



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 (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 m² 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.

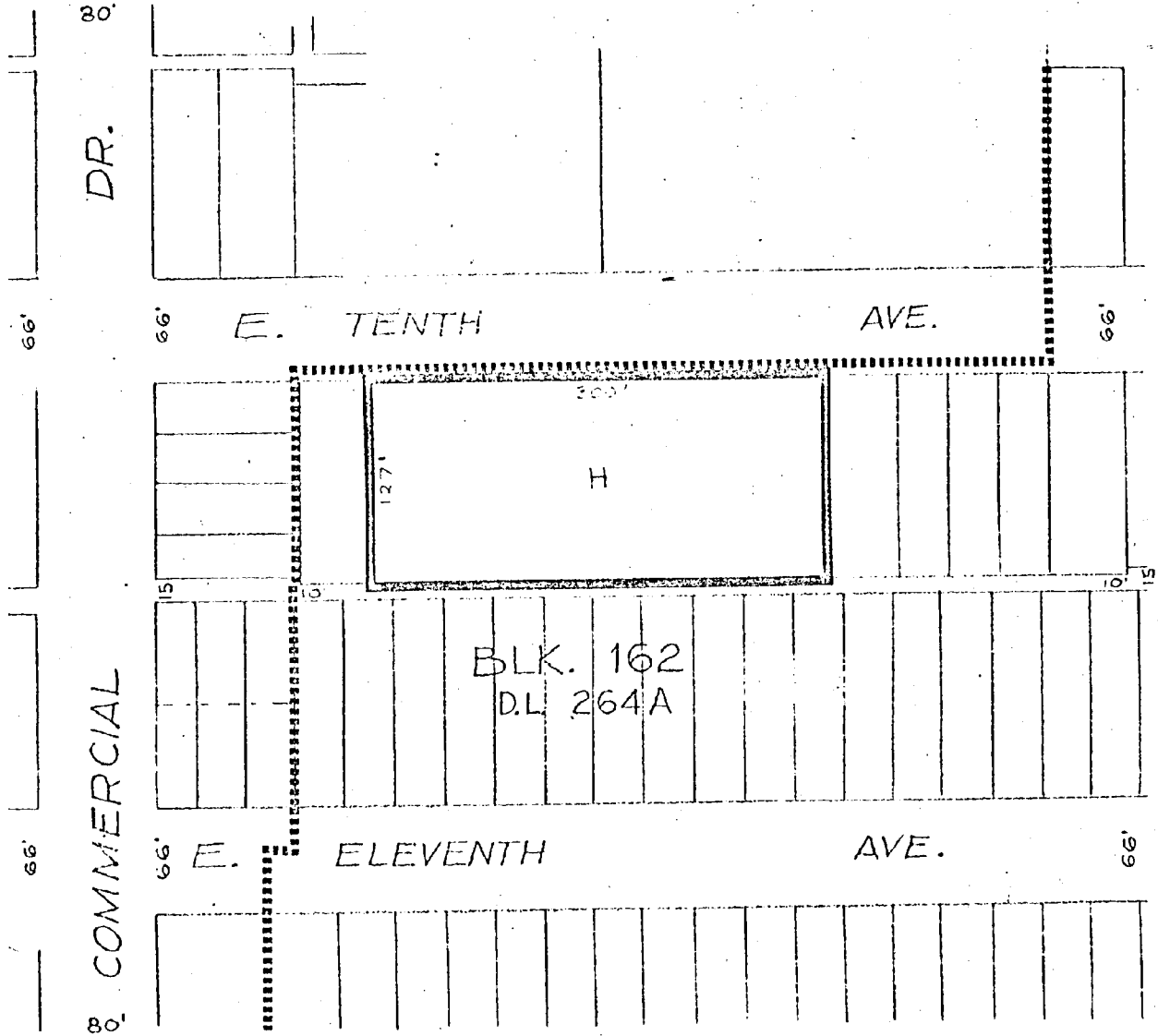
6 Force and effect

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

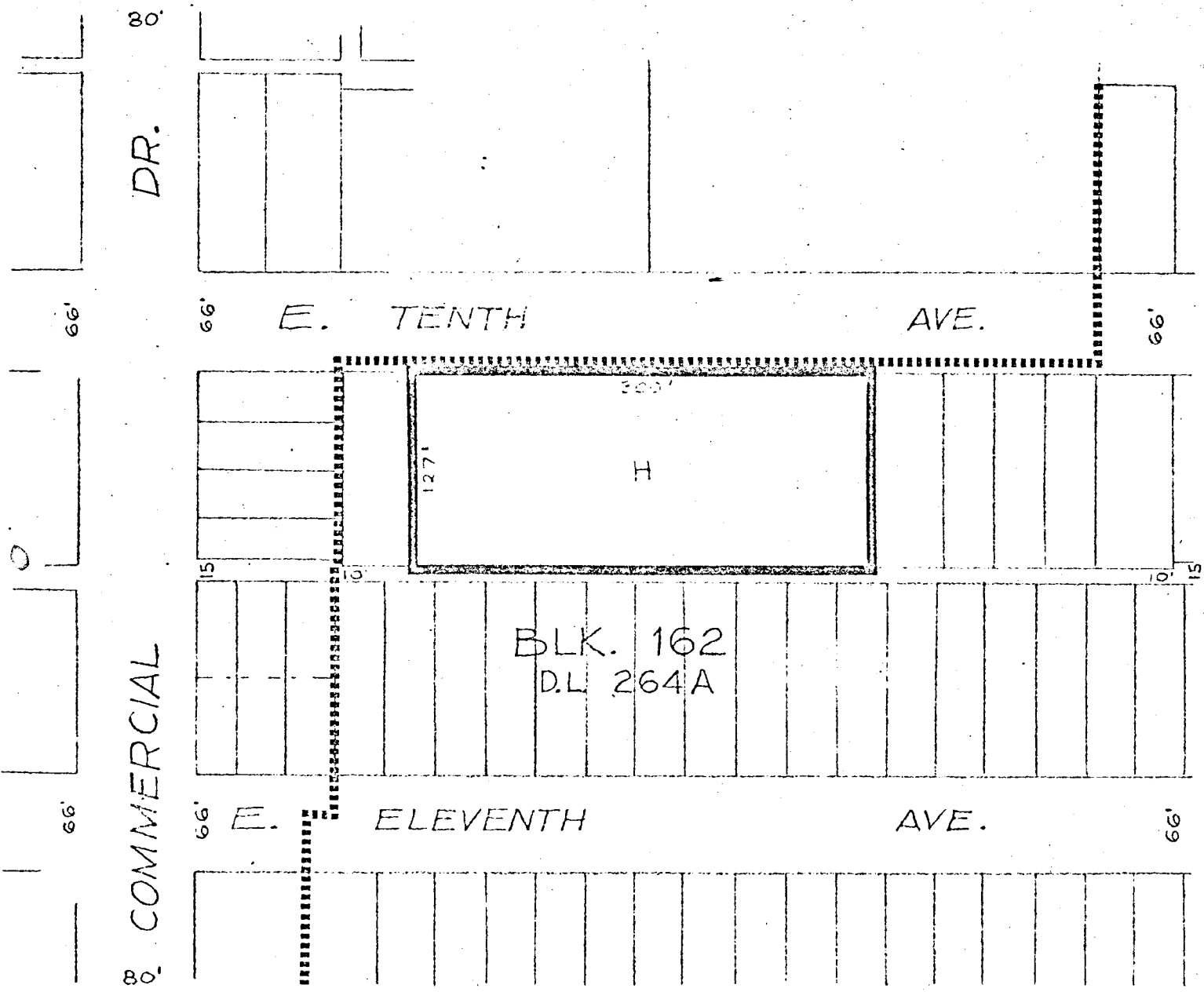
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 11th day of August, 1970 and numbered 4510.

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

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