



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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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

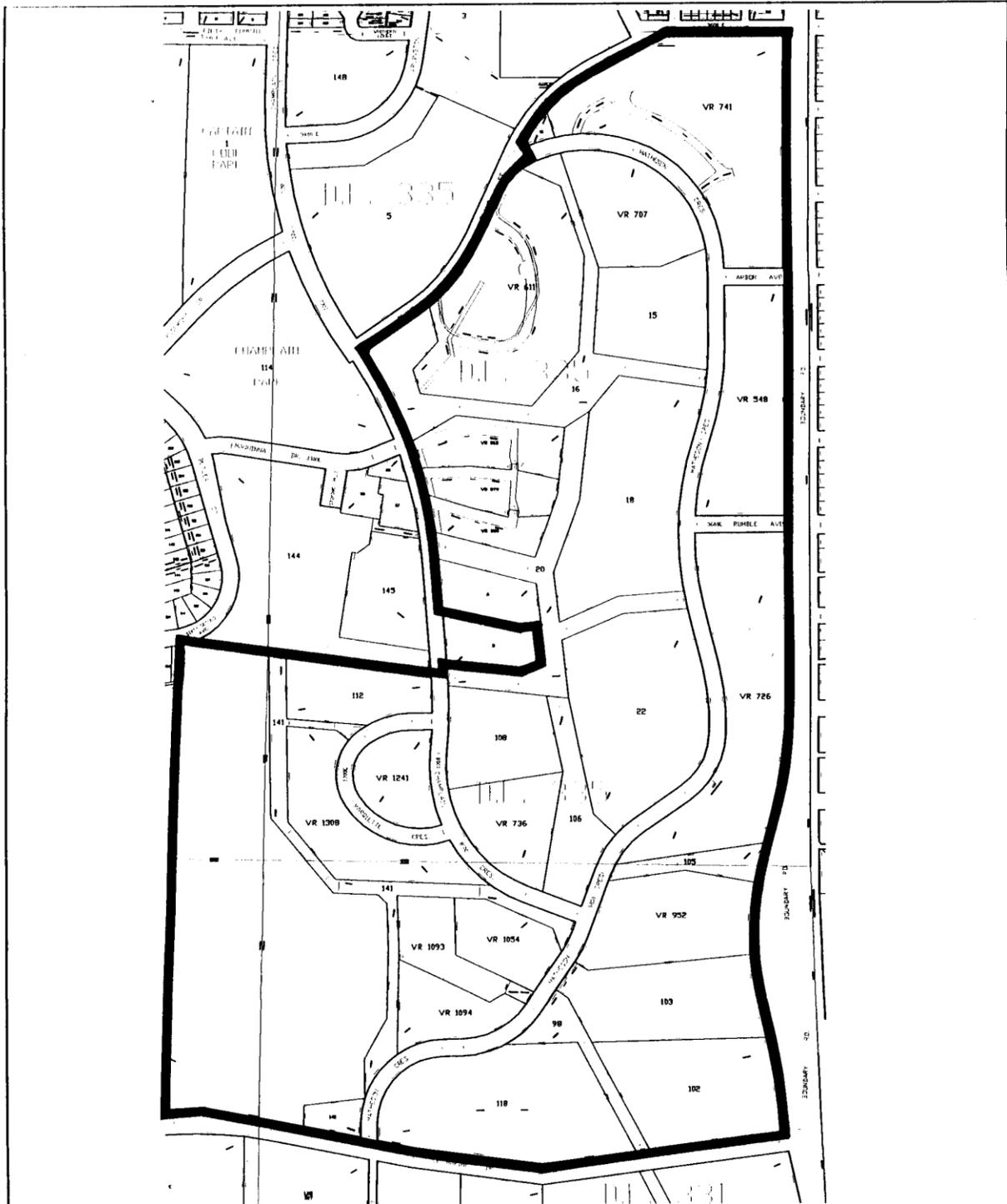
[By-law No. 12429](#), dated May 28, 2019

2B Subject 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 Director of Planning will issue development permits for the following additional uses within sub-area 1, except that the combined floor area for these additional uses shall not exceed 743.2 m²:

Arts and Culture Indoor Event
Fitness Centre
Library
Museum or Archives
Financial Institution
General Office
Health Care Office
Grocery or Drug Store
Retail Store
Barber Shop or Beauty Salon
Beauty and Wellness Centre
Catering Establishment
Restaurant – Class 1
Accessory uses customarily ancillary to the uses listed in this section 2B
[12429; 2019 05 28]

3 The maximum number of dwelling units permitted is 1,850.

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.]*



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

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

[7210; 1993 11 02]

CD-1 (117)
Back-up Notes Summary Page
Champlain Heights

Public Hearing – June 24, 1976 - Item 1

Summary – Rezone from RS-1 (One-Family Dwelling) District to permit 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, and Customarily Ancillary Uses.

By-law enacted on July 13, 1976 – [By-law No. 4986](#) (Zoning and Development)

Public Hearing – June 24, 1993 - Item 5

Summary – Amends CD-1 (117) by removing 7850 Champlain Crescent from the Schedule D map.

By-law enacted on November 2, 1993 – [By-law No. 7210](#) (Zoning and Development)

Public Hearing – May 14, 2019 - Item 4 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (117) for Champlain Heights with respect to 8180-8188 Champlain Crescent to create a sub-area in which limited additional Cultural and Recreational, Office, Retail and Services uses would be permitted.

By-law enacted on May 28, 2019 – [By-law No. 12429](#) (Zoning and Development)