



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 (52A)

657-707 West 37th Avenue

By-law No. 4393

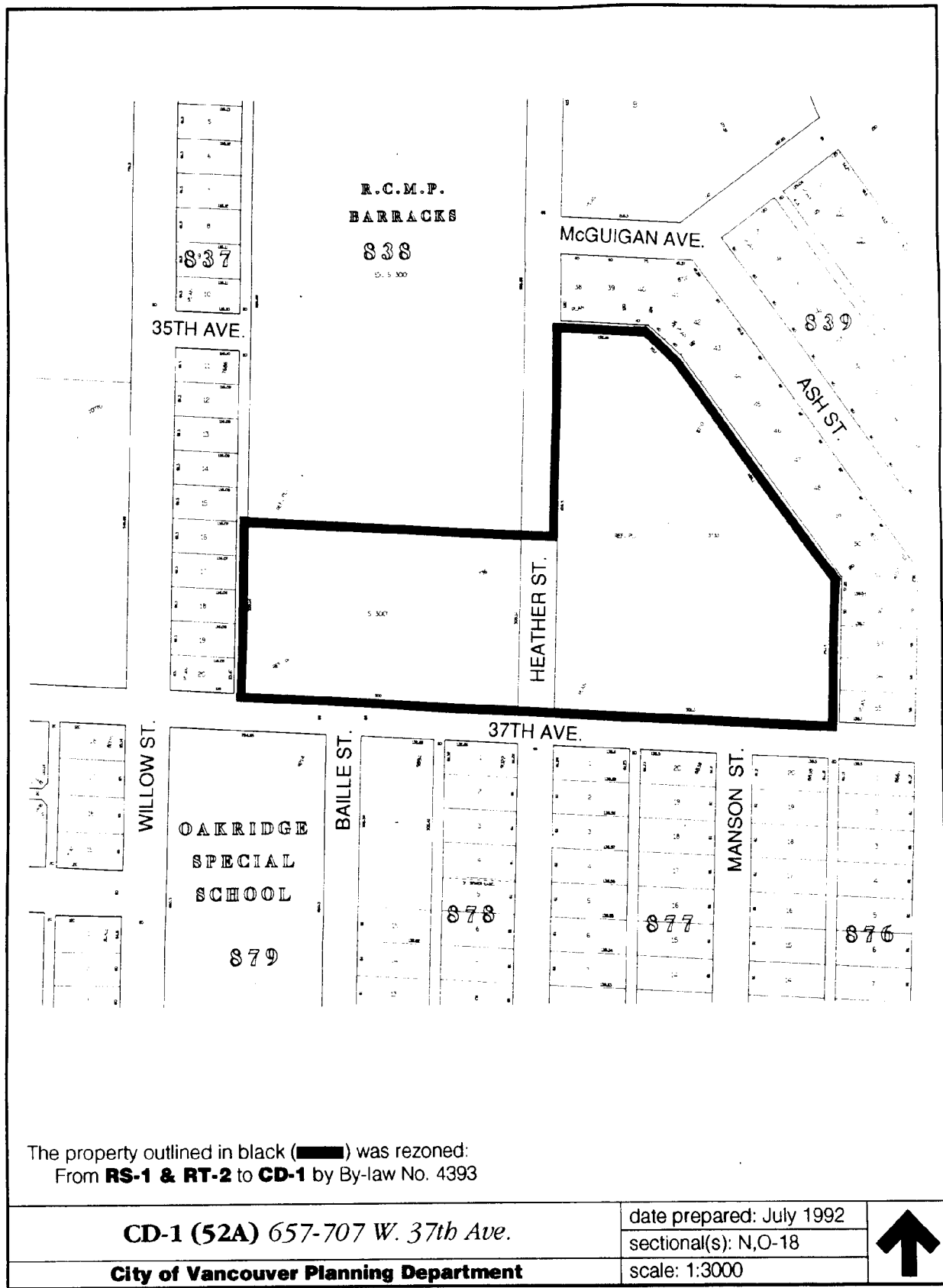
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective December 3, 1968

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

- 1** *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 1A** The area 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. Office complex
 2. Physiotherapy clinic
 3. Gymnasium
 4. Off-street parking
 5. 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. [4831; 74 12 10] [5454; 81 07 07]
- 2** *[Not applicable to this site. Only applicable to 52B.]*
- 2A** *[Not applicable to this site. Only applicable to 52B.]*
- 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.



The property outlined in black (■) was rezoned:
 From **RS-1 & RT-2** to **CD-1** by By-law No. 4393

CD-1 (52A) 657-707 W. 37th Ave.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): N,O-18

scale: 1:3000



EXTRACT FROM MINUTES OF THE VANCOUVER CITY COUNCIL
(PUBLIC HEARING) DATED NOVEMBER 25, 1968

2. North Side of West 37th Avenue
bet. Willow and Ash Streets

An application had been received from the Workmen's Compensation Board to rezone Parcel A, Block 839, D.L. 526 and S.300' of Block 838, D.L. 526, situated on the north side of West 37th Avenue between lane east of Willow Street and lane west of Ash Street

FROM: RT-2 Two Family Dwelling District
& RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The Technical Planning Board and the Town Planning Commission recommended approval of the application, however, the Council noted certain statements offered by the Technical Planning Board with respect to the detailed scheme of development regulations and conditions.

Mrs. A. MacCullie of 5210 Willow Street, appeared on behalf of 150 owners in the area opposing the application for various reasons. Several other affected homeowners spoke against the application and of the concern should further development occur.

Mr. C. White, on behalf of the Workmen's Compensation Board, supported the application and answered questions raised.

Council also noted a letter from Mr. and Mrs. M. Gans, opposing the proposed development.

MOVED,

THAT the application by the Workmen's Compensation Board to rezone the above mentioned property be approved on the understanding the detailed scheme of development would first require the approval of the Technical Planning Board, on the advice of the City Council, and subject to such conditions and regulations that they deem necessary and after advice from the Design Panel, AND FURTHER the Technical Planning Board shall restrict any development on any site to a F.S.R. of 1.0 and this and subsequent development shall not exceed a height of 48' above the Heather Street elevation, the Technical Planning Board assuring adequate treatment of all open portions of the site and the provision of suitable off-street parking and loading facilities, and subject to a letter of intent being submitted by the Workmen's Compensation Board to City Council indicating that no further expansion is contemplated for a period of 10 years on both sites.

- CARRIED.

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-126-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.

1A. 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. Office complex
2. Physiotherapy clinic
3. Gymnasium
4. Off-street parking
5. 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.

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. 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.

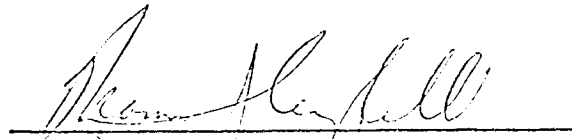
2A. The area shown outlined in black on the said plan are rezoned CD-1, and the only uses permitted within the said areas and the only uses for which development permits will be issued are:

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

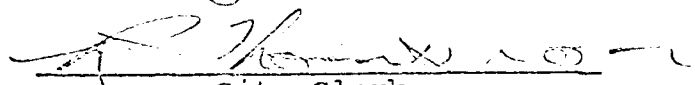
subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.

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

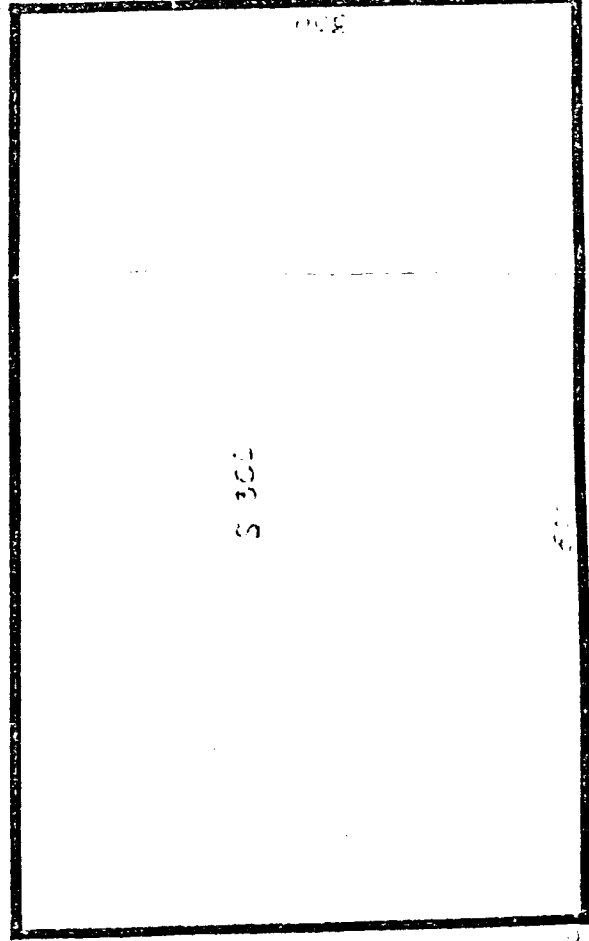
15' AVE

RS-1

RT-2

BLK 636

D.L.



377

EAST ST

RS-1

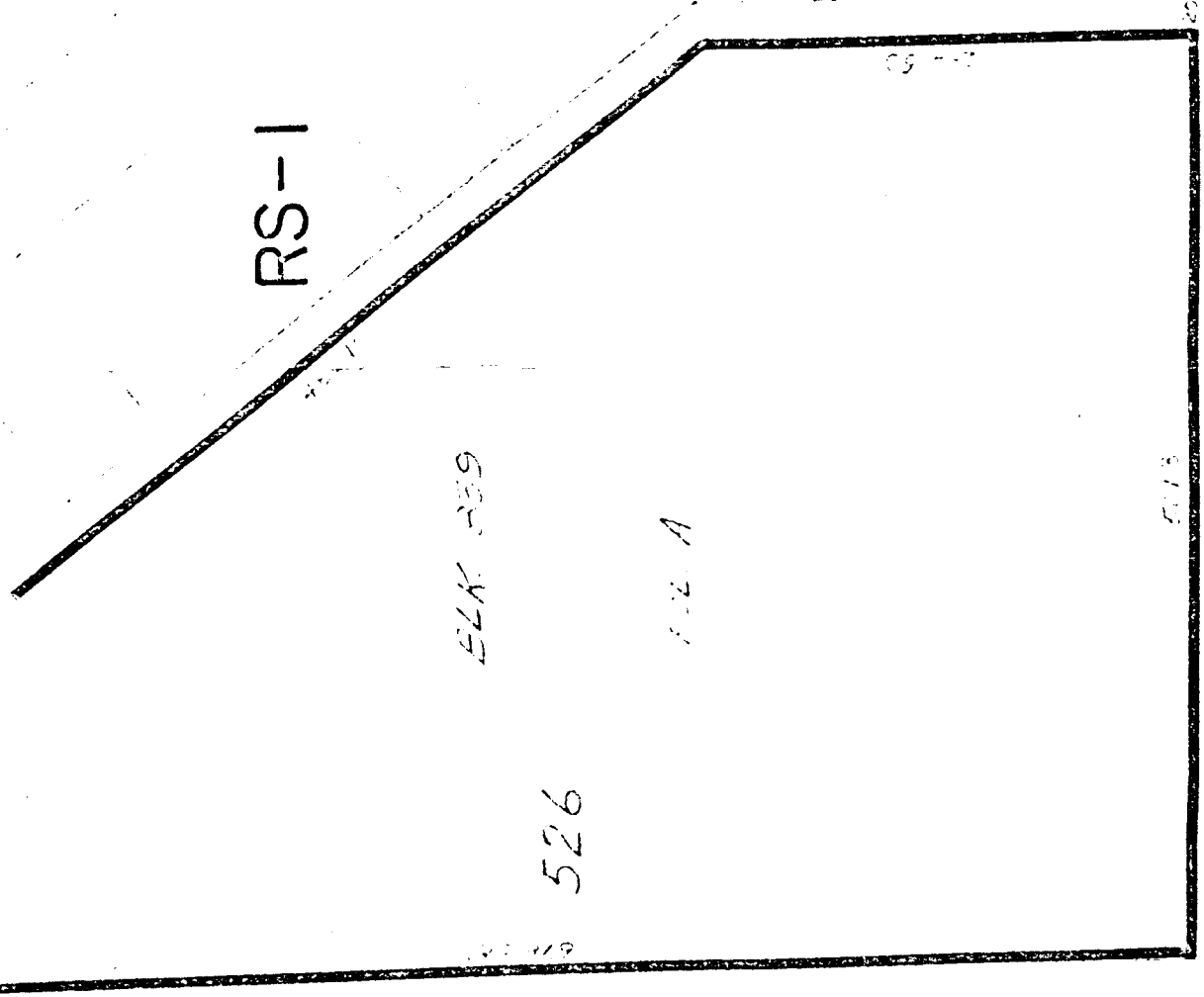
15' AVE

RS-1

BLK 539

526

AREA



377

EAST ST

2-126B

187

35

RS-1

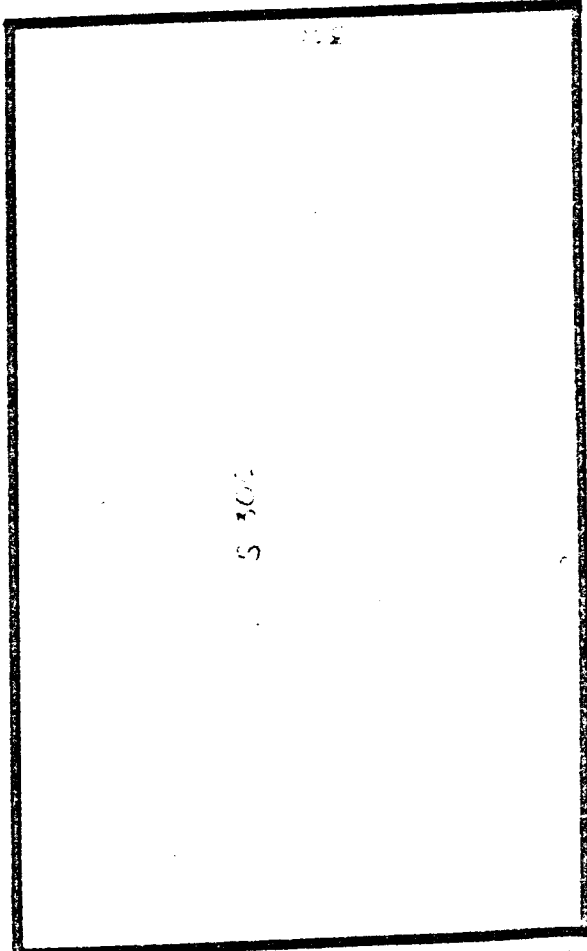
RT-2

526

DL

WILLOW ST

5302



37TH

AVE

7-101R

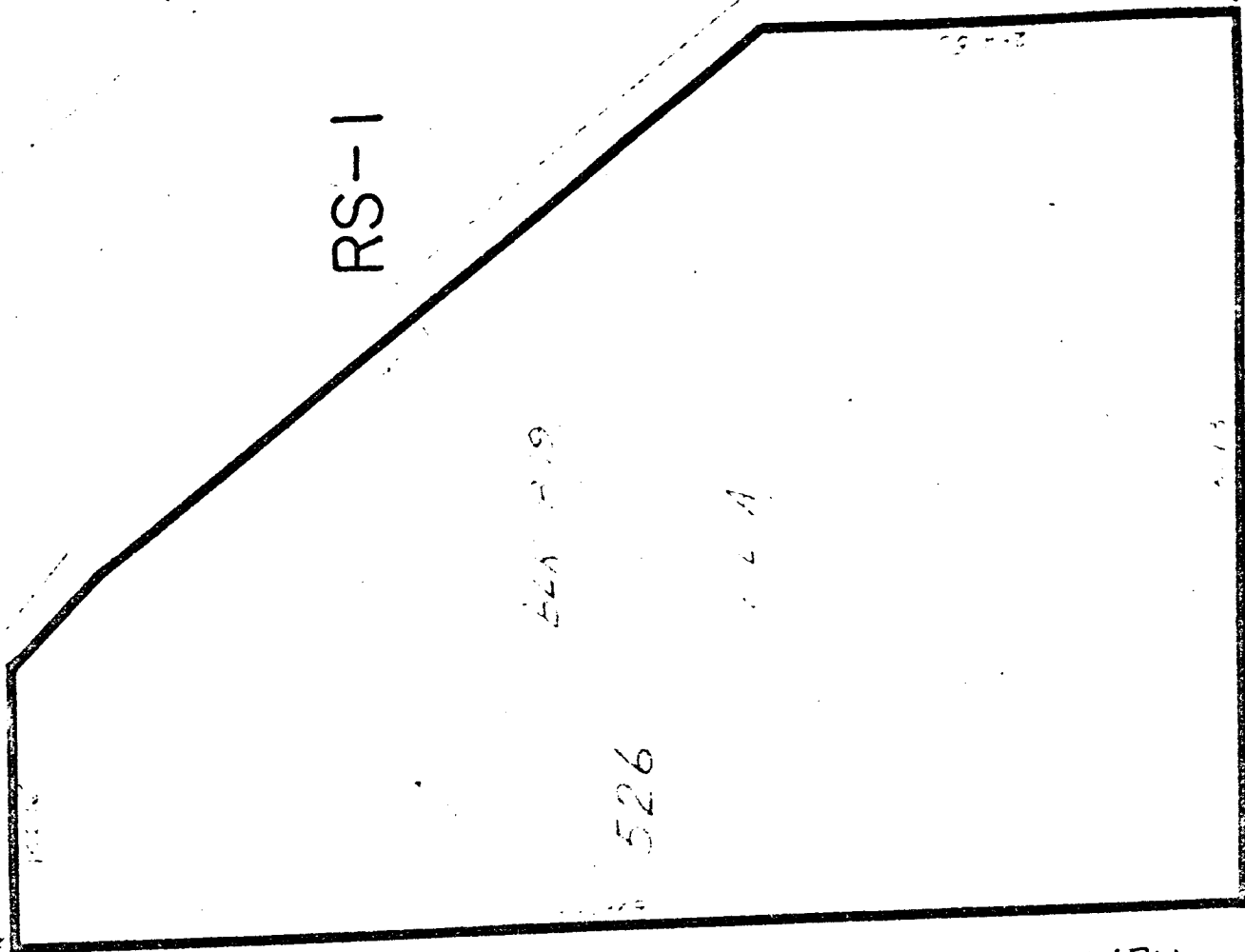
HEATHER ST

526

526

DL

RS-1



526

AVE

7-101R

BY-LAW NO. 4607

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

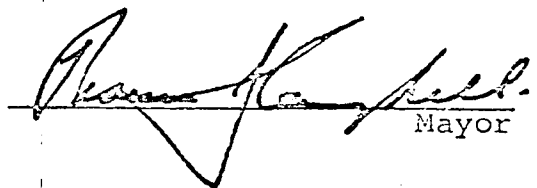
THE COUNCIL OF THE CITY OF VANCOUVER in open meeting assembled, enacts as follows:

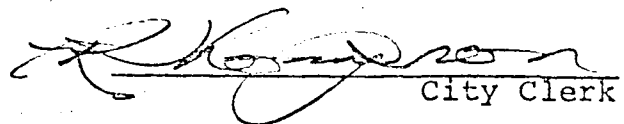
1. Section 2A. of By-law No. 4393 is amended by adding the following:

"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

applied to
CD# 52B

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"

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"

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

NO. 52 (a)

NO. 52 (b)

52 (a) North Side of 37th Avenue between Willow and Ash
Rezoning File RZ.P. ~~124.5~~ 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: