

CD-1 (371)

5299 Arbutus Street

By-law No. 7705

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

Effective February 25, 1997

Amended up to and including:

By-law No. 8169, dated March 14, 2000

By-law No. 9414, dated December 12, 2006

By-law No. 14076, dated June 25, 2024

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.

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.]*

Uses

2. The area shown within the heavy black outline in Schedule A shall be more particularly described as CD-1 (371), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Library;
 - (b) Child Day Care Facility and Social Service Centre;
 - (c) Office Uses in Floor area existing as of February 25, 1997;
 - (d) Infill in combination with Multiple Conversion Dwelling, subject to the regulations of the RT-7 District Schedule except section 3.1.1 Density and Floor Area;
 - (e) Multiple Conversion Dwelling, subject to the regulations of the RT-7 District Schedule except section 3.1.1 Density and Floor Area;
 - (f) Multiple Dwelling, subject to the regulations of the RT-7 District Schedule except section 3.1.1 Density and Floor Area;
[14076; 2024 06 25]
 - (g) One-Family Dwelling or One-Family Dwelling with Secondary Suite and Two-Family Dwelling, subject to the regulations of the RS-1S Districts Schedule;
[9414; 2006 12 12]
 - (h) Retail Uses in floor area existing as of February 25, 1997, but limited to Furniture or Appliance Store, Grocery or Drug Store, and Retail Store and not including convenience store;
 - (i) Service Uses in floor area existing as of February 25, 1997, but limited to Animal Clinic, Barber Shop or Beauty Salon, Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, School - Arts or Self-Improvement and School - Vocational or Trade; and
 - (j) Accessory Uses customarily ancillary to the above uses.

Floor Space Ratio

- 3.1 The floor space ratio must not exceed 0.60, except that all non-dwelling uses combined will be limited to a total floor area of 542 m². For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 643.9 m², being the site size at time of application for rezoning, prior to any dedications.
- 3.2 The following will be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (b) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (c) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 2000 03 14]

Height

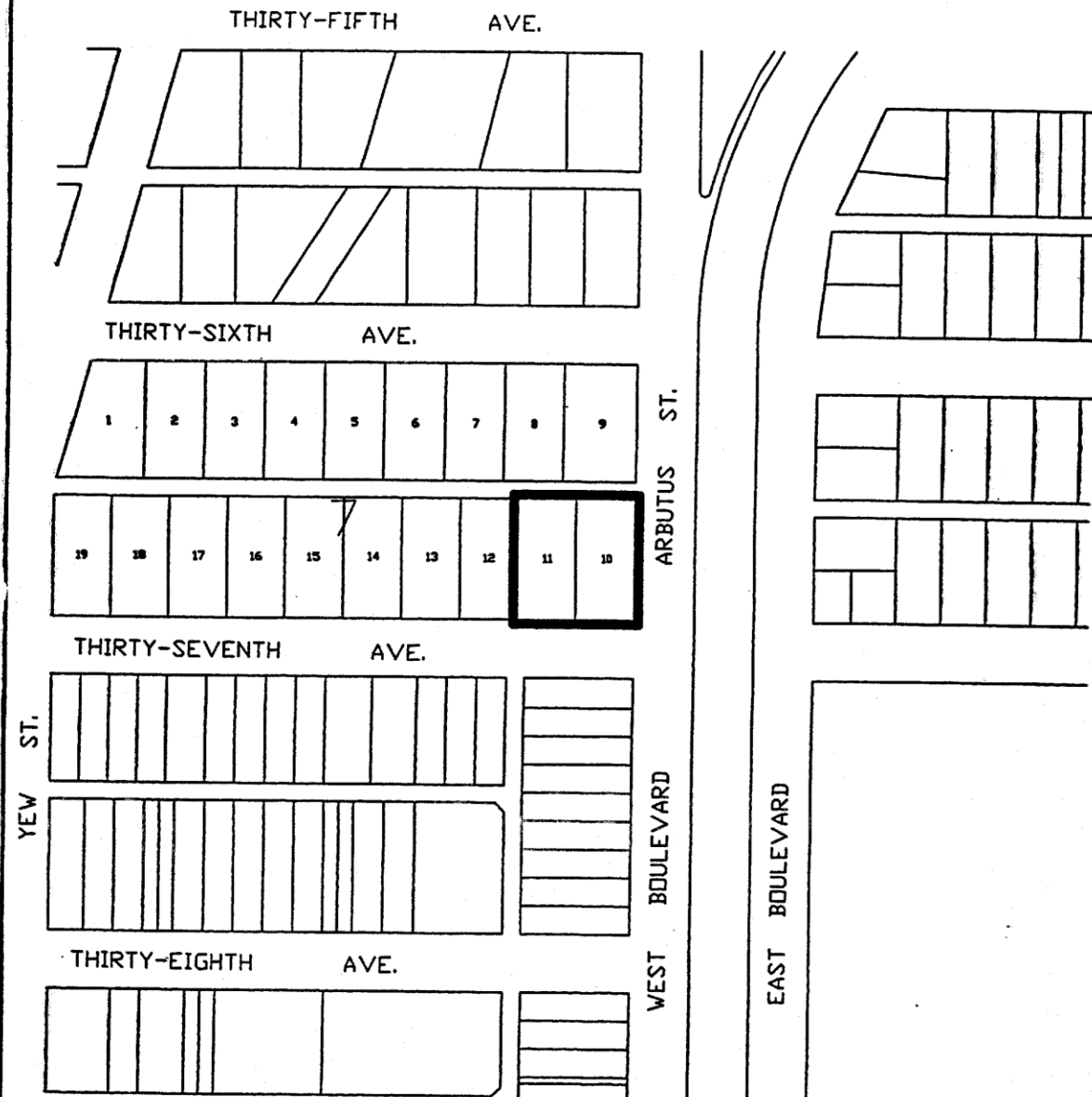
- 4. The maximum building height, measured above the base surface is 9.2 m from the base surface, except that a building for a non-dwelling use must not exceed 5.4 m from the base surface or one storey, whichever is lower.

Off-Street Parking and Loading

- 5. Off-street parking and loading for vehicles and spaces for bicycles must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 6. *[Section 6 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.]*

SCHEDULE A

BY-LAW No. 7705 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-1S** To **CD-1**

Z-460(a)

RZ 5299 Arbutus Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



Public Hearing – January 16, 1997 – Item 3 – [Agenda](#)

Summary – The proposed rezoning from RS-1 One – Family Dwelling District to CD-1 Comprehensive Development District would permit a broader range of uses within the existing legally non-conforming building, including cultural and recreational, institutional, office, retail and service uses.

By-law enacted on February 25, 1997 – [By-law No. 7705](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary – The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – [By-law No.8169](#)

Public Hearing – October 17, 2006 – Item 2 – [Agenda](#)

Summary – To amend various CD-1 By-laws to allow “one-family dwelling with secondary suite” as a use in CD-1 that currently permit one-family dwellings

By-law enacted on December 12, 2006 – [By-law No. 9414](#)

Public Hearing – June 13, 2024 – Item 4 – [Agenda](#)

Summary – To amend the Zoning and Development By-law to allow multiple dwelling housing options (multiplex) in the RT-7 and RT-9 zones. These amendments are necessary to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation and would not require a public hearing if this was the extent of the proposed amendments because the amendments would be for the sole purpose of complying with section 565.03 of the Vancouver Charter.

By-law enacted on June 25, 2024 – [By-law No. 14076](#)