



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (66)

688 West Marine Drive

By-law No. 4539

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

Effective February 23, 1971

BY-LAW NO. 4539

A By-Law to amend By-Law No. 3575, being
the Zoning and Development By-Law

THE COUNCIL OF THE CITY Or 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-137-E and annexed to this by-law and marked as Schedule "D" hereto, end 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 plans hereto annexed respectively ere an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-Low No. 3575 in so far as the some 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 plan numbered Z-137-E 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 a bank, restaurant (excluding drive-in with or without car service or take out food service), professional offices; recording studio, industrial laboratory, retail. stores including a drug store, marine accessory distributor and sales, subject to such conditions as Council by resolution may prescribe,
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 23rd day of February, 1971.

This By-law received:

1st READING - February 23, 1971

2nd READING - February 23, 1971

3rd READING - February 23, 1971

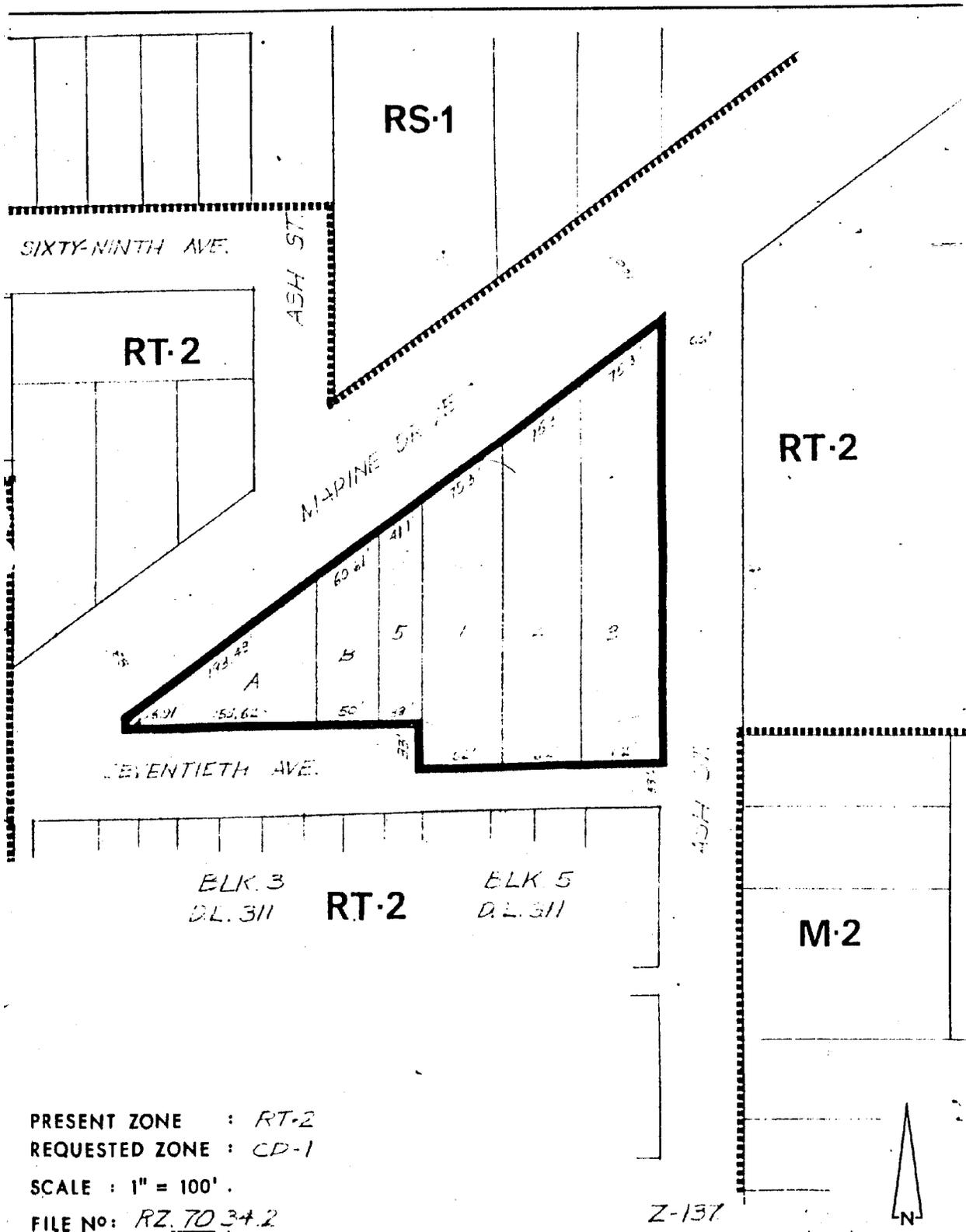
(sgd) R. Thompson
CITY CLERK

(sgd) Thomas J. Campbell
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 23rd day of February, 1971, and numbered 4539.

**PROPOSED AMENDMENT TO THE ZONING AND DEVELOPMENT
BY-LAW NO 3575.**



PRESENT ZONE : RT-2
 REQUESTED ZONE : CD-1
 SCALE : 1" = 100'
 FILE NO: RZ. 70 34.2

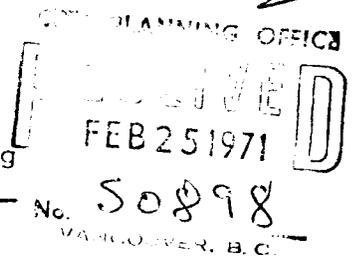
Z-137

#66 - *Zoning Plan*
Triangular Site, S-Side of Marine Dr.
at 70th Ave.

(RZ.70.342)

BY-LAW NO. 4539

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the Zoning and Development By-Law



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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-137-E and 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 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 area shown outlined in black on the plan numbered Z-137-E 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 a bank, restaurant (excluding drive-in with or without car service or take out food service), professional offices; recording studio, industrial laboratory, retail stores including a drug store, marine accessory distributor and sales, subject to such conditions as Council by resolution may prescribe.

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CITY CLERK

**PROPOSED AMENDMENT TO THE ZONING AND DEVELOPMENT
BY - LAW NO 3575.**

SCHEDULE "D".

RS-1

SIXTY-NINTH AVE.

ASH ST.

RT-2

MARINE DRIVE

RT-2

SEVENTIETH AVE.

BLK. 3
D.L. 311

RT-2

BLK. 5
D.L. 311

M-2

PRESENT ZONE : RT-2
REQUESTED ZONE : CD-1
SCALE : 1" = 100'
FILE NO: RZ. 70342

Z-137



The application was approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board .

MOVED by Alderman Broome

THAT the application be approved subject to the following conditions:

'with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store. Marine Accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

1. The south 33' of Lots 1, 2 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.
2. Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office
3. All services including any transformers etc. to be underground
4. The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped

4. (cont'd)

setback areas adjacent to S.W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easternly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.

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

FURTHER that should the above conditions be not complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.'

- CARRIED.