



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

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## **CD-1 (117)**

### *Champlain Heights*

### *By-law No. 4986*

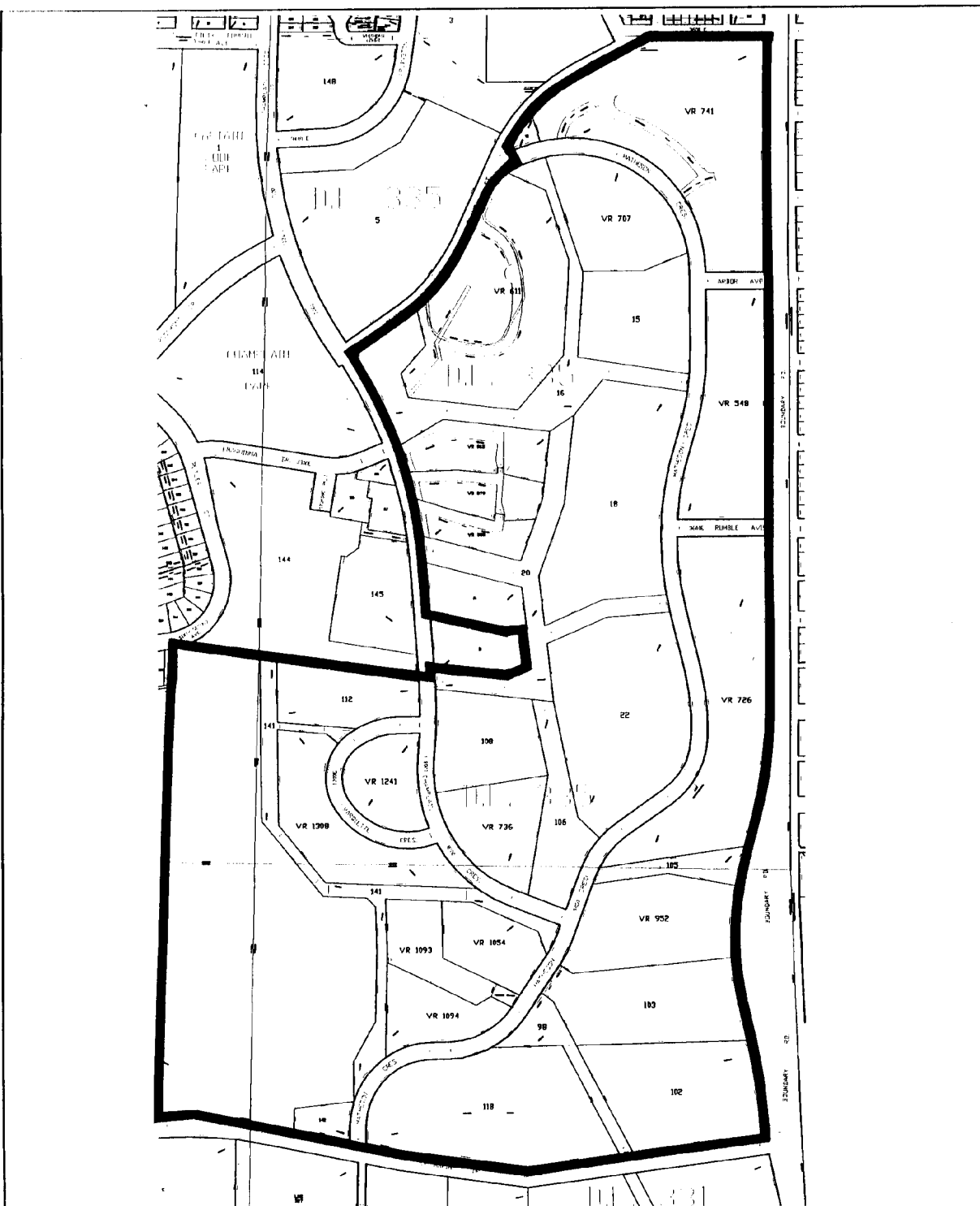
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective July 13, 1976**

*(Amended up to and including By-law No. 7210, dated November 2, 1993)*

- 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.] [7210; 93 11 02]*
- 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:
  - One-family dwelling
  - Two-family duplex dwelling
  - Two-family semi-detached dwelling
  - Townhouses
  - Apartments (including those for senior citizens)
  - Park and playgrounds
  - Personal care and private hospital (excluding surgical facilities)
  - Local convenience stores (not to exceed a total of 8,000 square feet)
  - Customarily ancillary uses (including off-street parking and loading)
- subject to such conditions as Council may by resolution prescribe.
- 3 The density shall not exceed a total of 1,850 dwelling units.
- 4 *[Section 4 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. 4986 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4986 and amended by By-law No. 7210

<b>CD-1 (117) Champlain Heights</b> <b>City of Vancouver Planning Department</b>	date prepared: Feb. 1994	
	sectional(s): W-22,23,24,25	
scale: 1:6000		