



# **City of Vancouver** *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

## CD-1 (63)

*1750 East 10th Avenue*

*By-law No. 4510*

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

***Effective August 11, 1970***

*(Amended up to and including By-law No. 8451, dated April 9, 2002)*

**1 Zoning District Plan Amendment**

This By-law amend the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z - 136A attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**2 Uses**

**2.1** The description of the area shown within the heavy black outline on Schedule A will be CD-1 (63).

**2.2** The only uses permitted within CD-1 (63), and the only uses for which the Director of Planning or Development Permit Board, as the case may be, will issue development permits are:

- (a) Office Uses, limited to General Office, Health Care Office, and Health Enhancement Centre;
- (b) Retail Store, limited to a pharmacy no larger than 93 m<sup>2</sup> in floor space; and
- (c) Uses customarily ancillary to any of the uses permitted by this section 2.2.

**3 Floor Space Ratio**

**3.1** The floor space ratio must not exceed 0.95.

**3.2** Computation of floor space ratio must include measurement of all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

**3.3** Computation of floor space ratio must exclude:

- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (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, except that the maximum exclusion for a parking space must not exceed 7.3 in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situation in the rear yard, except that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (c) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this cause will not apply to walls in existence prior to March 14, 2000.

**4 Height**

The maximum building height measured above base surface to the top of the mechanical penthouse must not exceed 22.3 m, subject to relaxation of limitations on building height set out in section 10.11.1 of the Zoning and Development By-law.

**5 Off-Street Parking and Loading**

**5.1** The provision, development, and maintenance of parking, loading, passenger spaces, and bicycle parking within the site must meet the requirements of the Parking By-law, except that a maximum of 84 spaces must be provided.

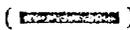
**5.2** The Director of Planning may relax, upon advice of the City Engineer, any provision of the Parking By-law where it is determined that no adverse impacts will be created for surrounding sites.

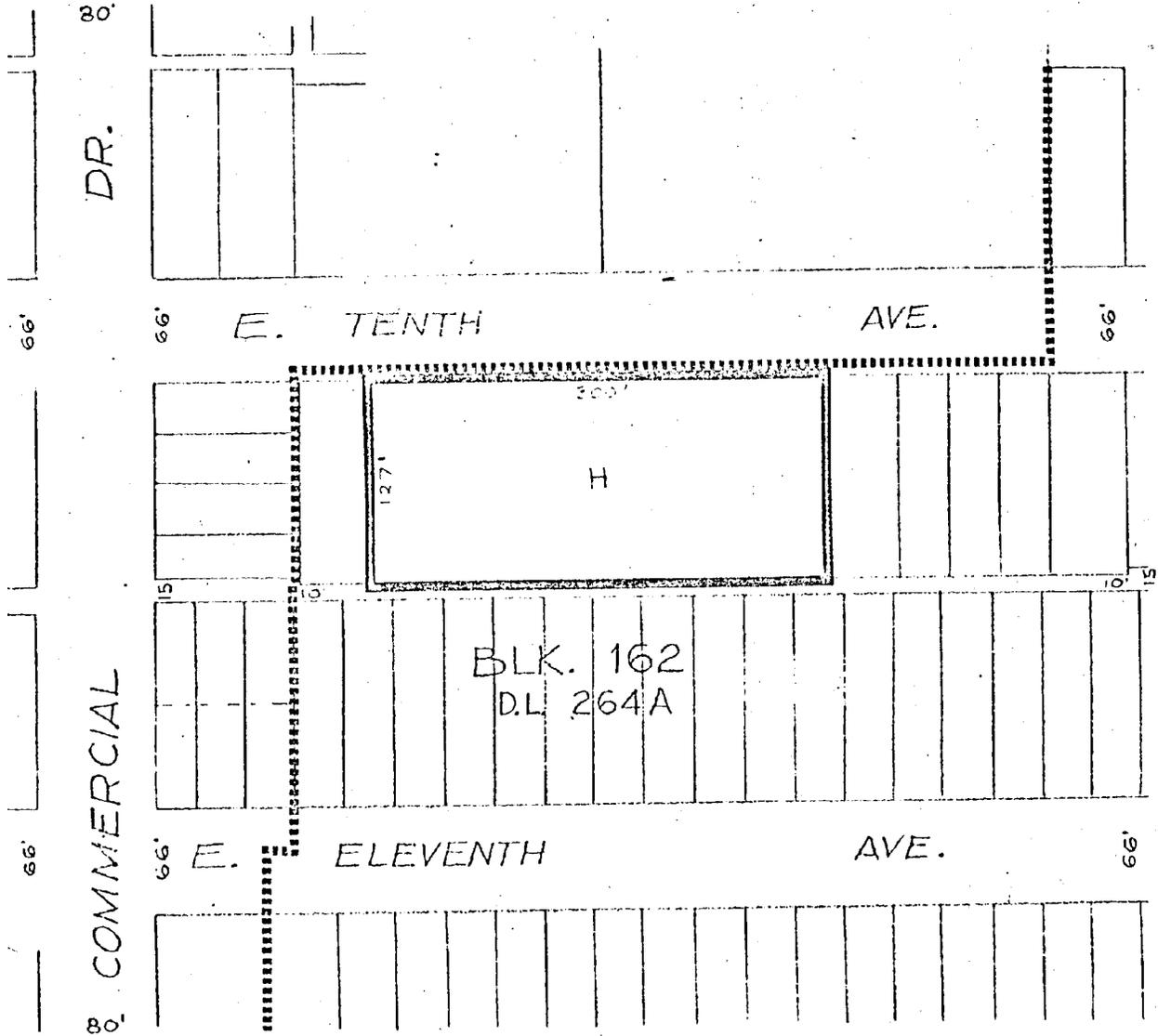
## **6 Force and effect**

This by-law shall come into force and take effect on the date of its enactment.

**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. 4510 BEING A BY-LAW TO AMEND BY-LAW  
NO 3575 . BEING THE ZONING AND DEVELOPMENT BY-LAW.

THE PROPERTY SHOWN BELOW OUTLINED IN BLACK  
(  ) IS REZONED FROM RT-2 TWO FAMILY  
DWELLING DISTRICT TO CD-1 COMPREHENSIVE  
DEVELOPMENT DISTRICT.



SCALE : 1" = 100'  
FILE NO: RZ-10-6

Z-136-A



1. Lots 38-43, Block 162, D.L. 264A

Situated on the South Side of 10th Avenue between  
Commercial Drive and Victoria Drive.

An application was received from Mr. Peter Cole for the rezoning of the above described property:

FROM: RT-2 Two Family Dwelling District  
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to a medical office building with customary ancillary uses, and that the final three readings of the amending by-law be not given by Council until prior compliance by the owners with the following conditions:

- a. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and marked, "Received Department of Permits & Licences, May 5, 1970," after advice from the Design Panel on the architectural design of the structure. The development to provide a 10' landscaped setback continuous along 10th Avenue with the exception of three means of ingress and egress, same being directly across said 10' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.
- b. Lots 38-43, Block 162, D.L. 264A to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.
- c. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to facia

..... Cont'd

Clause #1 Cont'd

c (cont'd)

signs only, non-flashing, with no signs or advertisements on the south side of the structure.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 120 days from this date (public hearing date) this approval shall expire.

The application was also approved by the Town Planning Commission subject to the conditions set out by the Technical Planning Board.

Mr. B. Ferris appeared on behalf of the applicant and no other delegations appeared.

MOVED by Alderman Wilson

SECONDED by Alderman Bird

THAT the foregoing application by Mr. Peter Cole be approved subject to the conditions set out by the Technical Planning Board and recited above.

-CARRIED

22.10.6.

# 63 - South side

1700 Blk East 10th Ave.

(R2.10.6)

*Senave*  
*J. Lewis*

CITY PLANNING OFFICE

AUG 14 1970

BY-LAW NO. 4510

No. R3418  
VANCOUVER

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-136A 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 in so far 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 a medical office building with customary ancillary uses, subject to such conditions as Council may by resolution prescribe.

3. This by-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 11th day of August, 1970.

This By-law received  
1st READING - August 11, 1970  
2nd READING - August 11, 1970  
3rd READING - August 11, 1970

(sgd) Thomas J. Campbell  
MAYOR

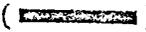
(sgd) R. Thompson  
CITY CLERK

(sgd) Ronald Thompson  
CITY CLERK

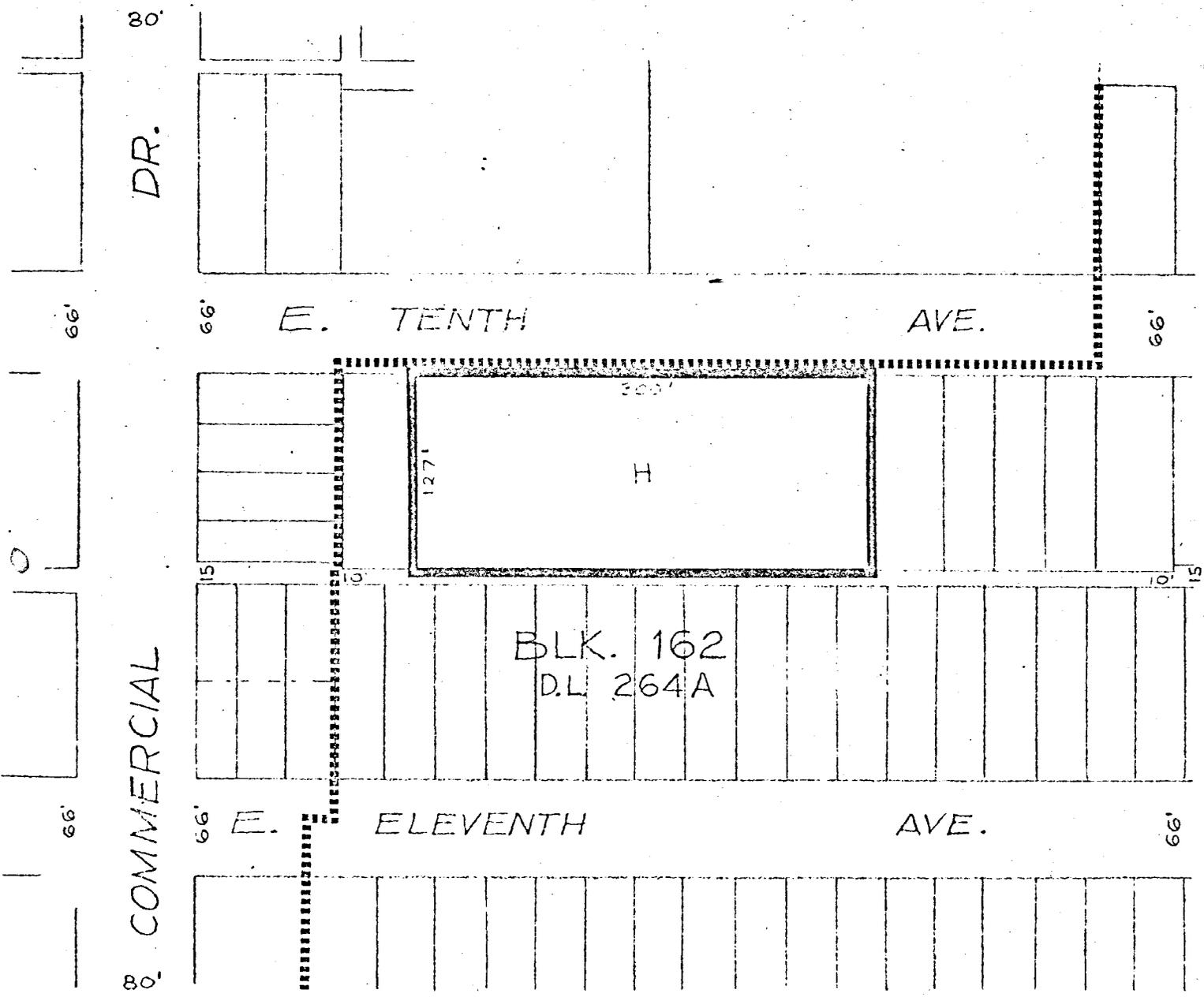
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 11th day of August, 1970 and numbered 4510.

CITY CLERK

BY LAW NO. 4510 BEING A BILL TO AMEND BY LAW  
NO 3575 . BEING THE ZONING AND DEVELOPMENT BY - LAW.

THE PROPERTY SHOWN BELOW OUTLINED IN BLACK  
(  ) IS REZONED FROM RT-2 TWO FAMILY  
DWELLING DISTRICT TO CD-1 COMPREHENSIVE  
DEVELOPMENT DISTRICT.

SCHEDULE "D".



SCALE : 1" = 100'  
FILE NO: RZ-10-6

Z-136-A





**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**MARCH 14, 2002**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 14, 2002, 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 Zoning and Development and Sign Bylaws.

**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 Sam Sullivan

**ABSENT:** Councillor Lynne Kennedy, Leave of Absence  
Councillor George Puil

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

**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 Zoning and Development and Sign Bylaws.

CARRIED UNANIMOUSLY

**1. TEXT AMENDMENT: 1750 East 10th Avenue**

An application by Porte Realty Ltd. was considered as follows:

**Summary:** To add General Office as a permitted use in this existing CD-1 zone.

The Director of Current Planning recommended approval.

**Staff Opening Comments**

Dave Thomsett, Senior Planner, submitted the application for Council's consideration.

**Applicant Opening Comments**

David Porte, Porte Realty Ltd., Applicant, was present to answer questions.

**Summary of Correspondence**

No correspondence was received.

**Speakers**

The Mayor called for any speakers and none came forward..

**Council Decision**

MOVED by Councillor Sullivan

THAT the application by Porte Realty Ltd. to amend the text of CD-1 By-law No. 4510 for 1750 East 10th Avenue to add General Office as a permitted use be approved.

CARRIED UNANIMOUSLY

~~2. TEXT AMENDMENT & REZONING:~~

**Hudson Street and East Hastings Industrial Areas**

An application by the Director of City Plans was considered as follows:

**Summary:** To amend the MC-1 District Schedule and add MC-2, and rezone the Hudson Street I-1 Industrial Area to MC-1, and the East Hastings Street Industrial Area to either MC-1 or MC-2. Also to amend the Sign By-law to reflect the amended MC-1 District Schedule.

The amended MC-1 Guidelines as presented in Appendix D of the Policy Report dated February 1, 2002 are presented for adoption in principle by Council.

The Director of City Plans recommended approval.

**Staff Opening Comments**

June Christy, Planner, gave a brief review of the application with reference to let-go areas, boundaries, and proposed amendments to the district schedule. Uses which would



**CITY OF VANCOUVER**

**REGULAR COUNCIL MEETING MINUTES**

**APRIL 9, 2002**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 9, 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

**CITY MANAGER'S OFFICE:**

- Councillor Sam Sullivan
- 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.

**ANNOUNCEMENT**

**One Book, One Vancouver**

**BY-LAWS**

**1. A By-law to amend By-law No. 4510 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 By-law (1750 East 10<sup>th</sup> Avenue)**

(By-law No. 8451)

MOVED by Councillor Price  
SECONDED by Councillor Clarke

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 Price  
SECONDED by Councillor Clarke

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 and Puil excused from voting)

1750 East 10th Avenue

**BY-LAW NO. 8451**

**A By-law to amend By-law No. 4510 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. This By-law amends the indicated sections of By-law No. 4510.
2. Delete section 1, and substitute:

**“Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z -136A attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.”
3. Delete section 2, and substitute:

**“Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A will be CD-1(63).
- 2.2 The only uses permitted within CD-1(63), and the only uses for which the Director of Planning or Development Permit Board, as the case may be, will issue development permits are:
  - (a) Office Uses, limited to General Office, Health Care Office, and Health Enhancement Centre;
  - (b) Retail Store, limited to a pharmacy no larger than 93 m<sup>2</sup> in floor space; and
  - (c) Uses customarily ancillary to any of the uses permitted by this section 2.2.
4. Renumber section 3 as section 6.

5. Insert as sections 3 to 5:

### **“Floor Space Ratio**

3.1 The floor space ratio must not exceed 0.95.

3.2 Computation of floor space ratio must include measurement of all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 Computation of floor space ratio must exclude:

- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (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, except 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 off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (c) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, 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.

### **Height**

4. The maximum building height measured above base surface to the top of the mechanical penthouse must not exceed 22.3 m, subject to relaxation of limitations on building height set out in section 10.11.1 of the Zoning and Development By-law.

### **Off-Street Parking and Loading**

5.1 The provision, development, and maintenance of parking, loading, passenger spaces, and bicycle parking within the site must meet the requirements of the Parking By-law, except that a maximum of 84 spaces must be provided.

5.2 The Director of Planning may relax, upon advice of the City Engineer, any provision of the Parking By-law where it is determined that no adverse impacts will be created for surrounding sites.”

6. Immediately preceding section 6, insert:

**“Force and effect”.**

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 9th 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 9th day of April, 2002, and numbered 8451.

CITY CLERK