



# **City of Vancouver** *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

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## CD-1 (473)

### *East Fraser Lands Non-High Street By-law No. 9733*

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

**Effective October 14, 2008**

*(Amended up to and including By-law No. 11613, dated September 20, 2016)*

1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and Schedule A to By-law No. 5383, and amends or substitutes the boundaries and districts shown on them, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-635 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [10324; 11 07 26]

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (473).

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (473) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling;
- (b) Institutional Uses, limited to Child Day Care Facility and School - Elementary or Secondary;
- (c) Accessory Use customarily ancillary to any use permitted by this section 2.2; and
- (d) Interim Parking Use, limited to Parking Area, but only on PID: 025-551-361, Parcel 1, District Lots 330 and 331, Group 1 New Westminster District, Plan BCP3000, and PID 025-551-370 Parcel 2, PID 025-551-388 Parcel 3, PID 025-551-396 Parcel 4, and PID 025-551-400 Parcel 5, all of: District Lot 331, Group 1 New Westminster District, Plan BCP3000, and only subject to a development permit that has a time limit of six months.

3 Density

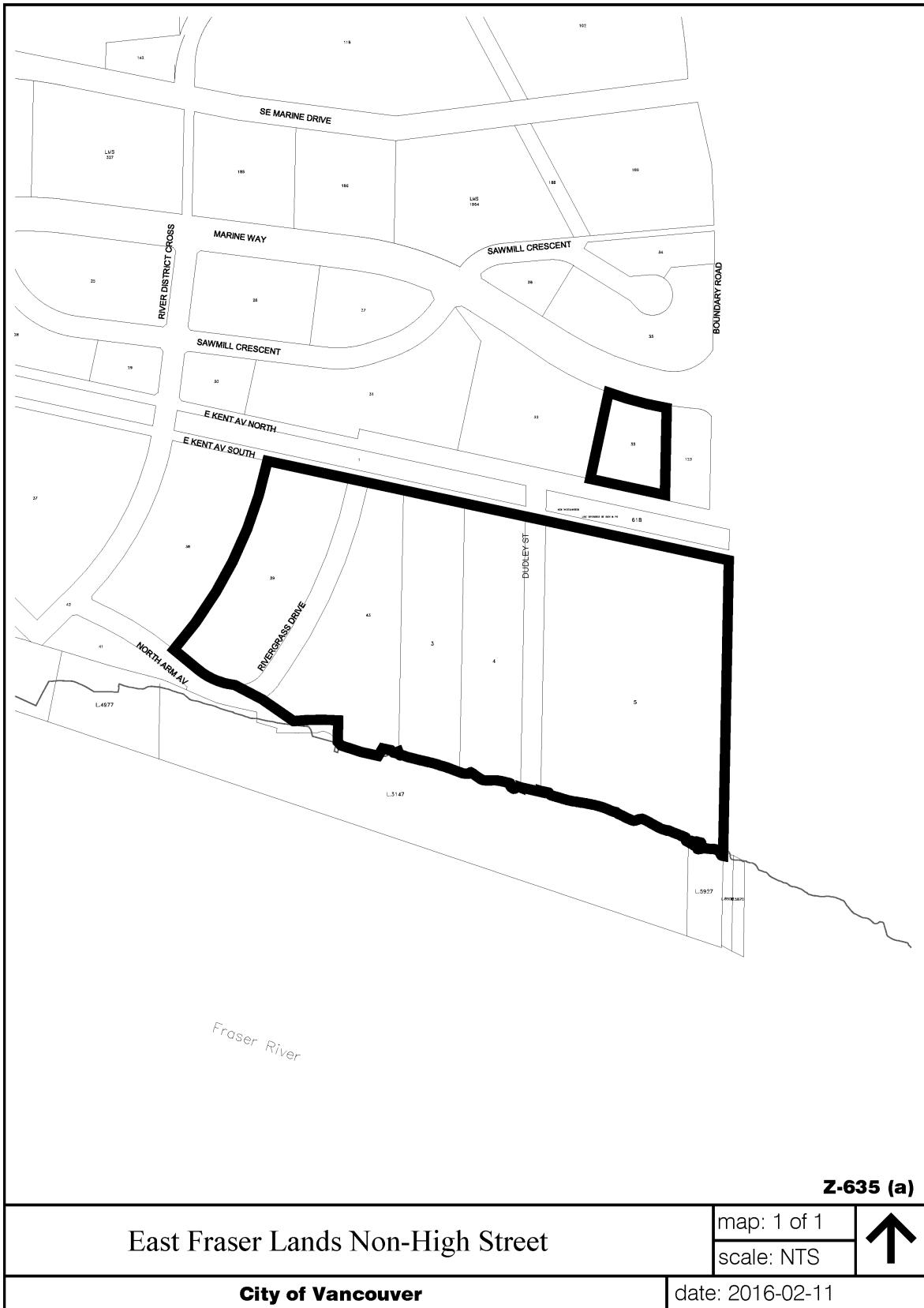
The floor space for multiple dwelling use must not exceed 194 471 m<sup>2</sup>. [11613; 16 09 20]

4 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 14th day of October, 2008.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9733 or provides an explanatory note.*



**Z-635 (a)**

East Fraser Lands Non-High Street

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2016-02-11

[11613; 16 09 20]