

# 1.0 HISTORY OF THE SITE

The Arbutus Shopping Centre Site has been an integral part of Arbutus Village planned and built in the 1970s. This was a comprehensive approach to community building with the integration of housing, commercial retail, office and parkland.

The shopping centre has now reached the conclusion of its useful life. It is no longer a viable economic operation, the physical plant is deteriorating and the land is far better suited to higher and better purpose.

In 2008 Larco Investments Ltd., in collaboration with the City of Vancouver Major Projects Office, undertook a 'policy' phase of work. This process established the overall goals for the project, its general form and massing, the land uses that it would contain, and a number of specific, technical issues associated with the project and its context. The result was a 'policy statement' approved by Vancouver City Council. This process readied the site for this rezoning application and **the submission conforms to the adopted Policy Statement.**

The intent of the rezoning is to achieve a higher and better use for the site that includes a mix of residential types and densities. The housing objective is to include accommodation for senior citizens, rental housing units and a variety of market condominium units from townhouses to penthouse apartments. These units will be larger than what is customarily built in the central area of Vancouver for the reason that there are many residents in the surrounding neighbourhood that would appreciate the opportunity of scaling down from their single family homes to smaller accommodation. The project has been conceived of as a 'complete community' containing a broad mix of uses that will allow people to enjoy the services and amenities of the neighbourhood without having to drive. The site is ideally suited to the application of the goals and principles found in the City of Vancouver Eco-Density Charter. As such, Arbutus will be a model project for the city.

## ARBUTUS CENTRE POLICY STATEMENT



  
CITY OF  
VANCOUVER  
Planning Department  
July 24, 2008

Arbutus Centre Policy Statement  
document cover



ARBUTUS  
REZONING APPLICATION

1



Neighbourhood Plan



Yew Street looking north



Quichena Park looking northwest



Nanton Avenue looking west

