



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (78)

Arbutus Village

By-law No. 4634

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

Effective August 1, 1972

(Amended up to and including By-law No. 11666, dated November 15, 2016)

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 The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are:

- (a) a maximum of 461 units comprising multiple dwellings;
- (b) seniors supportive or assisted housing;
- (c) a community care facility; [9674; 08 06 24]
- (d) a 1.42 ha (3.5 acre) park;
- (e) accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading; [6955; 92 03 24] [8824; 04 04 06] [9476; 07 05 15] [11666; 16 11 15]

subject to such conditions as Council may by resolution prescribe. [6062; 86 11 04]

3 Floor Areas

The uses listed in Column 1 of TABLE A below shall be permitted to the maximum floor area appearing opposite in Column 2:

Table A

	Column 1	Column 2
1.	Multiple Dwellings and uses customarily ancillary thereto	64 190.58 m ²
2.	Community Care Facilities	8 488.55 m ²

[6955; 92 03 24] [9476; 07 05 15] [9674; 08 06 24] [11666; 16 11 15]

Note to Table A:

For use No. 1 in column 1 the following shall be excluded from the floor area calculation:

- (a) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
- (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing. [6062; 86 11 04]

3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

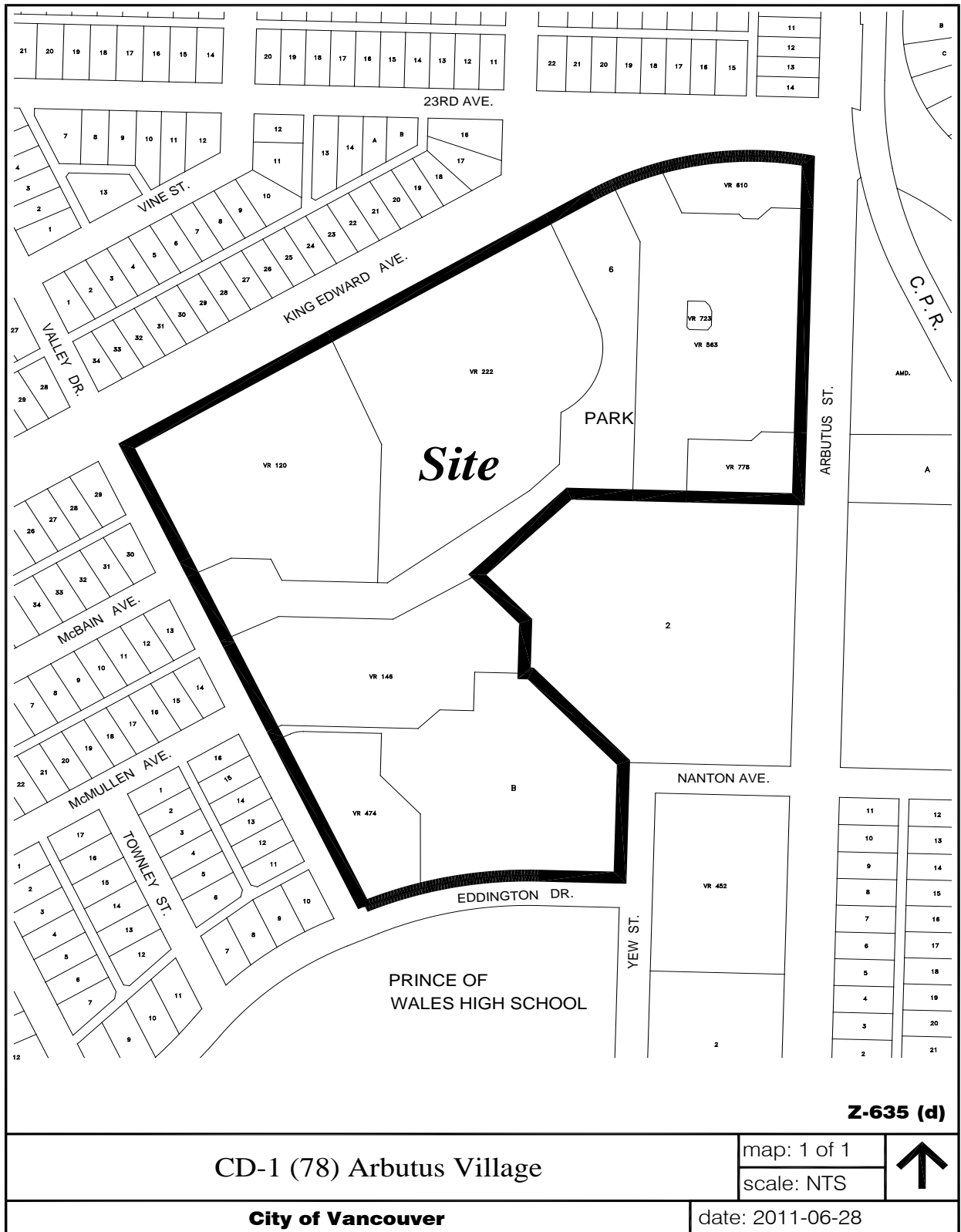
4 Off-street Parking and Loading

- (a) A minimum of 894 off-street parking spaces for the residential uses shall be provided and maintained in accordance with the provisions of the Parking By-law;
- (b) A minimum of 26 off-street parking spaces for the community care facility shall be provided and maintained in accordance with the provisions of the Parking By-law; [9674; 08 06 24] [11666; 16 11 15]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4634 or provides an explanatory note.

(c) Off-street loading spaces shall be provided in accordance with the requirements of the Parking By-law and to the satisfaction of the Director of Planning, who shall first receive advice from the City Engineer; [6062; 86 11 04]
[6955; 92 03 24] [11666; 16 11 15]

5 *[Section 5 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.]*
[6062; 86 11 04]



[11666; 16 11 15]