



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (39)

4325-4337 Willow Street

By-law No. 4271

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

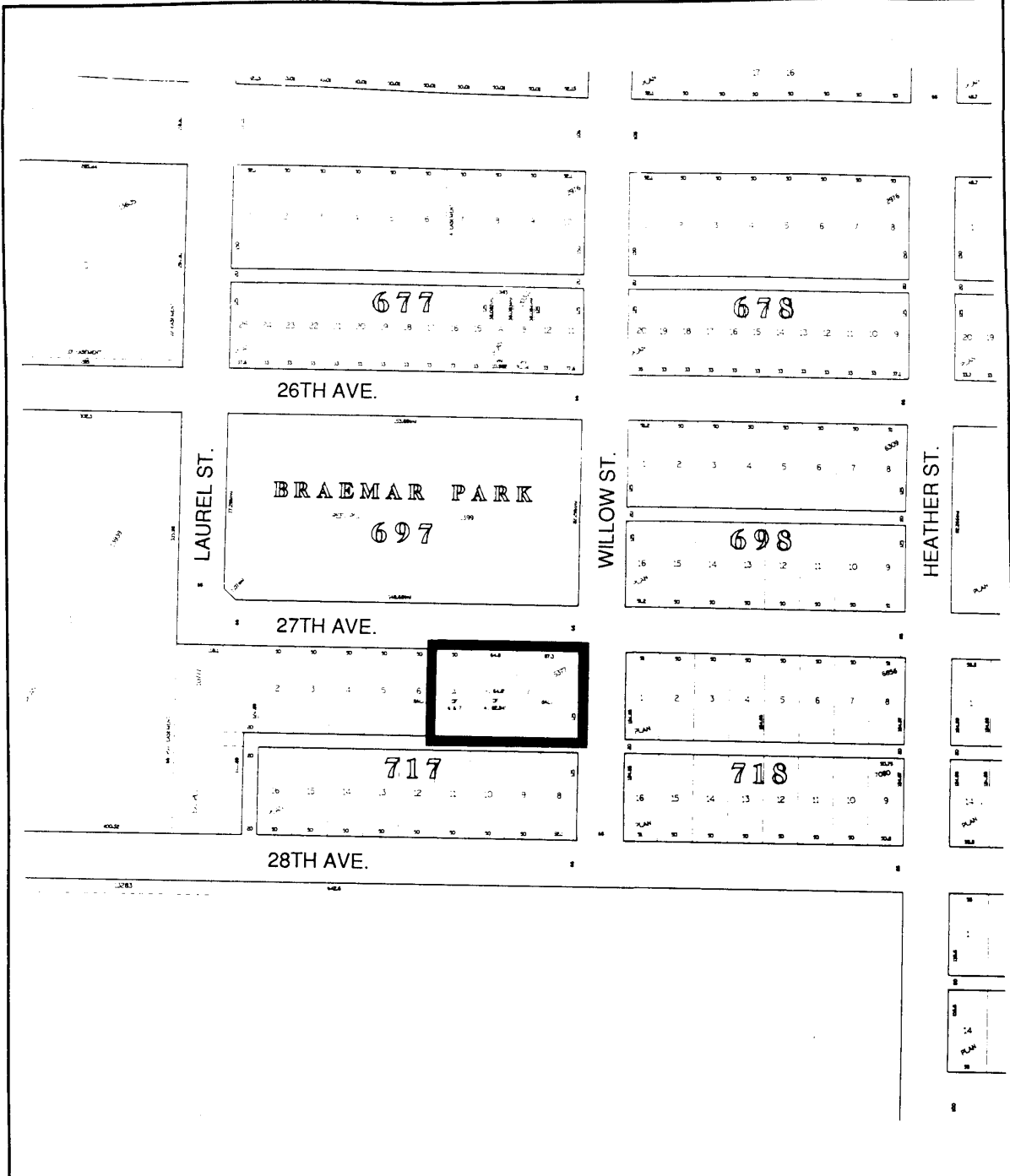
Effective November 22, 1966

(Amended up to and including By-law No. 9674, dated June 24, 2008)

- 1 **Application**
The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 4271. [6069; 86 11 25]
- 2 **Uses**
The only uses permitted within the area described in section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) Community Care Facility but not to exceed a capacity of 68 beds nor 42 single rooms and 16 double rooms; [9674; 08 06 24]
 - (b) accessory uses customarily ancillary to the above use. [6069; 86 11 25]
- 3 **Floor Space Ratio**
The floor space ratio, measured in accordance with the provisions of the RS-1 District Schedule, shall not exceed 1.23. [6069; 86 11 25]
- 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. [8169; 00 03 14]
- 4 **Site Coverage**
The site coverage, measured in accordance with the provisions of the RS-1 District Schedule, shall not exceed 50 percent. [6069; 86 11 25]
- 5 **Height**
The maximum building height measured above the base surface shall be 8.23 m (27 feet). [6069; 86 11 25]
- 6 **Off-Street Parking and Loading**
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 12 underground parking spaces, 2 surface parking spaces and 1 (one) loading bay shall be provided. [6069; 86 11 25]
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4271 or provides an explanatory note.*

SCHEDULE D



The property outlined in black (■) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4271

CD-1 (39) 4325-4337 Willow St. City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): N-16	
	scale: 1:2500	

5. West Side of Willow Street between
27th and 28th Avenues

Mr. Eccott, representing St. Jude's Anglican Home, spoke in support of rezoning the above mentioned area.

5. West Side of Willow Street between
27th and 28th Avenues

This is an application by Thompson, Berwick, Pratt & Partners to rezone Lot A of 6 & 7, E.64.8' of the W.82.94' of 7, Balance of 7, Block 717, D.L. 526, situated on the west side of Willow Street between 27th and 28th Avenues,

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District.

The application was not approved by the Technical Planning Board or the Town Planning Commission. The Commission did not consider this an appropriate use of CD-1 zoning.

Moved by Ald. Adams,

THAT the application by Thompson, Berwick, Pratt and Partners, for St. Jude's Anglican Home to rezone the aforementioned area from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, be approved.

- CARRIED.

6. East Side of Fraser Street between
58th and 59th Avenues

Mr. Rowell, representing the Town Planning Commission, spoke in explanation of the recommendations of the Town Planning Commission not to approve this application.

A number of persons spoke in favour of the application.

6. East Side of Fraser Street between
58th And 59th Avenues

This is an application by Dr. G.S. Wilbee and Lisogar Construction Co. Ltd. to rezone Lots 1,2,3,4,5,6,7 & 8, Block 10, D.L. 658 situated on the east side of Fraser Street between 58th and 59th Avenues,

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

The Technical Planning Board did not approve of the application for a number of stated reasons although it indicated that favourable consideration would be given to an application, if made, to develop the above lots with a low density apartment building subject to certain conditions.

It was not approved by the Town Planning Commission for the same reasons as outlined by the Technical Planning Board.

Moved by Ald. Wilson,

THAT the application by Dr. G.S. Wilbee and Lisogar Construction Co. Ltd. to rezone the aforementioned area from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District be approved subject to the Director of Planning reporting to Council with respect to the conditions which should apply.

- CARRIED.

(R.E.W.B)

BY-LAW NO. 4271

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-113-A 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 22nd day of
November 196 6 .

This By-law received:

1st Reading - November 22nd, 1966
2nd Reading - November 22nd, 1966
3rd Reading - November 22nd, 1966

(sgd) R. Thompson

CITY CLERK

(sgd) E.G. Adams

MAYOR (ACTING)

(sgd) R. Thompson

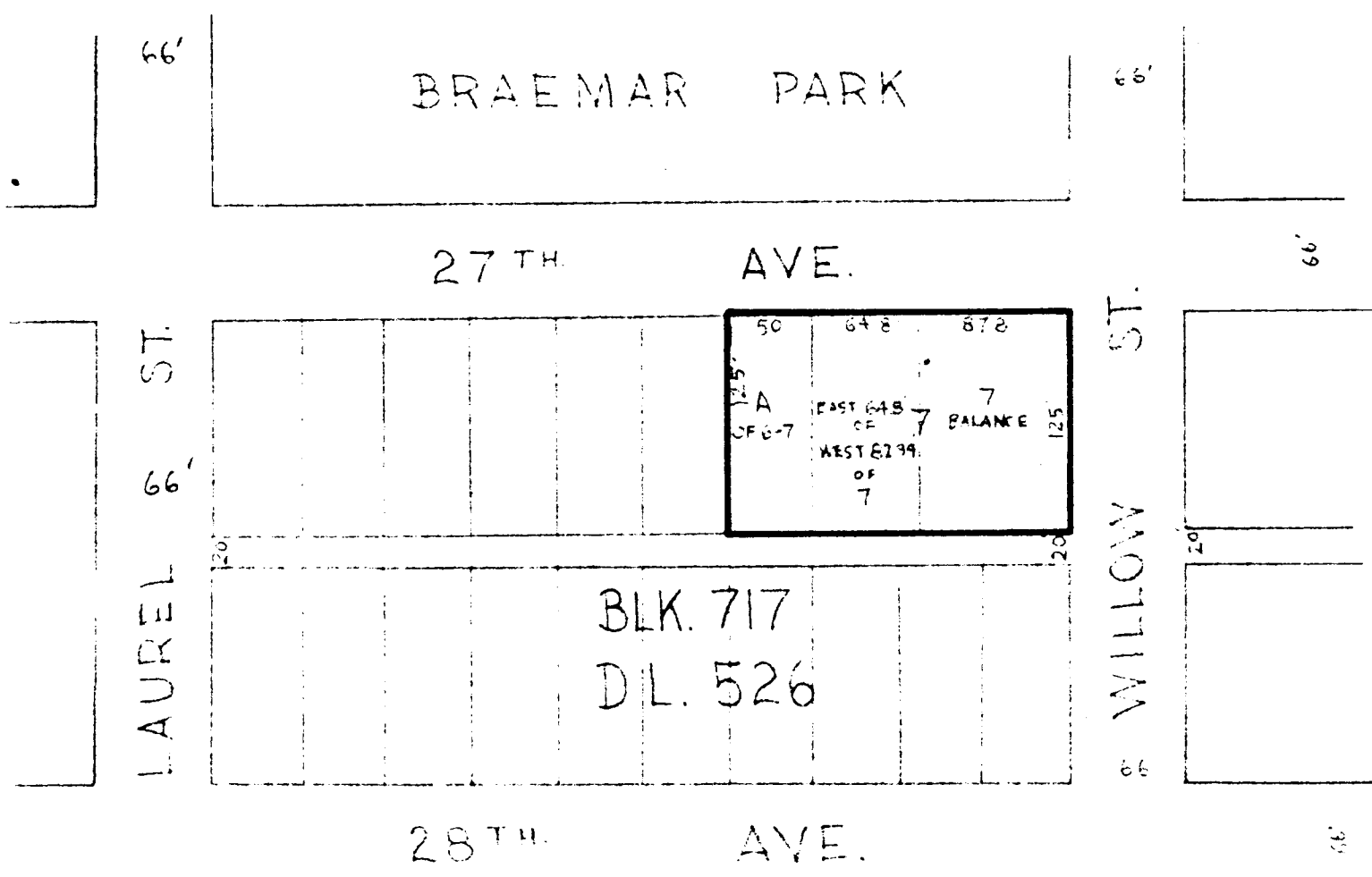
CITY CLERK.

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
22nd, day of November, 1966, and numbered 4271.

CITY CLERK


— 'AW NO 4971 BEING A BY-LAW TO AMEND BY-LAW
 3575 . BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW OUTLINED IN BLACK (———) IS REZONED SCHEDULE "D"
 FROM (RS-1) ONE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE
 DEVELOPMENT DISTRICT.



SHAUGHNESSY MILITARY
 HOSPITAL

LE : 1" = 100'
 No: RZ.W.23

Z113A 

City of Vancouver



PLANNING DEPARTMENT 453 West 12th Ave. Vancouver, British Columbia, Canada V6Z 1Y4 604 873-7344

Ray Spaxman, Director

1985 11 14

NOTICE OF PUBLIC HEARING

(Amendment to CD-1 Comprehensive Development District By-law, No. 4271)

Dear Sir and/or Madam:

Proposed Text Amendment to CD-1 Comprehensive Development District Pertaining to 4325 Willow Street - St. Jude's Anglican Home (Lot A of 6 and 7 and Lot 7, Balance of Block 717, D.L. 526, Plan 5377). See map on reverse

On THURSDAY, DECEMBER 12, 1985, commencing at 7:30 p.m. in COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 453 WEST 12TH AVENUE, the Council of the City of Vancouver will hold a PUBLIC HEARING, pursuant to the provisions of the Vancouver Charter, to consider the above-noted amendment to By-law, No. 4271.

If approved, the amended CD-1 By-law would allow for the demolition of the existing one-storey-plus-basement lounge and one-storey annex, located adjacent to the westerly property line, and in its place construct a new two-storey-plus-cellar addition including 12 underground parking stalls. The portion to be demolished has a floor area of 433.95 m² (4,671 sq.ft.), while the addition would have a floor area of 920.02 m² (9,903 sq.ft.), resulting in a net increase in floor space ratio from 0.98 to 1.23, excluding underground parking.

In addition, the Planning Department has taken this opportunity to update the existing CD-1 By-law, which is currently very general in nature. Revisions to the By-law would specify maximum allowable floor space ratio, site coverage, and height and a minimum number of off-street parking spaces.

At the Public Hearing, you or your representative or any persons who deem themselves affected by the proposed By-law amendments shall be afforded an opportunity to be heard by Council.

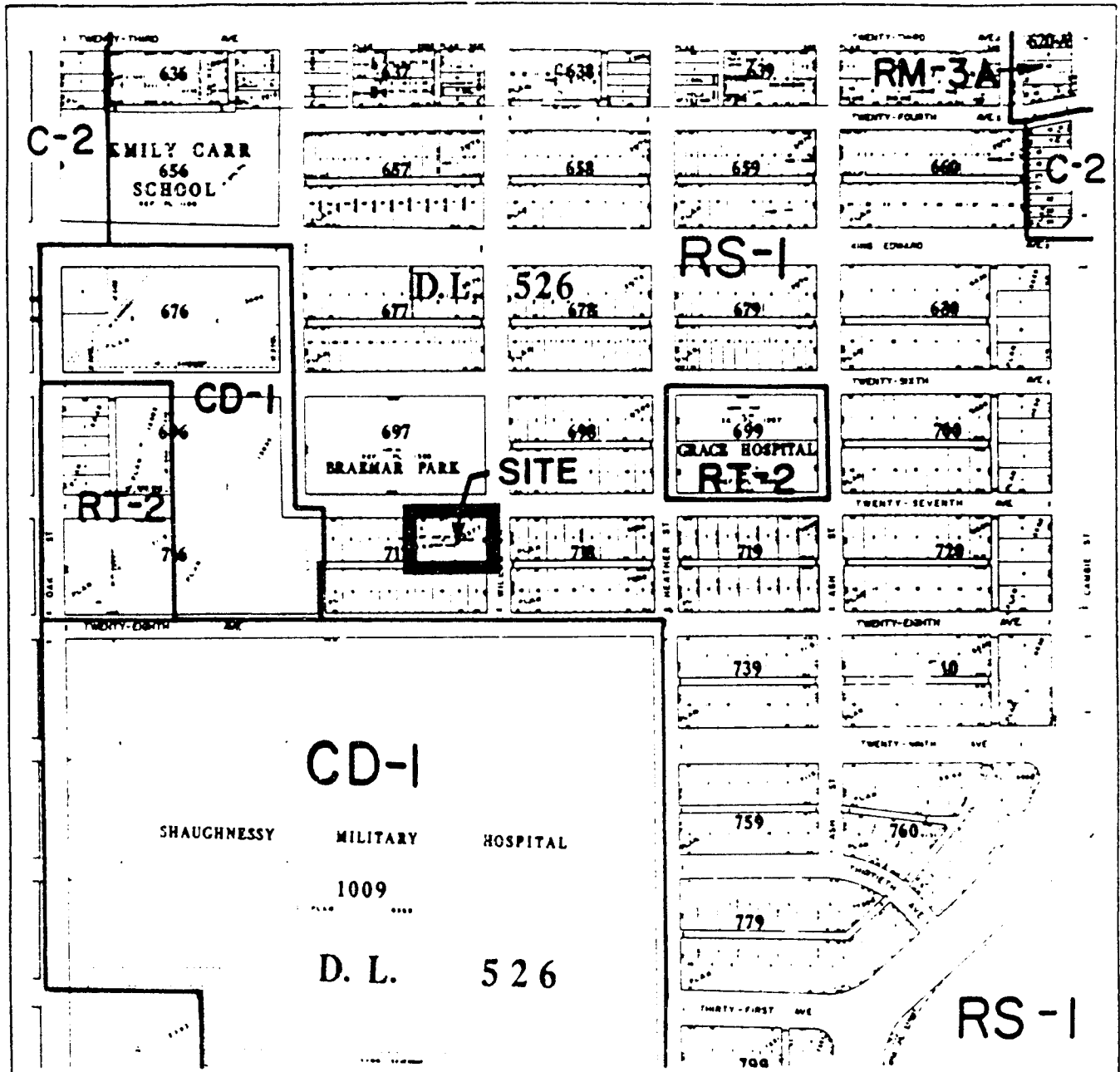
The draft By-law may be inspected in the Zoning Division of the Planning Department, 3rd Floor, East Wing of City Hall, and in the Office of the City Clerk, 3rd Floor of City Hall, 453 West 12th Avenue, Monday to Friday from 8:30 a.m. to 5:30 p.m., on or after Friday, November 29, 1985. Plans submitted with the application are available for viewing in the Zoning Division.

Yours truly,

A handwritten signature in cursive script, appearing to read "David N. McDonald".

D. N. McDonald
Associate Director
Zoning Division

DT/aw



PROPOSED REZONING FROM CD-1, COMPREHENSIVE DEVELOPMENT DISTRICT TO CD-1 (AMENDED), COMPREHENSIVE DEVELOPMENT DISTRICT.



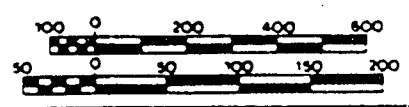
I.G.C. Nov, 1985



City of Vancouver
Planning Department

SCALE

Feet
Metres



Recommendations
Approved.
Tues. Nov. 19, 1985.

E

MANAGER'S REPORT

DATE November 13, 1985

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed Amendments to CD-1 By-law No. 4271 Pertaining to
4325 Willow Street (St. Jude's Anglican Home) - Summary Report

CLASSIFICATION: RECOMMENDATION

The Director of Planning, in summary, reports as follows:

* PURPOSE

This report assesses an application requesting an amendment to CD-1 Bylaw, No. 4271, to permit renovations and additions to an existing Special Needs Residential Facility (Community Care Facility) for senior citizens.

DESCRIPTION AND ASSESSMENT

The site presently maintains a 2-1/2-storey residential building at the southwest corner of Willow Street and 27th Avenue and a number of one- and two-storey additions. Together they have a floor space ratio (FSR) of 0.98. The facility is licensed for 62 beds.

The applicant proposes to remove portions of the facility at the westerly end of the site and, in their place, build a new two-storey-plus-cellar and underground parking addition. The resulting FSR proposed for the whole site would be 1.23. The facility would contain 42 single rooms and 10 double rooms for a total of 62 beds, with some of the single rooms becoming double rooms in the future, depending upon licensing permission. In response to concerns from neighbouring residents, from the Urban Design Panel and from the Director of Planning, an earlier submission was revised to better reflect the character of the streetscape, provide privacy and sunlight for the adjacent property, provide improved usable outdoor open space and provide 12 underground parking spaces. The applicant has responded with a proposal that now fits better into the neighbourhood.

Given the above, and the fact that sufficient underground parking will be provided to meet the needs of the staff and visitors, and the fact that the facility has existed at this location of many years, the Director of Planning supports the application to amend the CD-1 By-law.

RECOMMENDATION

The Director of Planning recommends the following be received and referred directly to Public Hearing:

THAT the application to amend CD-1 By-law, No. 4271, generally in accordance with the design statistics presented and plans received October 15, 1985 and with the recommendations contained in this report, be approved. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

PLANNING DEPARTMENT

DATE: 1985 11 14

TO: City Manager (for Council)

SUBJECT: Proposed Amendments to CD-1 By-law, No. 4271, Pertaining to 4325 Willow Street (St. Jude's Anglican Home)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

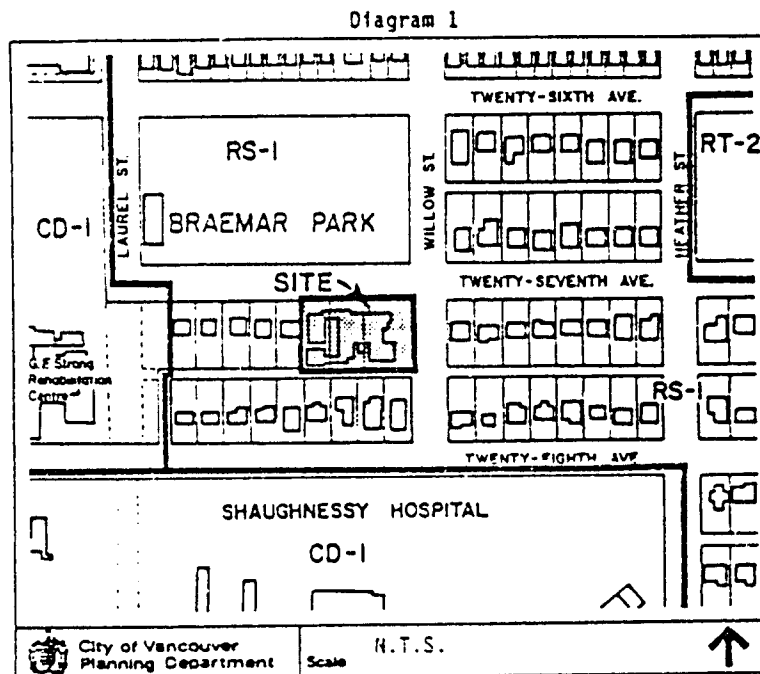
PURPOSE

This report assesses an application submitted by Isaac-Renton, Architects requesting an amendment to CD-1 By-law, No. 4271, pertaining to 4325 Willow Street (Lot A of 6 and 7 and Lot 7, Balance Block 717, D.L. 526, Plan 5377), as follows:

Stated Purpose: To permit renovations and additions to an existing Special Needs Residential Facility (Community Care Facility) for senior citizens.

SITE, EXISTING ZONING AND DEVELOPMENT

The site, existing zoning and development are as illustrated in Diagram 1 below:

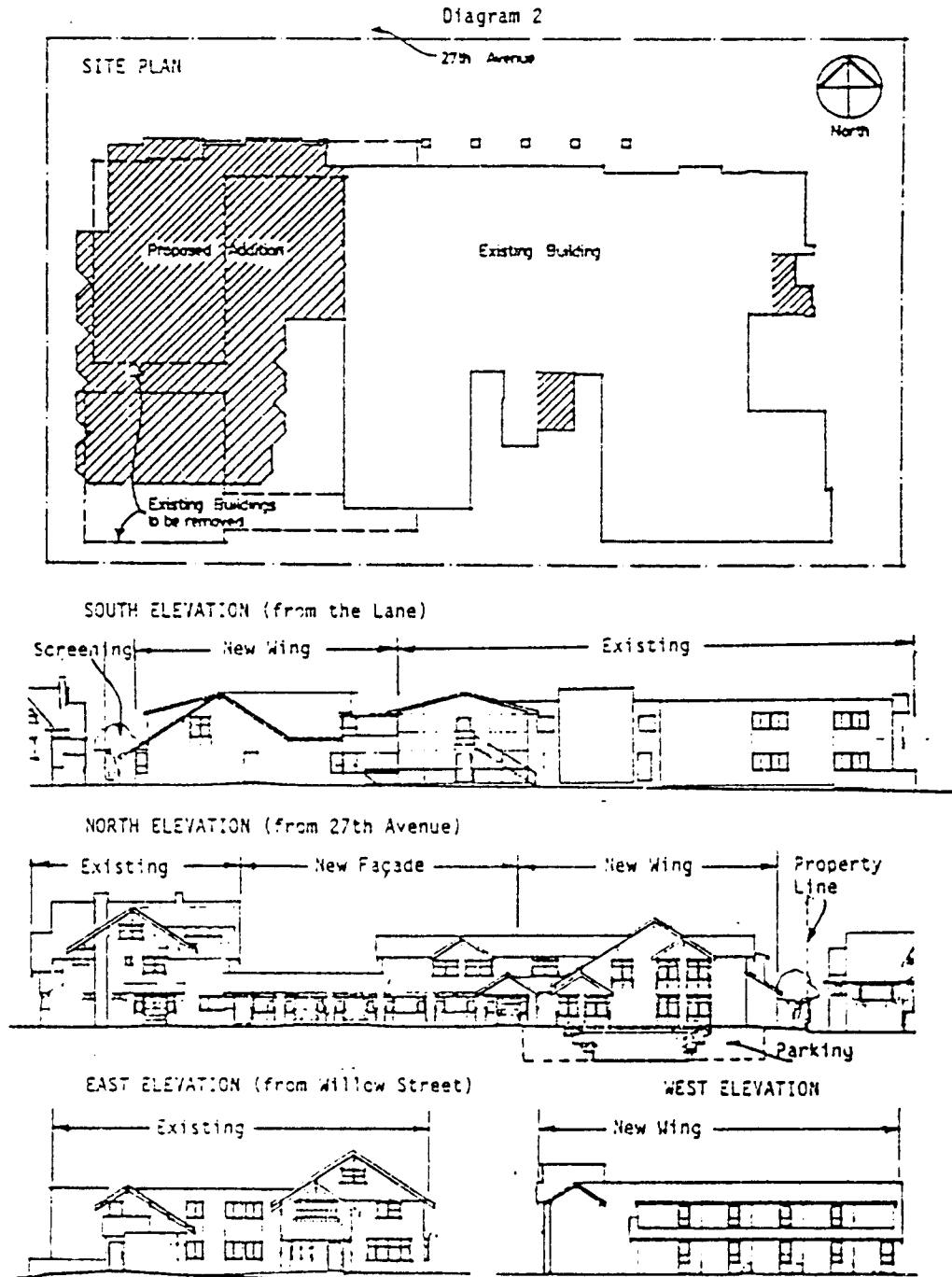


The site is comprised of three parcels having a combined frontage of 61.75 m² (202.6 ft.) along West 27th Avenue, a frontage of 38.10 m² (125.0 ft.) along Willow Street, and a combined area of 2 352.77 m² (25,325 sq.ft.). The site presently maintains a 2-1/2-storey residential building on the corner of Willow Street and 27th Avenue with a number of one- and two-storey additions, extending westerly, occupying all three parcels. The complex has a floor area of 2 313.1 m² (24,900 sq. ft.) and a floor space ratio (FSR) of 0.98. It is used as a community care facility for senior citizens licensed for 62 beds.

Lands immediately surrounding the site are zoned RS-1 and are developed with good-quality, older single-family dwellings on large sites. Across 27th Avenue is Braemar Park. One-half block to the west is the G. F. Strong Rehabilitation Centre and one-half block to the south is Shaughnessy Hospital, both zoned CD-1.

PROPOSED DEVELOPMENT

The proposed scheme is to demolish the existing one-storey-plus-basement lounge and one-storey annex, located adjacent to the westerly property line, and in its place construct a new two-storey-plus-cellar addition (see Diagram 2). The portion to be demolished has a floor area of 433.95 m² (4,671 sq.ft.), while the addition would have a floor area of 920.02 m² (9,903 sq.ft.), resulting in a net increase in FSR from 0.98 to 1.23, excluding underground parking.



The upper floors of the addition would contain 15 single rooms and eight double rooms providing a total of 31 beds. In addition, washroom facilities, a treatment room and a new lounge would be added. In total, the facility would then contain 42 single rooms and 10 double rooms, providing a total of 62 beds (same as at present). Depending upon licensing permission, some of the single rooms may become double rooms in the future. The cellar level contains off-street parking for 12 cars, a storage area and a maintenance area. The access for the parking would be from 27th Avenue.

In their rationale, the applicants have indicated that the proposed rezoning would benefit residents of St. Jude's Anglican Home by improving the quality of life of residents as well as providing for their care and safety.

They have also indicated that the neighbourhood would benefit by the improved appearance of the new addition, in comparison with the existing buildings, which will be removed or altered; the improved appearance of the development which has been integrated into the neighbourhood by the addition of bay windows, dormers, and a porch which are scaled to single-family, residential character; the removal of staff and resident parking from the street; and the addition of a loading bay, allowing servicing from the lane.

BACKGROUND

City records indicate that the building at the southwest corner of 27th Avenue and Willow Street has been used as a seniors' care facility since the 1930s. St. Jude's Anglican Home took over the operation of the facility in 1948. Following this, a series of alterations and additions to the facility were approved by the Zoning Board of Appeal (Board of Variance) between 1950 and 1966. At the time of the last appeal, the Board recommended that, as the site was well above the FSR permitted in the RS-1 District Schedule, the applicants consider having the site rezoned to CD-1. The site was rezoned to CD-1 on November 22, 1966. This rezoning was very general, Council having approved a form of development as submitted only in plan. The CD-1 By-law provides no regulations regarding use, floor area, height or off-street parking.

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

The Panel reviewed the proposal on two occasions. On August 14, 1985 they did not support an earlier scheme as it appeared to be over-built. They recommended revisions to the site plan to provide more ground-level open space, particularly where the site adjoins the private rear yard to the west. They also expressed concern for the loss of privacy in the adjoining yard, and further recommended a unification of the various elements to a theme drawn from the old building on the corner.

On October 23, 1985, the Panel reviewed a revised proposal and supported the rezoning application. They were, however, disappointed with the institutional image in terms of site planning and the resulting low quality of open space on the property.

Engineering Department

The City Engineer advises that "the proposal shown on the drawings stamped 'Received October 11, 1985', is acceptable to the Engineering Department."

COMMENTS FROM THE PUBLIC

In response to a suggestion by the Planning Department, St. Jude's Anglican Home sponsored two local public information meetings at the Home on July 18, 1985. The applicant advises that the meeting in the afternoon was attended by six neighbours, who were all favourably disposed to the development plans and that the evening session was attended by five, who all supported the scheme except for the neighbour immediately to the west, who expressed some reservations about the impact of the new development on her property.

Subsequent to the meeting in the Home, the Planning Department has received several pieces of correspondence. A petition containing 24 names was submitted expressing general opposition to the rezoning and the plans for expansion. The petition was not specific as to the reasons. Two letters from neighbours, also expressing opposition, were received and the reasons cited included problems with existing traffic and parking, as well as concerns about further erosion of the neighbourhood with institutional uses, extra traffic noise in the lane, the loss of views to the north, reduction in property values, and dust and congestion during the construction period.

The Planning Department also received two letters from neighbours favouring the proposal, citing the reasons that the improved appearance of the facility and the internal upgrading would be in the best interests of the aging residents living in the buildings and of the community as a whole.

There has been considerable correspondence, telephone calls and meetings between City staff, the architect, and the property owner immediately to the west, in order to achieve a design compromise to accommodate her concerns about loss of privacy and overshadowing of her property.

ANALYSIS AND ASSESSMENT

Neighbourhood Context

In 1979, in response to a concern about the impact on the single-family area surrounding the new Shaughnessy Hospital, Council resolved that the existing single-family residential development be maintained and that the Director of Planning be instructed not to consider any rezoning applications from RS-1. This policy was re-affirmed by Council on April 17, 1984.

Since the inception of this policy, the Director of Planning has consistently cautioned potential applicants against submitting rezoning applications for institutional or office-type uses.

The applicant was thus advised of Council's policy for the area. Given that the site was already zoned CD-1 for this particular use and the purpose was to improve and increase the facility on this site, it was thought that this proposal would not be contrary in principle to Council's policy.

In response to Council's wishes to maintain the character of the existing single-family neighbourhood, the applicant has designed the new building, and is proposing changes to the remaining portions of the existing building to include features such as porches, dormers, gables, window trim, wall finishes, and roof pitches which integrate the building with the original residential building and the remainder of the streetscape.

Density, Scale and Site Coverage

The properties surrounding the site, zoned RS-1, are permitted to build to a maximum FSR of 0.60. The present St. Jude's facility is built to an FSR of 0.98, and the FSR proposed for the site would be 1.23, including some sub-grade storage space but excluding the underground parking. This is more than double the amount of floor space that could be built on adjacent properties.

Site coverage permitted in the RS-1 District is 45 per cent. St. Jude's is presently built to 45.3 per cent site coverage, and 50.0 per cent coverage is proposed, 11 percent above that permitted in RS-1.

The RS-1 District Schedule requires a 24-foot front yard, with which the proposal complies. The rear yard requirement in RS-1 is 35 feet to the centre line of the lane, or 25 feet to the rear property line for properties (such as this one) with lanes. The portions of the facility that are proposed to be retained maintain minimal setbacks of approximately five to 13 feet. The westerly portion of the complex that is proposed to be demolished, presently maintains a setback of approximately five feet. The proposed new addition to replace this building would increase the rear setback to approximately 19 feet, six feet short of the requirement under RS-1. The side yard requirement for the typical 50-foot sites on 27th Avenue would be five feet. In order to provide sufficient width for hedging materials and to maintain sunlight to the adjacent property, the proposal provides for a seven-foot side yard on the main level, and a ten-foot setback from the second storey.

TABLE 1

	RS-1 District Schedule	Existing CO-1	Proposed Amended CO-1
Site Area	2,352.77 m ² (25,325 sq.ft.)	Same	Same
Floor Space Ratio	0.60	0.98	1.23
Site Coverage	45.0 percent	45.3 percent	50.0 percent
Yards			
Front	7.31 m (24 ft.)	Same	Same
Side(W)	1.52 m (5 ft.)	2.74 m (9 ft.)	2.13 m (7 ft.) 1st Floor
			3.05 m (10 ft.) 2nd Floor
Rear	7.62 m (25 ft.)	1.52 m (5 ft.)	5.79 m (19 ft.) new wing
Maximum Height	10.67 m (35 ft.)	9.45 m (31 ft.)	8.23 m (27 ft.) new wing
Parking S.N.R.F.	1 per 350 sq.ft. of sleeping room space	1 (+ 1 ad-hoc)	14
Loading S.N.R.F.	1	-	1

The RS-1 District Schedule allows a maximum height of 35 feet. The highest portion of the St. Jude's facility is the old residential building at the corner, at approximately 31 feet. The highest point of the proposed new wing is approximately 27 feet. The height of the building all along the westerly façade is approximately 23 feet, or about two feet less than the height of the peak of the house to the west.

Considered purely on the basis of FSR, the St. Jude's facility is totally out of scale with the surrounding RS-1 District. However, because of the placement of the buildings on the site, and the heights of the buildings, the total facility would not appear to be as dense as the numbers would suggest. Furthermore, the new addition would be built with setbacks and heights similar to that allowed within the RS-1 District Schedule, with the exception that the rear yard would be less than permitted, and the westerly side yard would be more generous than required. There would be (as there is now) very little usable outdoor open space at the rear of the facility, allowing only for a small terrace area to be built to the rear of the new addition. This has, to some degree, been compensated for by the provision of a new roof deck area on top of one of the existing buildings, and a full front yard that would be provided with seating for the residents. Furthermore, the roof pitches and the finishing details help to break the façade into a number of components, in keeping with the rhythm of the existing streetscape.

Compatibility with Adjacent Property

The owner of the property located immediately to the west of the site has expressed concerns from the initiation of the rezoning application. As a result and on the advice of the Urban Design Panel to an earlier submitted scheme, a revised proposal, showing the building setbacks noted above, with a landscape concept to provide for low hedging and high trees for privacy, has been submitted. In the latest correspondence from the property owner, received on October 18, 1985, she states:

"My preference is that the development not take place at St. Jude's. If it does, the correct screening between our properties is essential because of the mass of the building, its institutional use, and the windows closely looking into my backyard. The landscaping concept submitted is vague and would indicate the taller trees could lose their leaves in winter, judging by their shape. My landscaping choice would be a row of 15- to 20-foot high evergreen trees all along the property line that would provide total screening."

The Director of Planning believes the treatment of the westerly end of the proposed development with its setbacks and landscaping concept is a reasonable solution to the privacy and overshadowing problem for the property to the west. He also agrees that the specification of evergreen trees should be a requirement of the development permit.

Traffic and Parking

Complaints from neighbours about traffic and parking congestion is primarily a result of the Shaughnessy Hospital and G.F. Strong staff, patrons and visitors using the neighbourhood streets for parking and access. In particular, 27th Avenue, which is paved to a narrow width and fully parked on both sides, becomes quite difficult to use. As a result, the lane between 27th and 28th Avenues is more heavily used than in a normal residential situation. As a result of concerns about all-day staff-parking in the area, portions of 27th Avenue have been set aside for "resident-only parking". Neighbours have been concerned that an expansion of the St. Jude's facilities would result in even more staff and visitor parking and traffic on the streets and lane. Presently, St. Jude's offers only one surface parking stall and an ad-hoc parking bay in which their mini-bus and one other vehicle can be parked.

The original rezoning proposal that was reviewed by staff would have provided approximately seven more surface parking spaces at the rear of the new wing, totally usurping any usable open space at the rear of the site. The additional parking spaces off the lane were considered to be undesirable by the adjacent property owner, who felt these would encourage even more traffic on the lane. As a result of this concern, and a concern that even more parking should be provided by the facility, combined with the desire on behalf of St. Jude's for a small amount of basement storage space, the applicant has revised the plans to indicate 12 off-street parking spaces located under the proposed new wing, and accessible from 27th Avenue.

This has also been accompanied by a very detailed analysis of present and projected parking needs of St. Jude's. The report, entitled "St. Jude's Anglican Home Parking Analysis" is dated October 8, 1985, and was prepared by Dr. Betty McGill, Administrator of the Home. In summary, the 12 underground parking stalls, one new surface stall, and a new loading bay would more than adequately meet the parking requirements for staff, volunteers, visitors, and service calls, even at peak times. The report notes that most visitors come during the evenings when demand for staff and service call parking is at its lowest. Furthermore, the proposed redevelopment would remove up to 11 cars from the street parking during the peak period. The report concludes that the proposed development will make a contribution to decreasing parking problems in the community.

CONCLUSION

In light of the proposed density resulting from the expansion of this long-established residential facility, the Director of Planning requested that the original submission be amended to take into consideration the concerns of the adjacent resident, the concerns of the Urban Design Panel, and the parking deficiencies in the area. The applicant has responded with a proposal that now attempts to fit into the neighbourhood, particularly in terms of the scale and design detailing of the 27th Avenue Avenue facade. The most sensitive part of the development, the westerly edge, attempts to improve on what an outright single-family dwelling developed on the site could achieve. It provides for a wider-than-normal side yard, a building of some 27 feet in height, and sufficient hedging and tree materials to provide improved privacy for the adjacent property owner. Given this, and the fact that underground parking would be provided to meet the needs of the staff and visitors, and the fact that the facility has existed at this location for many years, the Director of Planning supports the application to amend the CD-1 By-law.

RECOMMENDATION

The Director of Planning recommends the following be received and referred directly to Public Hearing:

THAT the application to amend CD-1 By-law, No. 4271, generally in accordance with the design statistics presented and plans received on October 15, 1985, and with the recommendations contained in this report, be approved. *

CD-39

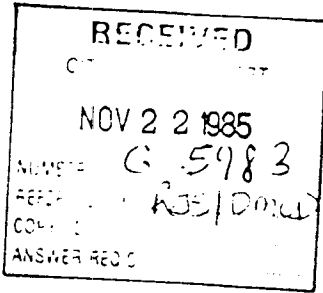
CC 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 20th November 1985

To: CITY MANAGER
DIRECTOR OF PLANNING
CLERK, PUBLIC HEARING



Refer File: 2609

Subject: PROPOSED AMENDMENTS TO CD-1 BYLAW NO. 4271 PERTAINING TO
4325 WILLOW STREET (ST. JUDE'S ANGLICAN HOME)

Please be advised that City Council, at its meeting on Tuesday, November 19, 1985, approved the recommendation of the City Manager as contained in his attached report dated November 13, 1985, with regard to the above matter.

DEPUTY CITY CLERK *g/c*

GLEvine:mfm
Att.

Also sent to:

Messrs. Isaac-Renton, Architects, 1226 Homer Street V6B 2Y5 (682-1344)

CITY OF VANCOUVER
MEMORANDUM

W. H. G. #39
4 325 Willow St.

From: CITY CLERK

Date: December 18, 1985

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director - Zoning
City Engineer

Refer File P.H. 168

RECEIVED	
DEC 23 1985	
NUMBER	6 6564
REFERRED TO	Dma
COPY TO	RJS
ANSWER REQ D	

Subject: Public Hearing Minutes - December 12, 1985

I wish to advise you of the attached Minutes of the Special Council Meeting (Public Hearing) held on December 12, 1985.

Please note any matters contained therein for your attention.

M. K. Miella
D/CITY CLERK

Att.

MK:ss

Also Sent To: Hamilton, Doyle & Associates, Architects,
801-1200 Burrard Street, Vancouver, B.C.
V6Z 2C7

Mr. Brian Castle, Marathon Realty Co. Ltd.,
206-131 Water Street, Vancouver, B.C.
V6B 4M3

Messrs. Isaac-Renton, Architects,
1226 Homer Street, Vancouver, B.C.
V6B 2Y5

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 12, 1985 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Brown
Aldermen Campbell, Davies,
Eriksen, Förd, Rankin, and Yee

ABSENT: Mayor Harcourt
Alderman Bellamy
Alderman Puil
Alderman Yorke (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. M.Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

1. Text Amendment: CD-1 Comprehensive
Development District Pertaining to
4325 Willow Street - St. Jude's
Anglican Home

Council considered an application on behalf of St. Jude's Anglican Home as follows:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT
PERTAINING TO 4325 WILLOW STREET - ST. JUDE'S ANGLICAN HOME (Lot
A of 6 and 7, and Lot 7, balance of Block 717, D.L. 526, Plan
5377)

(i) The proposed text amendment, if approved, would provide regulations for the By-law which would:

- limit the use to special needs residential facility (Community Care Facility);
- establish maximums for permitted floor space ratio, site coverage and height, allowing for the development of a new two-storey plus-cellar addition;
- establish minimum required off-street parking and loading spaces;

(ii) any consequential amendments.

Cont'd.....

Text Amendment: CD-1 Comprehensive
Development District Pertaining to
4325 Willow Street - St. Jude's
Anglican Home (cont'd)

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to the following:
 - the submission of a detailed landscape plan for the site, including a row of 15 to 20-foot-high evergreen trees and other appropriate screening materials, as required, along the westerly edge of the property.
- (b) That the approved form of development be generally as prepared by Isaac-Renton, Architects, stamped "Received, City Planning Department, October 15, 1985".

Condition (a) responds to a concern of the immediate neighbour that her privacy be protected.

Mr. D. Thomsett, Zoning Division, reviewed the proposed addition and renovations to St. Jude's Home. He pointed out that the current application would provide 42 single and 16 double rooms, the possibility exists to increase the number of beds by up to an additional eight in the future.

Mr. P. Salusbury, Architect, spoke to an illustrated drawing of the proposed addition and stressed how the development is designed to integrate into the existing neighbourhood architecture. The extension will also provide additional off-street parking as well as loading facilities. A major advantage of the proposal will be the greatly improved operating efficiency of the facility.

The following addressed Council:

Opposed

- Mrs. V. Aitkens, 822 West 27th Avenue, concerned about
- increasing encroachment into the residential area by existing institutions
 - loss of privacy (lives next door to St. Jude's)
 - loss of property value

Mr. H. McDonald, 837 West 28th Avenue
Mr. H. Butts and another neighbour

All three are concerned with the negative impact of the development on property values, as well as the increase in traffic.

In favour

Mrs. Chapman, resident of St. Jude's
Mrs. G. McKay (her mother is a resident of the home)
Mrs. B. Stebbing, Chairman of the Board of St. Jude's
Dr. McGill, Administrator of St. Jude's, spoke of the increased operating efficiency and improved liveability for the residents that will result if the addition is approved. An increase in bed size over 62 is unlikely to be approved by the Provincial Government in the foreseeable future.

Cont'd....

Text Amendment: CD-1 Comprehensive
Development District Pertaining to
4325 Willow Street - St. Jude's
Anglican Home (cont'd)

Mr. H. Goldberg asked if Council could take steps to alleviate parking problems in the lane during construction of the addition.

MOVED by Ald. Rankin,

THAT Council approve the text amendment subject to the following conditions:

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to the following:
 - the submission of a detailed landscape plan for the site, including a row of 15 to 20-foot-high evergreen trees and other appropriate screening materials, as required, along the westerly edge of the property.
- (b) That the approved form of development be generally as prepared by Isaac-Renton, Architects, stamped "Received, City Planning Department, October 15, 1985".

FURTHER THAT Section 2(a) of the draft by-law be amended to specify the facility will not exceed 42 single and 16 double rooms, and will not exceed 68 beds at any time.

- CARRIED UNANIMOUSLY

The Deputy Mayor requested staff to pay particular attention to parking in the lane during construction.

2. Text Amendment - False Creek Area
Development Plan for Area 10A
Pertaining to Lands on the East Side
of Creekside Drive - Pennyfarthing

Council considered an application by Hamilton Doyle & Associates, Architects, for a text amendment as follows:

TEXT AMENDMENT: FALSE CREEK AREA DEVELOPMENT PLAN FOR AREA 10A
PERTAINING TO LANDS ON THE EAST SIDE OF CREEKSIDE DRIVE -
PENNYFARTHING (Parcel F, D.L. 3610, Group 1, Parcel 'A' and 'B'
of National Harbours Board Lease 4057)

- (i) The proposed text amendment, if approved would:
 - increase maximum permissible building height within site C to 20.11 m (66 ft.);
 - permit residential use within site C;
 - delete the requirement for public pedestrian bridges over Creekside Drive;
 - amend the location of required public open space and require this space to be usable by the general public;
 - delete appendices originally attached for illustrative purposes only;
 - other housekeeping amendments.
- (ii) Any consequential amendments.

Cont'd.....

39 - 4325 Willow
St. Jude's Anglican Home

St. Jude's Anglican Home
4325 Willow Street

BY-LAW NO. 6069

A By-law to amend By-law No. 3575,
being the Zoning and Development By-law,
to provide uses and regulations for an
area zoned CD-1 by By-law No. 4271

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

1. APPLICATION

The provisions of this By-law apply to that area of land zoned
CD-1 by By-law No. 4271.

2. USES

The only uses permitted within the area described in section 1
above, subject to the regulations herein and to such conditions
as Council may by resolution prescribe, and the only uses for
which development permits will be issued are:

(a) special needs residential facility (Community Care
Facility) but not to exceed a capacity of 68 beds nor 42
single rooms and 16 double rooms;

(b) accessory uses customarily ancillary to the above use.

3. FLOOR SPACE RATIO

The floor space ratio, measured in accordance with the provisions
of the RS-1 District Schedule, shall not exceed 1.23.

4. SITE COVERAGE

The site coverage, measured in accordance with the provisions of
the RS-1 District Schedule, shall not exceed 50 percent.

5. HEIGHT

The maximum building height measured above the base surface shall
be 8.23 m (27 feet).

6. OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 12 underground parking spaces, 2 surface parking spaces and 1 (one) loading bay shall be provided.

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

DON AND PASSED in open Council this 25th day of November , 1986.

(Signed) Michael Harcourt

Mayor

(Signed) R. Henry

City Clerk

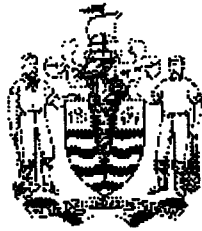
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 25th day of November, 1986, and numbered 6069.

CITY CLERK"

A. Proposed Conditions of Development for
4325 Willow Street (St. Jude's Anglican
Church)

MOVED by Ald. Rankin,
SECONDED by Ald. Davies,
that the approved form of development be generally as
illustrated in the drawings prepared by Isaac Rention, Architects,
stamped "Received, City Planning Department, October 15, 1985".

- CARRIED UNANIMOUSLY



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](#).

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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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"

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

ENACTED by Council this 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

A By-law to amend certain CD-1 By-laws re special needs residential facilities

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5th Avenue) (By-law No. 9687)**
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5th Avenue) (By-law No. 9688)**
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

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 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

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, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

1. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)**
2. **A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)**
8. **A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)**
11. **A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)**
12. **A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)**
14. **A By-law to amend Subdivision By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39th Avenue) (By-law No. 9684)**
15. **A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)**

4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS

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

Summary: To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

Staff Opening Comments

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

Speakers

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

Council Decision

MOVED by Councillor Chow

- A. THAT the application to:
 - i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
 - ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY