the second building, bank or office, will be constructed, after approval of the Technical Planning Board, within three years from the date of issuance of the development permit for the food store and service station, failing which no second building shall be permitted unless approval has been first obtained from Council after a public meeting has been held.
5. All services including utilities, telephone, etc. to be underground.
6. No ingress or egress to be permitted from the North-South City lane.
7. The Union Oil Co. Ltd. to give an undertaking that any outdoor display of merchandise will be restricted to lubricating oils at the pump islands, with such items as tires, etc. being confined to the building itself or immediately adjacent to the perimeter of the service station building, and further, no storage of trucks, trailers, campers, etc. shall be permitted on the site.

- CARRIED.

It was noted that the Commission asked that special attention be given to the design and elevation of the development.

451 Marine Dr. & 70th Ave. &
Lane E. of Heather.

Zoning By-law

(RZ.70.32.1)

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2. Subsection (2) of section 14 of the Zoning and Development By-law No. 3575 is amended by striking out the words and figures "Sections 5 and 6" in the fourth line thereof, and substituting the following:

"Sections 5, 6 and 9(2)".

3. Section 9 of Schedule "A" to By-law No. 3575 is amended by renumbering the first line thereof as subsection "(1)" and by adding as subsection "(2)" the following:

"(2) Advertisements and signs located between any building line prescribed by this by-law and the limit of the adjoining or projected street or lane provided that the owner of the sign first enters into an agreement with the City, in a form satisfactory to the Corporation Counsel, for providing that the said advertisement or sign will be removed at no cost to the City if and when the street or lane is widened in whole or in part to the established building line."

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(sgd) T. J. Campbell

Mayor

(sgd) R. Thompson

City Clerk

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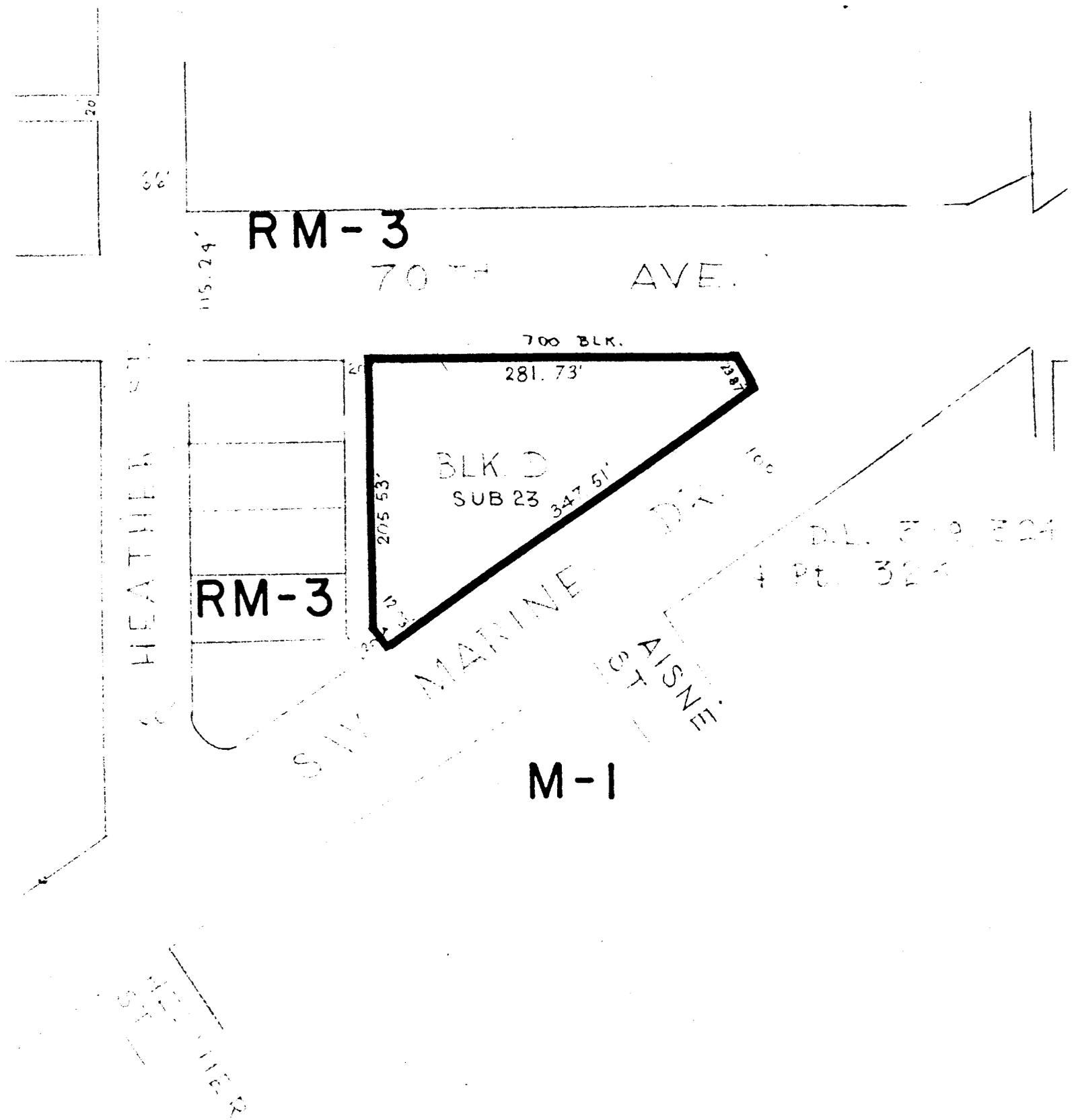
CITY CLERK.

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W NO 4384 BEING A BY-LAW TO AMEND BY-LAW
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 TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



SCALE : 1" = 100'
No: RZ. 70TH. 52.1

Z123C