



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 (472)

East Fraser Lands High Street

By-law No. 9732

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

Effective October 14, 2008

1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-603(d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (472).

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 (472) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses;
- (d) Retail Uses;
- (e) Service Uses; and
- (f) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Density

3.1 The floor area for multiple dwelling use must not exceed 233 800 m².

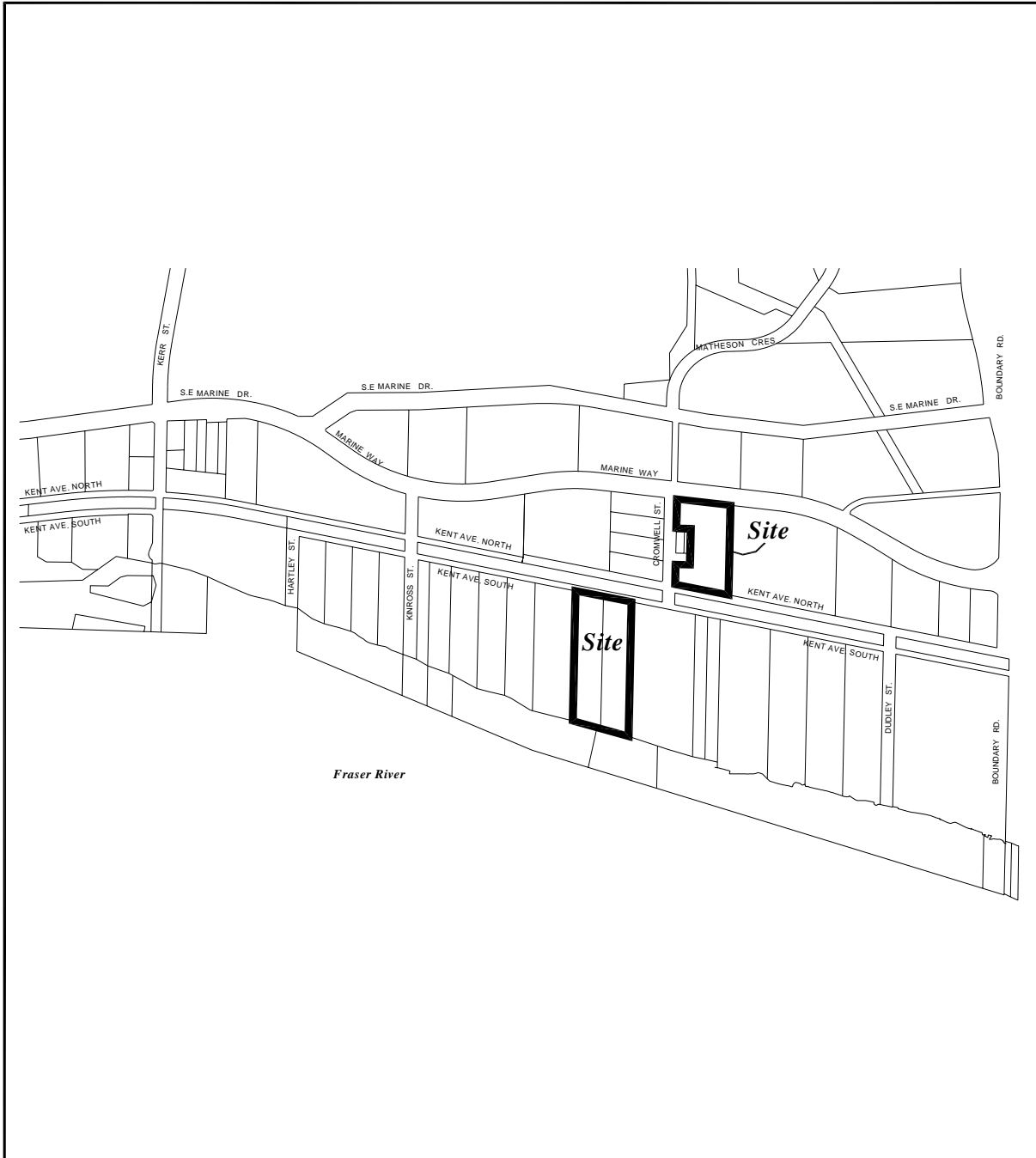
3.2 The floor area for retail use must not exceed 23 350 m².

3.3 The floor area for all service uses, institutional uses, and cultural and recreational uses, combined must not exceed 24 900 m².

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.



The property outlined in black (**█**) is rezoned:
 From **CD-1/M-1B/M-2/RS-1** to **CD-1**

Z-603 (d)

RZ - East Fraser Lands High Street

map: 1 of 1

scale: NTS



City of Vancouver

date: August 2008