



City of Vancouver *Zoning and Development By-law*

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

CD-1 (408)

601 West 10th Avenue

By-law No. 8437

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

Effective March 12, 2002

Amended up to and including by-law 8466, dated April 23, 2002

1 Application

The Zoning District Plan annexed as Schedule D to By-law No. 3575 is amended, and the boundaries and districts shown on it are amended or substituted, according to the amendments, substitutions, explanatory legends, notations and references shown on the plan marginally numbered Z - 521 attached as Schedule A to this By-law, and Schedule A is incorporated into Schedule D to By-law No. 3575.

2 Uses

The area shown included within the heavy black outline on Schedule A will be more particularly described as CD-1(408), 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) Child Day Care Facility,
- (b) General Office,
- (c) Hospital,
- (d) Retail Store, limited to a maximum sales area in the premises of 93 m²,
- (e) Service Uses, including Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Repair Shop - Class A, all of which foregoing Service Uses will be limited to a maximum sales area in the premises of 93 m², Laboratory, and Restaurant - Class 1, and
- (f) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The Development Permit Board may permit a floor space ratio up to 6.00, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area; and
- (e) the provision of pedestrian needs.

3.2 In the computation of floor space ratio, all floors of all buildings including accessory buildings, both above and below grade level, to be measured to the extreme outer limits of the building, must be included.

3.3 The following must be excluded from the computation of floor space ratio:

- (a) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded must not exceed the lesser of 20 percent of the permitted floor space or 1 000 m², and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood;

- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, 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 must not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as mechanical space or interstitial space providing access to mechanical equipment;
- (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 will not apply to walls in existence prior to March 14, 2000.

3.4 The Director of Planning may permit to be excluded from the computation of floor space ratio interior public space, including atria and other similar spaces, provided that:

- (a) the excluded area must not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
- (b) the excluded area must be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4 Height

The maximum building height measured above the base surface will be 57 m, except that:

- (a) on the easterly 88.4 m of the site, the maximum building height measured above the base surface will be 32.3 m, and [8466; 02 04 23]
- (b) on the easterly 88.4 m of the site, the maximum building height will also be limited by a 21 degree angle of sun access measured from the property line on the north side of Broadway. [8466; 02 04 23]

5 Setbacks

The minimum building setback will be 3 m from the south property boundary, except that the Director of Planning may relax this setback to 0.6 m for structures above an elevation of 69 m on the easterly 89.9 m of the site.

The minimum building setback will be 3 m from the north property boundary above an elevation of 73 m measured at the lane for the easterly 89.9 m of the site.

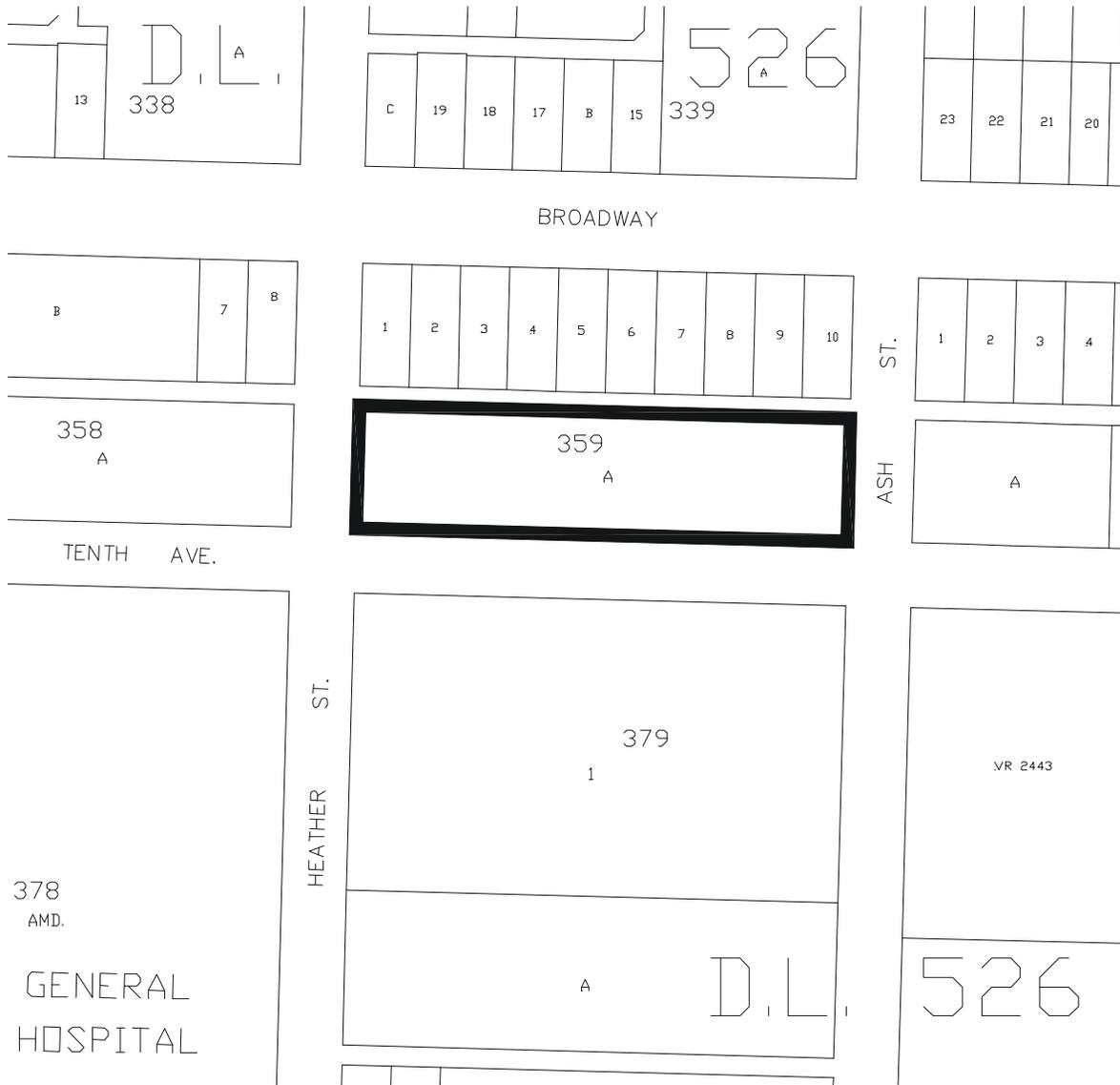
6 Off-street Parking and Loading

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 1 off-street parking space for every 93 m² of floor area must be provided.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8437 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:

From **C-3A** to **CD-1**

Z-521

RZ - 601 West 10th Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver



CITY OF VANCOUVER
COMMUNITY SERVICES
Planning Department
Current Planning

MEMORANDUM July 20, 2001

TO: Mayor Owen and Councillors at Public Hearing
COPY TO: F. Connell, Director of Legal Services
M. Fairweather, Solicitor
B. MacGregor, Deputy City Manager
M. Fudge, Acting City Clerk
T. Phipps, Senior Planner
FROM: Larry Beasley, Director of Current Planning
SUBJECT: Rezoning: 601 West 10th Avenue (Cancer Research Clinic)
1. Approval Conditions
2. Revisions to Draft By-law

Two amendments should be made to the agenda package for the above item.

1. Approval Conditions:

When Council referred this application to Public Hearing, they requested the addition of a "traffic demand management scheme" as a condition of approval. Therefore the existing approval condition item (c)(vi) should be amended to read as follows:

"(c)(vi) provide a traffic impact study, **including a traffic demand management scheme and two biennial monitoring reports** which take into account proposed medical technology development in this area;"

2. Draft By-law

In sections 4(a) and (b) the numbers "89.9 m" and "93 m" should be deleted and replaced with the number "88.4 m".

Larry Beasley
larry_beasley@city.vancouver.bc.ca
Phone: 604.873-7698



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JULY 26, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 26, 2001, 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 the Heritage By-law and the Zoning and Development By-law.

PRESENT: *Mayor Philip Owen (Items 1, 2 and 3)
 Acting Mayor Gordon Price
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 *Councillor Tim Louis (Items 1, 2 and 3)
 *Councillor George Puil (Items 1, 2 and 3)
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy (Leave of Absence)
 Councillor Sandy McCormick (Leave of Absence)

**CITY CLERK'S
 OFFICE:** Nancy Largent, Meeting Coordinator

** denotes presence for part of the meeting*

COMMITTEE OF THE WHOLE

MOVED by Councillor Clarke:
 SECONDED by Councillor Don Lee

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

CARRIED UNANIMOUSLY

1. HERITAGE DESIGNATION: 55 Water Street—

the Vancouver-Richmond Health Board, and left the Chamber at 9:15 p.m. Neither the Mayor nor Councillor Louis returned to the meeting.

In the absence of the Mayor and Councillor Louis, Acting Mayor Price assumed the chair.

Councillor Putil also left the meeting at this point in the proceedings.

4. REZONING: 601 West 10th Avenue (Cancer Research Clinic)

An application by Henriquez Partners / IBI Group was considered as follows:

Summary: The proposed rezoning from C-3A to CD-1 would permit a two phase development of a Cancer Research Centre including laboratory, hospital and ancillary uses, office and limited grade level retail.

Also before Council was a memorandum from the Director of Current Planning dated July 20, 2001 recommending the following:

Approval Conditions:

When Council referred this application to Public Hearing, they requested the addition of a "traffic demand management scheme" as a condition of approval. Therefore the existing approval condition item (c)(vi) should be amended to read as follows:

"(c)(vi) provide a traffic impact study, **including a traffic demand management scheme and two biennial monitoring reports** which take into account proposed medical technology development in this area;" and

Draft By-law:

In sections 4(a) and (b) the numbers "89.9 m" and "93 m" should be deleted and replaced with the number "88.4 m".

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

Staff Comments

Tom Phipps, Planner, reviewed the application, with reference to massing density, height and uses. Issues with respect to massing have been largely resolved to better comply with the Broadway C-3A Guidelines, although further design work will be required at the development permit stage. The cancer research use will complement other research and treatment uses existing in or planned for the VGH Precinct.

Mr. Phipps also drew Council's attention to the uses section of the draft by-law before Council this evening, noting that staff have broadened the service commercial uses available to animate the pedestrian edge at grade level to include Barber Shop or Beauty Salon, Laundromat or Drycleaning, Photo finishing or Photo Studio and Repair Shop - Class A in addition to restaurant.

Separate from the rezoning application, the question of a proposed elevated pedestrian overpass crossing 10th Avenue was also before Council. The Director of Current Planning recommended that Council not support the proposed overpass. Should Council wish to consider the overpass, the Director recommended that staff be instructed to review designs and report back. Mr. Phipps reviewed staff concerns including configuration, loss of trees, physical form, precedent, and dominance of the streetscape, which would undermine pedestrian objectives for the area. He also responded to a question regarding potential impacts on the 10th Avenue bicycle route.

Applicant Comments

Mary McNeil, BC Cancer Foundation, reviewed the history of the BC Cancer Research Centre, and provided statistics on BC's cancer rate and survival rate. There is significant need for new treatments and methods of early detection. The current facility is no longer adequate. The Federal and Provincial Governments have provided substantial financial support, and more has come from private donors.

Ralph Durand, BC Cancer Research Centre, expressed pleasure at finally reaching a stage where the Centre can increase its efforts. Dr. Durand stressed the importance of communication and cross-fertilization of ideas to cancer research. The requested overpass is a significant link which will to maintain communication between scientists researching the disease and physicians treating cancer patients. It will also provide secure access for blood and other samples from cancer patients.

Richard Henriquez, Henriquez Partners / IBI Group, stated that functionally, a tunnel would be astronomically expensive and wouldn't work as well - from the 5th floor to the basement thought the tunnel parkade, then back up to the top. Patients and laboratories are on upper floors. The overpass can be designed to be pleasing and transparent, will not displace trees, and design issues can be dealt with in the development permit stage. Council was urged to support the overpass.

Mr. Henriquez also requested that the parking standard recommended in section 6 of the recommended conditions be revised. The proposed minimum of one off-street parking space for 93 m² of floor space is the hospital standard. The applicant requested that this figure be changed to the laboratory standard, one off-street parking space for 100 m² of floor space, since the building will be a laboratory.

Mr. Phipps answered a question about the possibility of a tunnel access. Preliminary review of utilities indicates that there is sufficient room to work with.

Paul Pinsker, Parking and Development Engineer, explained the rationale for recommending the higher parking standard. The proposed building will have a large proportion of office space, occupancy rates may increase in future, and there is a need to provide visitor's parking in this parking-deficient area.

Larry Beasley, Director of Current Planning, addressed the concern that a pedestrian overpass may set an undesirable precedent for the VGH Precinct.

Correspondence

Council received no correspondence on this item.

Speakers

Acting Mayor Price called for any speakers for and against the application, and none came forward.

Applicant Closing Comments

Mr. Henriquez provided further information related to the question of parking requirements and associated costs to the project. The applicant will prepare a traffic management plan to address staff concerns that the requested parking standard is too low.

Staff Closing Summation

Mr. Phipps briefly addressed the parking standard, and explained why it is not as important, from staff's perspective, as the overpass question. The rezoning application now conforms to urban design issues raised by staff

Council Decision

Council decided to approve the application with the conditions recommended by the Director of Current Planning, except that the parking requirement was reduced to one off-street parking space for 100 m² of floor space. Council also resolved that staff review designs for the proposed pedestrian overpass, and that the applicant provide a detailed design analysis.

MOVED by Councillor Clarke

A. THAT the application by Henriquez Partners/IBI Group to rezone 601 West 10th avenue from C-3A to CD-1 would permit a two phase development of a Cancer Research Centre including laboratory, hospital and ancillary uses, office and limited grade level retail, be approved subject to the following conditions as proposed for adoption by resolution of Council:

(a) That the proposed form of development be approved by Council in principle, generally as prepared by Richard Henriquez / IBI Group, Architect, and stamped "Received City Planning Department April 3, 2001", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

(b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

(i) design development to reduce the apparent visual impact of the phase 1 building's massing through architectural treatment and articulation;

(ii) design development to the 3 m setback along 10th Avenue to enhance the Public Realm and pedestrian amenity along this highly pedestrianized sunny side of the street;

(iii) provision of retail, restaurant, commercial services and other

active public oriented uses at grade on the Heather Street frontage and significant portions of the 10th Avenue frontage;

Note to Applicant: Retail and restaurant uses are particularly important on Heather Street. Restaurant use with outdoor seating at the sunny 10th Avenue/Heather Street corner should be incorporated as a compliment to the future park to the southwest.

(iv) design development to provide landscape buffers including a cantilevered landscaped feature or other landscape treatment incorporating public seating along the south (10th Avenue) and east (Ash Street) edges of the property that enhances the public realm and pedestrian amenity as well as generous interim tree planting within the parking area to mitigate visual impacts of temporary surface parking on the easterly portions of the site;

Note to Applicant: Use of high branched trees and low shrubs in any landscaped areas along the 10th Avenue street edge should be provided for safety and security.

(v) design development to take into consideration CPTED principles (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:

graffiti by improving blank walls in the lane, and theft in underground parking areas by improved security and perimeter exit stair locations.

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

(i) consolidate Lots 11 - 20, Block 359, D.L. 526, Plan 991;

(ii) provide a change summary to clarify changes shown on title;

(iii) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for provision of adequate water and sewer services for the site including any system upgrading that may be identified;

(iv) make arrangements for all electrical and telephone and Cablevision services to be undergrounded within and adjacent the site from the closest existing suitable service point including a review of the overhead plant upgrading that may be necessary to serve this project to determine its impact in the neighbourhood, which could result in service points being changed to reduce impact;

(v) make arrangements satisfactory to the Director of Legal Services and City Engineer for provision of street trees adjacent to the site;

(vi) provide a traffic impact study, including a traffic demand management scheme and two biennial monitoring reports which takes into account proposed medical technology development in this area;

(vii) execute a legal agreement satisfactory to the Director of Legal Services and City Engineer for proportionate payment of \$300,000 for traffic management and transit support measures for the area with payment to be made equally prior to issuance of building permits for phase I and 2 of the project;

(viii) enter into a legal agreement, satisfactory to the Director of Legal Services, committing the applicant to participate in the City Public Art Program, and obtain approval by the Director of Cultural Affairs of a Preliminary Public Art Plan; and

(ix) pay to the city \$562,500 as a community amenity contribution, including \$289,797 for the Childcare Endowment Fund; and

FURTHER THAT the draft bylaw be amended as follows:

in sections 4(a) and (b), the numbers "89.9 m" and "93 m" be deleted and replaced with the number "88.4 m";

in section 6, the number "93 m²" be replaced with the number "100 m²".

CARRIED UNANIMOUSLY
(Councillors Louis, Puil and the Mayor absent)

MOVED by Councillor Clarke

B. THAT Council instruct staff to review designs for a pedestrian overpass across 10th Avenue linking the Cancer Treatment Centre to the Cancer Research Centre and report back on technical requirements and urban design parameters to resolve concerns identified in this report.

carried

AMENDMENT MOVED by Councillor Bass

THAT Motion B be amended by adding the words "or underpass" after the word "overpass".

LOST (TIE VOTE)
(Councillors Clarke, Don Lee and Sullivan opposed;
Councillors Louis, Puil and the Mayor absent)

Motion B was then put and CARRIED UNANIMOUSLY.
(Councillors Louis, Puil and the Mayor absent)

MOVED by Councillor Clarke

C. THAT the applicant provide a detailed design analysis of the proposed 10th Avenue pedestrian overpass proposed to the satisfaction of the Director of Current Planning and General Manager of Engineering Services to resolve design concerns regarding:

removal of diagonal configuration,
minimization of all dimensions,
adequate clearance for utility access,
no loss of street trees,
minimum and aesthetically acceptable visual impact, and
demountability.

CARRIED UNANIMOUSLY
(Councillors Louis, Puil and the Mayor absent)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee
SECONDED by Councillor Clarke

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 10:20 p.m.

* * * * *



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CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MARCH 12, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 12, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

| | |
|-------------------------------|--|
| PRESENT: | *Mayor Philip Owen Councillor Fred Bass Councillor Jennifer Clarke Councillor Daniel Lee *Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor George Puil Councillor Sam Sullivan |
| ABSENT: | Councillor Lynne Kennedy (Leave of Absence - Civic Business) |
| CITY MANAGER'S OFFICE: | Judy Rogers, City Manager |
| CITY CLERK'S OFFICE: | Syd Baxter, City Clerk Tarja Tuominen, Meeting Coordinator |

*Denotes presence for a portion of the meeting.

PRAYER

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

"IN CAMERA" MEETING

MOVED by Councillor Don Lee
 SECONDED by Councillor Clarke

THAT Council will go into a meeting later this day which is closed to the public, pursuant to

Provincial Audio Book Program be considered simultaneously with the staff report back regarding the full impact of Provincial cuts and implications on the City's budget process.

LOST

(Councillors Bass, Clarke, Don Lee, Louis, Price, Puil and Sullivan opposed)

MOVED by Councillor Puil

A. THAT Vancouver City Council write a letter to the Provincial Government expressing its concern and requesting that the proposed cutback to the Provincial Audio Book Program be reconsidered.

CARRIED UNANIMOUSLY

MOVED by Councillor McCormick

B. THAT the Vancouver Public Library be asked to explore other avenues of providing the service.

CARRIED

(Councillors Bass and Louis opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Don Lee

SECONDED by Councillor Louis

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

CARRIED UNANIMOUSLY

BY-LAWS

The Mayor left the meeting and Deputy Mayor Puil assumed the Chair during discussion of By-law 1.

1. A By-law to amend Zoning and Development By-law No. 3575 (601 West 10th Avenue) (By-law No. 8437)

MOVED by Councillor Clarke

SECONDED by Councillor 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 Councillor Clarke
SECONDED by Councillor Price

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Louis, McCormick, Puil and the Mayor excused from voting)

The Mayor returned to the Council Chamber and resumed the Chair.

2. A By-law amending the Secondhand Dealers and Pawnbrokers By-law No. 2807

(By-law No. 8438)

MOVED by Councillor Louis
SECONDED by Councillor Bass

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 Councillor Louis
SECONDED by Councillor Bass

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

CARRIED UNANIMOUSLY

MOTIONS

A. Administrative Motions

1. Approval of Form of Development: 601 West 10th Avenue (File: 2609)

MOVED by Councillor Clarke
SECONDED by Councillor Price

THAT the form of development for the CD-1 zoned site known as 601 West 10th Avenue be approved generally as illustrated in Development Application No. 406273 prepared by

601 West 10th Avenue
(Cancer Research Centre)

BY-LAW NO. 8347

**A By-law to amend
Zoning and Development By-law No. 3575**

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

1. The Zoning District Plan annexed as Schedule D to By-law No. 3575 is amended, and the boundaries and districts shown on it are amended or substituted, according to the amendments, substitutions, explanatory legends, notations and references shown on the plan marginally numbered Z - 521 attached as Schedule A to this By-law, and Schedule A is incorporated into Schedule D to By-law No. 3575.

2. **Uses**

The area shown included within the heavy black outline on Schedule A will be more particularly described as CD-1(408), 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) Child Day Care Facility,
- (b) General Office,
- (c) Hospital,
- (d) Retail Store, limited to a maximum sales area in the premises of 93 m²,
- (e) Service Uses, including Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Repair Shop - Class A, all of which foregoing Service Uses will be limited to a maximum sales area in the premises of 93 m², Laboratory, and Restaurant - Class 1, and
- (f) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The Development Permit Board may permit a floor space ratio up to 6.00, provided that it first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas;
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets, and existing views;
- (c) the amount of open space, including plazas, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area; and
- (e) the provision of pedestrian needs.

3.2 In the computation of floor space ratio, all floors of all buildings including accessory buildings, both above and below grade level, to be measured to the extreme outer limits of the building, must be included.

3.3 The following must be excluded from the computation of floor space ratio:

- (a) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded must not exceed the lesser of 20 percent of the permitted floor space or 1 000 m², and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood;
- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, 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 must not exceed 7.3 m in length, or

- (ii) are above the base surface and where developed as mechanical space or interstitial space providing access to mechanical equipment;
- (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 will not apply to walls in existence prior to March 14, 2000.

3.4 The Director of Planning may permit to be excluded from the computation of floor space ratio interior public space, including atria and other similar spaces, provided that:

- (a) the excluded area must not exceed the lesser of 10 percent of the permitted floor area or 600 m²;
- (b) the excluded area must be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4. **Height**

The maximum building height measured above the base surface will be 57 m, except that

- (a) on the easterly 89.9 m of the site, the maximum building height measured above the base surface will be 32.3 m, and
- (b) on the easterly 93 m of the site, the maximum building height will also be limited by a 21 degree angle of sun access measured from the property line on the north side of Broadway.

5. **Setbacks**

The minimum building setback will be 3 m from the south property boundary, except that the Director of Planning may relax this setback to 0.6 m for structures above an elevation of 69 m on the easterly 89.9 m of the site.

The minimum building setback will be 3 m from the north property boundary above an elevation of 73 m measured at the lane for the easterly 89.9 m of the site.

6. **Off-Street Parking and Loading**

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 1 off-street parking space for every 93 m² of floor area must be provided.

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

ENACTED by Council this 12th day of March, 2002.

(Signed) Philip W. Owen
Mayor

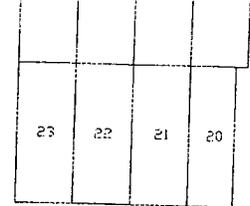
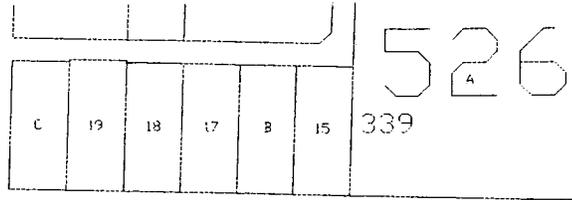
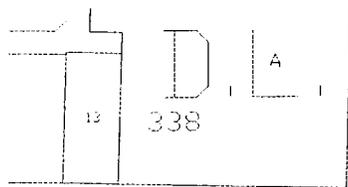
(Signed) Syd Baxter
City Clerk

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 March, 2002, and numbered 8437.

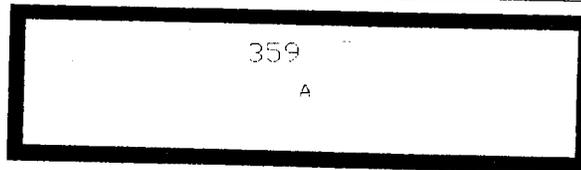
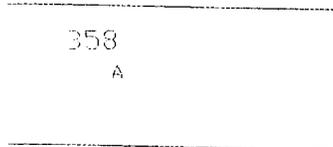
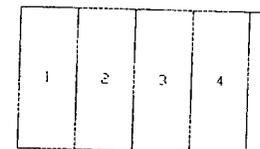
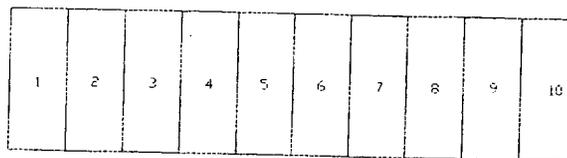
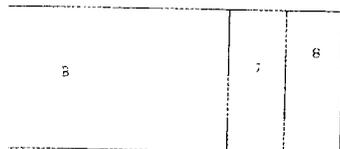
CITY CLERK

By-law No. _____ being a By-law to amend By-law No. 3575

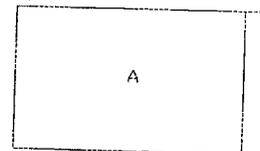
being the Zoning & Development By-law



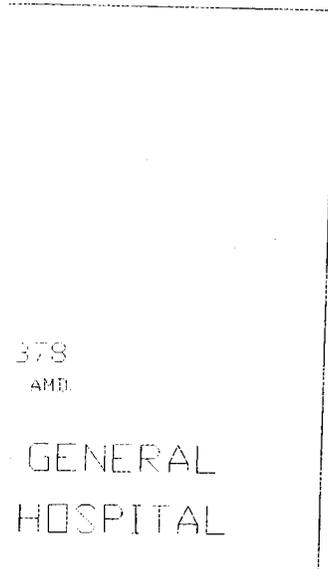
BROADWAY



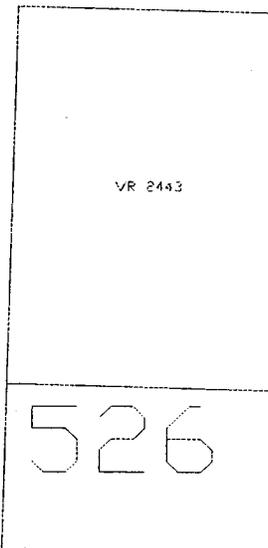
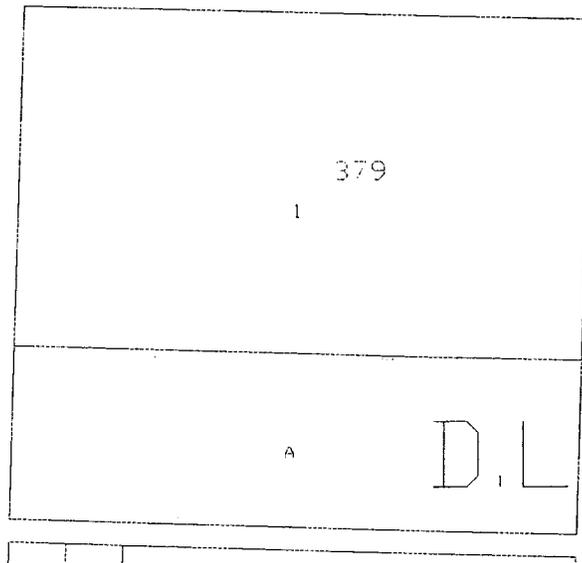
ASH ST.



TENTH AVE



HEATHER ST.



The property outlined in black () is rezoned:

From **C-3A** to **CD-1**

Z-521

RZ - 601 West 10th Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver

601 West 10th Avenue
(BC Cancer Research Centre)

BY-LAW NO. 8445

A By-law to amend Sign By-law No. 6510

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

1. Amend Schedule E to By-law No. 6510 by adding:
"601 West 10th Avenue CD-1 (408) B(C-2C)"
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 26th day of March, 2002.

(Signed) Philip W. Owen
Mayor

(Signed) Syd Baxter
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 26th day of March, 2002, and numbered 8445.

CITY CLERK

**7. A By-law to amend Sign By-law No. 6510 (601 West 10th Avenue - BC Cancer Research Centre)
(By-law No. 8445)**

MOVED by Councillor Clarke
SECONDED by Councillor Daniel 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 Councillor Clarke
SECONDED by Councillor Daniel Lee

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Louis, McCormick, Puil and the Mayor excused from voting)



CITY OF VANCOUVER
REGULAR COUNCIL MEETING MINUTES

APRIL 23, 2002

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 23, 2002, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

| | |
|-------------------------------|--|
| PRESENT: | Mayor Philip Owen Councillor Fred Bass Councillor Jennifer Clarke |
| | *Councillor Lynne Kennedy |
| | Councillor Daniel Lee Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor George Puil |
| ABSENT: | Councillor Sam Sullivan (Leave of Absence) |
| CITY MANAGER'S OFFICE: | Judy Rogers, City Manager |
| CITY CLERK'S OFFICE: | Syd Baxter, City Clerk Tarja Tuominen, Meeting Coordinator |

*Denotes presence for a portion of the meeting.

PRAYER

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

CONDOLENCES

There being no amendments, it was

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY

5. A By-law to amend By-law No. 4123 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (5702 Granville Street) (By-law No. 8465)

MOVED by Councillor Clarke
SECONDED by Councillor 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 Councillor Clarke
SECONDED by Councillor McCormick

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Puil and the Mayor excused from voting)

6. A By-law to amend By-law No. 8437 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (601 West 10th Avenue) (By-law No. 8466)

MOVED by Councillor Clarke
SECONDED by Councillor 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 Councillor Clarke
SECONDED by Councillor Price

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

CARRIED UNANIMOUSLY
(Councillors Kennedy, Louis, McCormick, Puil and the Mayor excused from voting)

MOTIONS

A. Administrative Motions

1. MC-1 and MC-2 Guidelines for Cedar Cottage, Hudson Street, and East Hastings (Clark to Semlin) Areas (File: 8002)

MOVED by Councillor Clarke
SECONDED by Councillor Price

THAT the document entitled "MC-1 AND MC-2 GUIDELINES FOR CEDAR COTTAGE, HUDSON STREET, AND EAST HASTINGS (CLARK TO SEMLIN) AREAS be adopted by Council for use by applicants and staff for development applications in the Districts.

CARRIED UNANIMOUSLY

B. Motions on Notice

1. Municipal Governments Urge Ratification of the Kyoto Protocol (File: 1261/3501)

At the Council meeting of April 9, 2002, Councillor Price submitted the following Notice of Motion, which was recognized by the Chair.

MOVED by Councillor Price
SECONDED by Councillor Bass

WHEREAS climate change causes drought, permafrost melting, sea-level rise and floods that damage municipal infrastructure, displace citizens and create a financial burden formunicipal governments;

WHEREAS economic activity in rural and northern communities relying on fisheries, tourism, forestry and agriculture is disrupted by climate change;

WHEREAS investments in building retrofits, community energy systems, water conservation, renewable energy technologies, waste reduction, landfill gas capture, fleet management and public transit reduce municipal operating costs, help maintain community services and protect public health while cutting greenhouse gas emissions contributing to climate change;

WHEREAS forestry and agriculture sectors can expand business opportunities by increasing the capacity of trees and soils to absorb carbon dioxide and by developing renewable fuels like ethanol;

601 West 10th Avenue

BY-LAW NO. 8466

**A By-law to amend By-law No. 8437 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1**

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

1. From subsections (a) and (b) of section 4 of By-law No. 8437, delete “89.9 m” and “93 m” respectively, and substitute, in each case, “88.4 m”.
2. From section 6 of By-law No. 8437, delete “93 m²”, and substitute “100 m²”.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 23rd day of April, 2002.

(Signed) Philip W. Owen
Mayor

(Signed) Syd Baxter
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 23rd day of April, 2002, and numbered 8466.

CITY CLERK