



5299 ARBUTUS STREET CD-1 GUIDELINES (BY-LAW No. 7705) (CD-1 No. 371)

Adopted by City Council April 8, 1997

1 Application and Intent

These guidelines are to be used in conjunction with the CD-1 By-law for the site at 5299 Arbutus Street.

2 Conditions of Use

- (a) If the building is damaged or destroyed by fire to the extent of sixty percent or more of its value above its foundations as determined by the City Building Inspector, it shall not be repaired or reconstructed and any new use or development of the site shall be limited to dwelling uses as permitted in the CD-1 By-law.
- (b) Development permits for any non-dwelling use may be limited in time, as determined by the Director of Planning, who may seek the advice of surrounding property owners.
- (c) Appropriate measures shall be taken to the satisfaction of the Director of Planning, who may seek the advice of surrounding property owners, to prevent any objectionable impacts with respect to noise, traffic, parking and loading, and any other factors which could adversely affect the adjoining residential area.
- (d) Any additional ventilation or related equipment on the site or roof should be modest in size, visually screened, and produce no objectionable noise or other disturbance.

3 Safety and Security

Principles of Crime Prevention Through Environmental Design should be followed for all aspects of design and development on the site.