City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (451)

5455 Fraser Street (Mountain View Cemetery)
By-law No. 9289

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

Effective May 16, 2006

Consolidated for Convenience Only

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 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (451).

2.2 Subject to Council approval of the form of development except for development existing at the date of this By-law, 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 (451) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

(a) Cemetery Use including Columbaria and Mausolea;
(b) Hall Use;
(c) Customer Service Centre;
(d) Operations Centre; and
(e) Accessory Use customarily ancillary to any of the uses permitted by this section 2.

3 Density

The gross floor area must not exceed:

(a) 425 m^2 for the hall;
(b) 575 m^2 for the customer service centre; or
(c) 575 m^2 the for the operations centre.

4 Height

The height must not exceed:

(a) 11.0 m for the hall;
(b) 8.5 m for the customer service centre; or
(c) 8.5 m for the operations centre.

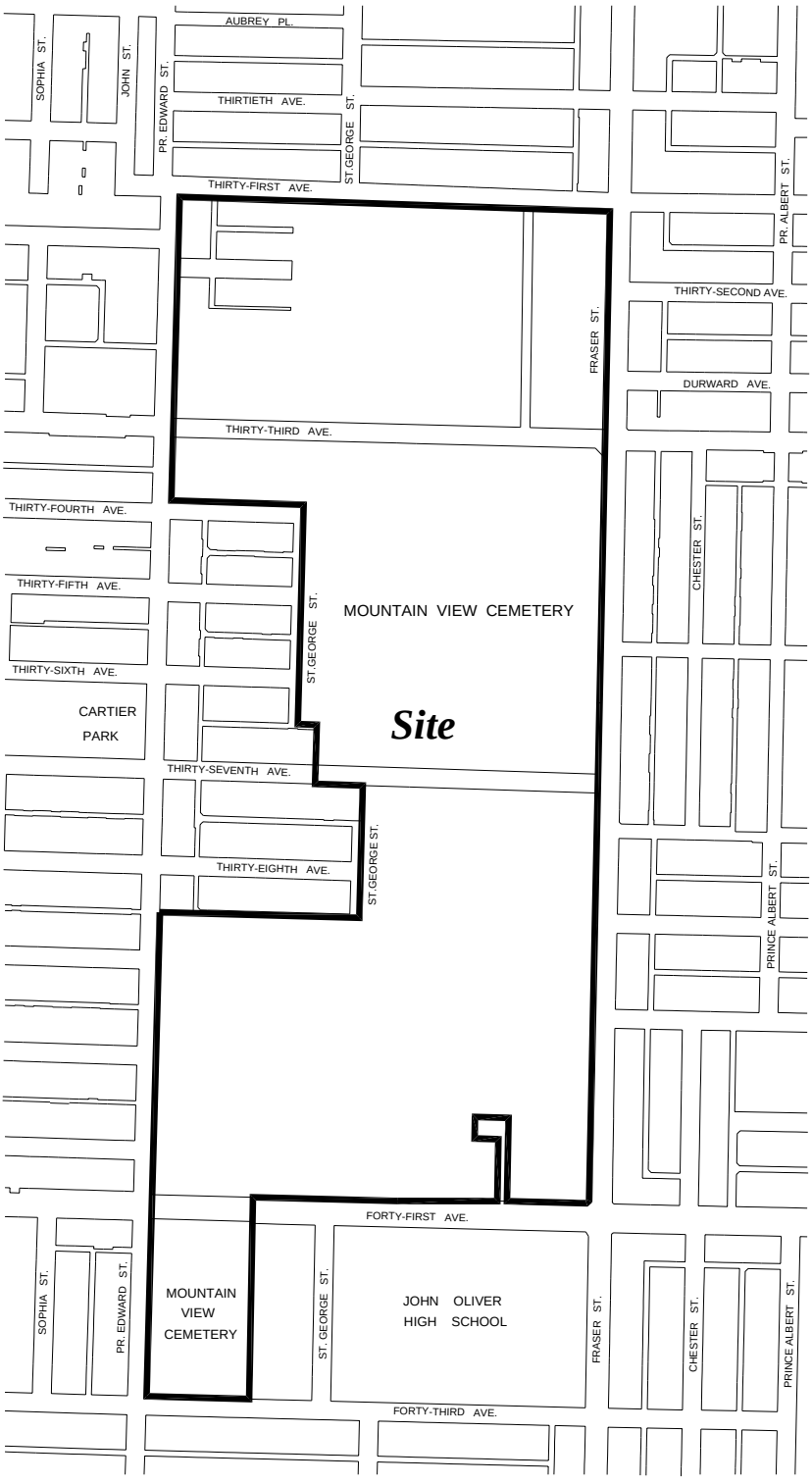
5 Parking

The Director of Planning, on advice from the City Engineer, is to determine parking requirements for each phase of development, and such requirements are to be a condition of the development permit for each phase.

6 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



Z-579 A

RZ - 5455 Fraser St. (Mountain View Cemetery)

map: 1 of 1

scale: N.T.S.

City of Vancouver

date: Mar. 29, 2006