



City of Vancouver *Zoning and Development By-law*

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CD-1 (58)

King Edward Mall

By-law No. 4446

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

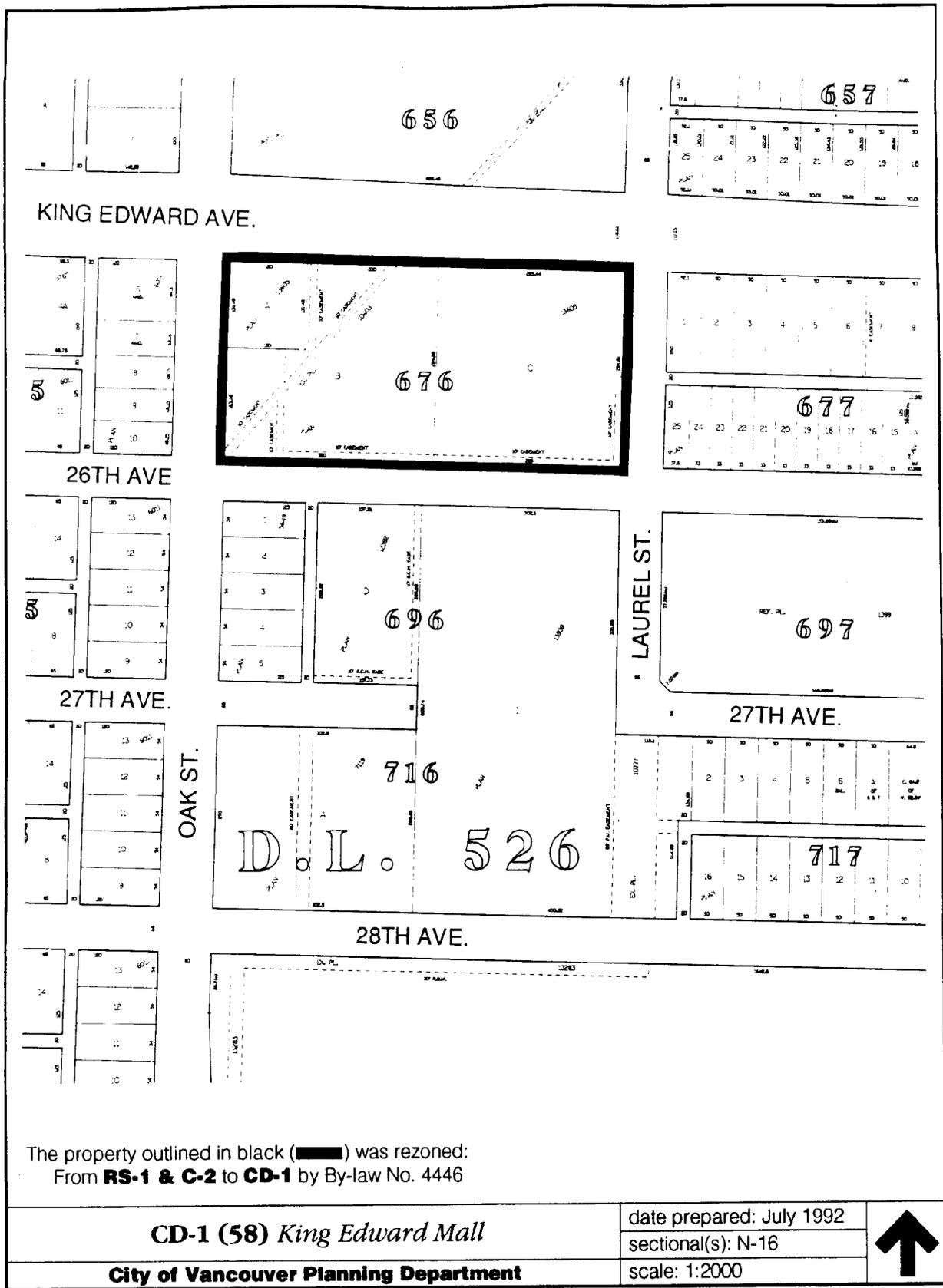
Effective September 9, 1969

(Amended up to and including By-law No. 5931, dated August 13, 1985)

- 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 said plan are 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, restaurants, office buildings, health spa, gasoline filling stations and customary ancillary uses, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [4831; 74 12 10] [5931; 85 08 13]
- 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. 4446 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **RS-1 & C-2** to **CD-1** by By-law No. 4446

CD-1 (58) King Edward Mall City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): N-16	
scale: 1:2000		

Special Council (Public Hearing), June 26, 1969 .

6. Oak Street between King Edward Avenue
and 26th Avenue

An application was received from Canada Safeway Limited to rezone Lots 1-29 inclusive, Block 676, D.L. 526 situated on the east side of Oak Street between King Edward Avenue and 26th Avenue

FROM: C-2 Commercial District and RS-1 One Family 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:

- (a) The uses to be restricted to retail stores, offices and a gasoline service station and ancillary facilities.
- (b) The detailed scheme of development, including landscaping, interior planting, screening, off-street parking and off-street loading not to be materially different from that approved by the Technical Planning Board after advice from the Design Panel, as shown on the detailed plans submitted by Dominion Construction and forming part of Development Permit No. 47901, and marked "Received City Planning Department, May 9, 1969".
- (c) The Floor Space Ratio not to exceed 0.45.
- (d) The area to be maintained and operated as an integrated comprehensive development and not to be resubdivided into more than three parcels.
- (e) Signs are restricted to 2 free-standing signs, one at the corner of Oak Street and King Edward and one midway along King Edward, with all other signs to be non-flashing and to the approval of the Technical Planning Board.
- (f) All utilities to be underground, including any transformers.
- (g) Complete arrangement for the acquisition of the City lane to Council's approval.
- (h) Lots 1-29 inclusive and the closed and stopped-up City lane to be resubdivided into not more than three parcels and so registered in the Land Registry Office.

- CARRIED

File RZ.O.222

BY-LAW NO. 4446

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-129-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 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 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: retail stores, office buildings, gasoline filling stations and customary ancillary uses, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.

health
spas
Amended
by By-law
No. 4531
Dec. 18/74

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 9th day of September, 1969.

(sgd) Thomas J. Campbell
Mayor

(sgd) Douglas H. Little
Deputy City Clerk

This By-law received:
1st READING - September 9, 1969
2nd READING - September 9, 1969
3rd READING - September 9, 1969

(sgd) Douglas 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 9th day of September, 1969 and numbered 4446.

DEPUTY CITY CLERK

BY-LAW No. 4831

~~BY-LAW NO. 4831~~

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"

58 Block Bounded by
West 26th, Oak, King Edward
& Laurel.

King Edward Mall

BY-LAW NO. 5931

⁴⁴⁴⁶
A By-law to amend By-law
No. ~~4466~~, being a by-law
which amended By-law No. 3575
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. 4446 is amended by inserting the word "restaurants" and a comma immediately after the phrase "retail stores,".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 13th day of
August, 1985.

(signed) W. Yee
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 13th day of August, 1985, and numbered
5931.

CITY CLERK"