

CD-1 (473)

East Fraser Lands Non-High Streets

By-law No. 9733

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective October 14, 2008

Amended up to and including:

By-law No. 10324, dated July 25, 2011

By-law No. 11613, dated September 20, 2016

By-law No. 13446, dated July 20, 2022

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and Schedule A to By-law No. 5383, and amends or substitutes the boundaries and districts shown on them, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-635 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [10324; 11 07 26]

Uses

- 2.1 The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (473).

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

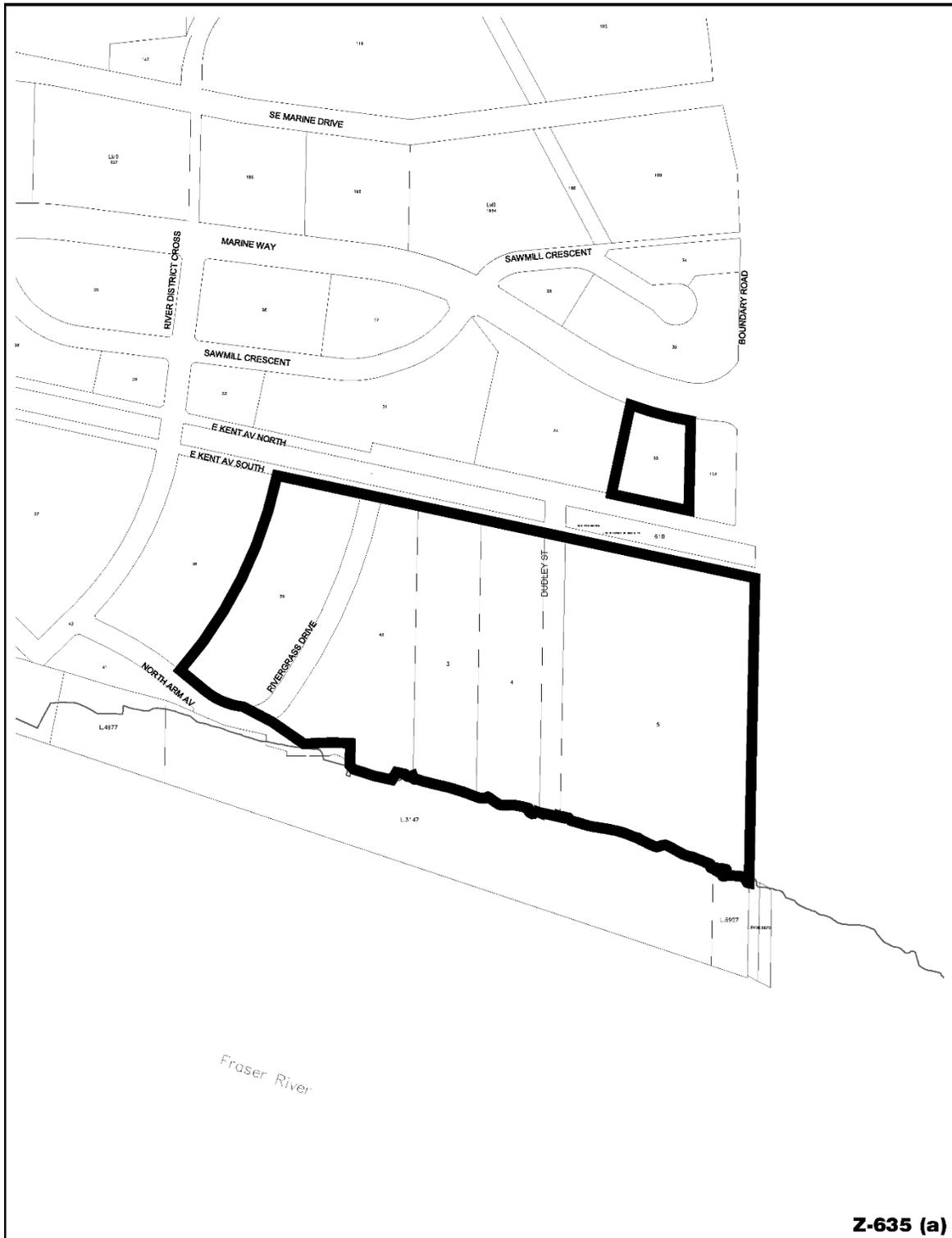
- (a) Dwelling Uses, limited to Multiple Dwelling;
- (b) Institutional Uses, limited to Child Day Care Facility and School - Elementary or Secondary;
- (c) Accessory Use customarily ancillary to any use permitted by this section 2.2; [13446; 2022 07 20]
- (d) Interim Uses, and accessory uses customarily ancillary to them, if:
 - (i) the Director of Planning or Development Permit Board considers that the interim use will be compatible with and not adversely affect adjacent development that either exists or that this By-law allows,
 - (ii) the Director of Planning or Development Permit Board is satisfied that the interim use is easily removable and is of low intensity or low in capital investment,
 - (iii) the Director of Planning or Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to CD-1 (473),
 - (iv) the Director of Planning or Development Permit Board approves the location of the interim use, and
 - (v) any development permit for an interim use has a time limit of five years, except that the Director of Planning or Development Permit Board may renew development permits for interim uses for subsequent terms of up to five years; and
- (e) Office Uses, limited to Temporary Sales Office [13446; 2022 07 20]

Density

3. The floor space for multiple dwelling use must not exceed 194 471 m². [11613; 16 09 20]

Force and effect

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 certify the by-law number and date of enactment.]*



Z-635 (a)

East Fraser Lands Non-High Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2016-02-11

Public Hearing – September 16, 2008 – Item 8 – [Agenda](#)

Summary – To rezone from industrial zones and a commercial Comprehensive Development District (CD-1) to CD-1 districts to reflect uses and densities in the East Fraserlands Official Development Plan as a transitional step toward phased CD-1 rezonings as development of the site proceeds.

By-law enacted on October 14, 2008 – [By-law No. 9733](#)

Public Hearing – January 19, 2010 – Item 6 – [Agenda](#)

Summary – To rezone this site from M1-B, CD-1 (247), and CD-1 (473) to CD-1 (Comprehensive Development) District. The purpose of the application is to develop Area 2 of East Fraser Lands, comprising 38.4 acres (15.5 ha) of land. The application is to construct 162 912 m² (1,753,578 sq. ft.) of residential, 930 m² (10,000 sq. ft.) of retail, two childcare facilities, an elementary school, parks, and underground parking. Maximum proposed tower height is 13-storeys.

By-law enacted on July 26, 2011 – [By-law No. 10324](#)

Public Hearing – June 21, 2016 – Item 4 – [Agenda](#)

Summary – To amend the East Fraser Lands (EFL) Official Development Plan (ODP) By-law and associated CD-1 Bylaws to update the definition of Affordable Housing, to provide more flexibility in locating a childcare facility, to add full-service Gas Station use in Area 3, and to make minor miscellaneous amendments to the EFL ODP and CD-1 By-laws.

By-law enacted on September 20, 2016 – [By-law No. 11613](#)

Public Hearing – July 12, 2022 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments to: CD-1 (816) at 110 West 4th Avenue, CD-1 (642) at 2133 Nanton Avenue (formerly 4255 Arbutus Street), CD-1 (473) at East Fraser Lands Non-High Street, and CD-1 (276) at 1041 Southwest Marine Drive; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by laws.

By-law enacted on July 20, 2022 – [By-law No. 13446](#)