



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (27)

*2001 Nanton Avenue
(formerly 4226 Arbutus Street)
By-law No. 4085*

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

Effective December 19, 1963

(Amended up to and including By-law No. 10470, dated April 17, 2012)

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 (the “land”) shown outlined in black on the said plan is rezoned CD-1 and the only use permitted within the said area and the only use for which a development permit will be issued is that of a social and recreational club, subject to such conditions as Council may by resolution prescribe pursuant to Section 306(k) of the Vancouver Charter. [8431; 02 02 05]

3 **Floor Space Ratio**

The floor space ratio must not exceed 0.69 for permanent structures and 0.175 for temporary air supported structures. The following shall be included in the computation of floor space ratio: [6765; 90 11 27] [8431; 02 02 05] [9176; 05 11 01] [10470; 12 04 17]

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (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. [5426; 80 11 18]

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

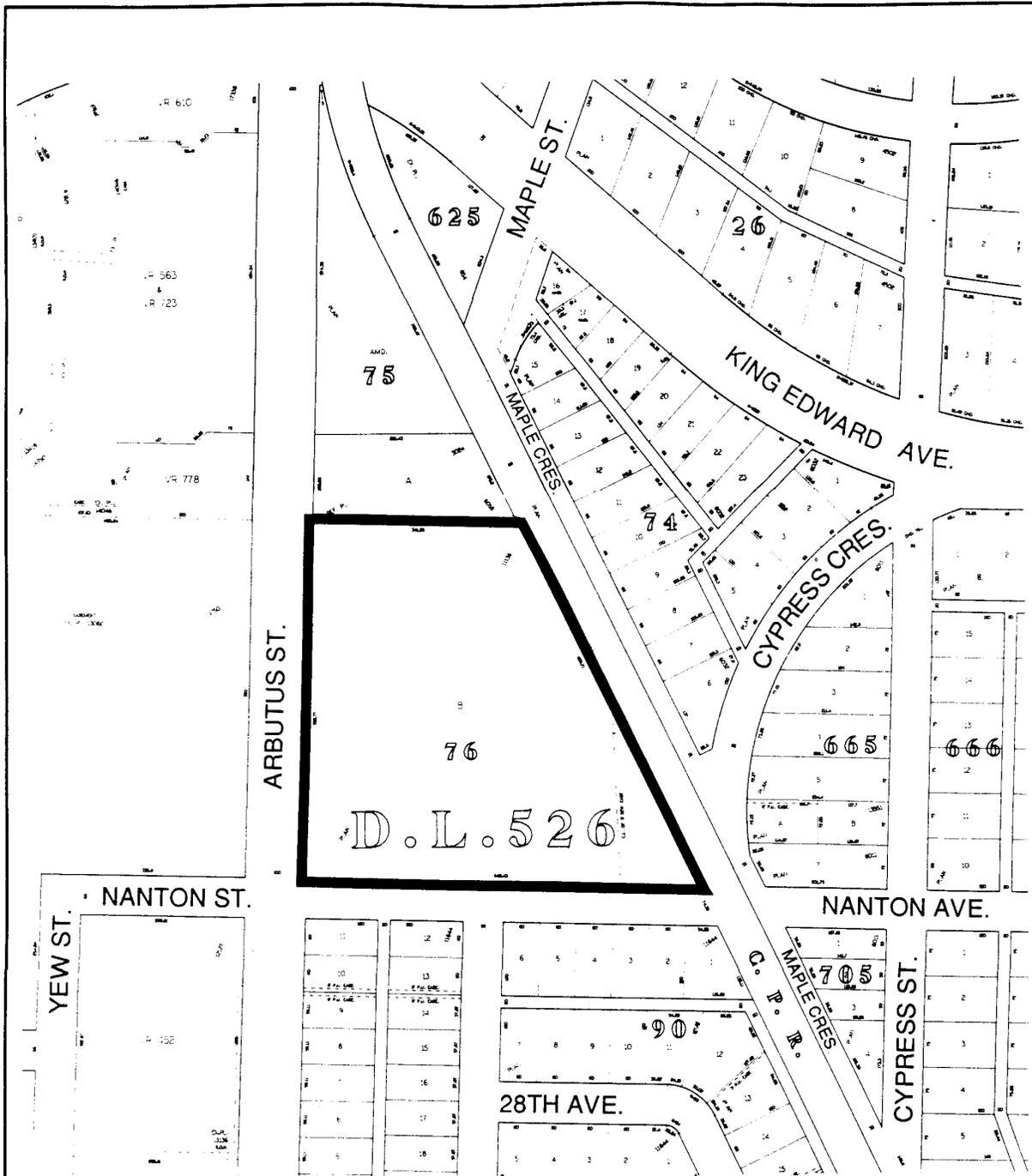
- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, permitted to a maximum total area of 8 percent of the floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; [5426; 80 11 18]
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, storage or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; [6765; 90 11 27]
- (d) 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; 00 03 14]

4 **Parking**

Any development or use of the site requires the provision, development, and maintenance of off street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, except that the site must have at least 330 off-street parking spaces. [9176; 05 11 01]

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.]*
[5426; 80 11 18]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4085 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4085

CD-1 (27) 4226 Arbutus St. City of Vancouver Planning Department	date prepared: July, 1992	
	sectional(s): L-16	
scale: 1:3000		