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**TO:** CITY MANAGER 2010 October 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10-07**  
**Expansion of Floor Area for Medical Facility**  
**Willingdon/Canada Way Business Centre**

**ADDRESS:** 3185 Willingdon Green (see attached Sketch #1)

**LEGAL:** Lot 1, DL 70, GRP 1, NWD Plan 68545

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Premier Diagnostic Health Services" prepared by Cass Parel Designs)

**APPLICANT:** Premier Diagnostic Health Services Inc.  
880 – 1090 W. Georgia Street  
Vancouver, B.C. V6E 3V7

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2010 November 23.

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### **RECOMMENDATIONS**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 November 01 and to a Public Hearing on 2010 November 23 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of the applicable GVS & DD Sewerage Charge.
  - c) Receipt of final comment in support of the proposal from the Canadian Nuclear Safety Commission.
  - d) The approval of the Ministry of Transportation to the rezoning application.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of floor area on the underground parking level of the existing building to accommodate a medical cyclotron.

### 2.0 BACKGROUND

- 2.1 The subject site is located in the Willingdon/Canada Way Business Centre and is currently occupied by a CD (M5) office development. The site is surrounded by similar M5 light-industrial/office developments to the east, west and south. To the north is the Trans Canada Highway
- 2.2 The subject property at 3185 Willingdon Green was developed in 1986 under Rezoning Reference #43/84 (CD Comprehensive District Zoning District utilizing the M5 Light Industrial District as guidelines) for an administrative office development with compatible high-quality light industrial uses. The site currently accommodates permitted office uses.
- 2.3 On 2010 September 20, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant towards the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date. The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 As indicated in a previous report to Council, The subject rezoning application is to allow for an addition to the existing development of 231 m<sup>2</sup> (2,486 sq.ft.) of floor area on the existing parking level to provide for laboratory, utility, and office space within a concrete enclosure. The proposal to increase the existing floor area requires approval through the rezoning process to amend the prevailing CD plan of development. The use of the proposed new floor area is for the installation of a medical cyclotron for the on-site production of radiopharmaceutical compounds, such as Flurodeoxyglucose (FDG), which is a permitted use under the prevailing M5 District.

The applicant operates a recently opened medical clinic: "The Centre for Advanced Diagnostics" on the third floor of the subject development, as permitted under the prevailing CD M5 District zoning. The medical clinic provides PET-CT diagnostic services. PET-CT diagnostics are used to identify cancer sites within a patient. Patients receive a prescribed dose of a radiopharmaceutical compound called Flurodeoxyglucose

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(FDG) prior to the PET-CT scan to allow for the identification of potential cancer sites in the body. The applicant currently imports the radiopharmaceutical compound from suppliers located outside British Columbia. At full operation, the clinic is able to process approximately 12 patients per business day.

- 3.2 The new floor area would contain a self-shielded medical cyclotron and associated laboratory equipment. The medical cyclotron is a type of particle accelerator that would produce the radiopharmaceutical materials used in the diagnostic compounds at the PET-CT clinic. The compound is placed in approved shipping containers for transportation up to the third floor medical clinic for direct injection into patients as a component of the PET-CT diagnostic procedure. The radioactive component of FDG decays quickly, with a half life of under two hours and therefore, it is typically only shipped within a two-hour range from where it is produced. The compound could also be shipped from the site to other similar clinics within the two-hour range in future; however, there are currently no other clinics in operation to which the applicant could provide this compound.

The cyclotron is encased in shielding that is part of the cyclotron unit itself. The product from the cyclotron is then moved through shielded tubes / piping to the adjacent laboratory space for processing within lead shielded protective containers. In addition to the self-shield, the building addition will be constructed with concrete of sufficient thickness and density to meet applicable standards for the facility.

- 3.3 There are currently approximately 25 PET-CT scan clinics located in Canada, and in excess of 2000 scanners in the United States. There is currently one other PET-CT scan clinic in the Lower Mainland which is located at the BC Cancer Centre at 8<sup>th</sup> Avenue and Heather Street in Vancouver. This clinic provides services to approximately 3000 patients per year, and the procedure is considered to be safe. It currently receives its supply of the FDG compound from a cyclotron currently in operation on the campus at the University of British Columbia. Last year, the BC Cancer Society constructed a cyclotron on their property which is anticipated to begin operation in the coming months.
- 3.4 The development will be required to meet all applicable health and safety requirements of the senior government regulators. Specifically, the facility is subject to approval of the Canadian Nuclear Safety Commission (CNSC) which regulates the operation of the cyclotron, as well as the construction, installation and operation of the proposed facility. As such, the operation of this facility will be compliant with safety requirements laid out by the CNSC. The uses of PET radiopharmaceuticals are also regulated by Health Canada and approved compounds are also required to be manufactured in compliance with Health Canada's Good Manufacturing Procedures. Health Canada has also confirmed the information in this report regarding the safety of the PET-CT procedures.

Staff have also contacted the CNSC regarding the development proposal. The CNSC has verified the accuracy of the information in this report regarding the safety of FDG and the operation of the cyclotron. The CNSC has further confirmed that there is no record of

any accidents occurring in relation to cyclotrons or FDG whereby members of the public were exposed to unsafe levels of radiation, and that the likelihood of such an occurrence is extremely low. The CNSC will be asked to provide final comment on its support of the proposal prior to Final Adoption.


- 3.5 The Applicant has offered to provide a tour of the facility to members of Council if requested.
- 3.6 The current development requires 123 parking stalls and the proposed additional floor area will generate 6 additional spaces for a total parking requirement of 129 stalls based on the calculation of 1 space per 37 m<sup>2</sup> established under the previous rezoning of the lot. After the proposed building modifications, 12 stalls will be removed with 135 spaces remaining. As such, there is sufficient parking to serve the proposed additional floor area.
- 3.7 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.
- 3.8 Approval of the Ministry of Transportation is required.

**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Gross Site Area: - 10,242 m<sup>2</sup> (110,247 sq.ft)  
 Net Site Area  
 (exclusive of existing watercourse right-of-way) 7,085 m<sup>2</sup> (76,265 sq.ft)
- 4.2 Site Coverage:  
 Existing - 28.9%  
 Proposed - 30.65%
- 4.3 Floor Area:  
 Existing Floor Area - 4,544 m<sup>2</sup> (48,912 sq.ft)  
 Proposed Addition - 231 m<sup>2</sup> (2,486 sq.ft)  
 Total Proposed G.F.A. - 4,775 m<sup>2</sup> (51,399 sq.ft.)
- 4.4 Floor Area Ratio:  
 Existing - 0.64 FAR  
 Proposed - 0.67 FAR
- 4.5 Building Height - 3 storeys (unchanged)

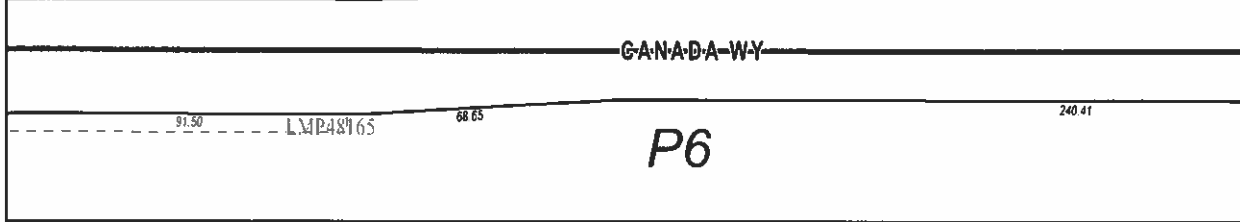
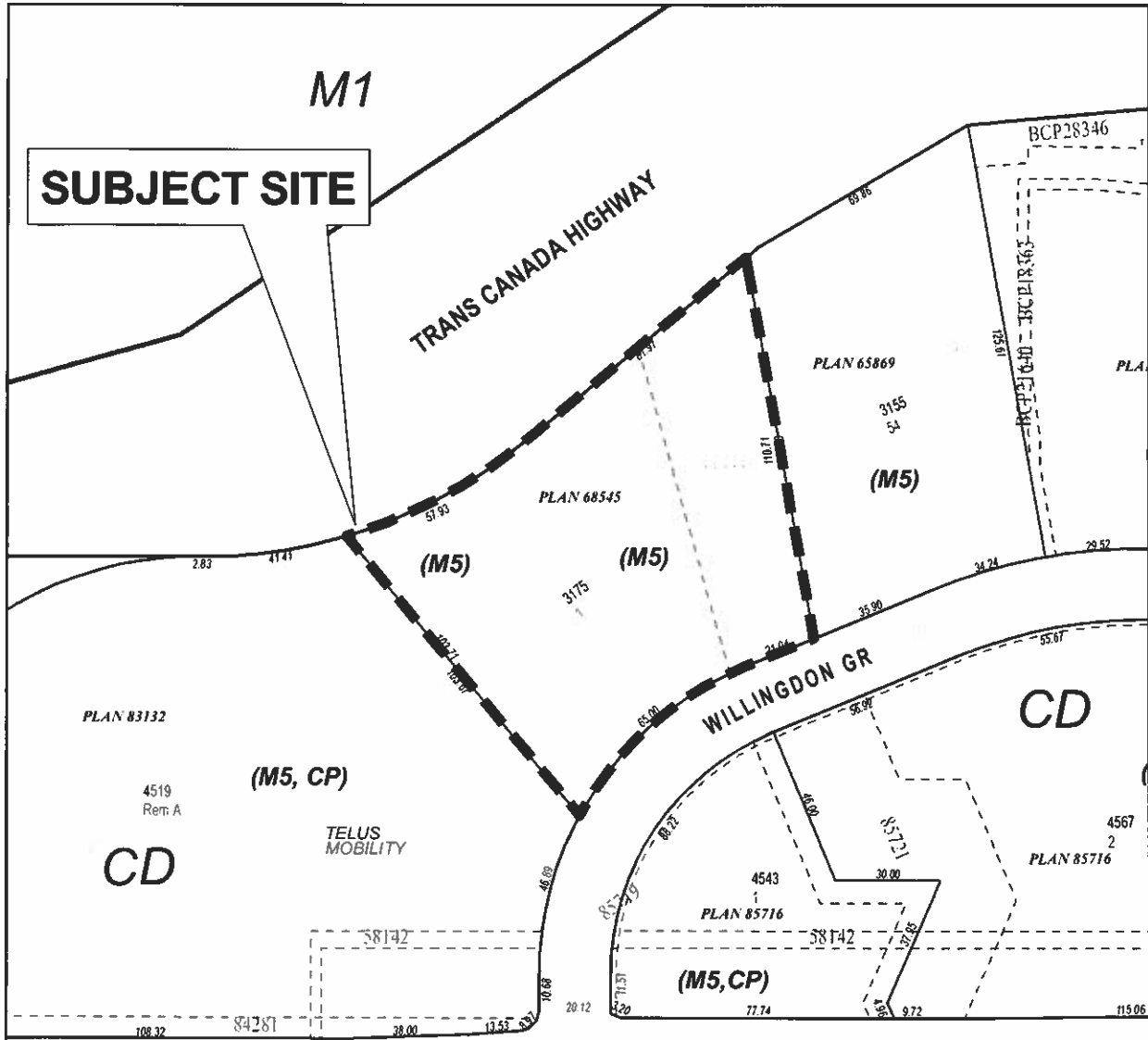
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- 4.6 Parking Required:  
4,775 m<sup>2</sup> @ 1 space /37 m<sup>2</sup> - 123 spaces
- Parking Provided:  
Total Existing Parking - 147 spaces  
Total Proposed Parking to be Provided - 135 spaces
- 4.7 Existing and Provided Loading Bays - 1 space
- 4.8 Existing Bicycle Provision - None  
Bicycle Provisions Provided and Required - 13 spaces (bicycle rack)

  
B. Luksun, Director  
PLANNING AND BUILDING

DR:spf  
*Attachment*

cc: Director Engineering  
City Clerk  
City Solicitor





PLANNING & BUILDING DEPARTMENT



DATE: MAY 04 2010

SCALE: 1:2,000

DRAWN BY: DJ

 Subject Site  
**REZONING REFERENCE # 10 -- 07**  
 3185 WILLINGDON GRN.