

# **CD-1 (80)**

## 4949-4951 Heather Street

### By-law No. 4665

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective November 28, 1972

*Amended up to and including:*

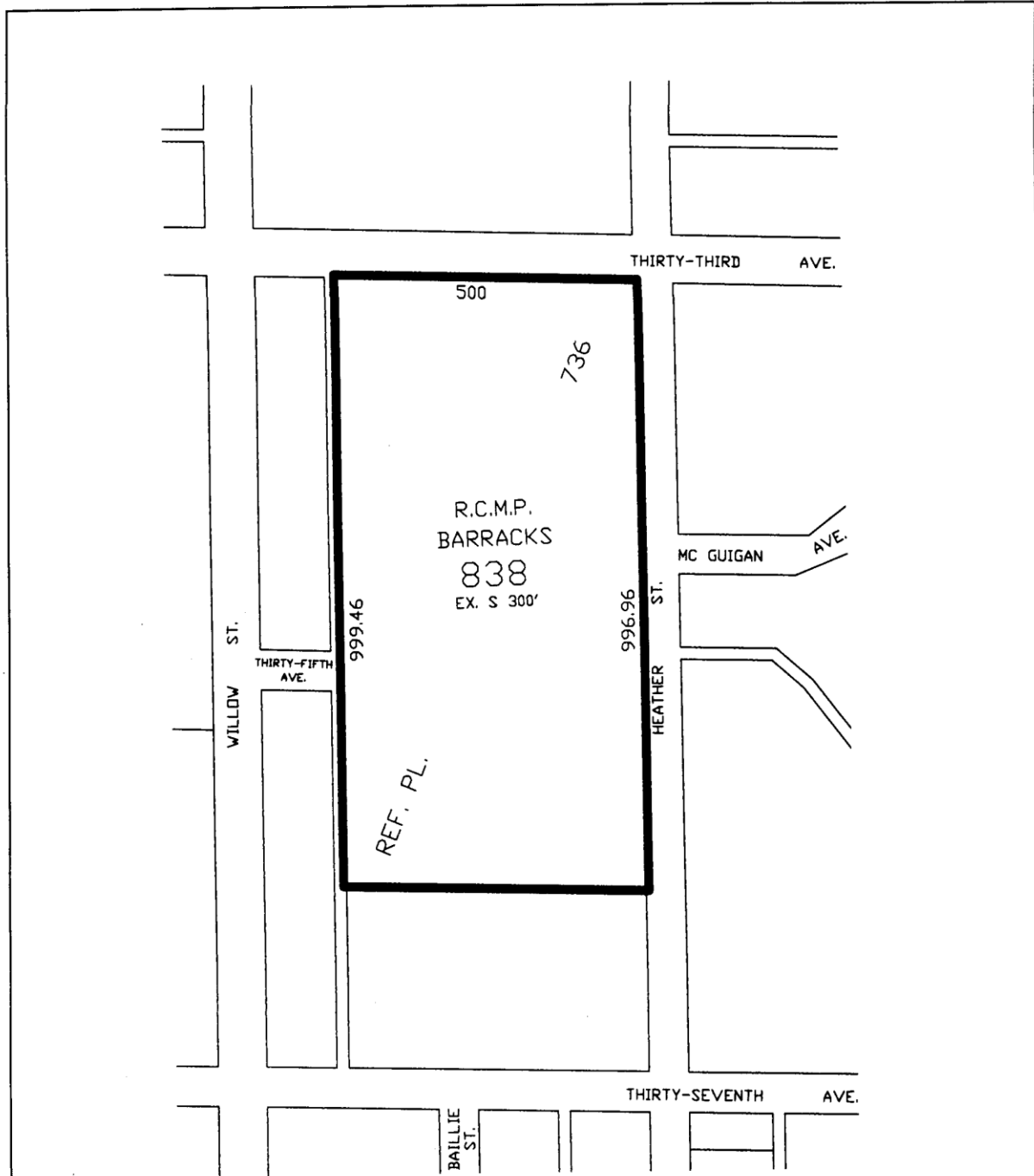
By-law No. 13639, dated March 28, 2023

#### **Consolidated for Convenience Only**


**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

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-151-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 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. 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:
  - (a) A use required by a Public Authority (R.C.M.P. Headquarters);
  - (b) Office Uses, limited to Temporary Sales Office;
  - (c) Interim Uses, if:
    - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows
    - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
    - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD1 (80),
    - (iv) the Director of Planning or Development Permit Board approves the location of the interim use, and
  - (d) Accessory Uses customarily associated with the uses listed above, subject to such conditions as Council may by resolution prescribe. [13639; 2023 03 28]
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 certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:  
 From **DD** to **CD-1** by By-law No. 4665

<b>CD-1 (80) 4949-4951 Heather St.</b>  <b>City of Vancouver Planning Department</b>	date prepared: Apr. 1994	
	sectional(s): N,O-17,18	
	scale: 1:3000	

By-law enacted on November 28, 1972 – [By-law No. 4665](#)

Public Hearing – May 24, 2022 – Item 1 – [Agenda](#)

Summary – Rezone 4949-5255 Heather Street and 657-707 West 37th Avenue from CD-1 (52A) and CD-1 (80) (Comprehensive Development) District to two new CD-1 Districts, to allow for a multi-phased mixed-use development.

By-law enacted on March 28, 2023– [By-law No. 13639](#)