



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 (2)

805-1089 East 52nd Avenue

By-law Nos. 3632 and 3706

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

Effective May 14, 1957 and May 27, 1958

(Amended up to and including By-law No. 8760, dated December 9, 2003)

Note: Amending By-law No. 7404 (enacted March 28, 1995) provides uses and regulations for CD-1 (2) and CD-1 (4) effectively combining the two CD-1 reference numbers. CD-1 (2) contains the consolidated version of the By-law.

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 Application

The provisions of this By-law apply to those areas of land zoned CD-1 by By-law No. 3632 and By-law No. 3706.

[7404; 95 03 28]

3 Uses

The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3632 and By-law No. 3706, which areas shall be more particularly and jointly described as CD-1(2), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) A maximum of 55 dwelling units eligible for government funding as of March 28, 1995 for families of low income in either:
 - (i) Two-Family Dwellings; or
 - (ii) Multiple Dwellings containing no more than 4 units;
- (b) Multiple Dwellings containing a maximum of 54 dwelling units, all of which are eligible for government funding as of March 28, 1995 and limited to occupancy by at least one person aged 55 years and over in each household; and
- (c) Accessory Uses customarily ancillary to the above uses.

[7404; 95 03 28]

4 Floor Space Ratio

4.1 The floor space ratio must not exceed 0.75. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 11 281.4 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 The following will 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; and
- (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.

4.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential 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, 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 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.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law Nos. 3632 and 3706 or provides an explanatory note.

- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [7404; 95 03 28] [8760; 03 12 09]
- (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. [8169; 00 03 14]

5 Height

The maximum building height measured above the base surface is 7.4 m and the building must not extend beyond 2 storeys.

[7404; 95 03 28]

6 Setbacks

The minimum setback of

- (a) a building from the north property boundary is 4.5 m;
- (b) a 4-unit multiple dwelling from the north property boundary is 5.2 m;
- (c) a building from East 52nd Avenue is 3.7 m; and
- (d) multiple dwellings containing 4 or more units from East 52nd Avenue is 4.9 m.

[7404; 95 03 28]

7 Site Coverage

7.1 The maximum site coverage for all buildings is 40 percent of the site area.

7.2 For the purpose of this section, site coverage for buildings is based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sun decks.

[7404; 95 03 28]

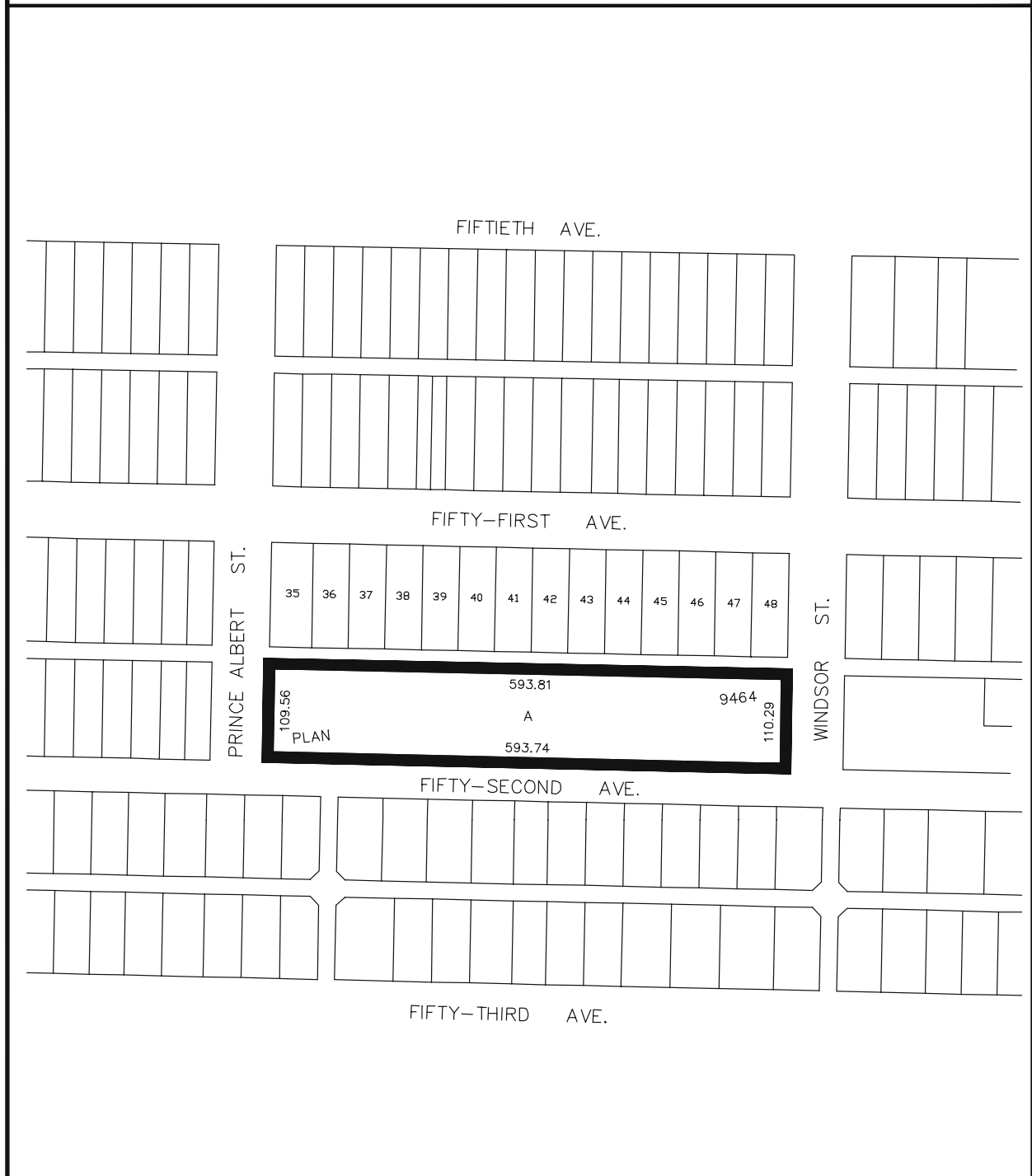
8 Off-street Parking

Off-street parking spaces must be provided, developed and maintained in accordance with the Parking By-law, except that a minimum of 18 underground parking spaces are to be provided for the units which are to be occupied by at least one person aged 55 years and over and 35 surface parking spaces are to be provided adjoining the lane north of East 52nd Avenue, of which at least 29 must be provided for the units for families of low income.

[7404; 95 03 28]

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Proposed Amendment to the Zoning & Development By-law No. 3632



The property outlined in black () is rezoned:
 From **RS-1** to **CD-1**

CD-1 (2) 805 - 997 East 52nd Ave.

map: 1 of 1
 scale: 1:2000



City of Vancouver

No.2 - North Side of 52 Avenue between
Prince Albert & Windsor

Zoning Plan

File
(RZ.52.20)

FY-LAW NO. 3632.

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 Z43A 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. 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 14th day of
May, 1957.

(Sgd) F. J. Hume

MAYOR

(Seal)

(Sgd) R. Thompson

CITY CLERK

This By-law received:
1st reading - May 14, 1957.
2nd " - May 14, 1957.
3rd " - May 14, 1957.

(Sgd) R. Thompson

City Clerk.

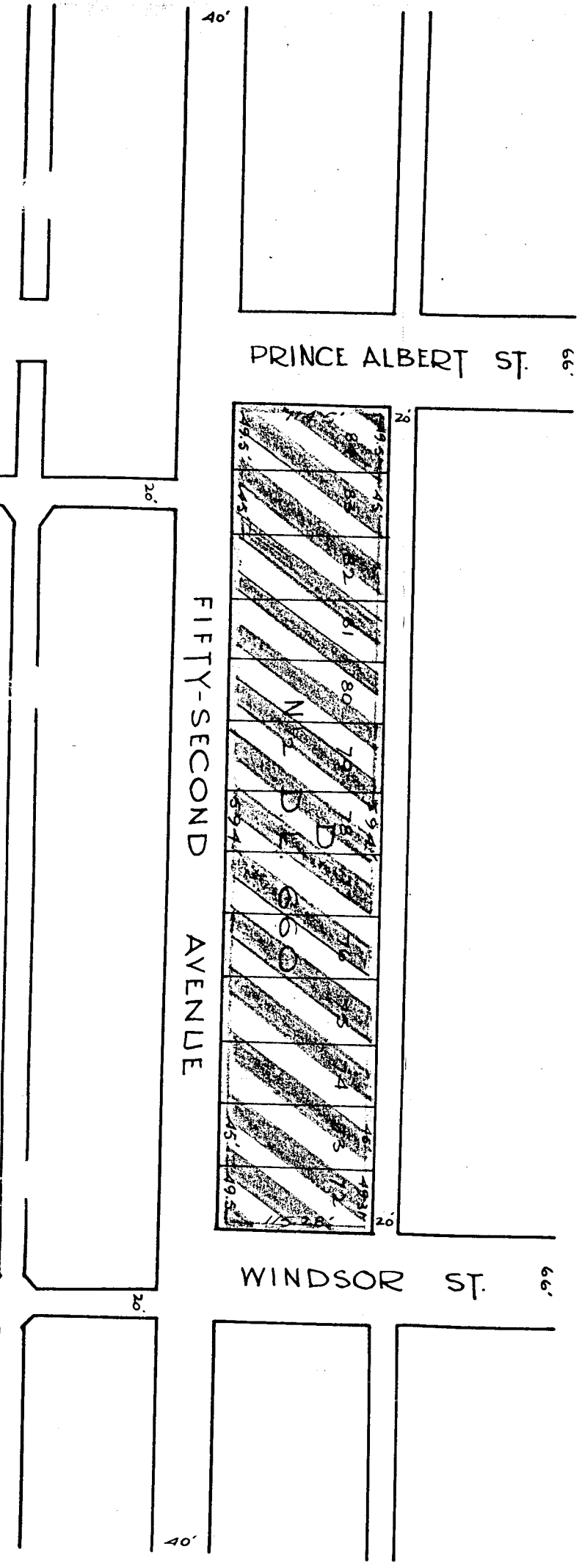
I hereby certify that the foregoing is a correct copy
of a By-law duly passed by the Council of the City of
Vancouver on the 14th day of May, 1957, and numbered 3632.

R. Thompson
City Clerk.

AW No. 3632, BEING A BY-LAW TO AMEND BY-LAW No. 3575,
 BEING THE ZONING AND DEVELOPMENT BY-LAW.

SCALE : 1 INCH = 100 FEET

THE LOTS SHOWN BELOW HATCHED IN COLOURS OF YELLOW AND BLUE AND OUTLINED IN RED ARE REZONED FROM AN RS-1 ONE FAMILY DWELLING DISTRICT TO A CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.



10. Rezoning Application

N/s 52nd Avenue East between Windsor and Prince Albert Streets Lot D,N 1/2 D.L. 660
Present Zone: RS-1 One Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District
Applicant: Mr. J.M. McLeod, Secretary, New Chelsea Society

Pursuant to the resolution of Council on November 27, 1956 an application has been received from Mr. J. McLeod, Secretary of the New Chelsea Society requesting the above half block of property be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, in order to erect thereon seven duplex dwellings and two apartment buildings, each containing four dwelling units, in accordance with the plans submitted.

RECOMMENDED that the application be approved, subject to the following conditions:

- 1) That the lots be first consolidated into one parcel and so registered in the Land Registry Office.
- 2) That the owners of the property first enter into an agreement satisfactory to the Corporation Counsel guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted; the final detailed scheme not to be materially different from the scheme submitted under date of 12th March, 1957, and to be first approved by the Technical Planning Board

- CARRIED

* * * * *

Special Council (Public Hearing)
June 23, 1994
Page 9

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing, and following amendments to section 2(a) of the draft by-law to change the maximum number of dwelling units from 55 to 57.

-amended

MOVED by Cllr. Clarke in amendment,

THAT the maximum number of dwelling units permitted on this site remain at 55, as originally shown in the draft by-law.

- CARRIED

(Councillor Bellamy opposed)

The amendment having carried, the motion by Councillor Bellamy was then put and CARRIED UNANIMOUSLY.

MOVED by Cllr. Bellamy,

THAT Council not agree to the closure of Windsor Street between 52nd Avenue and the lane north of 52nd Avenue.

- CARRIED

(Councillors Clarke and Sullivan opposed)

#2
MAY 14/57 28

10. REZONING APPLICATION

N/s 52nd Avenue East between Windsor and Prince Albert Streets
Lot D, N $\frac{1}{2}$ D.L. 660
Present Zone: RS-1 One Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District
Applicant: Mr. J.M. McLeod, Secretary, New Chelsea Society

Pursuant to the resolution of Council on November 27, 1956 an application has been received from Mr. J. McLeod, Secretary of the New Chelsea Society requesting the above half block of property be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, in order to erect thereon seven duplex dwellings and two apartment buildings, each containing four dwelling units, in accordance with the plans submitted.

RECOMMENDED that the application be approved, subject to the following conditions:

- 1) That the lots be first consolidated into one parcel and so registered in the Land Registry Office.
- 2) That the ~~tax~~ owners of the property first enter into an agreement satisfactory to the Corporation Counsel guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted, the final detailed scheme not to be materially different from the scheme submitted under date of 12th March, 1957, and to be first approved by the Technical Planning Board

CARRIED

11. N/S 52nd Avenue Between Windsor & Ross Streets

Moved by Ald. Adams,

THAT consideration be given to the application of Mr. J. McLeod on behalf of New Chelsea Society for the rezoning of Lots 61-71 incl., block C, D.L. 660N 1/2, situate on the N/s 52nd Avenue between Windsor & Ross Streets,

from: RS-1 One Family Dwelling District
to: CD-1 Comprehensive Development District

subject to prior compliance by the owner to the following conditions:

"That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;

That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;

All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit."

- Carried.

3rd February, 1958

His Worship the Mayor
and Members of the City Council
City Hall

Gentlemen: re: Lots 61-71 incl., Block C, D.L.660 N 1/2
N/S 52nd Avenue between Windsor & Ross Streets
Present: RS-1 One -Family Dwelling District
Request: CD-1 Comprehensive Development District
Applicant: Mr. J. McLeod, for New Chelsea Society

An application has been received from Mr. J. McLeod, on behalf of the New Chelsea Society, 2266 East 54th Avenue, requesting an amendment to the Zoning and Development By-law whereby the above described property would be re-zoned from RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of developing the property for Senior Citizens' low rental housing.

The property consists of a half block on the north side of 52nd Avenue, immediately east of the half block which was rezoned for the same purpose in May 1957, and has been completed and occupied. The proposed development consists of seven buildings each containing four dwelling units and two two-family dwellings, totalling 32 dwelling units in all, with a floor space ratio of 42. The sketch plans submitted show a re-arrangement of the buildings providing grassed area between the said buildings. (The previous scheme has the buildings side by side, leaving an unused rear yard and no variation along the street frontage.

On 10th December, 1957, the City Council approved the sale of the block to the New Chelsea Society for this specific purpose, one of the conditions of approval being that the plans of development would be to the satisfaction of the Technical Planning Board.

At its meeting held on 23rd January, 1958, the Town Planning Commission recommended that the application be approved, subject to the following conditions:

1. That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;
2. That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;
3. All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit.

Respectfully submitted,

Secretary

3rd February, 1958

His Worship the Mayor
and Members of the City Council
City Hall

Gentlemen: re: Lots 61-71 incl., Block C, D.L.660 N $\frac{1}{2}$
N/S 52nd Avenue between Windsor & Ross Streets
Present: RS-1 One-Family Dwelling District
Request: CD-1 Comprehensive Development District
Applicant: Mr. J. McLeod, for New Chelsea Society

An application has been received from Mr. J. McLeod, on behalf of the New Chelsea Society, 2266 East 54th Avenue, requesting an amendment to the Zoning and Development by-law whereby the above described property would be re-zoned from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of developing the property for Senior Citizens' low rental housing.

The property consists of a half block on the north side of 52nd Avenue, immediately east of the half block which was re-zoned for the same purpose in May 1957, and has been completed and occupied. The proposed development consists of seven buildings each containing four dwelling units and two two-family dwellings, totalling 32 dwelling units in all, with a floor space ratio of 42. The sketch plans submitted show a re-arrangement of the buildings providing grassed area between the said buildings. (The previous scheme has the buildings side by side, leaving an unused rear yard and no variation along the street frontage.)

On 10th December, 1957, the City Council approved the sale of the block to the New Chelsea Society for this specific purpose, one of the conditions of approval being that the plans of development would be to the satisfaction of the Technical Planning Board.

At its meeting held on 23rd January, 1958, the Town Planning Commission recommended that the application be approved, subject to the following conditions:

- 1. That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;
- 2. That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, ~~to be first approved by the Technical Planning Board,~~ with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;
- 3. All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit.

Respectfully submitted,

Secretary

14
Public Hearing
Feb 24/58

11. N/s 52ND AVENUE BETWEEN WINDSOR & ROSS STREETS.

Moved by Ald. Adams,

THAT consideration be given to the application of Mr. J. McLeod on behalf of New Chelsea Society for the rezoning of Lots 61-71 incl., Block C, D.L. 660N $\frac{1}{2}$, situate on the N/s 52nd Avenue between Windsor & Ross Streets,

|| from: RS-1 One Family Dwelling District
to: CD-1 Comprehensive Development District ||

subject to prior compliance by the owner to the following conditions:

"That Lots 61-71 incl. be first consolidated into one parcel and so registered in the Land Registry Office;

That the owners of the property first enter into an agreement, satisfactory to the Corporation Counsel, guaranteeing that the development will be completed, used, operated and maintained in accordance with the scheme submitted under date of January 3, 1958, with the final detailed plans not to be materially different from the scheme submitted and to be first approved by the Technical Planning Board;

All other conditions set out by resolution of Council to be finalized prior to the issuance of a Development Permit."

- Carried.

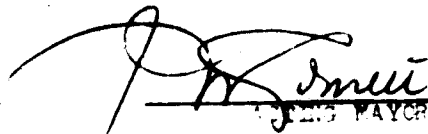
BY-LAW NO. 3706

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:

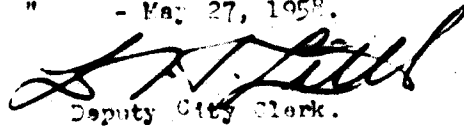
1. The Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-50A, Z-490 annexed to this By-law and marked as Schedule "D" hereto, and in accordance 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. 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 27th day of May, 1958.


JAMES PAYNE


DEPUTY CITY CLERK

This By-law received:
1st reading - May 27, 1958
2nd " - May 27, 1958
3rd " - May 27, 1958.


Deputy City Clerk.

#4. Northside of 52 Ave between Windsor and Ross

R2.52.25

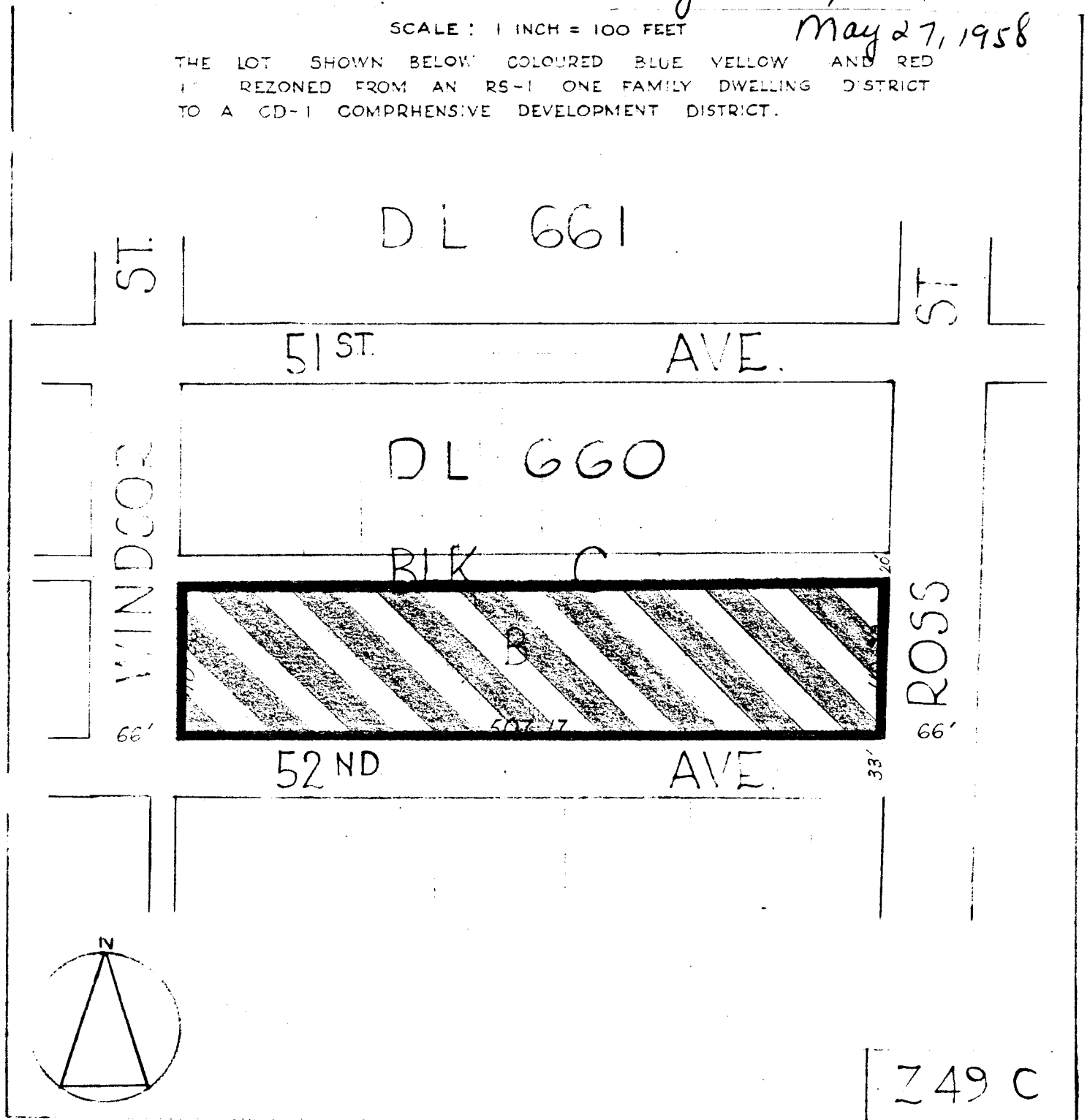
SEE #2

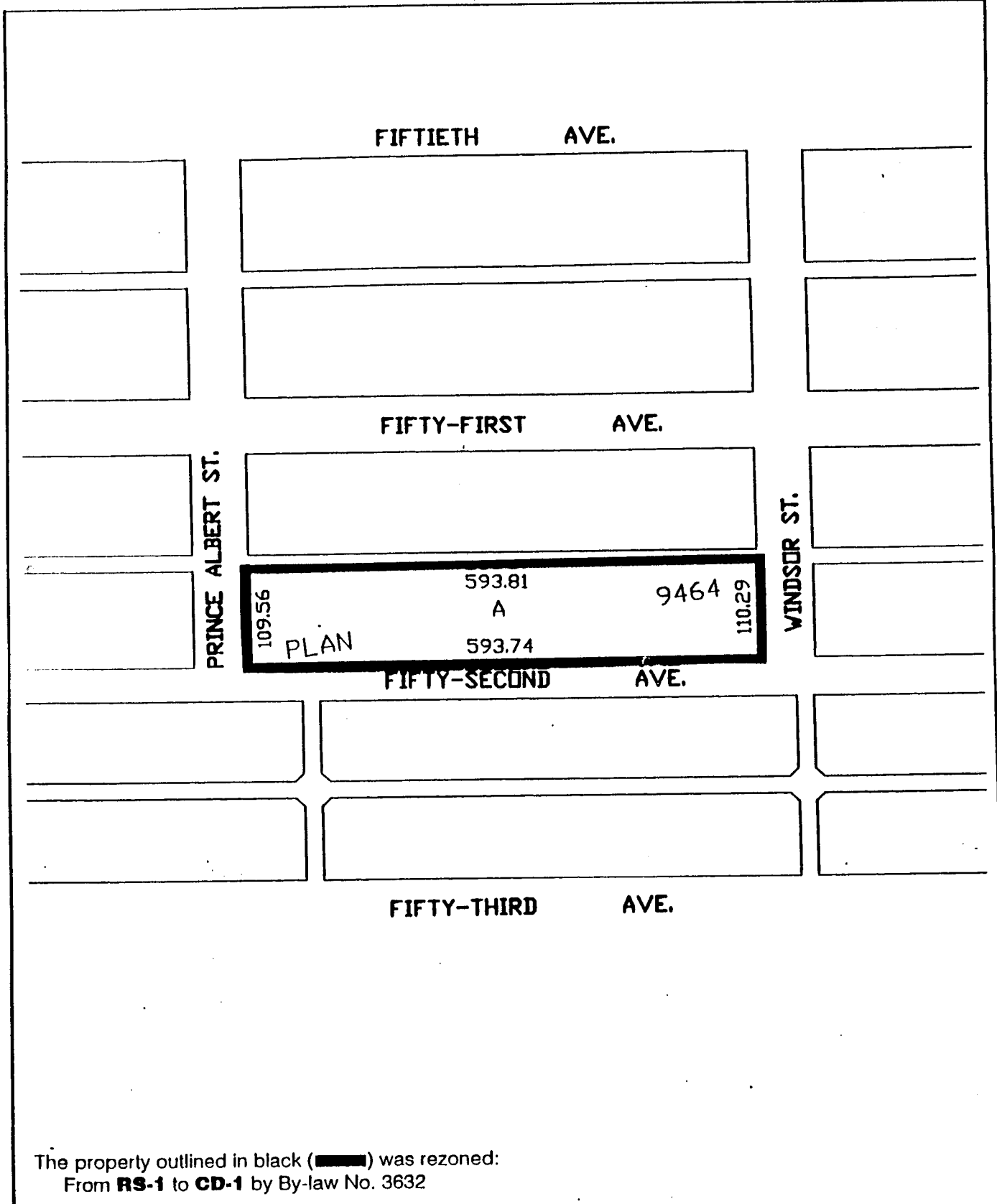
By-law 3706

May 27, 1958

SCALE: 1 INCH = 100 FEET

THE LOT SHOWN BELOW COLOURED BLUE YELLOW AND RED
IS REZONED FROM AN RS-1 ONE FAMILY DWELLING DISTRICT
TO A CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.





The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3632

CD-1 (2) 805 - 997 East 52nd Ave.

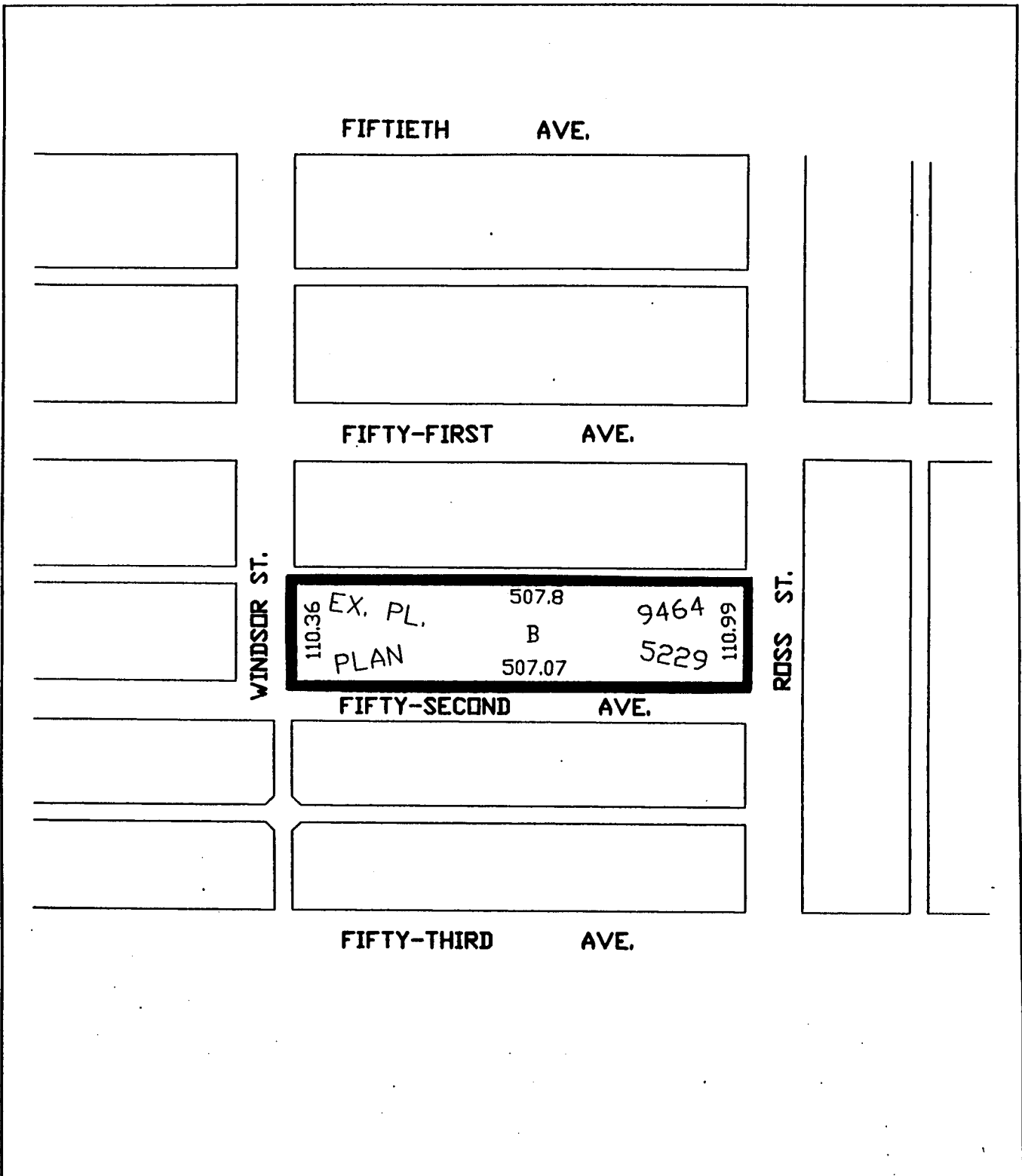
City of Vancouver Planning Department

date prepared: Apr. 1994

sectional(s): R-21

scale: 1:2000





The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3706

CD-1 (4) 1003-1089 E. 52nd Ave.

City of Vancouver Planning Department

date prepared: Apr. 1994

sectional(s): R-21

scale: 1:4000



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 23, 1994, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law, and to consider other matters.

PRESENT: Mayor Owen
Councillors Bellamy, Clarke, Hemer, Ip,
Kwan, Puil and Sullivan

ABSENT: Councillor Chiavario (Civic Business)
Councillor Kennedy (Civic Business)
Councillor Price (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

CITY MANAGER'S OFFICE: Ken Dobell

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Hemer,

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 other matters.

- CARRIED UNANIMOUSLY

Items 1(a) and 1(b) were read into the record and considered concurrently by Council.

1(a) Text Amendment: 805 - 1089 East 52nd Avenue

An application by James Hancock Architects Inc. was considered as follows:

TEXT AMENDMENT: 805 - 1089 EAST 52ND AVENUE
(Lots A & B, D.L. 660, Plan 9464)

This proposed amendment to the CD-1 Comprehensive Development District zoning would:

- permit replacement of 54 existing seniors' multiple dwelling units;
- also permit construction of 57 subsidized family housing units, in multiple and two-family dwellings (55 units are recommended in the attached draft by-law);
- permit a maximum height of 7.4 m (24.3 ft.);
- permit a maximum density of floor space ratio 0.77 (0.75 FSR is recommended in the attached draft by-law);
- require the provision of 35 surface parking spaces and 18 underground parking spaces; and
- require possible consequential amendments.

The applicant also proposes closure of the intervening portion of Windsor Street, for use as open space (see item 1(b)).

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by James Hancock, Architect, and stamped "Received City Planning Department, November 8, 1993", 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) provision of a significant outdoor open space for seniors' in addition to garden plots. Although not recommended, the proposed street closure open space would achieve this, if approved by Council.

cont'd..

Clause No. 1(a) and (b) (cont'd)

Alternatively, one family unit adjacent to the garden plot on each site should be eliminated and adjacent visitor parking relocated underground to provide significant open spaces on-site for seniors;

- (ii) design development to provide variety to the character of building facades;
- (iii) taper roofs of front structures from front to rear to reduce shadowing of northerly units;
- (iv) further break down massing of northerly structures;
- (v) create visual sense of "single-family" front yards through use of landscaping, fencing, etc.;
- (vi) provide identity at the street for units in northerly structures;
- (vii) design development to detailed finishing of buildings;
- (viii) screen parking areas;
- ix) retention of Fir tree at Windsor Street and lane north of 52nd Avenue as shown on plans;
- (x) provision of all underground parking access from the lane;
- (xi) bicycle storage provisions to be as per Council approved guidelines of December 5, 1991;
- (xii) provision of a 0.6 m (2 ft.) landscaped setback of the underground parking ramp from the lane where it is parallel to the lane; and
- (xiii) provision of a kitchen in the seniors' amenity space.

cont'd..

Clause No. 1(a) and (b) (cont'd)

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall:
- (i) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for provision of sidewalk on:
 - the east side of Prince Albert Street from 52nd Avenue to the lane north;
 - both sides of Windsor Street from 52nd Avenue to the lane north (this condition would be deleted should Windsor Street be closed in the future);
 - the west side of Ross Street from 52nd Avenue to the lane north; and
 - the north side of 52nd Avenue from Ross Street to Windsor Street.
 - (ii) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for provision of paving both rear lanes adjacent these sites, from Ross Street to Prince Albert Street;
 - (iii) make arrangements for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point; and
 - (iv) provide a Right-of-way Agreement and arrangements to cover any extra costs of accessing utilities located in Windsor Street to the satisfaction of the City Engineer, if Council approves closure of Windsor Street adjacent to the site for public open space.

cont'd..

Clause No. 1(a) and (b) (cont'd)

1(b) Proposed Road Closure: Windsor Street between
52nd Avenue and the Lane North of 52nd Avenue

On May 5, 1994, Council resolved to defer for consideration at this Public Hearing a report dated April 8, 1994 from the City Engineer on the proposed closure of a portion of Windsor Street. This closure was requested by the applicant for the East 52nd Avenue text amendment. The City Engineer recommends:

"THAT Council not agree to the closure of Windsor Street between 52nd Avenue and the Lane north of 52nd Avenue."

The Director of Planning, in a referral report dated April 14, 1994, also does not support the proposed road closure.

Should Council wish to support the road closure, the following motion is put forward:

"THAT the segment of Windsor Street between 52nd Avenue and the lane north of 52nd Avenue be closed and identified as public open space, to be developed and maintained by the New Chelsea Housing Society to the satisfaction of the City Engineer and the City Manager, in consultation with the General Manager of the Vancouver Park Board."

There was no correspondence received on this matter.

Mr. Tom Phipps, Planner, advised this application proposes to amend the CD-1 zoning for 805 - 1089 East 52nd Avenue to replace 54 existing seniors' dwellings and add 57 subsidized family units in multiple and two-family dwellings.

Public input was requested in the Fall of 1993, and concerns were raised about the following matters:

- ◆ adequacy of parking;
- ◆ the proposed three-storey height of family housing;
- ◆ adequacy of on-site open space;
- ◆ a perceived negative impact of social housing on property values.

cont'd..

Clause No. 1(a) and (b) (cont'd)

Following this input, the applicant revised the application to address the following objectives:

- ◆ to reduce the height of all buildings to two storeys;
- ◆ to completely reconfigure the distribution of open space on-site;
- ◆ to redistribute and increase the parking;
- ◆ to minimize on-street parking;
- ◆ to better address the street frontages;
- ◆ to provide visual relief to neighbours with trees and landscaping.

Upon notifying nearby property owners of these changes, the Planning Department received two favourable telephone responses and one objection to the overall density. Thirty-seven (37) form letters and one non-form letter expressing opposition were received from nearby residences, stating three principal concerns as follows:

- ◆ objection to the proposed closure of Windsor Street;
- ◆ proposed density of 0.766 FSR should be reduced to 0.60 FSR;
- ◆ proposed site coverage of 39% is considered too high.

Mr. Phipps advised Planning staff support 39% site coverage, noting that RS-1/RS-1S zoning allows 40%, and recommend approval of this application as it proposes a good use of this site and will have significant public benefits. The revised plan accommodates many concerns of the public and staff. Planning and Engineering staff do have a number of resolvable concerns which address the necessity of having extra open space on-site. Staff do not support the proposed street closure, but prefer to eliminate one of the family units adjacent to each of the seniors' buildings, and reduce the density to .75 FSR.

Ms. Elaine Duvall, Housing & Properties Department, identified housing issues related to this application which are worthy of Council's consideration. They are:

- ◆ this application proposes the replacement of existing stock of seniors' housing on this site without the necessity of waiting for Provincial Government funding;
- ◆ the Sunset community is an appropriate neighbourhood for family housing and the necessary amenities are already in place;

cont'd..

Clause No. 1(a) and (b) (cont'd)

- ◆ funding is available from B.C.H.M.C. for the family units, should this application be approved;
- ◆ the Sunset community is deficient in non-profit housing, as only three percent of the stock is non-profit, compared to the City average of nine percent;
- ◆ four family units will be designed to accommodate family daycare, and this could prove useful to tenants onsite and in the larger community;
- ◆ the Seniors Committee initially expressed concern with the Society's plan for re-housing and relocating seniors during construction. This has been adequately addressed by the sponsor, who will use vacancies in other non-profit seniors' stock as they become available to house tenants on an interim basis.

Mr. Noel Peters, City Surveyor, advised the City is often approached by developers with requests to close portions of lanes or streets to make up for deficiencies in their development sites. Staff evaluate requests such as this based on the public benefits derived in the closure, versus the negative impacts created by the street closure.

Overall the impacts of this road closure are negative. Proposals such as the one proposed by the applicant have not worked well in other areas. Emergency vehicles tend to take alternate routes which are certain to be open, and utility companies are hesitant to work in these areas due to disruption of the public. Also, a canvass of the surrounding neighbourhood shows opposition to the proposed closure, and staff recommend against this request at this time.

Mr. Jim Hancock, applicant, advised significant work has been undertaken to fit this project into the surrounding community. The two major issues outstanding relate to the road closure to create public open space, and the issue of 57 versus 55 units.

Mr. Paul Bunt, engineer, advised his traffic consulting engineering firm had been retained by the applicant to provide an opinion on the feasibility of the proposed street park on Windsor Street. It was concluded the consequences of the closure of this particular block of Windsor Street are likely to be quite small. There is a small traffic volume to begin with, and most traffic has

cont'd..

Clause No. 1(a) and (b) (cont'd)

a destination in the area. The proposed street closure would create City blocks similar to others in the surrounding neighbourhood, which have no history of traffic problems. In terms of access, there are many alternate routes to reaching the area, so there should be no impediment to emergency service vehicles.

Ms. Camby Martin, on behalf of the New Chelsea Society, warned of the social and financial long-term consequences of reducing the number of family housing units from 57 to 55. The City, as well as the families who may have lived there, will suffer from the loss of subsidized ground-oriented family units in a desirable neighbourhood. Also, the shortfall arising from a reduction in two units, must be recovered through the rents paid by low-income seniors' tenants.

Mayor Owen called for speakers for and against the application and the following delegations were heard:

Mr. Ken Wong, 1000 Block East 51st Avenue (brief on file), opposed the application on issues of the road closure, the density and the building site coverage. Mr. Wong also circulated petitions containing 163 non-support signatures from residents within a one block radius of the proposed application.

Mrs. Richens, 1000 Block East 51st Avenue, cited safety concerns arising from the street closure, as it may be difficult for emergency vehicles to access this site.

Mr. Len Miller, 800 Block East 52nd Avenue, opposed the application based on excessive speeds in the neighbourhood, pressure on seniors due to real estate changes, and the impact of teenagers and low-rental housing on the surrounding neighbourhood.

Ms. Sylvia Wirth, 6300 Block Dumfries Street, opposed the application based on traffic concerns, decrease in property values due to high density and the impact of low-rental housing on the surrounding neighbourhood.

Mr. Derek Paget, New Chelsea Society, spoke in favour of the application and requested that if Windsor is not closed, it be blocked off for safety reasons. Mr. Paget also distributed a petition containing 59 names (on file) which supported the application.

Mr. Mike Bains, 700 Block East 51st Avenue, raised concerns about additional pressures on an already over-crowded school.

cont'd..

Clause No. 1(a) and (b) (cont'd)

In summary, Mr. Jim Hancock, applicant, addressed an issue raised by the delegations concerning loitering in the proposed parks, and advised the units were specifically oriented to ensure the parks are visible from the housing units.

Mr. Tom Phipps, Planner, offered the following comments in summary:

- ◆ the difference of scale between this project at two storeys and the surrounding neighbourhood would not be significantly different;
- ◆ about one-half of the proposed unit density is in seniors' units, which would not have a large impact on the amount of traffic in the neighbourhood;
- ◆ the 39% site coverage for this project is comparable to the 40% site coverage on single-family sites;
- ◆ staff continue to support the floor space ratio and site coverage as previously recommended.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing, and following amendments to section 2(a) of the draft by-law to change the maximum number of dwelling units from 55 to 57.

- amended

MOVED by Cllr. Clarke in amendment,

THAT the maximum number of dwelling units permitted on this site remain at 55, as originally shown in the draft by-law.

- CARRIED

(Councillor Bellamy opposed)

The amendment having carried, the motion by Councillor Bellamy was then put and CARRIED UNANIMOUSLY.

MOVED by Cllr. Bellamy,

THAT Council not agree to the closure of Windsor Street between 52nd Avenue and the lane north of 52nd Avenue.

- CARRIED

(Councillors Clarke and Sullivan opposed)

BY-LAW NO. 7404

A By-law to amend
By-law No. 3575, being the
Zoning and Development By-law,
to provide uses and regulations
for areas zoned CD-1 by
By-law No. 3632 and By-law No. 3706

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

1. Application

The provisions of this By-law apply to those areas of land zoned CD-1 by By-law No. 3632 and By-law No. 3706.

2. Uses

The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3632 and By-law No. 3706, which areas shall be more particularly and jointly described as CD-1(2), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) A maximum of 55 dwelling units eligible for government funding as of March 28, 1995 for families of low income in either:
 - (i) Two-Family Dwellings, or
 - (ii) Multiple Dwellings containing no more than 4 units;
- (b) Multiple Dwellings containing a maximum of 54 dwelling units, all of which are eligible for government funding as of March 28, 1995 and limited to occupancy by at least one person aged 55 years and over in each household;
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 0.75. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 11 281.4 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) open residential 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, 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 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 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

4. Height

The maximum building height measured above the base surface is 7.4 m and the building must not extend beyond 2 storeys.

5. Setbacks

The minimum setback of

- (a) a building from the north property boundary is 4.5 m;
- (b) a 4-unit multiple dwelling from the north property boundary is 5.2 m;
- (c) a building from East 52nd Avenue is 3.7 m; and
- (d) multiple dwellings containing 4 or more units from East 52nd Avenue is 4.9 m.

6. Site Coverage

6.1 The maximum site coverage for all buildings is 40 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings is based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

7. Off-Street Parking

Off-street parking spaces must be provided, developed and maintained in accordance with the Parking By-law, except that a minimum of 18 underground parking spaces are to be provided for the units which are to be occupied by at least one person aged 55 years and over and 35 surface parking spaces are to be provided adjoining the lane north of East 52nd Avenue, of which at least 29 must be provided for the units for families of low income.

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

DONE AND PASSED in open Council this 28th day of March ,
1995.

"(signed) Maggie Ip"
Deputy Mayor

"(signed) Maria C. Kinsella"
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 28th day of March 1995, and numbered 7404.

CITY OF VANCOUVER

MEMORANDUM

From: CITY CLERK'S OFFICE

Date: October 4, 1995

Refer File: 2605-2

To: City Manager
General Manager, Community Services
Director of Legal Services
Director of Land Use & Development

Subject: Approval of Form of Development: 805-1089 E. 52nd Ave.
(801 and 1003 East 52nd Avenue)

This is to advise you of the following extract from the Minutes of the Vancouver City Council meeting held March 28, 1995:

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Clarke,

THAT the approved form of development for the CD-1 (2) zoned site known as 805-1089 East 52nd Avenue be amended generally as illustrated in Development Applications No. 217204 and 217503, prepared by James Hancock Architects Inc. , and stamped "Received, City of Vancouver, Planning Department, January 26, 1995 and January 27, 1995", respectively, 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

Signed as per copy in binder
Marnie Cross
Administrative Assistant

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: October 4, 1995

Refer File: 2605-2

To: City Manager
General Manager, Community Services
Director of Legal Services
Director of Land Use & Development

PERMITS & LICENSES DEPARTMENT
Reg. No:
OCT 05 1995
ORIGINAL TO:
COPY TO:

Subject: Approval of Form of Development: 805-1089 E. 52nd Ave.
(801 and 1003 East 52nd Avenue)

This is to advise you of the following extract from the Minutes of the Vancouver City Council meeting held March 28, 1995:

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Clarke,

THAT the approved form of development for the CD-1 zoned site known as 805-1089 East 52nd Avenue be amended generally as illustrated in Development Applications No. 217204 and 217503, prepared by James Hancock Architects Inc., and stamped "Received, City of Vancouver, Planning Department, January 26, 1995 and January 27, 1995", respectively, 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. (2)

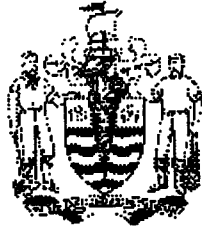
- CARRIED UNANIMOUSLY

Marnie Cross

Marnie Cross
Administrative Assistant

MCross:ss

RECEIVED
PLANNING DEPARTMENT
OCT - 5 1995
NUMBER R 8699
REFERRED TO FAS



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.

* * * * *



Comments or questions? You can send us [email](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver

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**

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

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"



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, 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 By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

PRESENT: Mayor Larry Campbell
 Councillor David Cadman
 Councillor Peter Ladner
 Councillor Raymond Louie
 Councillor Tim Louis
 Councillor Anne Roberts
 Councillor Tim Stevenson
 *Councillor Sam Sullivan
 Councillor Ellen Woodsworth

ABSENT: Councillor Fred Bass (Leave of Absence - Civic Business)
 Councillor Jim Green (Civic Business)

CITY CLERK'S OFFICE: Laura Kazakoff, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Louis
 SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

Staff Comments

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

No correspondence was received since the date the application was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY
(Councillor Sullivan absent for the vote)

BY-LAWS

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)