



# **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](mailto:planning@vancouver.ca)

## CD-1 (126)

### *Children's & Women's Hospital By-law No. 5091*

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

**Effective June 14, 1977**

*(Amended up to and including By-law No. 9727, dated September 30, 2008)*

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

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (126), 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) Hospital, but not including a Provincial Laboratory,
  - (b) Child Day Care Facility,
  - (c) Retail Store, limited to Small-scale Pharmacy, and
  - (d) Accessory Uses customarily ancillary to a hospital.
- [9727; 08 09 30]

2.2 More than one principal building shall be permitted on the site.  
[8098; 99 10 19]

## 3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.85 for all uses.

3.2 The following shall 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;
- (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 shall be excluded in the computation of floor space ratio:

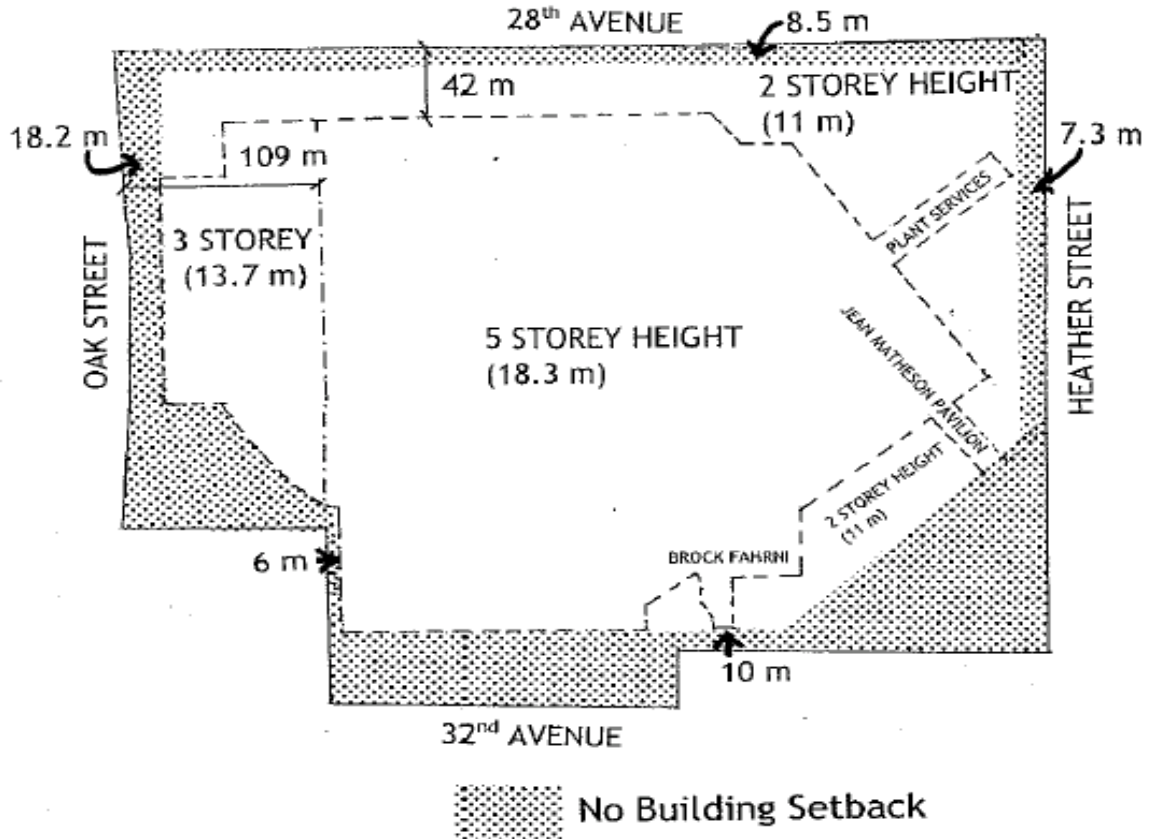
- (a) open balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, underground utility corridors and walkways, 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 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 the lesser of 20 percent of the permitted floor area floor area or 1 000 m<sup>2</sup>; and
  - (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;
- [8098; 99 10 19]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5091 or provides an explanatory note.

- (f) 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 Building Height and Setbacks

- 4.1 The maximum height of buildings and the minimum setbacks of buildings from property lines shall be as shown on the diagram below.



[8298; 01 02 20] [8701; 03 07 08]

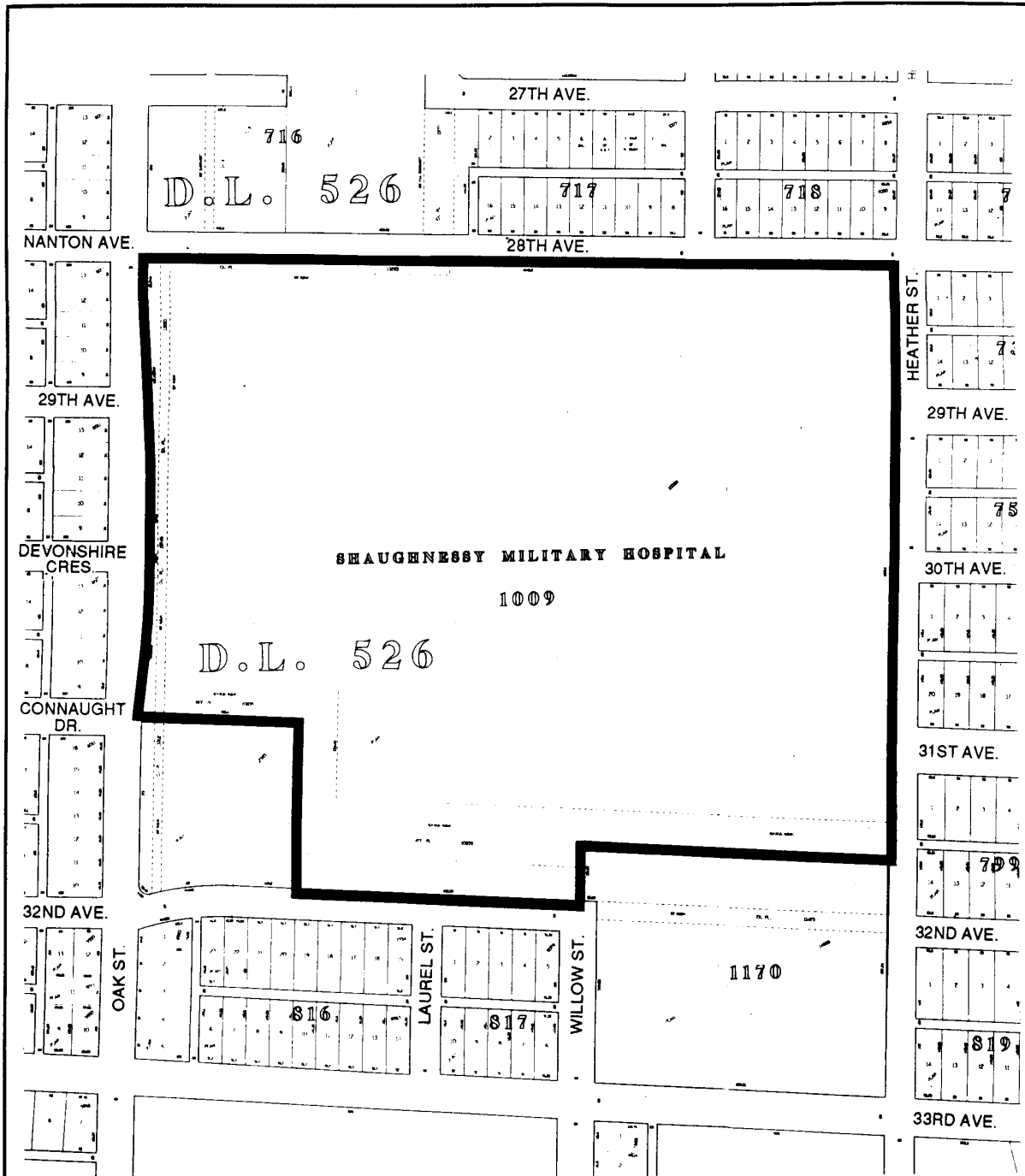
#### 5 Parking and Loading

Off-street parking and loading spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a total minimum of 2120 off-street parking spaces must be provided as follows:

- a minimum of 1797 spaces must be provided for Phases 1 and 2,
- a minimum of 1966 spaces must be provided for Phase 3 and
- the total minimum of 2120 spaces must be provided by Phase 4

The Director of Planning, on the advice of the City Engineer, may relax parking requirements for Phases 3 and 4 once the hospital has implemented traffic management measures, and reduced parking demands are evident, primarily based on a reduction in car drivers and employment numbers. [8098; 99 10 19]

- 6 *[Section 6 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.]*



The property outlined in black (■) was rezoned:  
 From **RS-1 & RT-2** to **CD-1** by By-law No. 5091

<b>CD-1 (126) <i>Grace, Shaughnessy &amp; Children's Hospital</i></b>	date prepared: Aug. 1992	
	sectional(s): N,O-16,17	
<b>City of Vancouver Planning Department</b>		scale: 1:4000

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 28, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 28, 1977, at 7:30 p.m., in the Auditorium of Eric Hamber Secondary School, 5025 Willow Street, for the purpose of holding a Public Hearing to amend the Zoning and Development and Sign By-laws.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Harcourt, Kennedy, Marzari, Puil  
and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,  
SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - Area Generally Bounded by  
Oak Street, West 28th Avenue, Heather  
Street and West 32nd Avenue (Shaughnessy  
Hospital Site)

An application was received from the British Columbia Medical Centre to rezone Block 1009, Except Parcel A, D.L. 526, Plan 10359 being the area generally bounded by Oak Street, West 28th Avenue, Heather Street and West 32nd Avenue

From: (RS-1) One Family Dwelling District and  
(RT-2) Two Family Dwelling District

To: (CD-1) Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

Uses: Hospital  
Customarily Ancillary Facilities such as:  
1. Medical Laboratory  
2. Dietary and Kitchen  
3. Central Stores  
4. Laundry  
5. Off-Street Parking and Loading

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: The floor space ratio of all buildings shall not exceed 0.6. In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building). In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.25. In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).

Height: (a) The height of the buildings shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:

cont'd....

*Rs*  
TO Martin Chee  
for RZ file  
23-9-77  
*RS*

Rezoning - Shaughnessy Hospital  
Site (cont'd)

- (i) an easterly distance of 358 feet measured from the property line abutting Oak Street;
  - (ii) a southerly distance of 200 feet measured from the property line abutting West 28th Avenue;
  - (iii) a westerly distance of 50 feet measured from the property line abutting Heather Street;
  - (iv) a northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.
- (b) The height of any building shall not exceed five storeys nor 60 feet measured from the average finished grade surrounding the building for that area of the site encompassed by the areas defined in Section 4(a) of this By-Law.

Off-Street  
Parking:

A minimum of 1,400 off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-Law No. 3575.

And also subject to the following conditions:

1. Each stage of development first require a development permit with approval of the Director of Planning, after advice from the Urban Design Panel and relevant City officials, with special attention being given to the height, location, exterior finishes, off-street parking, off-street loading, vehicular and pedestrian circulation, landscaping and treatment of open portions of the site.
2. That the buildings on the site be as follows:
  - (a) Shaughnessy Hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans  
(5 storeys plus basement in height)
  - (b) A 200-bed acute care pediatric hospital.  
(2 storeys plus basement or cellar in height)
  - (c) A 90-bed acute care obstetrics hospital  
(2 storeys plus basement or cellar in height)
  - (d) A 150-bed extended care unit  
(3 storeys plus basement or cellar in height)
  - (e) A Provincial Laboratory  
(4 storeys plus basement or cellar in height)
  - (f) A Logistics Building  
(1 storey plus basement or cellar in height).
3. All points of vehicular ingress and egress to the site be first approved by the City Engineer and the Director of Planning, but in no case shall vehicular access be permitted from West 32nd Avenue.
4. B.C.M.C. to give Council a letter or undertaking that if at any time, after a report from the City Engineer and the Director of Planning, the 1,400 required off-street parking spaces are found to be inadequate, B.C.M.C. will provide the necessary off-street parking spaces to eliminate the deficiency.

The Director of Planning recommended approval of the application.

Rezoning - Shaughnessy Hospital  
Site (Cont'd)

The Director of Planning reviewed the application for Council's information.

Mr. A. C. Kelly of the B.C. Medical Centre, read a brief pointing out that the proposed development has involved many months of consideration and planning, and urged approval.

Council heard from the following speakers in opposition of the proposal. A number of these speakers specifically expressed concern over possible parking and traffic problems which may be caused by the development:

Mr. H. Gordon-Cooper, Citizens Advisory Committee for Shaughnessy Hospital.

Mr. James R. Smith, Cambie Ratepayers' Association.

Mrs. Marcie Smorden.

Mr. D. McCougan, Cambie Ratepayers' Association.

Mr. E. Scroggs, Citizens' Action Committee on Shaughnessy.

Mr. Roland Johnson.

Mrs. Anne Lyman, resident.

In addition, Mr. T. Osborn, resident of the area, suggested that only the 150 bed extended care unit be incorporated in the present Shaughnessy Hospital.

Mr. N. Davidowicz addressed Council and put forward suggestions for improving transit service in the area.

The following addressed Council in favour of the application:

Dr. Sydney Israels, Department of Pediatrics, U.B.C.

Mr. G. H. Tullidge, Chairman of the Board of the Children's Hospital.

Miss King of the Health Centre for Children.

Dr. Wm. Jory, President of B.C. Medical Association, stated that his 4,000 member organization is unanimous in requesting immediate approval of the proposed development.

Mr. C. W. Nash, Chairman of the Board of Trustees of Shaughnessy Hospital read a letter from the Hospital Board requesting approval and construction of the new facilities as soon as possible.

Mr. D. Cullen of the Royal Canadian Legion, Pacific Command.

Mr. Orson Banfield, Chairman of the Health Centre for Children Society.

Mr. Reuben Bronstein, former member of the Shaughnessy Citizens' Advisory Committee.

Ms. Elaine Carty, on behalf of the Maternal Health Committee.

Ms. Katherine Adler

Cont'd.....

Rezoning - Shaughnessy Hospital  
Site (cont'd)

Mr. Robert Wenner urged that there be no charge on the parking facilities.

Dr. J.H. Smith, Dr. E.J. Bowmer and Dr. G.D. Kettlys, all addressed Council and urged approval of the Provincial Laboratory component within the development.

Mrs. Aileen Hunter of the University Women's Club, suggested a decision be postponed to provide the public an opportunity to receive additional information on the development.

Mr. E. J. Russell stated he was not opposed to the overall development but expressed concern regarding parking, saying that it was insufficient and that a parking fee should not be charged.

Mr. M. J. Carter, a local resident, asked what assurance residents have that there will be adequate parking in order that residential streets will not become filled with parked cars.

Mr. A. Lever, expressed concern over parking and traffic problems and suggested the development be done in stages beginning with the Children's Hospital, that left turn lanes be provided on Oak Street and that non-residential parking in the area be policed.

MOVED by Ald. Kennedy,

THAT the foregoing application by the British Columbia Medical Centre, be approved, and that the following recommendations of the City Manager be added to the conditions:

- (a) B.C. Medical Centre provide 1,400 parking spaces on the Shaughnessy site. These spaces should be conveniently located to the building and must have ready access from each entrance via an internal driveway system;
- (b) Vehicular access to the site be limited to four points, i.e. Oak Street, 28th Avenue near Laurel, Heather Street at 29th Avenue, and Heather Street near 31st Avenue;
- (c) B.C. Medical Centre pay the full cost of a left turn bay on Oak Street and installation of a pedestrian/vehicular signal to provide access to the site, including dedication of necessary lands;
- (d) The City Engineer carry out a study of Devonshire Crescent to ascertain the best treatment of the street end at Oak Street, in order to prevent traffic filtration in the residential area;
- (e) B.C. Hydro Transit Authority be requested to examine all possible means of improving transit service to the site;
- (f) B.C. Medical Centre pay any costs attributable to expansion of the hospital for the upgrading of general transportation facilities in the area over the next five to ten years;
- (g) All costs to provide utility services including sewer, water, Hydro, telephone and gas be borne by B.C.M.C., arrangements to be satisfactory to the City Engineer;
- (h) Utility easements to the satisfaction of the Director of Legal Services and City Engineer are to be provided by B.C.M.C. at no cost to the City, if required.

- (carried unanimously)



Rezoning - Shaughnessy Hospital Site (Continued)

MOVED by Ald. Brown (in amendment)

THAT the Provincial Laboratory building be eliminated from this application.

- LOST

(Aldermen Bellamy, Gerard, Kennedy, Puil and Rankin opposed)

MOVED by Ald. Ford (in amendment)

THAT a condition be added that all new structures or additions, or parking areas or structures, maintain the following setbacks:

- a distance of 60 feet from Oak Street
- a distance of 24 feet from Heather Street
- a distance of 28 feet from 28th Avenue
- a distance of 40 feet from 32nd Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin (in amendment)

THAT the following be added to condition No.4 of the application

"and make adjustments to the management or costs of the parking facility as necessary to maximize the use of the parking provided on this site"

- CARRIED UNANIMOUSLY

The amendments having carried, the motion, as amended, was put and CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 11:15 p.m.

- - - - -

Shaughnessy Hospital

R2.0.40

BY-LAW NO. 5091

A By-law to amend By-law No. 3575, being  
the Zoning and Development By-law.

THE COUNCIL OF THE CITY OF VANCOUVER in open meeting  
assembled enacts as follows:

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-204A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Hospital and customarily ancillary facilities  
such as:

- (1) medical laboratory,
- (2) dietary and kitchen,
- (3) central stores,
- (4) laundry,
- (5) off-street parking and loading,

subject to such conditions as Council may by resolution prescribe.

3. The floor space ratio of all buildings shall not exceed 0.6. In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building). In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.25. In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).

4. (a) The height of any building shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:

- (i) an easterly distance of 358 feet measured from the property line abutting Oak Street;

- (ii) a southerly distance of 200 feet measured from the property line abutting West 28th Avenue;
- (iii) a westerly distance of 50 feet measured from the property line abutting Heather Street;
- (iv) a northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.

(b) The height of any building shall not exceed five storeys nor 60 feet measured from the average finished grade surrounding the building for that area of the site encompassed by the areas defined in Section 4(a) of this By-law.

5. All new structures, additions to existing structures, parking areas and parking structures shall maintain the following setbacks:

- a distance of 60 feet from Oak Street
- a distance of 24 feet from Heather Street
- a distance of 28 feet from 28th Avenue
- a distance of 40 feet from 32nd Avenue.

6. A minimum of 1,400 off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-law No. 3575.

7. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 14th day of June, 1977.

(signed) John J. Volrich  
\_\_\_\_\_  
Mayor

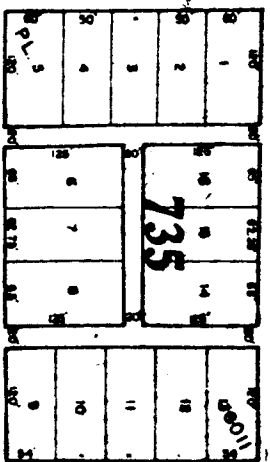
(signed) D.H. Little  
\_\_\_\_\_  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of June, 1977, and numbered 5091.

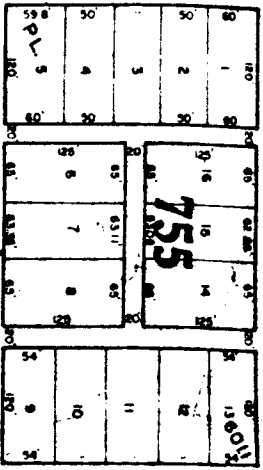
CITY CLERK"

NANTON AVE. S

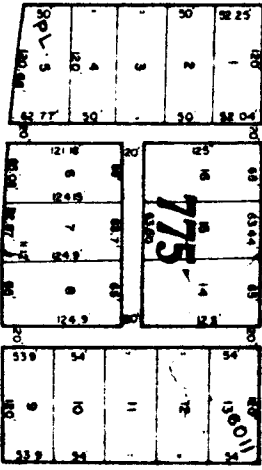
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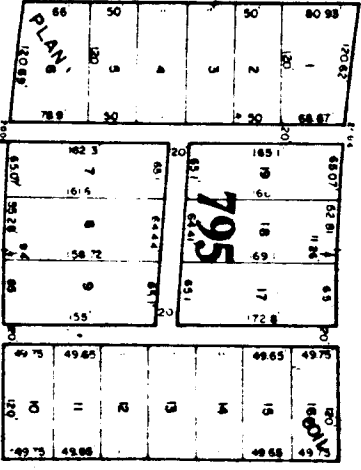
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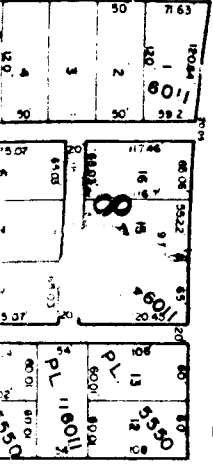
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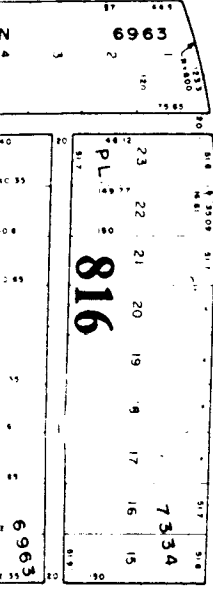
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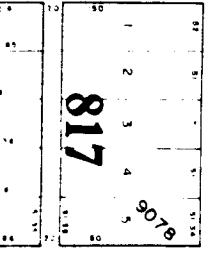
THIRTY-SECOND AVE. S



OSLER ST. S



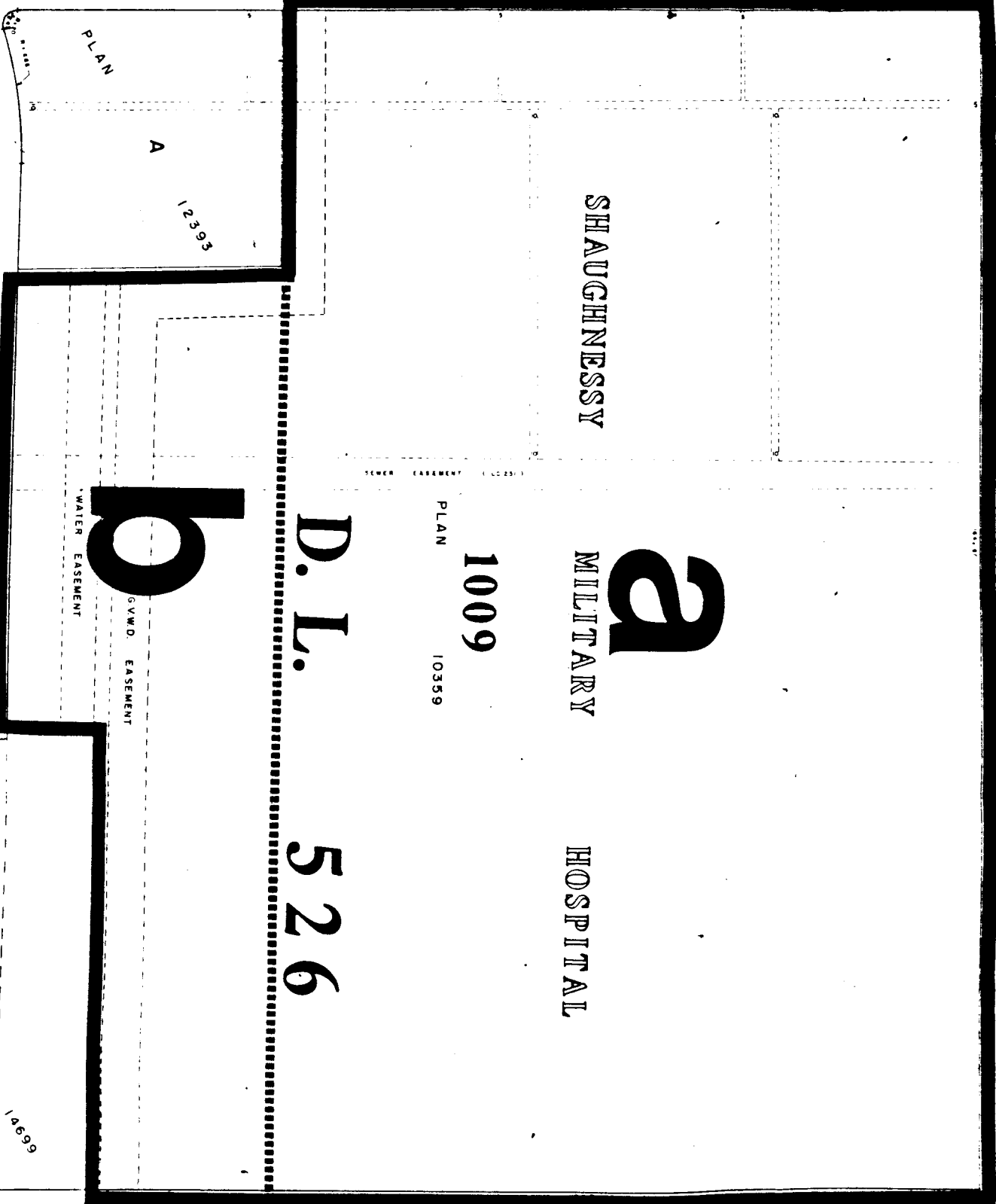
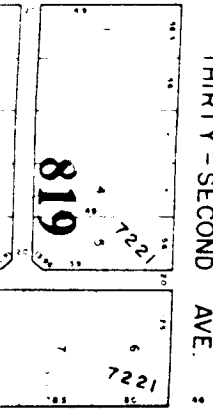
AUREL ST. S



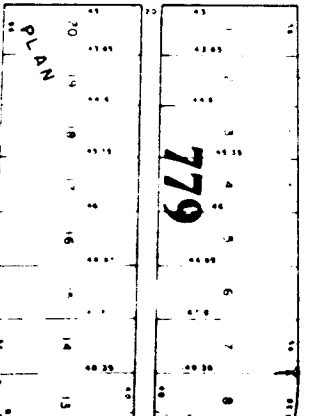
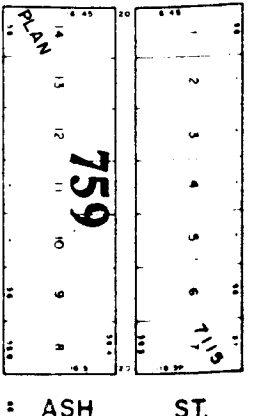
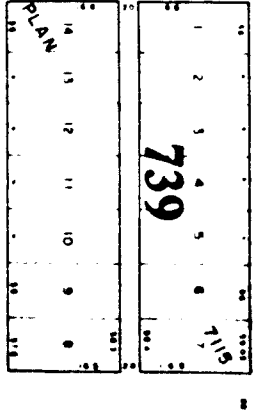
YELLOW ST. S



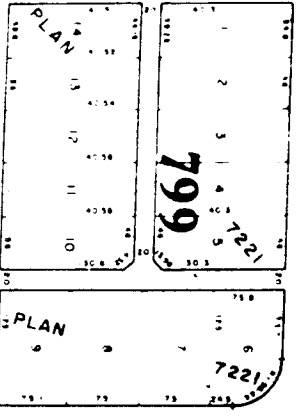
WATHER ST. S



ASH ST. S



THIRTY-FIRST AVE. S



THIRTY-SECOND AVE. S



#126

SHAUGHNESSY HOSPITAL AREA REZONING POLICY

(Adopted by City Council February 20 and May 15, 1979;  
reaffirmed March 9, 1982)

On February 20, 1979 Council approved the following recommendations dealing with redevelopment/rezoning pressures in the RS-1 area surrounding Shaughnessy Hospital:

- A. THAT existing single family residential development be maintained.
- B. THAT the Director of Planning be instructed not to consider any rezoning applications from RS-1.
- C. THAT the Director of Planning be instructed to develop a policy noting that future development of the Shaughnessy Hospital site should conform totally to the existing CD-1 by-law.
- D. THAT the Director of Planning report back on appropriate boundaries relating to Recommendation B.

On May 15, 1979 Council reiterated recommendations A, B, and C above, and approved the following recommendations:

- A. THAT the Director of Planning advise applicants that Council has established a policy which does not support the rezoning of properties presently zoned RS-1 which front on or are generally bounded by West 24th Avenue, Cambie Street, Kersland Drive, West 41st Avenue, Oak Street, West 33rd Avenue and Selkirk Street.
- B. THAT the Director of Planning be instructed to bring to Council's attention any application made against this advice.

On March 9, 1982, in response to an inquiry about developing medical offices at Oak Street and 33rd Avenue, Council re-affirmed its policy of not rezoning RS-1 properties in the area surrounding Shaughnessy Hospital.

City Planning Department  
Vancouver, B. C.  
March, 1982

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: APRIL 8, 1983

To: CITY MANAGER  
DIRECTOR OF PLANNING  
DIRECTOR OF LEGAL SERVICES  
ASSOCIATE DIRECTOR - ZONING  
CITY ENGINEER


<b>RECEIVED</b>	
CITY PLANNING DEPT.	
APR 11 1983	
NUMBER	E1485
REFERRED TO	RTS/
ANSWER REQD.	
FILE No.	

Refer File: P/H

Subject: PUBLIC HEARING - MARCH 31, 1983

I wish to inform you of the attached minutes from the Special Council Meeting (Public Hearing) held on March 31, 1983.

Please note any matters contained therein for your attention.

  
CITY CLERK

RHenry:ss  
Att.

Also sent to: Mr. N. Baldwin, Roger Hughes Architects  
26 Creekhous, Granville Island  
VANCOUVER B.C. V6H 3M5

Mr. M. Craigen, United Properties  
#600 - 601 West Broadway  
VANCOUVER, B.C. V5Z 4C2

CITY OF VANCOUVER  
SPECIAL COUNCIL - PUBLIC HEARING  
MARCH 31, 1983

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 31, 1983, at 7:30 p.m. in the Council Chamber, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Eriksen, Chairman  
Aldermen Bellamy, Brown, Ford,  
Rankin, Yee\* and Yorke

ABSENT: Mayor Harcourt (on Civic Business)  
Aldermen Davies, Kennedy and Puil

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Eriksen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

As an aid to the public present, the Clerk read from the agenda which had been circulated previously to Council members.

Mr. D. McDonald, Associate Director of Planning (Zoning Division) and Mrs. Whiting, a Planning Analyst from the Division, gave an oral presentation on each application.

1. South Side of West 1st Avenue Near the  
Southwest Corner of the Burrard Street  
Intersection - 1826 West 1st Avenue

The Council considered an application by Mr. Nigel Baldwin of Roger Hughes Architects to rezone lot 15, Block 217, D.L. 526 situated at 1826 West 1st Avenue:

From: C-2B Commercial District  
To: C-3A Commercial District

- (i) If the proposed rezoning is approved, the applicant proposes to consolidate the subject parcel with the two adjoining properties to the east and to develop in accordance with the C-3A District Schedule.

- (ii) Any consequential amendments.

The Director of Planning recommended approval subject to a condition proposed for adoption by resolution.

cont'd.....



South Side of West 1st Avenue  
Near the Southwest Corner of the  
Burrard Street Intersection -  
1826 West 1st Avenue (cont'd)

There were no speakers who wished to address Council on this application and it was

MOVED by Ald. Bellamy,

THAT the foregoing application be approved subject to the following condition as proposed by the Director of Planning:

- (a) That the south 0.610 m (2.00 ft.) of Lots 15 and adjoining 16 be dedicated for lane purposes with the plan of subdivision to be registered in the Land Title Office.

- CARRIED UNANIMOUSLY

\*(At this point in the proceedings, Alderman Yee arrived.)

2. Block Bounded by 6th and 7th Avenues,  
Burrard and Pine Streets

The Council considered an application by Mr. Nigel Baldwin of Roger Hughes Architects to rezone Block 288, D.L. 526 located as noted above:

From: CD-1 Comprehensive Development District  
under By-law No. 4823

To: C-3A Commercial District

- (i) If the proposed rezoning is approved, the applicant proposes to develop the site in accordance with the C-3A District Schedule.

- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

There were no speakers who wished to address Council on this application and it was

MOVED by Ald. Bellamy,

THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)

The Council considered an application by Mr. Michael Craigen of United Properties Ltd. for a text amendment concerning Block 'D', D.L. 176 at the location described above.

- (i) The proposed text amendment to CD-1 By-law No. 5597, if approved, would alter 'Height' and 'Off-street Parking' provisions.

- (ii) Any consequential amendments.

cont'd...

Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)(cont'd)

The Director of Planning recommended approval, subject to a number of conditions proposed for adoption by resolution.

Mr. Hugo Hamm addressed Council and expressed concern as to why the residential aspect of the neighbourhood was being changed. He also expressed concern on the parking which would affect the neighbourhood streets.

Mr. L. Laidlaw, architect for the project, spoke in support of the application indicating that the new scheme would bring more benefit to the neighbourhood, although less benefit to the people living in the project.

Mr. Craigen advised, upon enquiry raised, that an information meeting had been held with the President of the West Pt. Grey Homeowners' Association and had received unanimous approval.

MOVED by Ald. Ford,

THAT the foregoing application be approved, subject to the following conditions as proposed by the Director of Planning:

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the following:
  - the overall design concept and its relationship to adjacent development and streets with particular regard to finished grade, generally as indicated on plans stamped "Received, City Planning Department, January 25, 1983";
  - the location of 10 visitors' parking spaces with particular regard to accessibility, visibility, and a compatible level of privacy with adjacent buildings within the development;
  - the retention of present natural landscaping particularly on the peripheral and easterly portions of the site;
  - the provision and maintenance of additional landscaping and screening to ensure adequate levels of privacy, suitable surface treatment for the vehicular ingress and egress and shared vehicular/pedestrian circulation areas, including lighting;
  - the provision, location, and screening of garbage collection facilities;
- (b) That the detailed scheme of development is not to be materially different from the plans stamped "Received, City Planning Department, January 25, 1983" except as may be required in condition (a);
- (c) That the applicant submit, prior to development permit issuance, a letter of irrevocable credit in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within 6 months of the date of any use or occupancy of the proposed development.

cont'd.....

Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)(cont'd)

- (d) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed By-law.

- CARRIED

(Aldermen Rankin, Yee and the Deputy Mayor opposed)

4. Text Amendment: CD-1  
Pertaining to Lands at 4480-4490 Oak St.  
- Shaughnessy Hospital

The Council considered an application by the Director of Planning for a text amendment pertaining to Block 1009, D.L. 526 located as noted above.

- (i) The proposed text amendment to CD-1 By-law No. 5091, if approved, would exclude a 'Provincial Laboratory' as a permitted use.
- (ii) Any consequential amendments.

As there was no one present who wished to address Council on this matter, it was

MOVED by Ald. Ford,  
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,  
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Special Council adjourned at approximately 8:05 p.m.

\* \* \* \* \*

BY-LAW NO. 5652

A By-law to amend By-law No. 5091  
being a by-law which amended By-law  
No. 3575 by rezoning an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open  
meeting assembled enacts as follows:

1. Section 2 of By-law No. 5091 is amended
  - a) by deleting the use description "(1) medical laboratory" and by substituting therefor:  
"(1) research facility for educational purposes,";  
and
  - b) by adding immediately prior to the words "subject to" the following phrase:  
"but not including a Provincial Laboratory,".
  
2. This by-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day  
of April , 1983.

(signed) Michael Harcourt  
Mayor

(signed) R. Henry  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 12th day of April, 1983, and numbered 5652.

CITY CLERK"

Maggie Kewer

ADMINISTRATIVE REPORT

Date: February 23, 1996  
Dept. File No. WB

TO: Vancouver City Council  
FROM: Director of Land Use and Development  
SUBJECT: Form of Development - 950 West 28th Avenue  
D.E. 400415 - CD-1 By-law Number 5091  
Owner of Development - Crown Provincial/University of B.C.

**RECOMMENDATION**

THAT the approved form of development for this portion of the CD-1 zoned site known as Grace, Shaughnessy and Children's Hospital (950 West 28th Avenue being the portion in question) be generally approved as illustrated in Development Application Number DE400415, prepared by Musson Cattell Mackey Zeidler Architects Inc. and Wensley Spotowski Architectural Group and stamped "Received, City Planning Department" October 11, 1995, provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

**GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services RECOMMENDS approval of the foregoing.

**COUNCIL POLICY**

There is no applicable Council Policy.

**PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for a revised form of development for the northwest portion of the CD-1 zoned site known as Grace, Shaughnessy and Children's Hospital.

#### SITE DESCRIPTION AND BACKGROUND

Following a Public Hearing on April 28, 1977, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District, and RT-2 Two-Family Dwelling District, to CD-1 Comprehensive Development District. Council also approved the form of development for these lands. CD-1 By-law Number 5091 was enacted on June 14, 1977.

The site and surrounding zoning are shown on the attached Appendix 'A'.

#### DISCUSSION

On September 19, 1995, Development Application Number DE400415 was submitted, seeking approval for a two-storey plus cellar addition to the west side of the existing Research Centre. The building is located in the northwest portion of the site and will contain the Centre for Molecular Medicine and Therapeutics/B.C. Research Institute Facilities.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

#### CONCLUSION

The Director of Planning has approved Development Application Number DE400415, subject to various conditions to be met prior to the issuance of the development permit. One of the few outstanding conditions prior to permit issuance is that the form of development first be approved by Council.

\* \* \* \* \*

General Mgr./Dept. Head:

Rich Smith

Date: 96 02 26

Report dated: February 23, 1996

Author: Bill Boons

Phone: 7678 IRTS Number: 96055

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF VANCOUVER



MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
NUMBER: S 1961
REFERRED TO: FAS
COPY TO: (RJ)
Date: March 13, 1996
Refer File: 2609-3

126

From: CITY CLERK'S OFFICE

To: Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
Rick Scobie, Director of Land Use and Development  
Francie Connell, Director of Legal Services

Subject: Form of Development: 950 West 28th Avenue  
D.E. 400415 - CD-1 By-law Number 5091

---

On March 12, 1996, Vancouver City Council approved the following recommendation contained in a February 23, 1996 Administrative Report (A6):

THAT the approved form of development for this portion of the CD-1 zoned site known as Grace, Shaughnessy and Children's Hospital (950 West 28th Avenue being the portion in question) be generally approved as illustrated in Development Application Number DE400415, prepared by Musson Cattell Mackey Zeidler Architects Inc. and Wensley Spotowski Architectural Group and stamped "Received, City Planning Department October 11, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

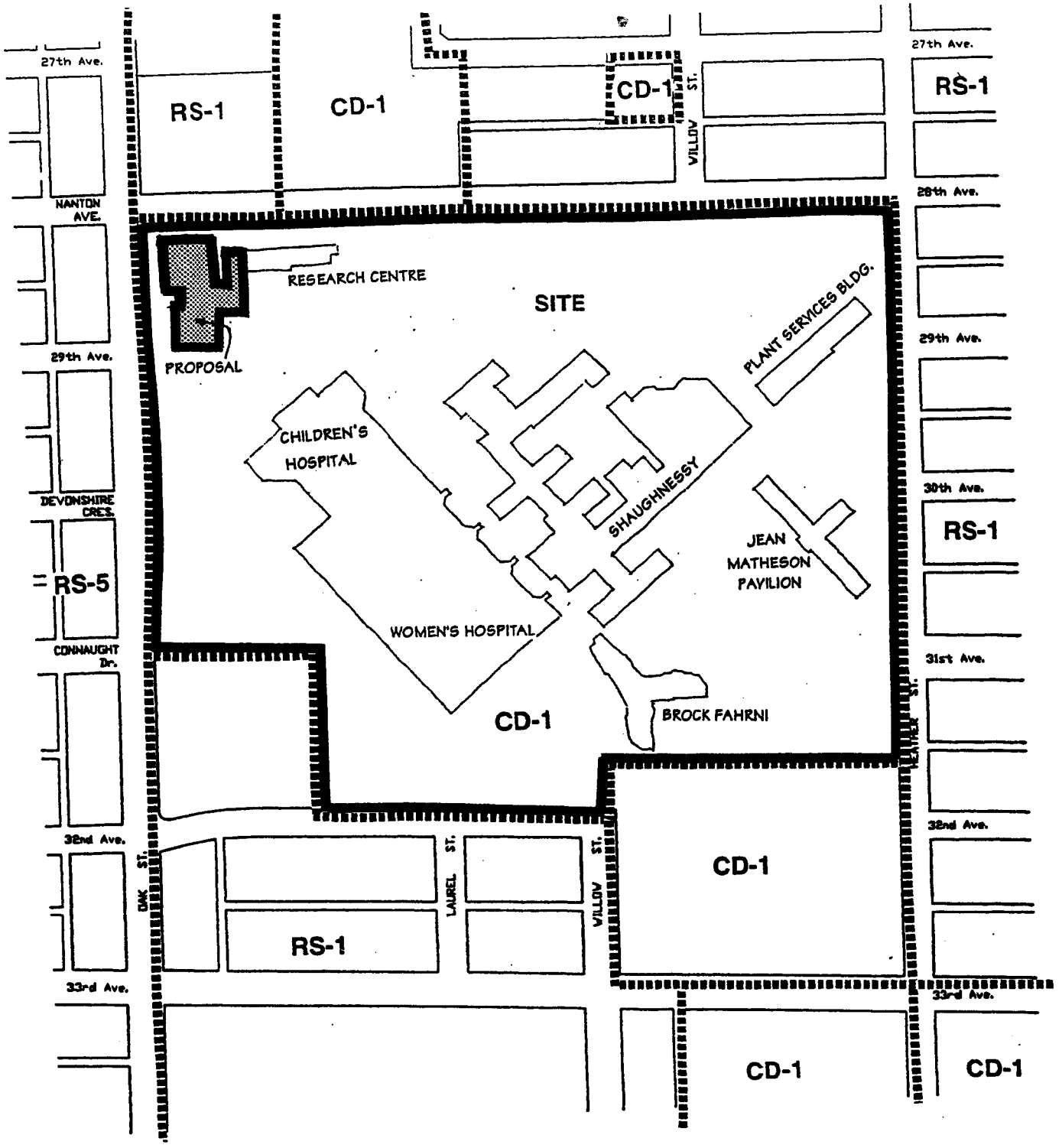
*Marnie Cross*

Marnie Cross  
Committee Clerk

MCross:dmy

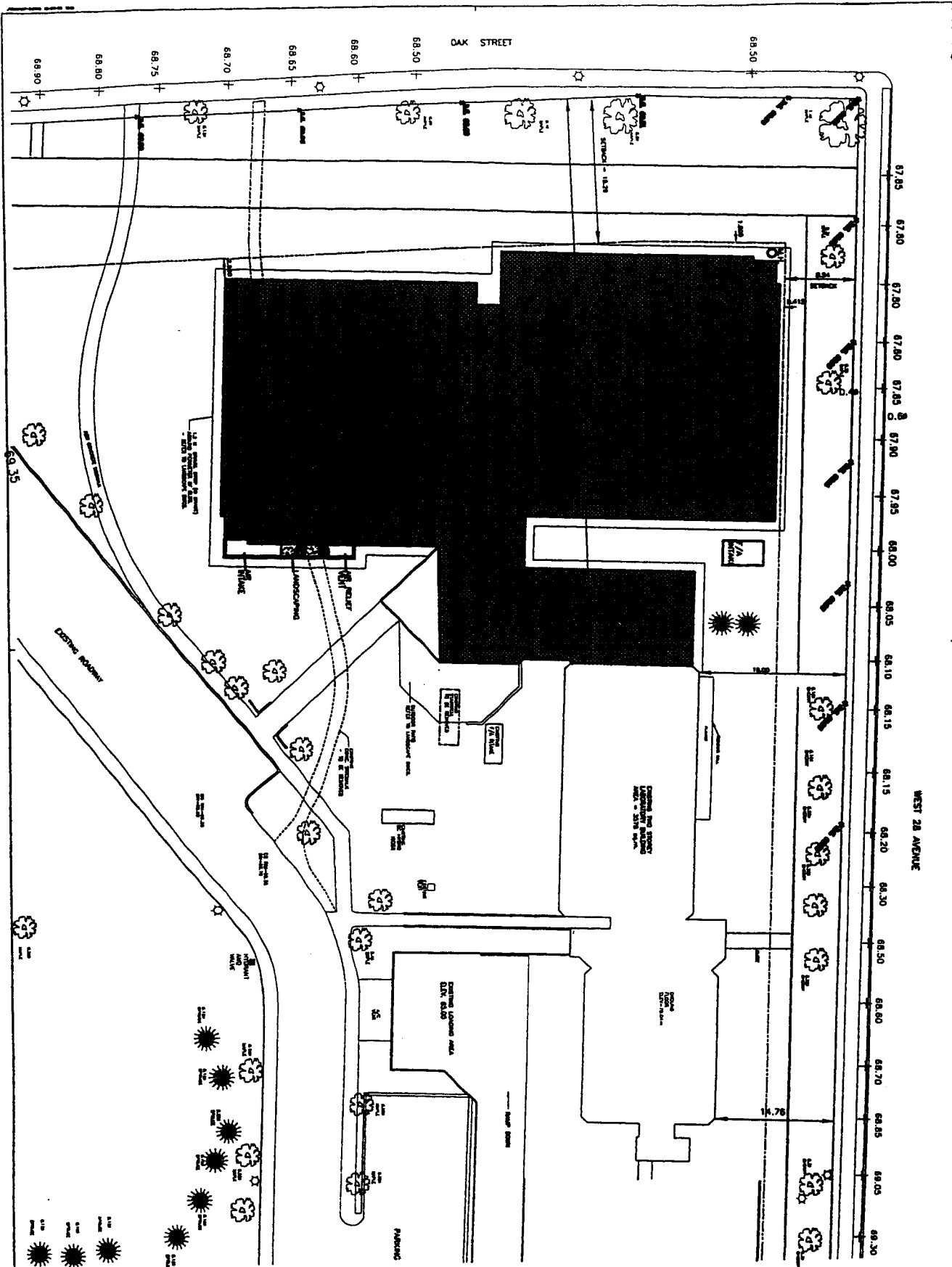
Letter to: Musson Cattell Mackey Partnership  
1825 Two Bentall Centre, 555 Burrard Street  
Vancouver, B.C. V7X 1M9



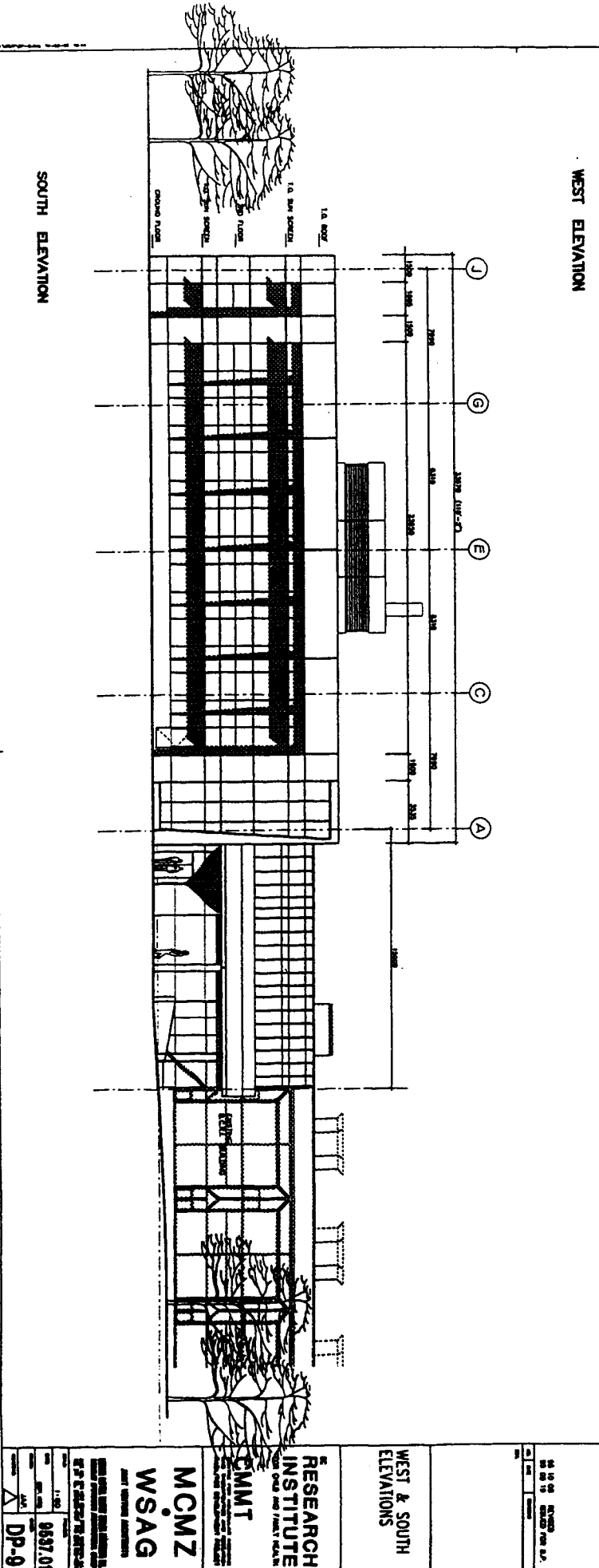
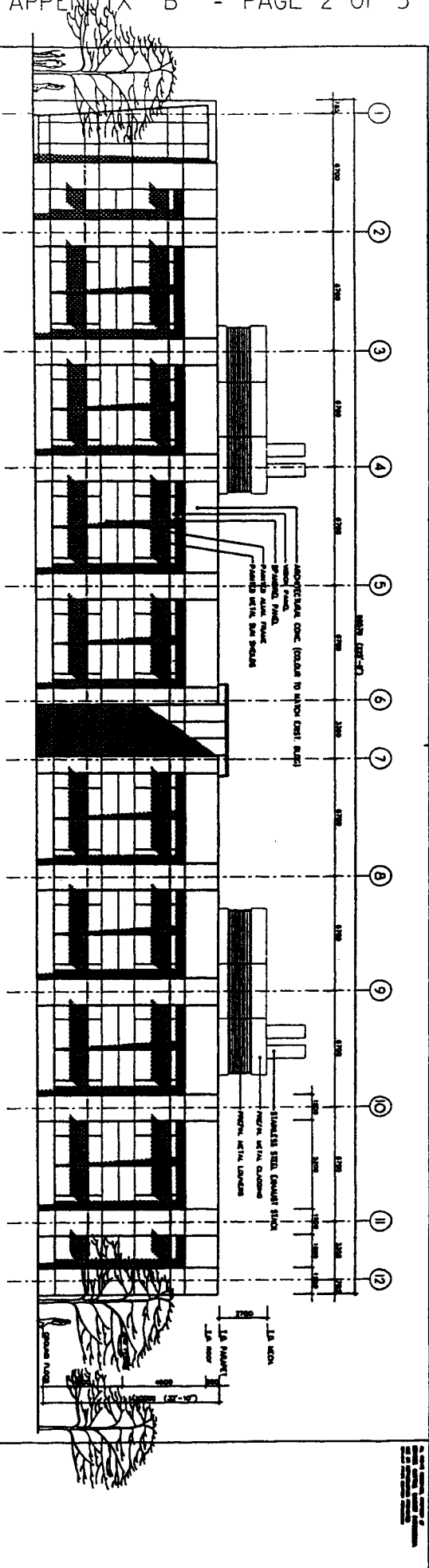


----- zoning boundary

950 WEST 28TH AVENUE DE 400415 City of Vancouver Planning Department	Date FEB. 19 1996	
	Drawn BP	
		Scale NTS



<p><b>RESEARCH INSTITUTE</b> FOR THE STUDY AND TREATMENT OF</p>	<p><b>CMMT</b> CONSULTING ARCHITECTS</p>	<p><b>MCMZ</b> <b>WSAG</b> ARCHITECTS</p>	<p><b>DP-3</b></p>
<p><b>SITE PLAN</b></p>		<p>DATE: 11/23/01 DRAWN: [Name] CHECKED: [Name]</p>	



WEST & SOUTH ELEVATIONS

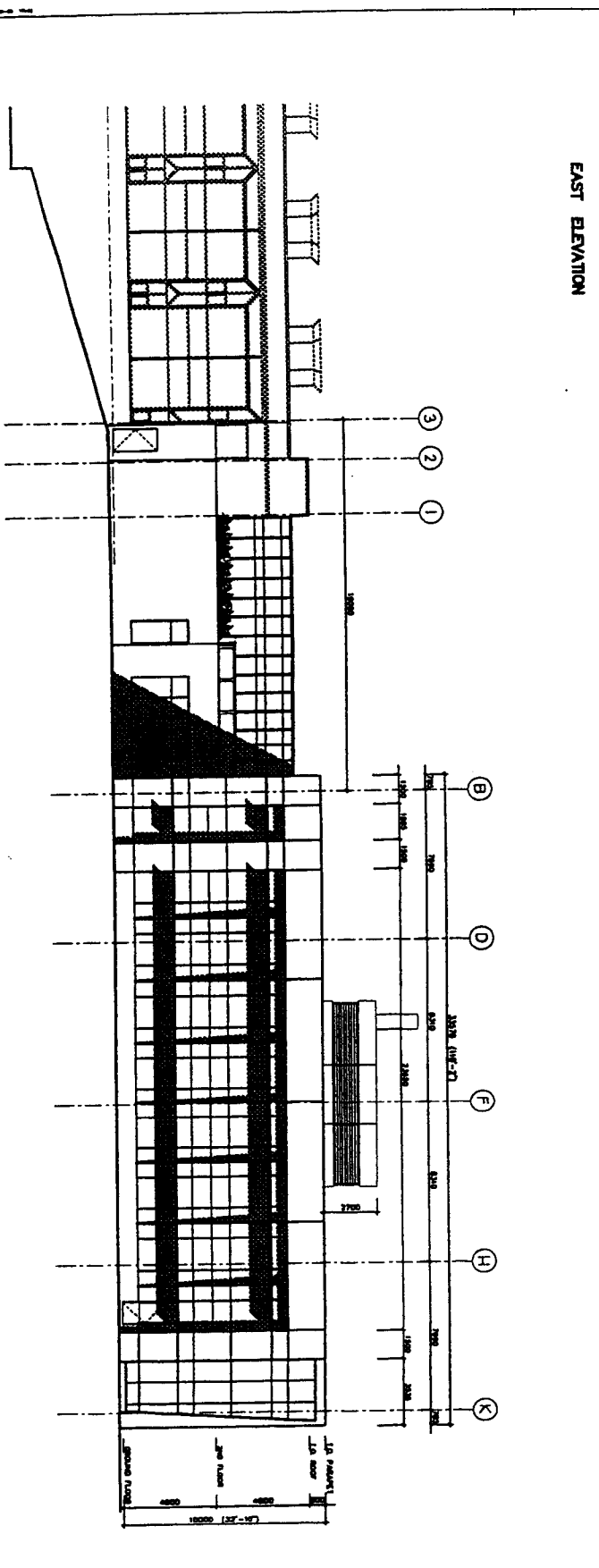
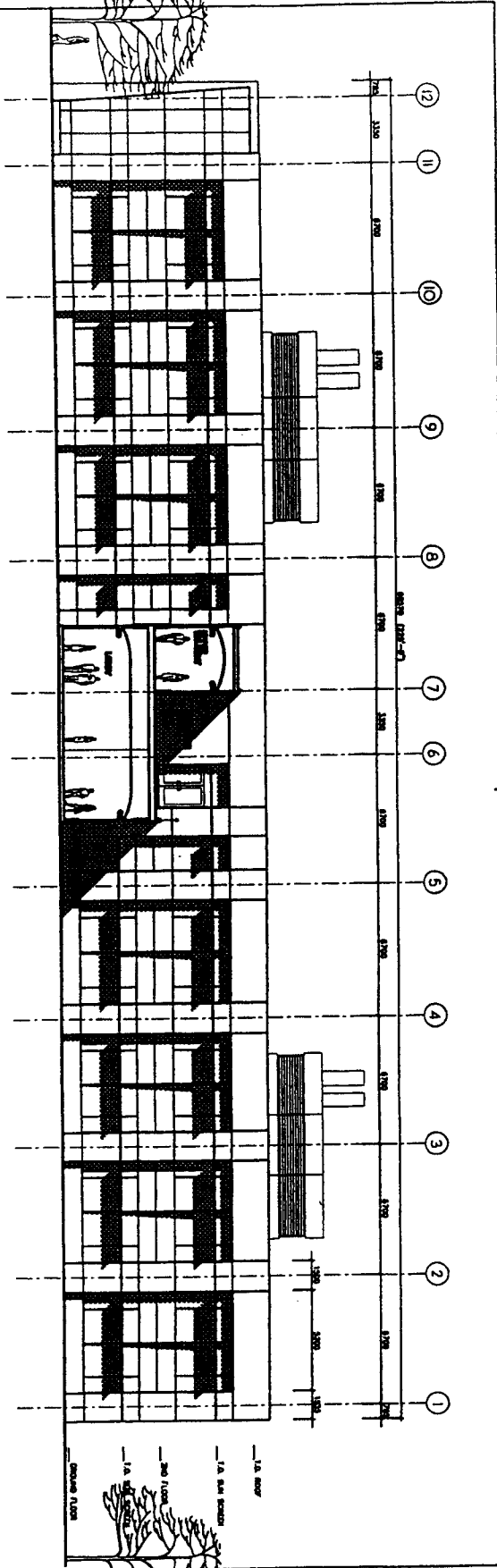
RESEARCH INSTITUTE  
PHYSICS AND HEALTH SCIENCES

CMMT

MCWZ  
WSAG

9697.01

DP-9



NORTH ELEVATION

EAST ELEVATION

<p>RESEARCH INSTITUTE                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>WSAG                  WESTERN SOUTHERN ARCHITECTURE GROUP                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>MCMZ                  MICHIGAN COMMERCIAL ARCHITECTS                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>CMMT                  COMMERCIAL MICHIGAN ARCHITECTS                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>EAST &amp; NORTH ELEVATIONS</p>		<p>RESEARCH INSTITUTE                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>WSAG                  WESTERN SOUTHERN ARCHITECTURE GROUP                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>MCMZ                  MICHIGAN COMMERCIAL ARCHITECTS                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>CMMT                  COMMERCIAL MICHIGAN ARCHITECTS                  1000 UNIVERSITY AVENUE                  ANN ARBOR, MI 48106-1500                  TEL: 734/763-7000                  FAX: 734/763-7001</p>		<p>DP-10</p>	
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## ADMINISTRATIVE REPORT

Date: February 2, 1999  
Author/Local: B.Boons/7678  
RTS No. 00497  
CC File No. 5308

TO: Vancouver City Council

FROM: Director of Community Planning, on behalf of Land Use & Development

SUBJECT: Form of Development: 980 West 28th Avenue  
DE402951 - CD-1 By-law Number 5091  
Owner of Development: Crown Provincial/University of B.C.

CD-1(126)

### RECOMMENDATION

*THAT, subject to enactment of the text amendment to the CD-1 By-law later this day, the form of development for this portion of the CD-1 zoned site known as 4500 Oak Street - The Children's and Women's Health Centre of British Columbia (980 West 28th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE402951, prepared by Musson Cattell Mackey Zeidler Architects/SAL Architects and stamped "Received, City Planning Department October 8, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### GENERAL MANAGER'S COMMENTS

*The General Manager of Community Services RECOMMENDS approval of the foregoing.*

### COUNCIL POLICY

*There is no applicable Council policy except that Council did approve the original form of development for this site when the rezoning was approved, following a Public Hearing.*

### PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for this portion of the above-noted CD-1 zoned site, a by-law to amend the CD-1 By-law being before Council later this day.

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on April 28, 1977, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District, and RT-2 Two-Family Dwelling District, to CD-1 Comprehensive Development District. Council also approved the form of development for these lands. CD-1 By-law Number 5091 was enacted on June 14, 1977.

At a subsequent Public Hearing on January 14, 1999, City Council approved a text amendment to the CD-1 By-law permitting an increase in the floor space ratio to allow completion of the next phase of the Research and Education Centre.

The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402951. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

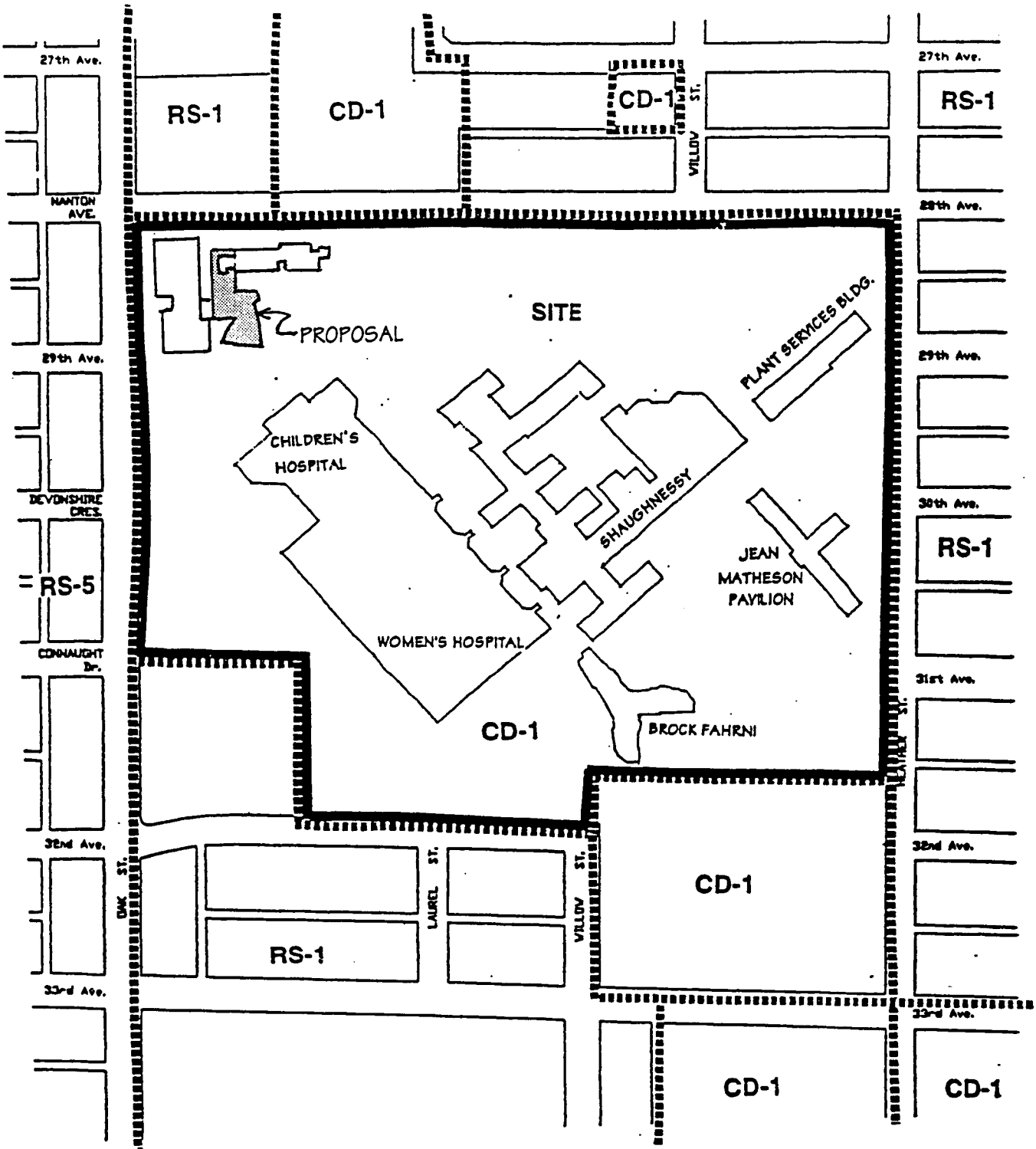
The proposal involves the construction of a two-storey addition linking the existing Research Centre and the Centre for Molecular Medicine and Therapeutics, both located in the northwest corner of the site. The new building areas will provide an educational component to the research facility and will include a lecture hall as well as offices and meeting/seminar spaces.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

## CONCLUSION

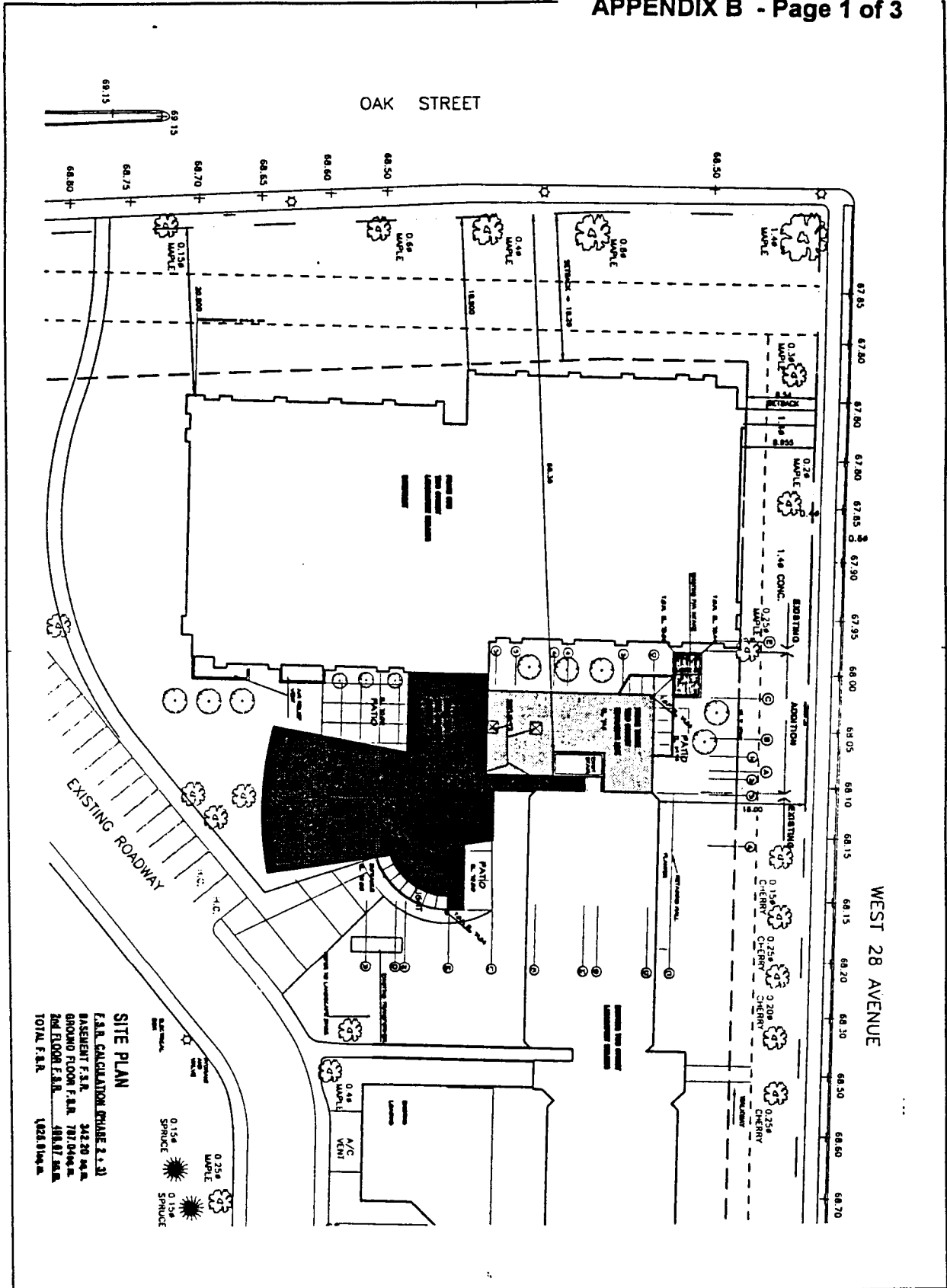
The Director of Planning has approved Development Application Number DE402951, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

\* \* \* \* \*




..... zoning boundary

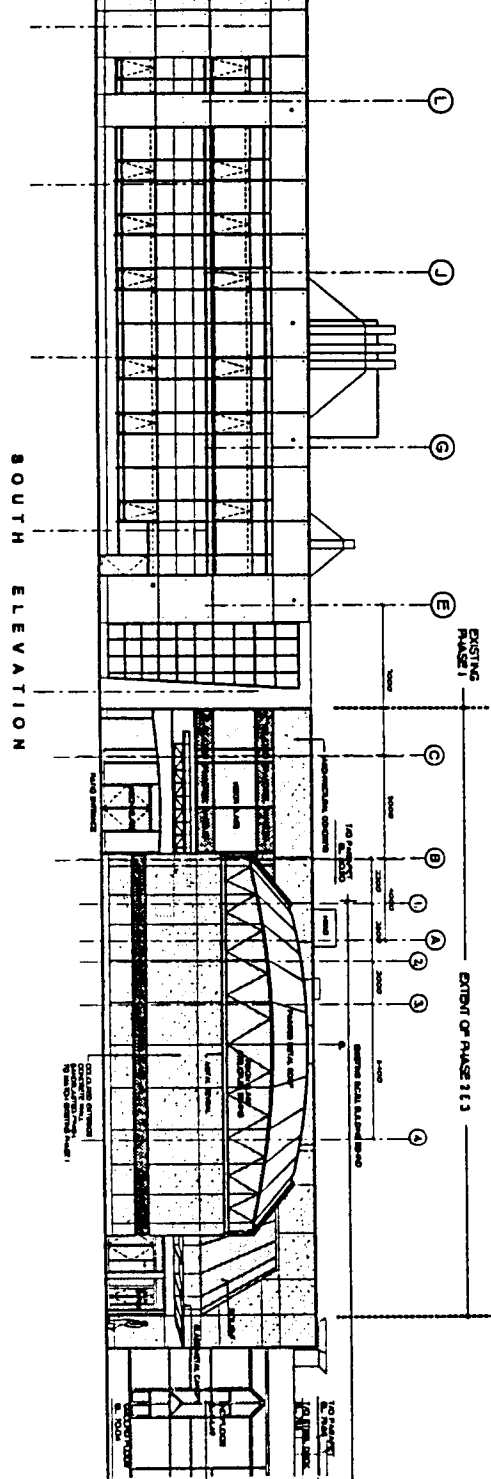
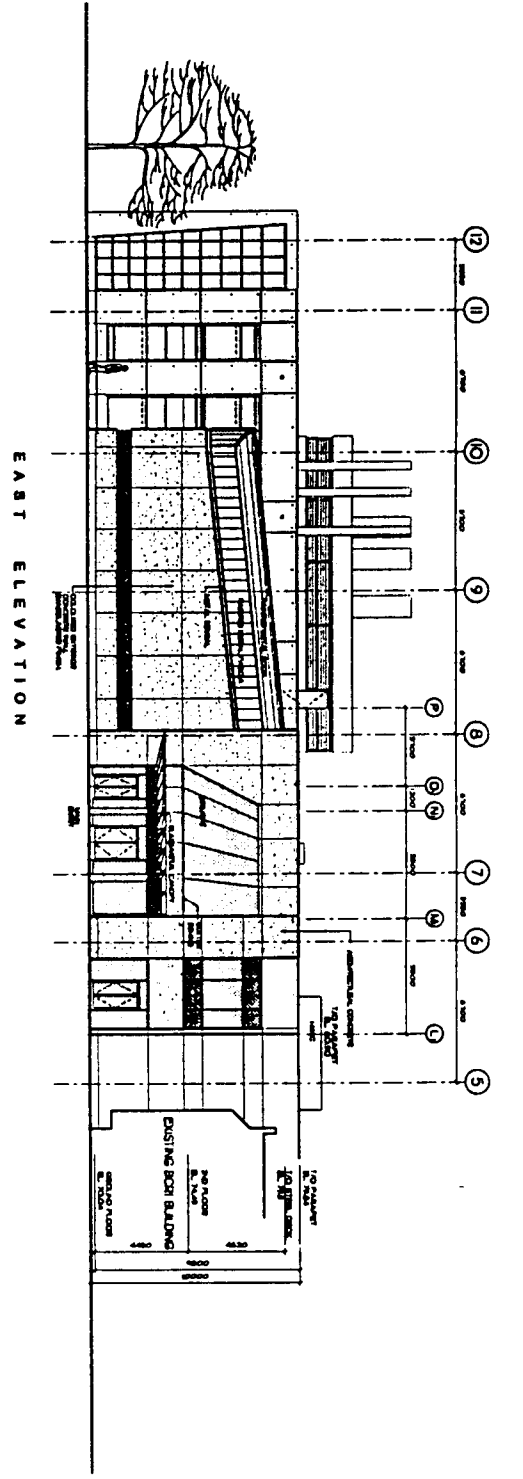
980 West 28th Avenue	DE 402951	Date 1999 02 02	↑
		Drawn WGS	
City of Vancouver Planning Department		Scale NTS	



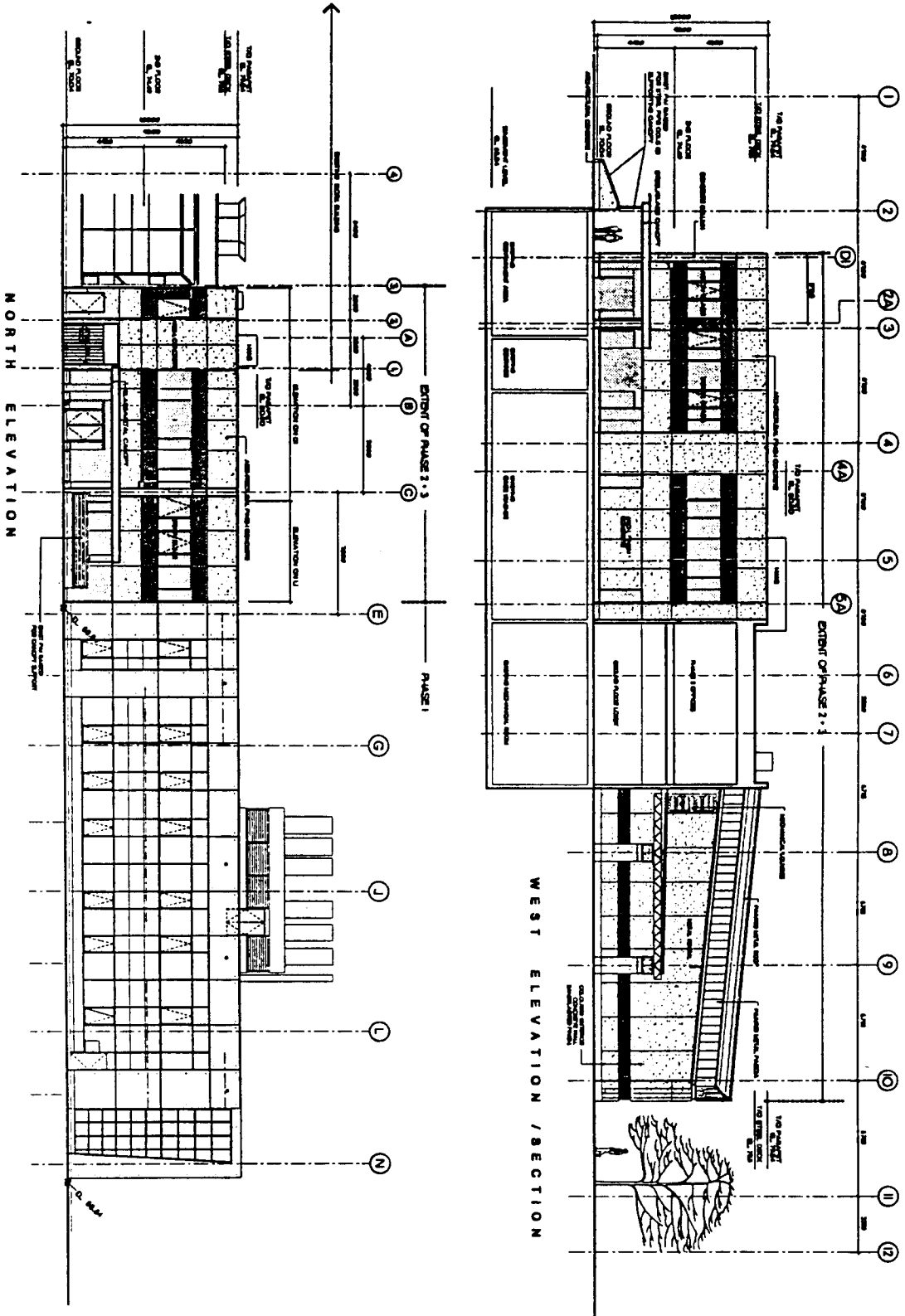
**SITE PLAN**  
 F.A.R. CALCULATION (PHASE 2 & 3)  
 BASEMENT F.A.R. 342.20 sq. ft.  
 GROUND FLOOR F.A.R. 787,046 sq. ft.  
 2ND FLOOR F.A.R. 188,877 sq. ft.  
 TOTAL F.A.R. 1,228,143 sq. ft.

	<p><b>RESEARCH INSTITUTE</b>                  &amp; RESEARCH SUPPORT SERVICE                  PHASE 2 &amp; 3                  SITE PLAN</p>	<p><b>CMMT</b>                  CONSULTING ARCHITECTS</p>	<p><b>MCMZ</b>                  ARCHITECTS</p>	<p><b>SAL</b>                  ARCHITECTS</p>	<p>DATE: 05/07/24</p>
					<p>PROJECT: DP-02</p>





<p>RESEARCH &amp; RESEARCH SUPPORT SERVICE PHASE 2 &amp; 3 EAST &amp; SOUTH EL</p>	<p>EDUCATION &amp; RESEARCH SUPPORT SERVICE PHASE 2 &amp; 3 EAST &amp; SOUTH EL</p>	<p>CMMT</p>	<p>MCMZ SAL</p>	<p>DP-06</p>
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<p>RESEARCH INSTITUTE                  CMMT</p>		<p>EDUCATION &amp; RESEARCH                  SUPPORT SERVICE                  PHASE 2 &amp; 3                  WEST &amp; NORTH ELEVATION</p>	
<p>MCMZ                  SAL</p>		<p>DATE: 05/31/24                  DRAWING NO: DP-07</p>	

4500 Oak Street  
(Children's and Women's Health Centre)

BY-LAW NO. 7974

A By-law to amend By-law No. 5091  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,  
enacts as follows:

1. Section 3 of By-law No. 5091 is amended by deleting the figure "0.6" and substituting the figure "0.616".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 16th day of February ,  
1999.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 16th day of February 1999, and numbered 7974.

CITY CLERK"

**UNFINISHED BUSINESS**

- 1. **Co-management Principles: Major Road Network**

This item has been re-scheduled to February 23, 1999.

**ADMINISTRATIVE REPORTS**

- 1. **Local Improvement Reballot  
from December 1, 1998, Court of Revision  
January 26, 1999**

File: 5802  
RTS: 494

MOVED by Cllr. Bellamy,

THAT Court #587, Item #003, NOT BE APPROVED for lane lighting on the lane east of Carnarvon Street from the lane south of West King Edward Avenue to the lane north of West 27th Avenue and the lane south of West King Edward Avenue from Carnarvon Street to the lane east of Carnarvon Street and the lane north of West 27th Avenue from Carnarvon Street to the lane east of Carnarvon Street.

- CARRIED UNANIMOUSLY

(Councillor Price absent for the vote)

- 2. **Form of Development: 980 West 28th Avenue  
DE402951 - CD-1 By-law Number 5091  
Owner of Development: Crown Provincial/University of B.C.**

*CD-1(26)*

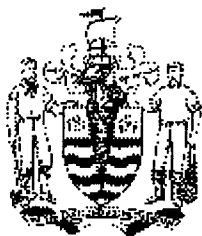
File: 5308  
RTS: 497

MOVED by Cllr. Clarke,

THAT, subject to enactment of the text amendment to the CD-1 By-law later this day, the form of development for this portion of the CD-1 zoned site known as 4500 Oak Street - The Children's and Women's Health Centre of British Columbia (980 West 28th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE402951, prepared by Musson Cattell Mackey Zeidler Architects/SAL Architects and stamped "Received, City Planning Department October 8, 1998", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Price absent for the vote)



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**JUNE 24, 1999**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 24, 1999, at 7:30 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

**PRESENT:** Mayor Philip Owen  
 Councillor Don Bellamy  
 Councillor Jennifer Clarke  
 Councillor Alan Herbert  
 Councillor Lynne Kennedy  
 Councillor Daniel Lee  
 Councillor Don Lee  
 Councillor Gordon Price  
 Councillor Sam Sullivan

**ABSENT:** Councillor Nancy A. Chiavario (Leave of Absence)  
 Councillor George Puil (Civic Business)

**CLERK TO THE COUNCIL:** Tarja Tuominen

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,  
 SECONDED by Cllr. Don Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED  
 UNANIMOUSLY

**1. Text Amendment: 4500 Oak Street (Children's & Women's Hospital)**

An application by the Children's and Women's Health Centre of B.C. was

considered as follows:

Summary: The proposed text amendment would permit an increase in floor area to accommodate Phases 1, 2, 3 and 4 of a master plan for the hospital site.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application, subject to the following conditions as proposed for adoption by resolution of Council:

(a) THAT the proposed Master Plan, dated February 18, 1998, as amended in accordance with Appendix A and condition (c) outlined below, be approved by Council in principle, to serve as a general guide for development of the Children's & Women's Health Care Centre site;

(b) THAT the proposed form of development for the Ambulatory Care and Emergency Room addition be approved by Council in principle, generally as prepared by Henriques & Partners Architects, and stamped "Received City Planning Department, February 18, 1999", provided that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development as outlined in (d) below;

(c) THAT section 1(c) in Appendix A be amended to delete the words "except allow four storeys adjacent to the Canadian Blood Supply site";

(d) THAT, prior to approval by Council of the form of development for any phase of this development, the applicant shall obtain approval of development applications by the Director of Planning, having concern for the following:

1. Design developments to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design), having particular regard to:

the children's playground should be oriented closer to the main building, possibly south/east of the plaza. Landscaping should be kept visually permeable from all angles;

exit stairs should not provide alcoves, and doors should be flush with the exterior walls. Need to clarify how the dual angled stairs on either side of the playground are resolved at the lower level of the building. Should be opened with low level landscaping with the exit doors flush to the building wall; and

the parking south of the new roadway is very remote, with little guardianship. Landscaping will be key to passive surveillance. Lighting will be a challenge -- how to keep the users safe, yet not attract attention to unattended cars.

2. A letter of confirmation from the Hospital about the licensing status of existing child-minding programs is required.

(Note for future consideration: As part of Phase 3 submissions, Social Planning will require a childcare needs assessment study of employee and users needs and that the applicant should be prepared to identify a potential site for a childcare facility within the hospital complex or on a neighbouring site within a two block radius. This would then allow the hospital to expand/re-develop the existing childcare facility at GF Strong, if necessary.)

(e) THAT, prior to occupancy of Phase 1, the applicant shall complete, in conjunction with Engineering Services, other institutions in the area and the community, a neighbourhood parking and traffic plan to examine:

on-site parking regulations and fees, with the objective of significantly reducing off-site employee parking;

the extent of resident parking areas in the surrounding area;

restriction of parking in lanes immediately surrounding the hospital;

introduction of traffic calming measures where warranted, to reduce hospital traffic circulation in the surrounding residential areas; and

other measures to respond to the concerns of residents living in the surrounding area.

and that the objective is to attain implementation of temporary calming measures in time for occupancy of the Phase 1.

(f) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

(i) enter into an agreement, to the satisfaction of the Director of Legal Services, regarding soil remediation measures;

(ii) enter into an agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide for required improvements to on- and off-site services, including, but not limited to, water, sewer, and hydro, caused by development on this site;

(iii) provide commitments, to the satisfaction of the General Manager of Engineering Services, the Director of Central Area Planning and the Director of Legal Services, for the funding of up to \$275,000 for off-site traffic calming and parking management, as may be required in connection with development approval as a result of this rezoning;

(iv) provide an arborist report, specifically evaluating the condition of existing trees impacted by the proposed Phase 1 development (Ambulatory Care Facility and expansion of the Emergency Facility). In addition, evaluate opportunities for relocation of existing trees;

(v) provide a detailed landscape plan illustrating both common and botanical name, size and quantity of all proposed plant material. Proposed plant material should be clearly illustrated on the landscape plan; and

(vi) provision of dimension tree protection barriers (illustrated on the landscape plan) around all existing trees 20 cm caliper or greater which may be impacted by construction, as per City of Vancouver Guidelines.

### **Staff Comments**

Rob Whitlock, Planner, briefly reviewed the proposed application for a 20-

year master plan, highlighting notable changes to the existing CD-1 By-law for the site. The applicant held two open houses and several meetings with the residents in the neighbouring areas. The residents all voiced concerns about traffic and parking in the neighbourhood; very few stated opposition to the Hospital expansion. Staff are recommending a neighbourhood parking and traffic review as a condition prior to occupancy of Phase 1.

Mr. Whitlock also referred to a memorandum, dated June 24, 1999, circulated this evening, bringing forward for consideration the following changes to the CD-1 Text Amendment:

1. Amend clause (b) by replacing the words "Received City Planning Department, February 18, 1999", with "Received June 23, 1999 Community Services";
2. In response to Council's decision on June 22, 1999, the following condition regarding a Community Amenity Contribution is to be added under clause (f):

"(vii) as a Community Amenity Contribution, the owner enter into an agreement with the City, to the satisfaction of the Director of Current Planning, the Director of Social Planning and the Director of Legal Services for the owner to do the following, prior to occupancy of the first building in Phase 3, or at a time thereafter as agreed to by the City Manager:

- provide, fully fit out and operate a child day care facility of a type, size and standard and under conditions satisfactory to the Director of Social Planning; or

- provide an alternative public amenity of a type, size and under conditions acceptable to City Council; or

- contribute to the City a cash amount of \$1,444,911."

3. Amend Page 1 of the Draft CD-1 By-law to change the reference in the pre-amble of section 2.1 from "CD-1(120)" to "CD-1(126)";
4. Replace the diagram on Page 4 with that attached to this memo. Clarification of various dimensions has been provided, plus the "no building" setbacks have been increased along West 32nd Avenue and Heather Street.
5. Engineering Services asks that the following parking requirements be added to section 5 (Parking & Loading):

"A minimum of 1797 parking spaces shall be provided for Phases 1 and 2.+

A minimum of 1966 parking spaces shall be provided for Phase 3.++

A minimum of 2120 vehicles shall be provided for Phase 4 .+++

The Director of Planning, on the advice of the General Manager of Engineering Services, may relax parking requirements for Phases 3 and 4 once the hospital has implemented traffic management measures, and reduced parking demands are evident, primarily based on a reduction in car drivers, and employment numbers."

+ This allows for a significant reduction in on-street parking and is based on a



reduction in car drivers from the current 85% to 80%

++ This requirement is based on a further reduction in car drivers to 75%.

+++ This requirement is based on maintaining car drivers at 75% although the consultant felt that a reduction in car drivers to 70% could be achieved.

(Note: These demand numbers are based on the IBI traffic and parking study dated April 1999.)

Mr. Whitlock advised staff recommended approval of the application subject to the conditions as noted in the agenda and the adjustments as noted in the memorandum circulated this evening.

### **Applicant Comments**

The following representatives for the applicant described the proposal, with the aid of visual aids:

Ellen Chesney, Director of Communications, Children's and Women's Hospital  
Lois Hollstedt, Board Member, Children's and Women's Hospital  
David Nesbitt, Director, Project Planning, Children's and Women's Hospital  
Richard Henriques, Architect

The foregoing representatives highlighted several aspects of the application, including:

the proposed master plan, noting it is the best vision at this time and is not carved in stone;  
the future plans of the Hospital;  
the Hospital's commitment to work with the City to resolve the neighbours' concerns with traffic and parking;  
a description of the proposed development.

### **Summary of Correspondence**

Council was advised the following correspondence was received:

letter confirming support for proposed neighbourhood parking initiatives;  
five letters opposed to the application;  
letter, attaching petition, opposed to the application.

### **Speakers**

Mayor Owen called for speakers for and against the application.

The following speakers supported the application but expressed several concerns with the proposed expansion:

Georgia Evans  
Ayshe Lee  
John Benetti  
Maureen Bayless

Chris Walker (petition filed)

The following are some of the comments made by the foregoing speakers:

the following should be included in the rezoning by-law restrictions: green bufferzone surrounding the hospital to be retained; the ring road may not be rerouted; the existing berms be retained; the space between the Jean Matheson Pavilion and the Brock Fahrni Building be utilized;

- parking and traffic control measures need to be implemented prior to granting a construction permit;
- there should be resident only parking from Cambie to Granville and 37th to 23rd Avenues;
- no parking signs should be placed in back lanes that immediately side onto the hospital facilities;
- time limited parking signage to be placed around Braemar and Devonshire Parks;
- traffic calming measures to be implemented at selected intersections;
- the neighbourhood wants no flexibility in parking; the streets in the area cannot take any more parking;
- the research buildings on the Oak Street side have changed the look of the neighbourhood; any additional building should look like a part of the neighbourhood.

The following spoke in support of the application:

Donna Gojevic  
Kathleen Mukai  
Toby Mukai  
Stephen Tredwell  
Heather Fowlie  
Dr. Saida Rasul  
David Hardwick

The foregoing speakers supported the expansion proposal based on one or more of the following points; however they also acknowledged the traffic and parking concerns of the neighbourhood residents:

the hospital facilities are seriously overcrowded;  
hospital patients and staff desperately need additional space;  
currently, staff do not have adequate privacy to consult with families of patients;  
currently there are long clinic waits, cramped clinics and waiting areas;  
it is important to have centralized facilities because many of the patients need to see many clinics at the same time;  
we need a facility like Children's and Women's Hospital.

The following spoke in opposition to the application to expand the Hospital facilities:

Peter Hammer  
Michael Jacobson  
Estelle Chimes  
Dr. Peter Brutton

The foregoing speakers opposed the application based on one or more of the following points:

the proposal represents an ad-hoc approach to hospital planning; need to look at the

comprehensive picture; the VGH site is underutilised;  
 the Hospital location is not well situated to access public transit;  
 there has been no information of a cost benefit analysis;  
 the Hospital should not have its dream at the expense of the single-family neighbourhood;  
 the development at Oak Street will be a continuing issue;  
 the clinical research buildings could be moved to the park site within the Hospital grounds;  
 within a 4 1/2 city block corridor, there are 4 hospitals, 2 elementary schools, 1 high school, a shopping centre and a care home;  
 why cannot the clinics in the Children's and Women's Hospital site be spread out in the Lower Mainland; to centralize the facilities is a mistake;  
 as the province grows, so will the demand for the Hospital facilities; need more regional facilities;  
 the use of helicopters is expensive, unnecessary, and poses a danger to the neighbourhood;  
 if the expansion is approved, free on-site parking is an absolute minimum.

### **Applicant Closing Comments**

Ms. Chesney advised the Hospital will continue to work with the community to resolve any issues and will be doing more to get staff to use transit or other alternatives. Mr. Henriques advised the Hospital will maintain the buffer; the building on Oak Street has a 60-foot setback.

### **Staff Closing Comments**

Mr. Whitlock advised staff recommend approval subject to the previously noted conditions and the following additional conditions: the Hospital to look at staff trip reductions and a transportation demand management plan; and a CPTED inventory of existing buildings to address site security. Mr. Whitlock also circulated an alternate diagram to that attached to the Memorandum dated June 24, 1999, which eliminates the 4-storey building on the Oak Street frontage and emphasizes the no-building zone as a buffer around the Hospital site.

### **Council Discussion**

During discussion, Council recognized the value of the services provided by the Hospital and the importance of having a centralized facility. However, Council also acknowledged the exasperation of the neighbouring residents with the parking and traffic impacts created by the Hospital.

MOVED by Cllr. Kennedy,

THAT the application by Children's & Women's Hospital to amend CD-1 By-law No. 5091 for 4500 Oak Street to allow an increase in the floor space ratio from 0.616 to 0.85 to accommodate Phases 1, 2, 3 and 4 of a master plan, be approved, subject to:

the conditions as set out in the agenda before Council;  
 the following addition to condition (d) 1 in the agenda before Council:

- CPTED staff to conduct an inventory of the existing buildings;

the following addition to condition (e) in the agenda before Council:

- employee trip reduction and transportation demand management plan;

the changes to the CD-1 Text Amendment as circulated in the memorandum dated June 24, 1999 from R. Whitlock, Acting Senior Rezoning Planner; and

the alternate diagram presented at the Public Hearing, dated June 24, 1999, eliminating the 4-storey building on the Oak Street frontage and replacing the map attached to the memorandum dated June 24, 1999.

- CARRIED  
UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Price,

THAT the Committee of the Whole rise and report.

- CARRIED  
UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,  
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED  
UNANIMOUSLY

The Special Council adjourned at 11:00 p.m.

\* \* \* \* \*



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4500 Oak Street (Children's & Women's Hospital)

BY-LAW NO. 8098

A By-law to amend  
By-law No. 5091,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting  
assembled, enacts as follows:

1. Section 2 of By-law No. 5091 is deleted and replaced by the following:

"2. Uses

2.1 The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (126), 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) Hospital, but not including a Provincial Laboratory,
- (b) Child Day Care Facility, and
- (c) Accessory Uses customarily ancillary to a hospital.

2.2 More than one principal building shall be permitted on the site."

2. Section 3 is deleted and replaced with the following:

"3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.85 for all uses.

3.2 The following shall 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;

- (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.

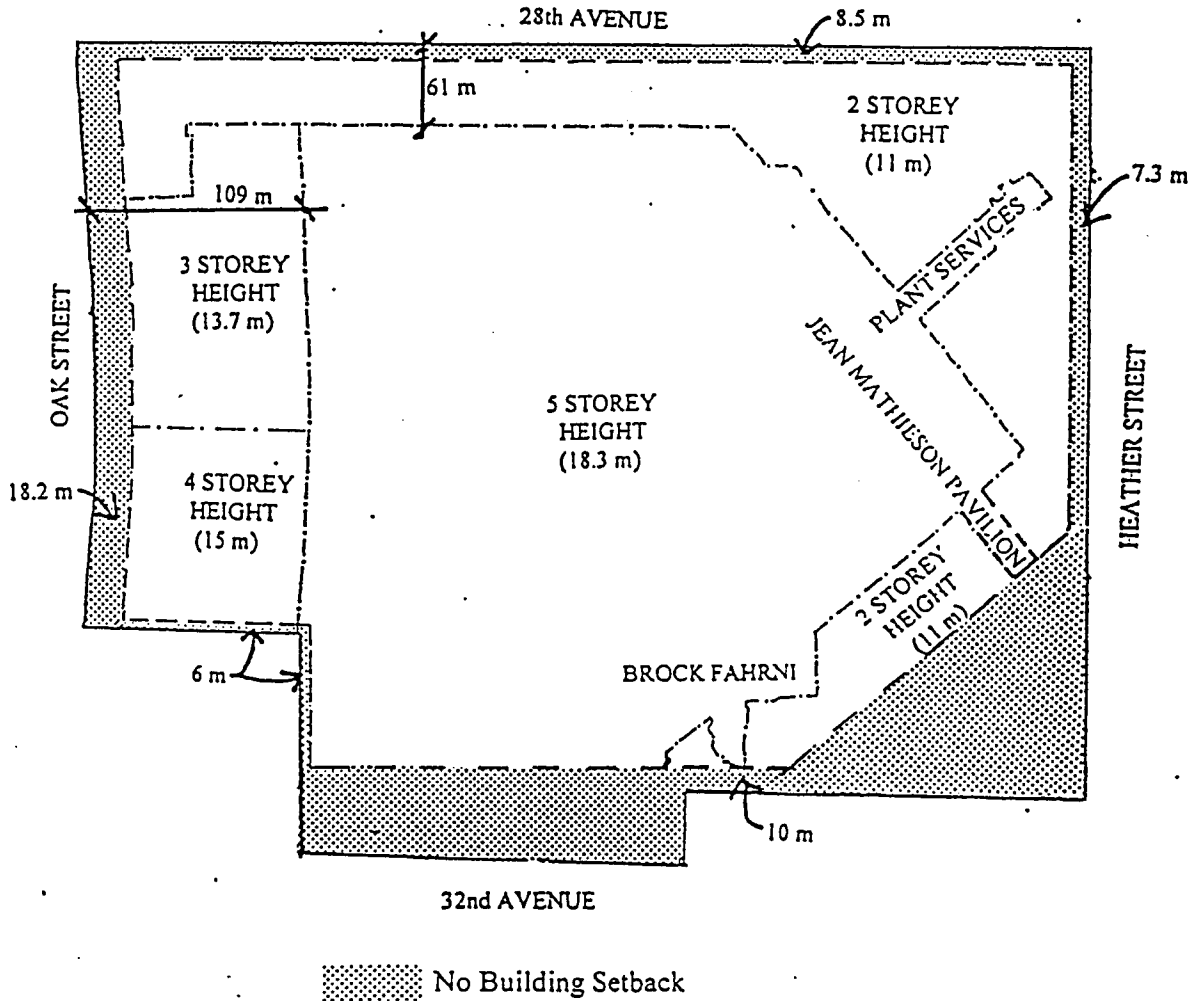
3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open 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, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, underground utility corridors and walkways, 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 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 the lesser of 20 percent of the permitted floor area floor area or 1 000 m<sup>2</sup> ; and
- (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."

3. Sections 4 and 5 are deleted and the following substituted:

"4. Building Height and Setbacks

4.1 The maximum height of buildings and the minimum setbacks of buildings from property lines shall be as shown on the diagram below.



4. Section 6 is deleted and the following substituted:

"5. Parking and Loading

Off-street parking and loading spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a total minimum of 2120 off-street parking spaces must be provided as follows:

- a minimum of 1797 spaces must be provided for Phases 1 and 2,
- a minimum of 1966 spaces must be provided by Phase 3 and
- the total minimum of 2120 spaces must be provided by Phase 4.

The Director of Planning, on the advice of the City Engineer, may relax parking requirements for Phases 3 and 4 once the hospital has implemented traffic management measures, and reduced parking demands are evident, primarily based on a reduction in car drivers and employment numbers."

5. Section 7 is amended by renumbering it as section 6.

6. This by-law comes into place and takes effect on the date of its passing.

DONE AND PASSED in open Council this 19th day of October , 1999.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 19th day of October 1999, and numbered 8098.

CITY CLERK"



THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**5. A By-law to amend By-law No. 3575, being the Zoning and Development By-law (33 East Pender Street - Rezoning - RT-3 to CD-1)**  
333

By-law No. 8097

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. Sullivan,

THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. Sullivan,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COUNCILLORS BELLAMY, CHIAVARIO, DANIEL LEE  
AND PUIL WERE EXCUSED FROM VOTING ON BY-LAW 5

**6. A By-law to amend By-law No. 5091, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (4500 Oak Street -Children's and Women's Hospital)**

By-law No. 8098

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Don Lee,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Don Lee,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COUNCILLORS CHIAVARIO AND PUIL WERE EXCUSED FROM VOTING  
ON BY-LAW 6

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**7. A By-law to amend By-law No. 6744, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (CD-1 Text Amendment -101 Terminal Avenue)**

By-law No. 8099

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Price,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Price,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COUNCILLOR PUIL WAS EXCUSED FROM VOTING ON BY-LAW 7

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**8. A By-law to amend By-law No. 7655, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (2855 Sophia Street & 296 E. 12th Avenue)**

By-law No. 8100

MOVED by Cllr. Don Lee,



**CITY OF VANCOUVER**

**REGULAR COUNCIL MEETING MINUTES**

**OCTOBER 19, 1999**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1999 at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Philip Owen

- \*Councillor Don Bellamy
- \*Councillor Nancy A. Chiavario
- \*Councillor Jennifer Clarke
- Councillor Alan Herbert
- Councillor Lynne Kennedy
- Councillor Don Lee
- Councillor Gordon Price
- Councillor George Puil
- Councillor Sam Sullivan

**ABSENT:** Councillor Daniel Lee (Sick Leave)

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CLERK TO THE COUNCIL:**

Ulli S. Watkiss

\* Denotes presence during part of the meeting.

**PRAYER**

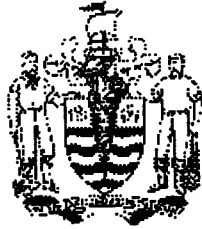
The proceeding in the Council Chamber were opened with a prayer read by the City Clerk.

**C. Form of Development - 4500 Oak Street File: 2607**

MOVED by Cllr. Kennedy,  
SECONDED by Cllr. Don Lee,

THAT the form of development for the CD-1 zoned site known as 4500 Oak Street be approved generally as illustrated in Development Application Number 404301 prepared by Henriques & Partners Architects, and stamped "Received, September 17, 1999, Community Services", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

**PRESENT:** Mayor Philip Owen  
 Councillor Fred Bass  
 Councillor Jennifer Clarke  
 Councillor Daniel Lee  
 Councillor Don Lee  
 Councillor Sandy McCormick  
 Councillor Sam Sullivan

**ABSENT:** Councillor Lynne Kennedy  
 Councillor Tim Louis  
 Councillor Gordon Price (Sick Leave)  
 Councillor George Puil (Civic Business)

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,  
 SECONDED by Cllr. Daniel Lee,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

- CARRIED UNANIMOUSLY

**1. Text Amendments: District Schedules, Official Development Plans and**

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

An application by the Director of Current Planning was considered as follows:

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

The Director of Current Planning recommended approval.

### Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

### Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute  
Bill McEwen, Masonry Institute of British Columbia (brief filed)  
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;  
thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;  
the proposed changes in FSR definitions will immediately encourage better wall design;  
brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC  
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

### **Staff Closing Comments**

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

*RS-1 and RS-1S RT-4, etc.*

*(Italics denote amendment)*

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Clarke,  
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

\* \* \* \* \*



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## EXPLANATION

Zoning and Development  
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

Director of Legal Services  
14 March 2000

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131  
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860  
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060  
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418  
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852  
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070  
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297  
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323  
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475  
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710  
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768  
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965  
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173  
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230  
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425  
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601  
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675  
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879  
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088  
8097 8109 8111 8116 8130 8131

being By-laws which amended the  
Zoning and Development By-law  
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting  
assembled, enacts as follows:

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) 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"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(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."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928  
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184  
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041  
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297  
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538  
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) 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."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) 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."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) 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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) 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, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(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."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313  
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(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."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

" (f) 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."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552  
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768  
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135  
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210  
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639  
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."



27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) 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."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) 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."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(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."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - 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."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) 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."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(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."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(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."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - 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."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) 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."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) 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."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) 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."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:



"(j) 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."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) 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."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(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."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) 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."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) 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;"

69.

This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"



2



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**JANUARY 25, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

**PRESENT:** Mayor Philip Owen

Councillor Fred Bass  
Councillor Don Lee  
Councillor McCormick  
Councillor Gordon Price  
Councillor George Puil  
Councillor Sam Sullivan

**ABSENT:** Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)  
Councillor Daniel Lee (Sick Leave)  
Councillor Tim Louis (Leave of Absence)

**CITY CLERK'S** Tarja Tuominen, Meeting Coordinator  
**OFFICE:**

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. Sullivan,

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

## **2. Text Amendments: Miscellaneous**

An application by the Director of Current Planning was considered as follows:

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

### **Staff Comments**

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

### **Summary of Correspondence**

There was no correspondence received on this application since the date it was referred to Public Hearing.

### **Clause No. 2 (cont'd)**

#### **Speakers**

Mayor Owen called for speakers for and against the application and none were present.

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

## **3. Text Amendments: 1299 West Hastings Street (501 Bute Street)**

An application by the Director of Current Planning was considered as follows:

Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

**3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298**

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. McCormick,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,  
SECONDED by Cllr. McCormick,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,  
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.  
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063  
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,  
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,  
being by-laws which amended the Zoning and Development By-law  
by rezoning areas to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,  
enacts as follows:

1. By-law No. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
  - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
  - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
  - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
  - (d) by adding the following new clause;  
  
"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - 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."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 are each amended in Section 3 by adding the following section:
- "3.1 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, shall be excluded from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting a semi-colon and by adding the following clause:
- "(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."
8. By-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting a semi-colon and by adding the following clause:
- "(k) 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" and by adding the following clause:

"(e) 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(f) 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".



16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting a semi-colon and by adding the following clause:

"(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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting a semi-colon and by adding the following clause:

"(i) 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" and by adding the following clause:

"(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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting a semi-colon and by adding the following clause:

"(e) 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."

27. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 20th day of February ,  
2001.

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 20th day of February 2001, and numbered 8298.

CITY CLERK"



## ADMINISTRATIVE REPORT

Date: October 2, 2001  
Author/Local: J. Baxter/6656

RTS No. 02307

CC File No. 2607

Council: October 16, 2001

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 4500 Oak Street

### **RECOMMENDATION**

***THAT the form of development for the CD-1 zoned site known as 4480-4650 Oak Street (4500 Oak Street being the application address) be approved generally as illustrated in the Development Application Number DE406083, prepared by Davidson Yuen Simpson Architects and stamped "Received, Community Services, Development Services August 16, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.***

### **GENERAL MANAGER'S COMMENTS**

***The General Manager of Community Services RECOMMENDS approval of the foregoing.***

### **COUNCIL POLICY**

***There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.***

### **PURPOSE**

In accordance with *Charter* requirements, this report seeks Council's approval for the revised form of development for the northwest portion of the CD-1 zoned site known as Children's and Women's Health Centre.

### **BACKGROUND AND SITE DESCRIPTION**

At a Public Hearing on April 28, 1977, City Council approved a rezoning of this site from RS-1 (One-Family Dwelling District) and RT-2 (Two-Family Dwelling District) to CD-1 (Comprehensive Development District). Council also approved in principle the form of development for these lands. CD-1 By-law Number 5091 was enacted on June 14, 1977.

At a subsequent Public Hearing on June 24, 1999 Council approved a text amendment to permit an increase in floor area to accommodate Phases 1, 2, 3 and 4 of a Master Plan dated February 18, 1998. The Plan serves as a general guide for development of the Children's and Women's Health Centre site. CD-1 By-law Number 8098 was enacted on October 19, 1999.

The site and surrounding zoning are shown on the attached Appendix A.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE406083. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is the only condition to be met prior to issuance of the development permit.

## DISCUSSION

The proposal involves the placement of a 528 square metres (5,616 square feet) portable building, to be used as an administrative office for the existing B.C. Research Institute staff for a 5-year limited period of time expiring December 31, 2006.

The proposed development is a one-storey flat-roofed portable building, approximately 15.85 metres (52 feet) wide and 32.87 metres (107.83 feet) long set back about 13 metres (42.65 feet) from the existing perimeter access road. No additional parking is required for this building since the staff are simply relocating within the site.

Additional layered landscaping will be added adjacent to the proposed portable building, with particular emphasis to screening parallel to the access road. One existing tree will have to be removed to accommodate the proposed building. Rooftop mechanical units will be screened. The building is clad in wood siding with aluminum windows. Colours will be selected to complement the adjacent buildings.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

## CONCLUSION

The Director of Planning has approved Development Application Number DE406083, subject to approval of the form of development by Council, prior to the issuance of the development permit.

[Link to Appendices A and B](#)

\* \* \* \* \*



Comments or questions? You can send us email.

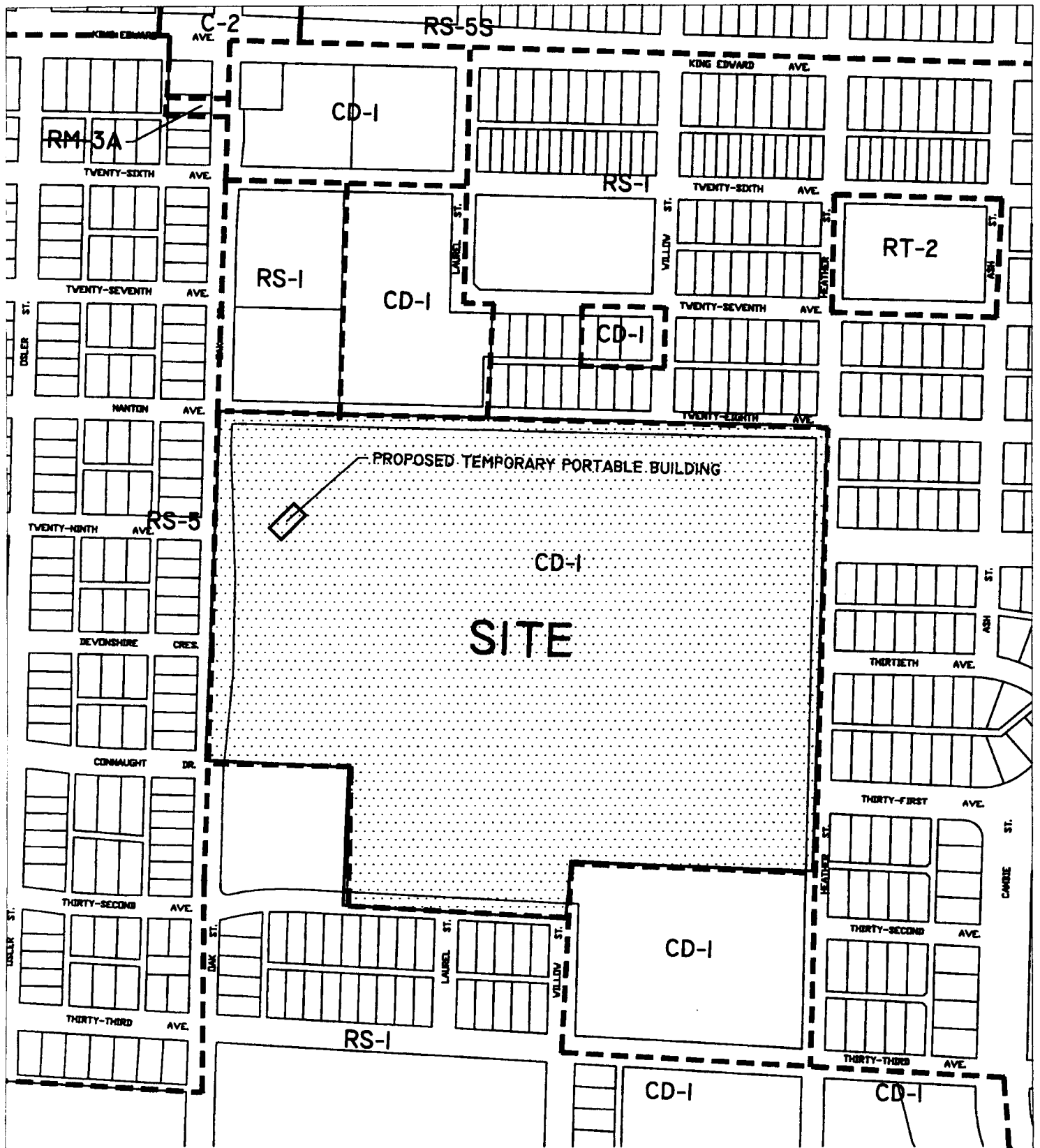
[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver



4500 OAK ST. DE 406083

DATE 2001 09 27

DRAWN WGS



CITY OF VANCOUVER PLANNING DEPARTMENT

FILENAME :F:\FRM\DEV\2001\FRM\DEV.4500 OAK.DWG



DATE: 11/11/2001  
SCALE: 1/8" = 1'-0"

PROJECT NAME BCFR ADMINISTRATION BUILDING 4500 OAK STREET	DATE NOV 11, 2001
PROJECT NUMBER 0201031	SCALE 1/8" = 1'-0"
PROJECT LOCATION 4500 OAK STREET	PROJECT NUMBER 0201031
PROJECT NAME BCFR ADMINISTRATION BUILDING 4500 OAK STREET	DATE NOV 11, 2001
PROJECT NUMBER 0201031	SCALE 1/8" = 1'-0"
PROJECT LOCATION 4500 OAK STREET	PROJECT NUMBER 0201031



AD1

M.S. VIEW:

29TH AVENUE

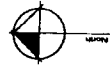
PROPOSED LOCATION OF PORTABLE BUILDING

OAK STREET

P.S. VIEW:

DATE: 11/11/2001  
SCALE: 1/8" = 1'-0"





1	NO. 1001	REVISION
2	NO. 1002	REVISION
3	NO. 1003	REVISION
4	NO. 1004	REVISION
5	NO. 1005	REVISION

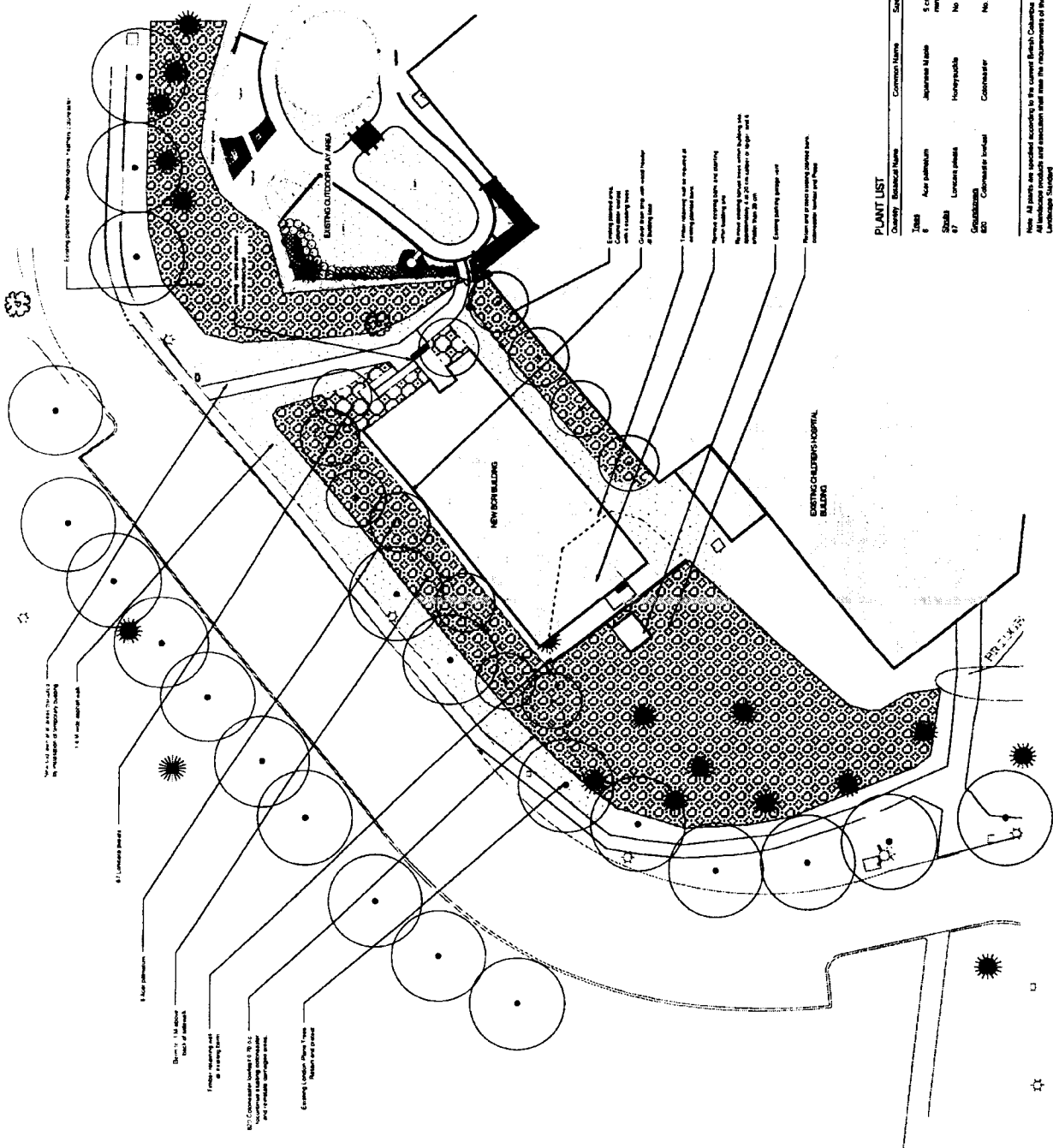
**DURANTE & KREUKLID**  
Landscape Architects

Project: **BCRI ADMINISTRATION BUILDING**

Client: **BCRI ADMINISTRATION BUILDING**

Drawn by:	MM
Checked by:	MM
Date:	08/01/2005
Scale:	1:200
Client's File:	LANDSCAPE PLAN

Project No:	011868
Revision No:	13



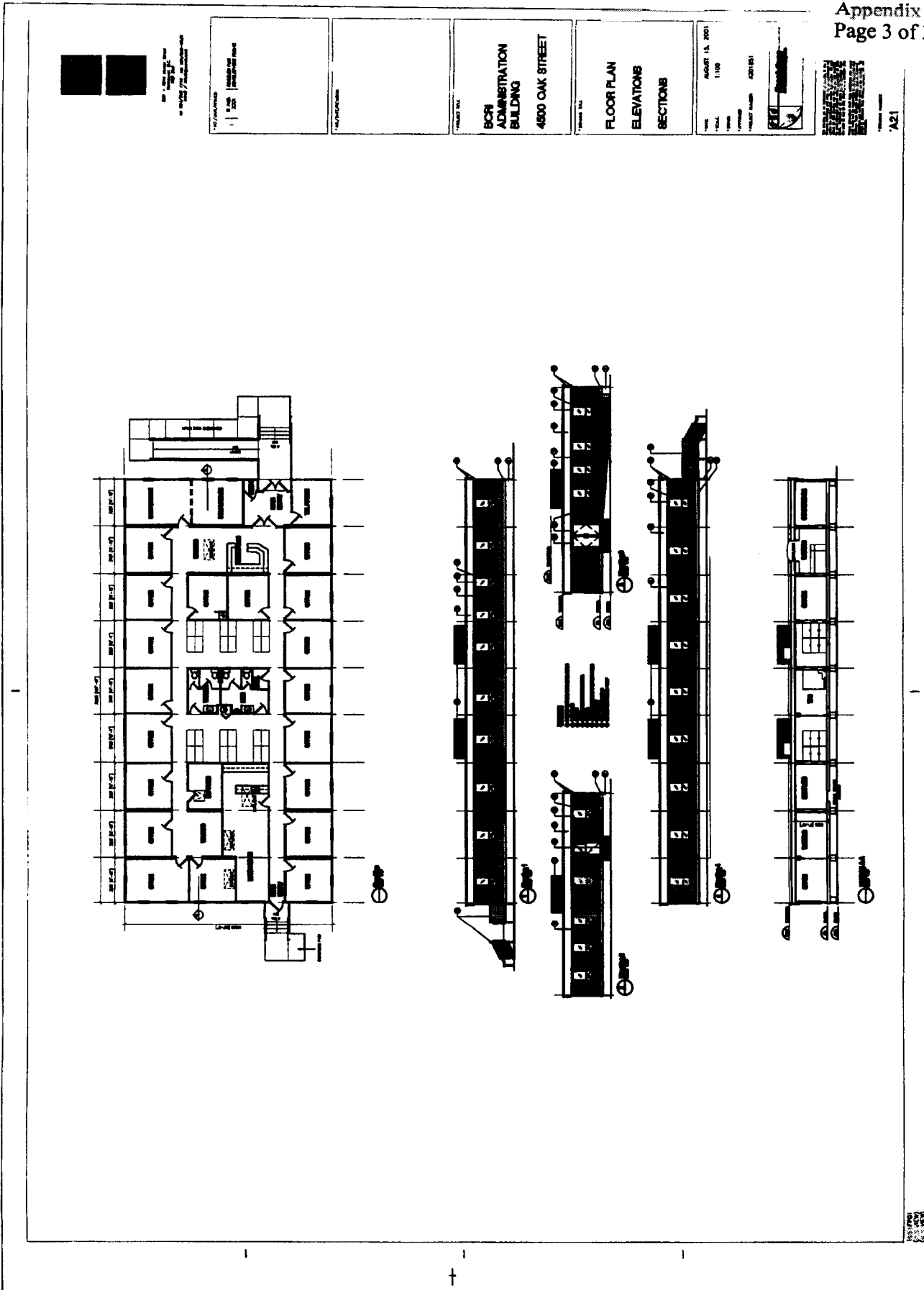
**PLANT LIST**

Quantity	Botanical Name	Common Name	Size	Condition	Remarks
1	Acacia saligna	Japanese Maple	4 cm dia minimum height 2.5 M	B & B	
1	Lonicera japonica	Japanese Maple	No. 2 container		to c.n.s.c
1	Colocasia bicolor	Colocasia	No. 1 container		to c.n.s.c

Note: All plants are specified according to the current British Columbia Landscape Standard. All quantities are in meters and dimensions shall meet the requirements of the current British Columbia Landscape Standard.  
Existing vegetation is to be protected during construction, and replaced as necessary to keep the overall system operating.

P.S. VIEW:

M.S. VIEW:



**1. Form of Development: 4500 Oak Street**

**October 2, 2001** (File: 2607)

MOVED by Councillor Bass

THAT the form of development for the CD-1 zoned site known as 4480-4650 Oak Street (4500 Oak Street being the application address) be approved generally as illustrated in the Development Application Number DE406083, prepared by Davidson Yuen Simpson Architects and stamped "Received, Community Services, Development Services August 16, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY

4480 - 4650 Oak Street  
(Children's and Women's Hospital)

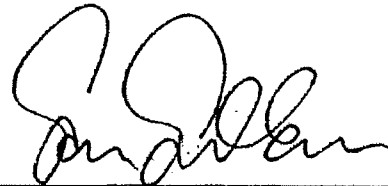
**BY-LAW NO. 9727**

**A By-law to amend CD-1 By-law No. 5091**

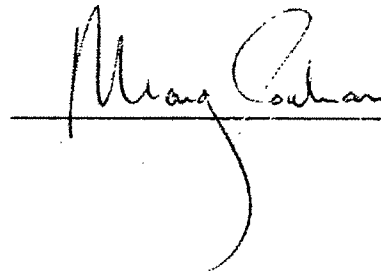
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. In section 2.1 of By-law No. 5091, Council:
  - (a) from subsection (b), strikes out "and";
  - (b) re-letters subsection (c) as subsection (d); and
  - (c) after subsection (b), adds:  
    "(c) Retail Store, limited to Small-scale Pharmacy, and".
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 30<sup>th</sup> day of September, 2008



Mayor



City Clerk



CITY OF VANCOUVER

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING MINUTES

SEPTEMBER 30, 2008

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 30, 2008, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Marg Coulson, Acting City Clerk  
Tina Hildebrandt, Meeting Coordinator

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by the Acting City Clerk.

~~**PROCLAMATIONS:**~~

~~• **RIDE SHARE WEEK**~~

~~The Mayor proclaimed the week of October 6 - 10, 2008, as "Ride-Share Week".~~

~~• **MINING AND MINERAL EXPLORATION DAY**~~

~~The Mayor proclaimed September 30, 2008, as "Mining and Mineral Exploration Day".~~

**"IN CAMERA" MEETING**

MOVED by Councillor Capri  
SECONDED by Councillor Cadman

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to paragraph(s):

- (ii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix 'B' to the Policy Report *"700 Hamilton Street (CBC/Radio Canada Broadcasting Centre) - Sign By-law Text Amendments - Automatic Changeable Copy Signs (including a Video Sign)"*, dated September 5, 2008,

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix 'A' to the Policy Report *"700 Hamilton Street (CBC/Radio Canada Broadcasting Centre) - Sign By-law Text Amendments - Automatic Changeable Copy Signs (including a Video Sign)"*, dated September 5, 2008, for consideration at the Public Hearing.

ADOPTED ON CONSENT

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee

SECONDED by Councillor Louie

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

#### BY-LAWS

MOVED by Councillor Capri

SECONDED by Councillor Chow

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 5 and 7 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

MOVED by Councillor Capri  
SECONDED by Councillor Ball

THAT Council, except for those members excused as noted in the agenda, enact the by-law listed on the agenda for this meeting as number 6 and authorize the Mayor and City Clerk to sign and seal the enacted by-law.

CARRIED UNANIMOUSLY

1. A By-law to amend Crossing By-law No. 4644 regarding 2009 fee increases (By-law No. 9722)
2. A By-law to amend Encroachment By-law No. 4243 regarding 2009 fee increases (By-law No. 9723)
3. A By-law to amend Street Distribution of Publications By-law No. 9350 regarding 2009 fee increases (By-law No. 9724)
4. A By-law to amend Street and Traffic By-law No. 2849 regarding 2009 fee increases (By-law No. 9725)
5. A By-law to amend Street Vending By-law No. 4781 regarding 2009 fee increases (By-law No. 9726)
6. A By-law to amend CD-1 By-law No. 5091 (By-law No. 9727)  
(Councillor Chow ineligible to vote)
7. A By-law to amend Southeast False Creek Official Development Plan By-law No. 9073 (By-law No. 9728)

~~MOTIONS~~

~~A. Administrative Motions~~

- ~~1. Proposed Closure of a Portion of Water Street Adjacent to 36 Water Street~~

~~MOVED by Councillor Louis  
SECONDED by Councillor Cadman~~

~~THAT WHEREAS:~~

- ~~1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;~~
- ~~2. Portions of the building constructed on Parcel X Block 2 Old Granville Townsite Plan BCP19298 encroach onto the southerly side of Water Street;~~



CITY OF VANCOUVER

**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**SEPTEMBER 16, 2008**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 2008, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to Heritage by-laws and Zoning and Sign By-laws.

**PRESENT:**

Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri\*  
Councillor George Chow\*  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY CLERK'S OFFICE:** Tina Hildebrandt, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman  
SECONDED by Councillor Capri

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to Heritage by-laws and Zoning and Sign By-laws.

CARRIED UNANIMOUSLY  
(Councillor Chow absent for the vote.)

~~1. Heritage Revitalization Agreement (HRA). 16 West Hastings Street~~

~~An application by Glen Stokes, Bruce Carscadden Architect, was considered as follows:~~

~~Summary: To rehabilitate this heritage designated Gastown building through a Heritage Revitalization Agreement (HRA) in exchange for Heritage Building~~



- C. ~~THAT, subject to the approval of A, and the carrying out of matters so approved and the assent of the electors or their deemed approval, Council instruct the Director of Legal Services to prepare and bring forward for enactment, generally on the terms set out in Appendix A, to Administrative Report "18 West Hastings Street (DE 411818) - Heritage Incentives, and SRA Conversion/Demolition Permit Application" dated August 18, 2008, hereto, a Tax Exemption By-law for 18 West Hastings Street to provide to it an exemption from the payment of property taxes in an amount up to, but not to exceed, \$144,492 in total or for a period of (10) years, whichever is reached first; and~~
- D. THAT, the agreements, covenants and by-laws described above shall be prepared, registered and given priority to the satisfaction of the Director of Legal Services in consultation with the Director of Planning;

CARRIED UNANIMOUSLY AND A AND C  
BY THE REQUIRED MAJORITY  
~~(Councillor Chew absent for the vote.)~~

**2. Text Amendment: 4480-4650 Oak Street (Women's and Children's Hospital)**

An application by Bob Andrews, Andrew Terrett Architect, was considered as follows:

Summary: To amend the Comprehensive Development District (CD-1) By-law to permit a retail use, limited to small-scale pharmacy.

The Director of Planning recommended approval, subject to conditions as set out in the Agenda for this Public Hearing.

**Staff Comments**

Rob Jenkins, Acting Director of Planning, responded to questions.

**Summary of Correspondence**

There was no correspondence received on this application since referral to Public Hearing.

**Speakers**

The Mayor called for speakers for and against the application and none were present.

MOVED by Councillor Ball

THAT the application by Andrew Terrett Architect to amend Comprehensive Development District (CD-1) By-law No. 5091 (Reference #126) for 4480-4650 Oak Street (PID: 009-471-278; Block 1009, except those portions in Plans 12393, 12719 and Reference Plan 14318, District Lot 526, Plan 10359) to permit a small-scale pharmacy, generally as presented in Appendix A, to Policy Report "CD-1 Text Amendment: 4480-4650 Oak Street (Children's and Women's Hospital)" dated June 16, 2008, be approved.

CARRIED UNANIMOUSLY  
(Councillor Chow absent for the vote.)

~~3. Text Amendment: 749 West 33<sup>rd</sup> Avenue (St. Vincent's Hospital)~~

~~An application by Tony Gill, IBI Group/Henriquez, was considered as follows:~~

~~Summary: To amend the Comprehensive Development District (CD-1) By-law to enable the remaining portion of the former St. Vincent's Hospital to be re-developed over several years with a Campus of Care eldercare facility. The Campus of Care concept includes a geriatric hospital, together with complex residential care, assisted living and supportive housing and a centre of excellence in geriatric medicine. Also included will be limited office and retail uses. The proposed development will consist of four, separate buildings ranging in height from three to six storeys at a proposed density of 1.4 FSR (floor space ratio) with underground parking.~~

~~The Director of Planning recommended approval, subject to conditions as set out in the Agenda for this Public Hearing.~~

~~Staff Comments~~

~~Joanne Baxter, Planner, explained the application and, together with Rob Jenkins, Acting Director of Planning, responded to questions.~~

~~Applicant Comments~~

~~Neil MacConnell, Providence Health Care, responded to questions.~~

~~Summary of Correspondence~~

~~There was no correspondence received on this application since referral to Public Hearing.~~

~~Speakers~~

~~The Mayor called for speakers for and against the application and none were present.~~