



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 (57)

600-698 East Pender Street

By-law No. 4435

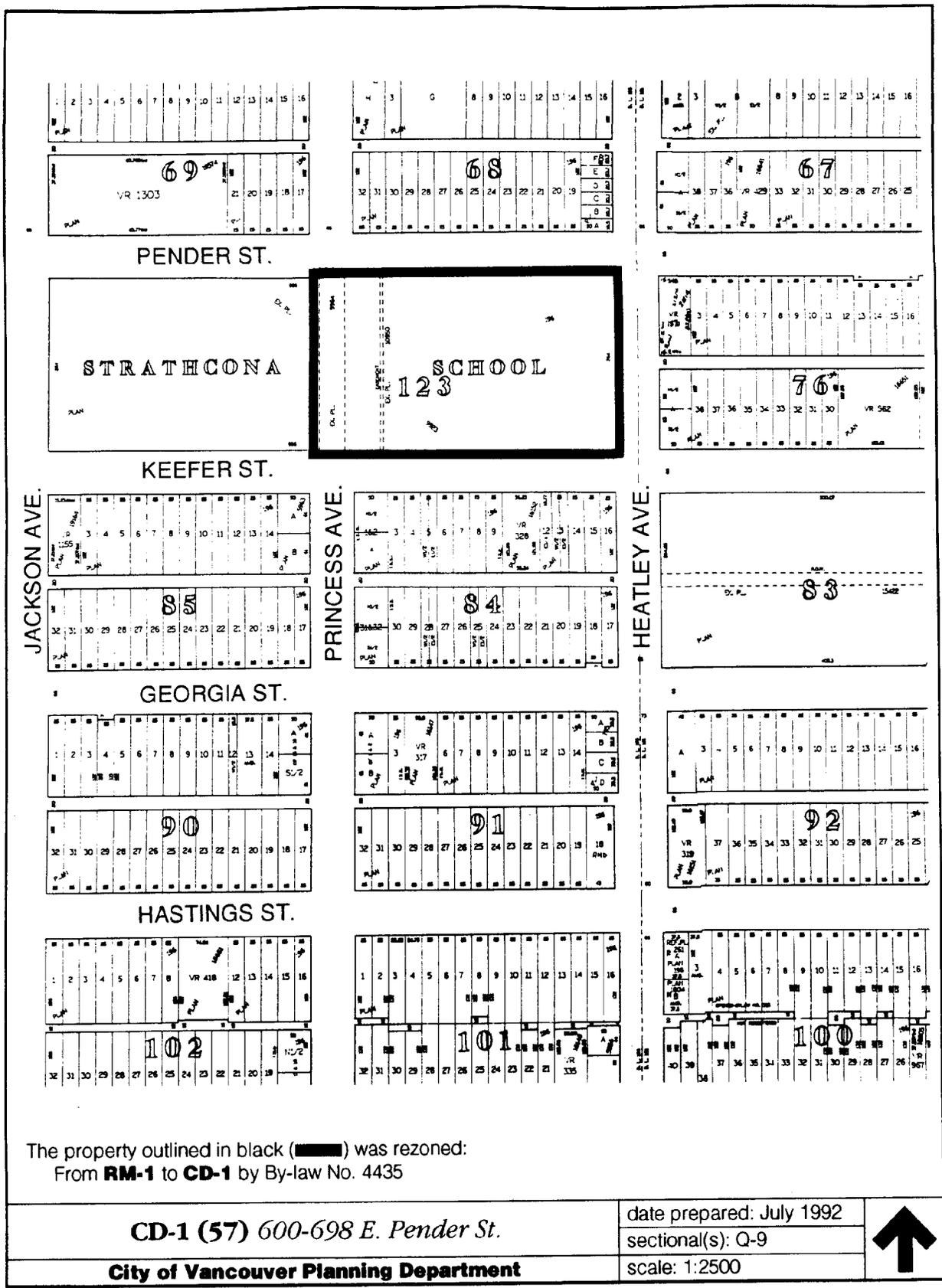
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective July 29, 1969

(Amended up to and including By-law No. 6790, dated March 12, 1991)

- 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 school and recreational, and accessory uses customarily ancillary thereto including, but not limited to, child day care facility, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [6790; 91 03 12]
- 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. 4435 or provides an explanatory note.



The property outlined in black (█) was rezoned:
 From **RM-1** to **CD-1** by By-law No. 4435

CD-1 (57) 600-698 E. Pender St. City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): Q-9	
scale: 1:2500		

6. Block Bounded by Pender St., Heatley Ave., Keefer St. and Princess Ave. including the East-West City Lane

An application was received from the Director of Planning to rezone Block 75, D.L. 196 being the block bounded by Pender Street, Heatley Avenue, Keefer Street and Princess Avenue, including the East-West City lane

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

MOVED by Ald. Wilson,

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

1. The development to be for school and recreation purposes only;
2. Detailed plans of structures on this land to be approved by the Technical Planning Board, after advice from the Design Panel;
3. Such additional conditions as the Technical Planning Board may approve.

- CARRIED.

#57 W. Side of Heatley between Pender & Keefer.

BY-LAW NO. 4435

(R.P.23)

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-F 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 school and recreational uses, 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 29th day of July, 1969.

(sgd.)

E. J. Broome

DEPUTY MAYOR

(sgd.)

R. Thompson

CITY CLERK

This By-law received:

1st Reading - July 29, 1969

2nd Reading - July 29, 1969

3rd Reading - July 29, 1969

(sgd) R. Thompson

CITY CLERK

RECEIVED
CITY OF VANCOUVER
AUG 5 1969

No. 4435
VANCOUVER, B.C.

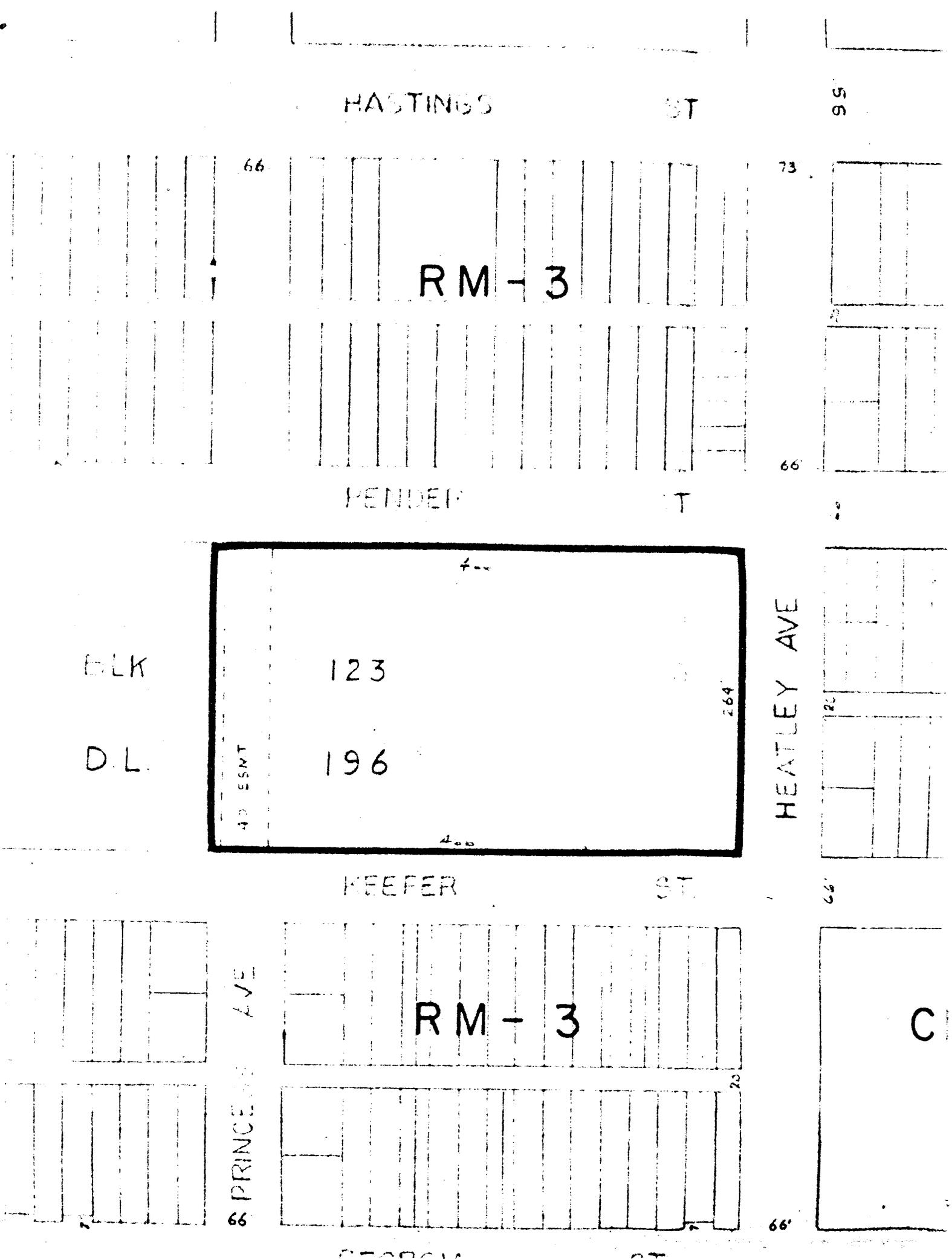
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 29th day of July, 1969, and numbered 4435.

CITY CLERK

LAW NO 4435 BEING A BY-LAW TO AMEND B
75 . BEING THE ZONING AND DEVELOPMENT B

SCH E

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



CITY OF VANCOUVER
MEMORANDUM

for CD Book
bon E Kender

From: CITY CLERK

Date: March 1, 1991

To: City Manager
Director of Planning
→ Associate Director, Zoning Division
Director of Legal Services
City Engineer

Refer File: P.H. #244

Subject: Public Hearing - February 21, 1991

RECEIVED	
PLANNING DEPARTMENT	
MAR - 4 1991	
NUMBER	M 389
REFERRED TO	FAS
CC Y TO	TRFI

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) held February 21, 1991.

Please note any items contained therein for your attention.

M Kinsella
CITY CLERK
JK

:ci
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

4

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 21, 1991, in the Council Chamber, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Chan, Davies, Eriksen,
Owen, Price, Pull, Rankin,
Wilson and Yorke

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning & Development and Sign By-laws.

- CARRIED UNANIMOUSLY

1. Rezoning: West End Area - "Grandfathered" Sites

An application of the Director of Planning was considered as follows:

REZONING: WEST END AREA - "GRANDFATHERED" SITES

Present Zoning: West End District (WED)
Proposed Zoning: RM-5, RM-5A, RM-5B, RM-5C and RM-6
Multiple Dwelling Districts

(i) The draft by-law, if approved, would rezone the following properties, all of which are located in D.L. 185, from West End District (WED) to the new RM zone shown to the right of the legal description:

- | | | | |
|-----|---------------------|--|-------|
| (a) | 1764-66 Alberni St. | Lot M, Block 55,
Plan 22944 | RM-5C |
| (b) | 1940 Barclay St. | Lot 11, Block 68, Plan 92 | RM-5B |
| (c) | 2070 Barclay St. | Strata Plan VAS 2827,
Block 68 | RM-5B |
| (d) | 1403 Beach Ave. | Lot 20, Block 52, Plan 92 | RM-5A |
| (e) | 874 Broughton St. | Lot A of 13, Block 33,
Plan 1264 | RM-5 |
| (f) | 1119 Broughton St. | South One-Half of Lot 20,
Block 48, Plan 92 | RM-5 |
| (g) | 1290 Burnaby St. | Lot D, Block 39,
Plan 22635 | RM-5A |

Cont'd

5. Text Amendment: RS-1A District Schedule of the Zoning and Development By-law

An application of the Director of Planning was considered as follows:

TEXT AMENDMENT: RS-1A DISTRICT SCHEDULE OF THE ZONING AND DEVELOPMENT BY-LAW

- (i) The proposed text amendment, if approved, would delete the owner-occupancy requirement that applies to buildings converted to provide a second dwelling unit.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

6. Text Amendment: CD-1 By-law No. 4435 - 600-98 East Pender Street

An application of the Director of Planning was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 4435 - 600-98 EAST PENDER STREET (Part of Block 123, D. L. 196, Plan 196)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Amended

- (i) The amending CD-1 by-law, if approved, would permit accessory uses including, but not limited to, a child day care facility, on the Strathcona Elementary School site.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

600-698 East Pender Street

BY-LAW NO. 6790

A By-law to amend
By-law No. 4435, 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. 4435 is amended by inserting immediately after the words "recreational uses," the following:
"and accessory uses customarily ancillary thereto including, but not limited to, child day care facility,".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day of
March , 1991.

(Signed) Gordon Campbell
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 12th day of March 1991, and numbered 6790.

CITY CLERK "