

City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (359)

4492-4500 Arbutus Street

By-law No. 7651

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

Effective November 5, 1996

(Amended up to and including By-law No. 8824, dated April 6, 2004)

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(359), 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) Seniors Supportive or Assisted Housing on Site A only (as shown on the diagram below), [8824; 04 04 06]
- (b) Church,
- (c) Community Centre, and
- (d) Accessory Uses customarily ancillary to the above uses.

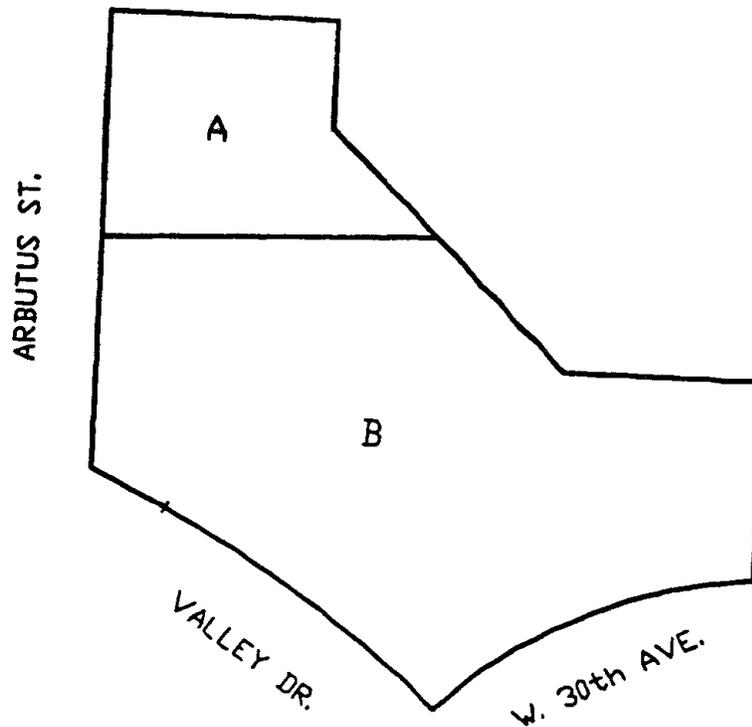
3 Floor Space Ratio

3.1 The floor space ratio must not exceed:

- (a) 0.95 on Site A, as shown on the diagram below; and
- (b) 0.67 on Site B, as shown on the diagram below.

For the purpose of computing floor space ratio, the site size for Site A shall be deemed to be 1 514 m² and for Site B shall be 5 454 m², being the parcel sizes at the time of the application for rezoning, prior to any dedications.

Diagram 1



[7806; 97 10 07]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7651 or provides an explanatory note.

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, 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) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 be 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 7.3 m 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 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) 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; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) 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 Height

The maximum building height measured above the base surface is 9.2 m for the Seniors Supportive or Assisted Housing. [8824; 04 04 06]

5 Setbacks

The minimum setback of a building is 3.0 m from the north property boundary.

6 Off-Street Parking and Loading

A minimum of 84 off-street parking spaces (21 spaces for the Seniors Supportive or Assisted Housing and 63 spaces for the Church and Community Centre uses) and 1 loading space must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. Bicycle spaces must be provided in accordance with the applicable sections of the Parking By-law. [8824; 04 04 06]

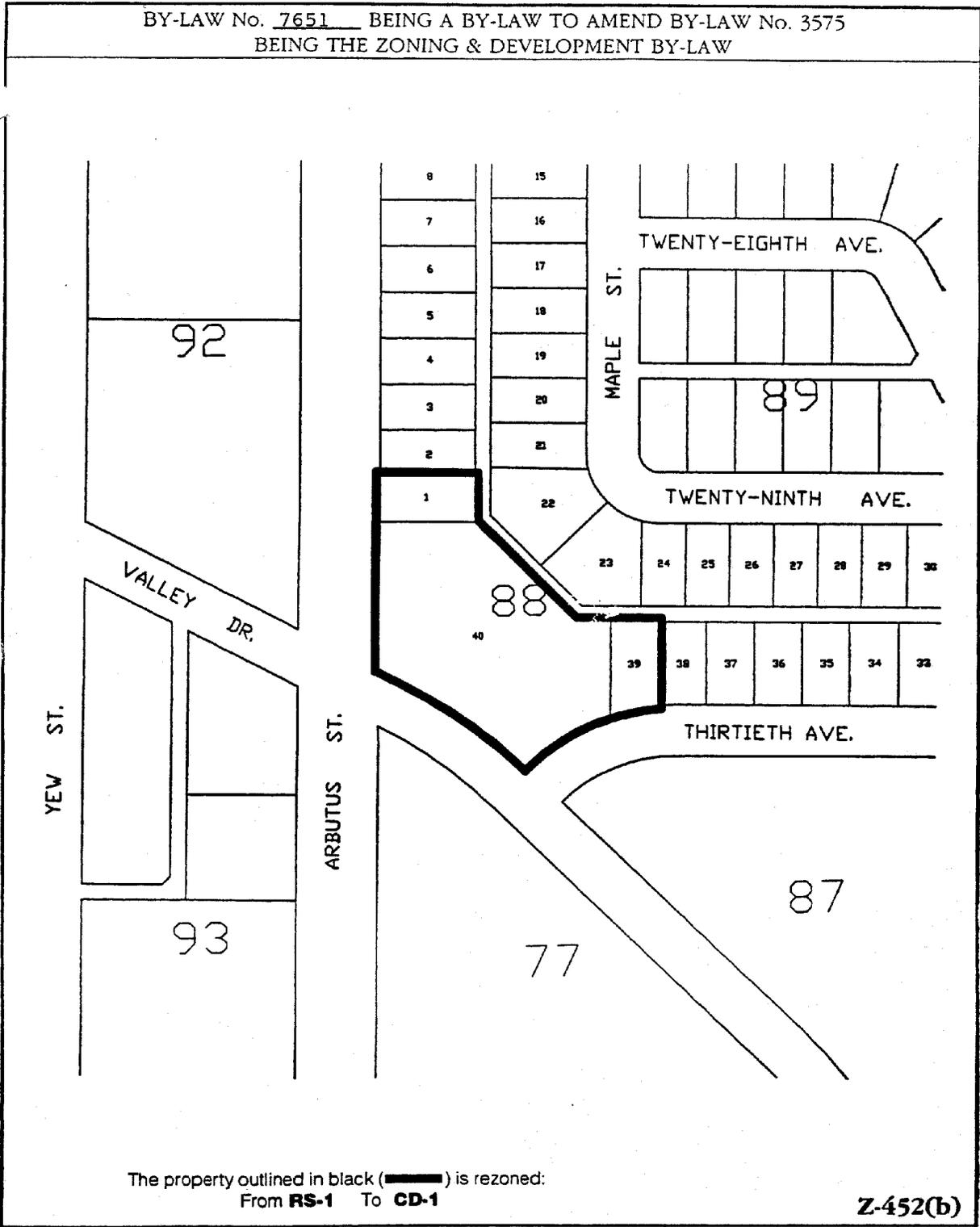
7 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

8 *[Section 8 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 No. 7651 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-452(b)

RZ 4492-4500 Arbutus Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

