



City of Vancouver *Zoning and Development By-law*

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CD-1 (404)

4186 West 4th Avenue & 4125 West 8th Avenue By-law No. 8257

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

Effective July 25, 2000

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**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(404), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Dwelling Uses,
- (b) Cultural and Recreational Uses, but limited to Community Centre or Neighbourhood House, Golf Course or Driving Range, Library in conjunction with a Community Centre, Park or Playground and Botanical Garden,
- (c) Institutional Uses, but not including Detoxification Centre,
- (d) Bed and Breakfast Accommodation subject to the provisions of section 11.4 of the Zoning and Development By-law,
- (e) Public Utility,
- (f) Uses existing as of July 27, 2000, and
- (g) Accessory Uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

The maximum floor space ratio is 0.60.

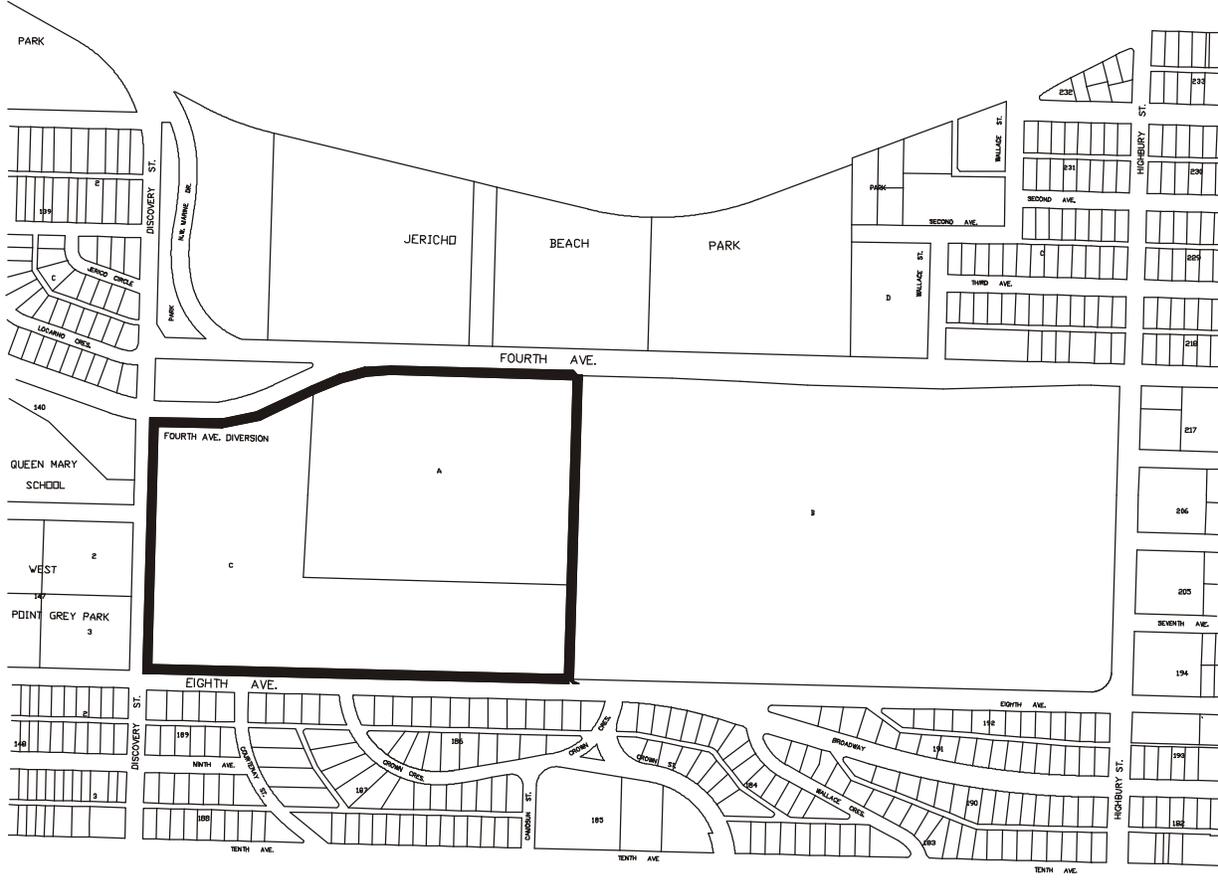
4 **Height**

The maximum building height measured above the base surface is 9.2 m.

5 *[Section 5 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.]*

By-law 8257 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (———) is rezoned:
 From **RS-1** to **CD-1**

Z-510

RZ 4186 W. 4th Avenue & 4125 W. 8th Avenue

map: 1 of 1
 scale: 1:7500



City of Vancouver

