



City of Vancouver *Zoning and Development By-law*

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CD-1 (55)

Langara College

By-law No. 4412

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

Effective March 18, 1969

(Amended up to and including By-law No. 9858, dated June 2, 2009)

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-586(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

[9858; 09 06 02]

2 Uses

[9858; 09 06 02]

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (55).
[9858; 09 06 02]

2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (55) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Institutional Uses, limited to School – University or College and Child Day Care Facility; and
- (b) Accessory Uses customarily ancillary to any use permitted by this section 2.2.

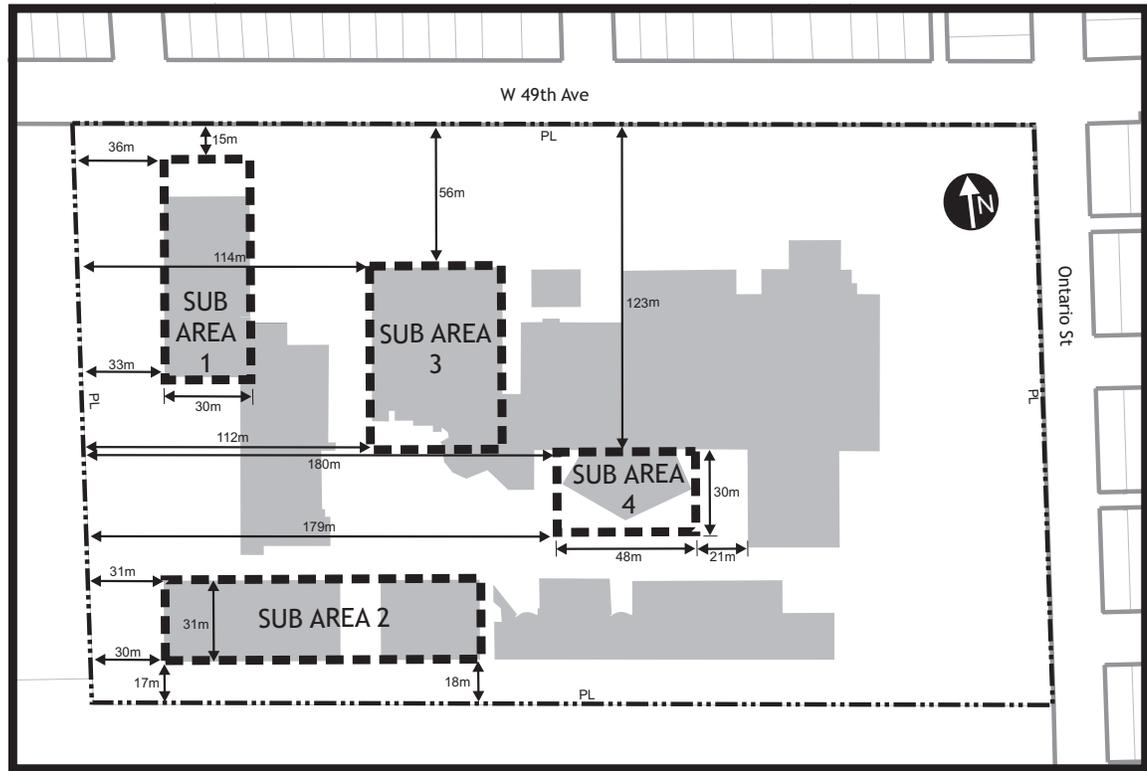
[9858; 09 06 02]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4412 or provides an explanatory note.

3 Sub-areas

Portions of the site are to consist of sub-areas 1, 2, 3, and 4 illustrated in Diagram 1 for the purpose only of determining building heights.

Diagram 1. Sub-areas



[9858; 09 06 02]

4 Density

[9858; 09 06 02]

- 4.1 Computation of floor area must assume that the site consists of 80 988 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications. [9858; 09 06 02]
- 4.2 The floor space ratio for all uses, combined, must not exceed 0.94. [9858; 09 06 02]
- 4.3 The floor area for all uses, combined, must not exceed 75 759 m². [9858; 09 06 02]
- 4.4 Computation of floor space ratio must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building. [9858; 09 06 02]

4.5 Computation of floor space ratio must exclude:

- (a) balconies, canopies, open concourses, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) the floor area of child day care facilities:
 - (i) to the extent the Director of Planning, on the advice of the Director of Social Planning, considers such facilities necessary in the immediate neighbourhood, and
 - (ii) to a maximum equal to 10% of the floor area of all buildings; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

[9858; 09 06 02]

5 Height

[9858; 09 06 02]

5.1 In sub-area 1, the building height must not exceed 23 m. [9858; 09 06 02]

5.2 In sub-area 2, the building height must not exceed 15 m. [9858; 09 06 02]

5.3 In sub-area 3, the building height must not exceed 12.5 m. [9858; 09 06 02]

5.4 In sub-area 4, the building height must not exceed 12.5 m. [9858; 09 06 02]

6 Setbacks

[9858; 09 06 02]

6.1 The setback of each building above grade must be at least:

- (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue;
- (b) 30 m from the west property boundary; and
- (c) 14 m from the south property boundary.

[9858; 09 06 02]

6.2 The setback of each building below grade must be at least:

- (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue;
- (b) 16.2 m from the west property boundary; and
- (c) 12.4 m from the south property boundary.

[9858; 09 06 02]

7 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

[9858; 09 06 02]

8 Severability

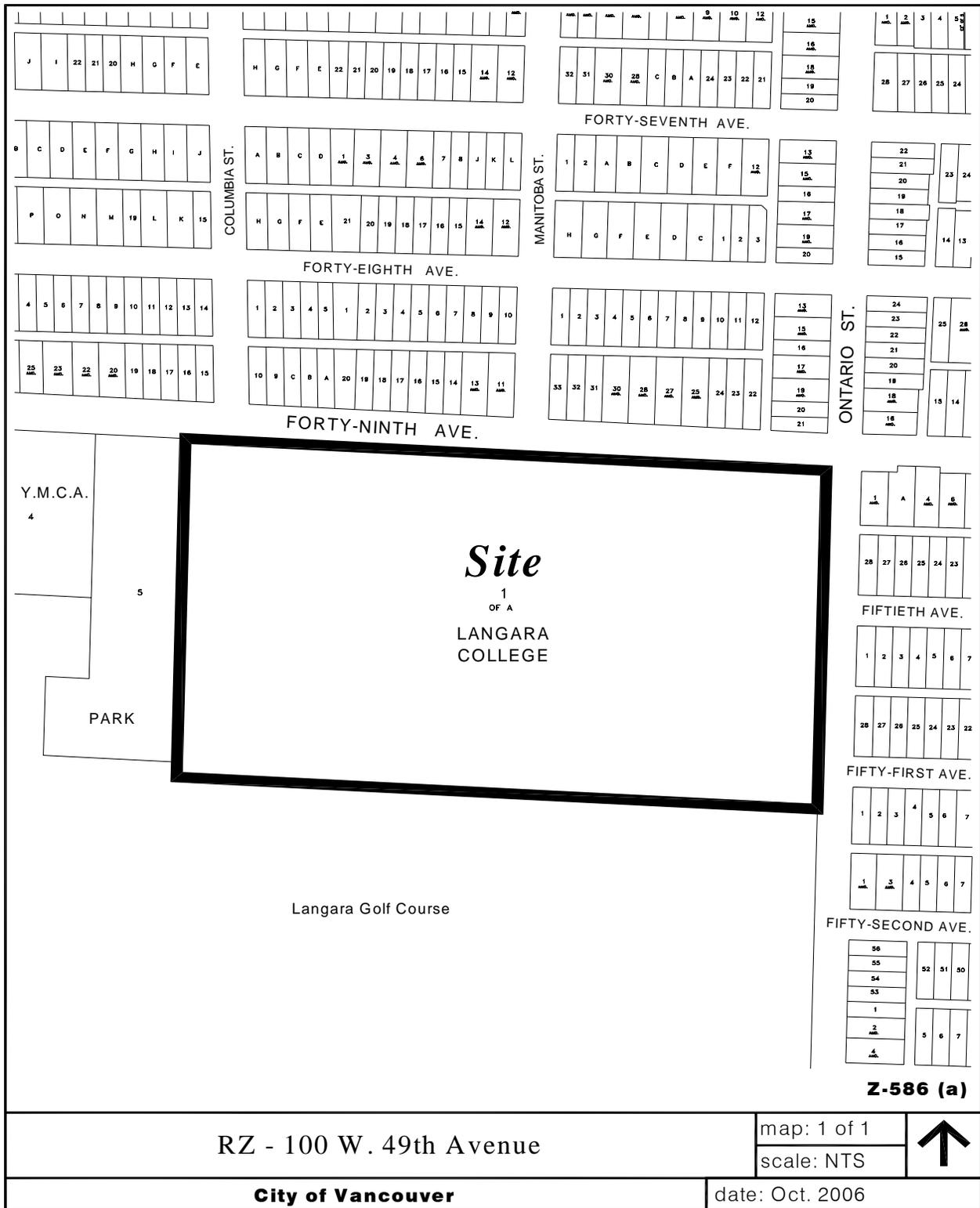
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

[9858; 09 06 02]

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

[5571; 82 09 14] [9858; 09 06 02]

Schedule A



Z-586 (a)

RZ - 100 W. 49th Avenue

map: 1 of 1
scale: NTS



City of Vancouver

date: Oct. 2006

[9858; 09 06 02]

REZONING APPLICATIONS

1. 20-Acre Portion
Langara Golf Course

An application was received from the Board of School Trustees to rezone a 20-acre portion of Block 1165, D.L. 526 being a parcel of land at the N.E. corner of Langara Golf Course at the S.W. corner of 49th Avenue and Ontario Street

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

The Chairman of the School Board answered enquiries made with respect to possibilities of having parking underground and stated that the cost factor prevented any further consideration of having underground parking.

The Director of Planning advised that there would be no need to resubmit the application to Council if financing of underground parking were possible at a later date.

MOVED by Ald. Broome,

THAT the foregoing application be approved subject to prior compliance by the Board of School Trustees with the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

1. 20-Acre Portion
Langara Golf Course (cont'd)

- "1. The detailed scheme of development be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development not to be materially different from the plans as submitted by the Vancouver School Board (Drawing Nos. 2 to 8 inclusive) and marked 'Received City Planning Office November 9, 1967.'
2. The Technical Planning Board to have special regard to the development and use of all open portions of the site, including suitable landscaping and planting, and with special reference to the location of the off-street parking areas, driveways thereto, and the number and location of all vehicular crossings.

3. That the subdivision of Block 1165, D.L. 526 to provide the 20-acre site be first completed and so registered in the Land Registry Office, with the approval of the Approving Officer being first obtained.
4. That a total of 900 off-street parking spaces be provided on the site in accordance with the drawings as approved by the Technical Planning Board, with 840 spaces being provided prior to any use or occupancy of the proposed development and the remaining 60 spaces being provided within 120 days from the date of written request by the Director of Planning.
5. That all utilities and services, including any transformers, etc. be underground.

- CARRIED.

(R2.L.2)

NOTE: AMENDED
BY-LAW #5571
ATTACHED

BY-LAW NO. 4412

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-121-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 in so far as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are school and recreational uses, subject to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter.

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

DONE AND PASSED in open Council this 18 day of March, 1969.

This By-law received:
1st Reading - March 18, 1969
2nd Reading - March 18, 1969
3rd Reading - March 18, 1969

(Sgd.) R. Thompson
CITY CLERK

(Sgd.) H.S. Bird
Deputy Mayor

(Sgd.) R. Thompson
City Clerk

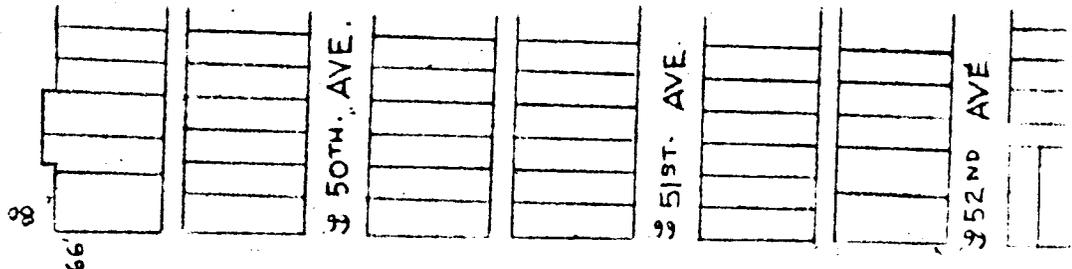
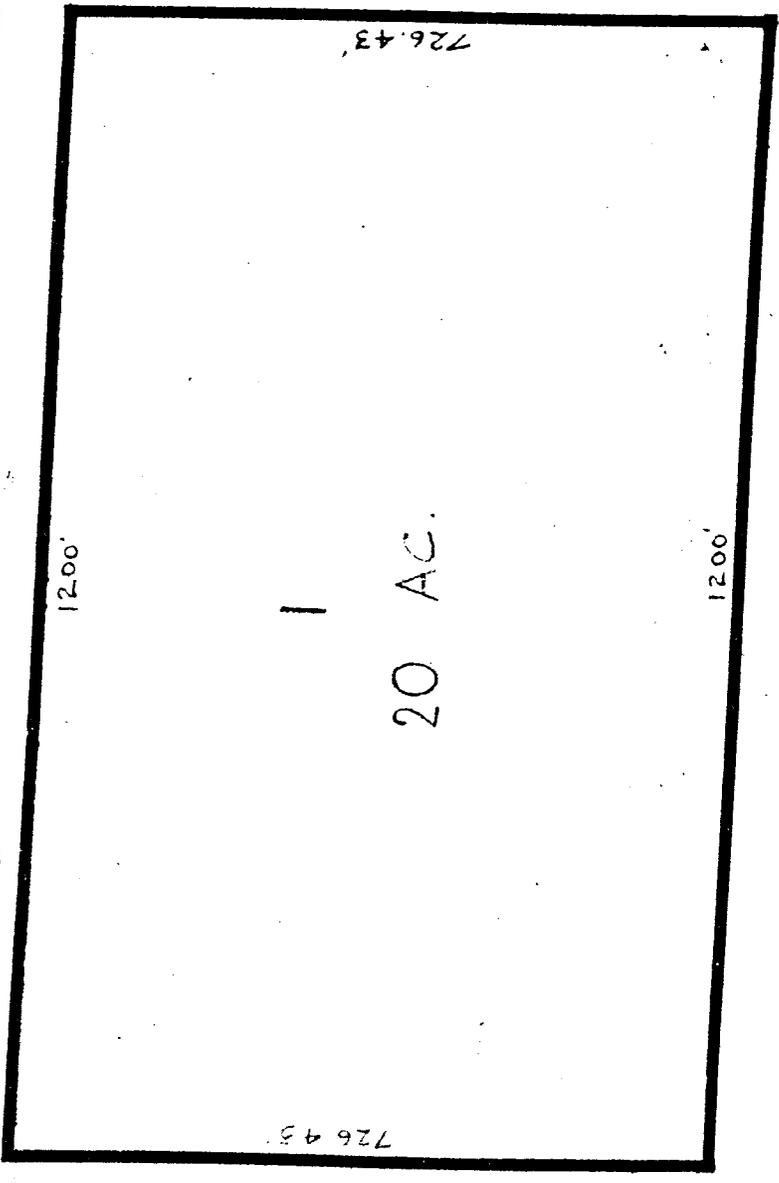
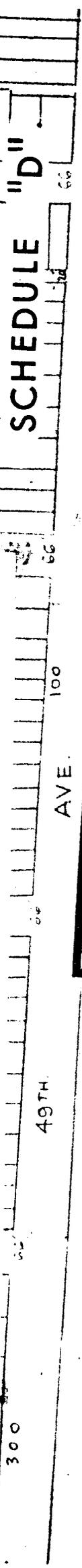
I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 18th day of March, 1969, and numbered 4412.

CITY CLERK

1 No 412 BEING A B' - LAW TO AMEND BY - LAW

2. BEING THE ZONING AND DEVELOPMENT BY - LAW.

THE PROPERTY SHOWN BELOW (——) OUTLINED IN BLACK IS REZONED FROM (RS-1) SINGLE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT



BLK. 1165

CITY PLANNING

DEPARTMENT

DATE 1982 04 18

TO: City Manager (for Council)
SUBJECT: Langara Community College - Proposed CD-1 Text Amendment
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report is an assessment of an application from Downs/Archambault Architects, on behalf of the Vancouver Community College and the Langara Students' Society; to amend the CD-1 By-law governing the Langara Campus at the southwest corner of West 49th Avenue and Ontario Street (Lot 1, Sub. of 'A', Blk. 1165, D.L.526, Plan 12842, Ref. Plan 9821) as follows:

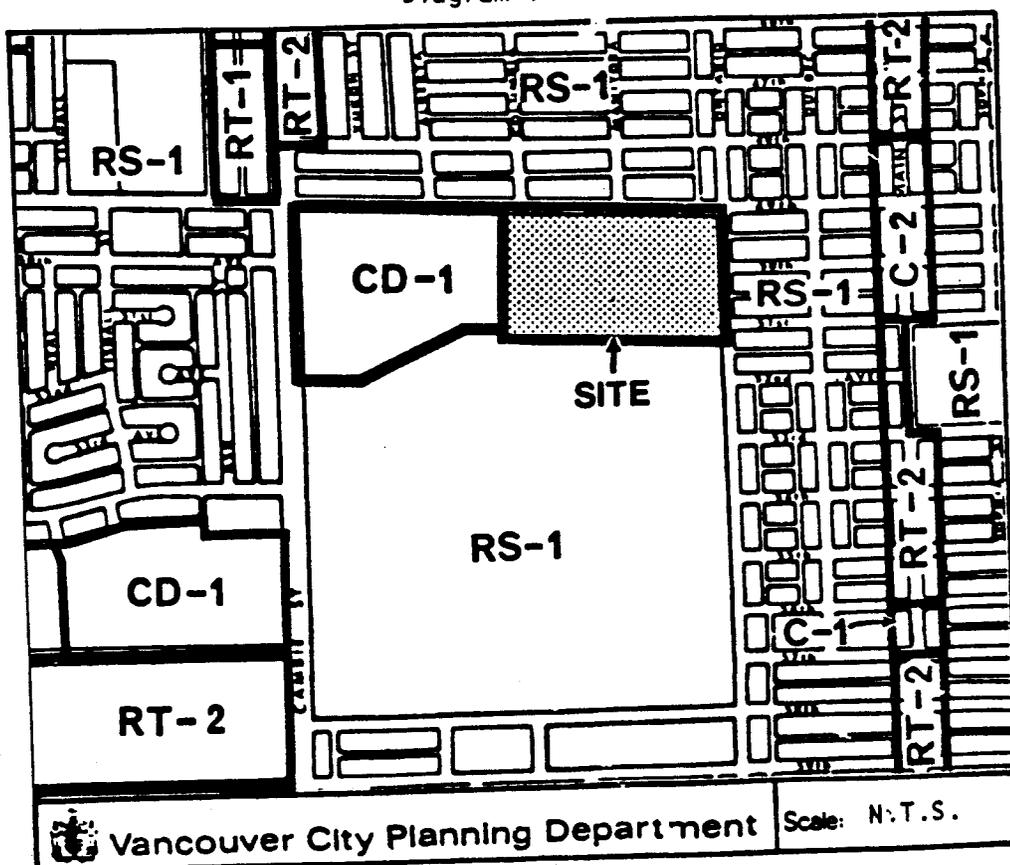
- Present Zoning: CD-1 Comprehensive Development District (By-law No. 4412)
- Requested Zoning: Amendment to present CD-1 By-law
- Stated Purpose:
- (a) on behalf of the Vancouver Community College - to upgrade the facilities to provide appropriate support for the existing population;
 - (b) on behalf of the Langara Students' Society - to permit construction of a Student Resources Building to serve the recreational and administrative needs of the Society.

In support of the application, the applicant submitted plans of the specific scheme of development proposed and an accompanying report entitled Langara Campus Upgrading.

SITE, SITUATION AND BACKGROUND

The site and local area zoning are shown in Diagram 1.

Diagram 1



The directions given to A.P.R.A., the college's consultants in the development of the Langara projects program, were quite simple: ~~we do not wish to accommodate more students; we do not wish to provide more instructional capacity; we do wish to provide appropriate support for present students and instructional capacity.~~

~~.... The campus has achieved its ultimate instructional capacity of just over 9,000 student stations and does not, by means of this project, propose to increase instructional capacity.~~

To a great extent, the proposed upgrading of the Langara Campus consists of the relocation of existing uses into renovated, more suitable existing space. In addition, 3 604.5 m² (38,800 sq. ft.) of new floor area is proposed. Details of the new floor area proposed are contained in the Table below.

TABLE 1

VANCOUVER COMMUNITY COLLEGE LANGARA CAMPUS	Existing Floor Space	28 530 m ²	(307,106 sq.ft.)
	Proposed Additional Floor Space (Net) by Use		
	Audio-Visual	331.84 m ²	(3,572 sq.ft.)
	Cafeteria	237.82 m ²	(2,560 sq.ft.)
	Community	97.64 m ²	(1,051 sq.ft.)
	Duplicating	62.24 m ²	(670 sq.ft.)
	Faculty Offices	447.78 m ²	(4,820 sq.ft.)
	Administration	628.65 m ²	(6,767 sq.ft.)
	Gen. Storage	133.59 m ²	(1,430 sq.ft.)
	Instructional	288.21 m²	(3,070 sq.ft.)
	Library & Study	1 639.69 m ²	(17,650 sq.ft.)
	Physical Education	89.18 m ²	(960 sq.ft.)
	Bookstore	115.20 m ²	(1,240 sq.ft.)
	Computer	0.91 m ²	(10 sq.ft.)
	Early Childhood Educ. Lab	13.38 m ²	(144 sq.ft.)
Health & Manpower	8.73 m ²	(94 sq.ft.)	
Student Lounge	40.88 m ²	(440 sq.ft.)	
Sub Total	4 445.04 m²	(44,618 sq.ft.)	
Amount to be Provided via New Construction as Opposed to Renovation	3 846.8	41,408	
Plus New Unassigned Space	3 467.03 m ²	(37,380 sq.ft.)	
Contingency *	137.49 m ²	(1,400 sq.ft.)	
Existing Space not Previously Approved**	538.82 m ²	(5,800 sq.ft.)	
218.87 m ²	(2,356 sq.ft.)		
TOTAL (New Construction)	4 362.21 m ²	(46,956 sq.ft.)	

* A 15 percent contingency has been requested to accommodate adjustments during the detailed design process and minor modifications subsequent to completion, noting that the earliest anticipated date of completion is six years after the functional programming.

** This space comprises a "relocated" classroom on the main floor. This classroom is not indicated on any previous Development Permit drawings.

Langara Student Society Proposal

The Langara Student Society is an elected body representing the students of the Vancouver Community College at the Langara Campus. The function of the society is to provide services to the students and to support student activities such as clubs and theatre events.

Through agreement with the Vancouver Community College, a site to the south of the Library and to the west of the Cafeteria has been made available to the Langara Student Society for the provision of a student resources building.

The proposed building would comprise an ultimate maximum of 1 858 m² (approximately 20,000 sq.ft.); however, the initial program for which plans have been submitted would entail a development of less than half of this total (approximately 801 m² or 8,568 sq.ft.) and accommodate a Student Lounge and Assembly Hall; a Student Store; Student Societies Offices; Meeting Rooms/Club Rooms; a Board/Conference Room; and a Games Room. The Student "Pub" initially programmed has been deferred and perhaps permanently abandoned, as the Student Society believes it may no longer be an appropriate response to user needs nor be financially feasible. The Society wishes, however, to retain the option to develop some such permanent licensed facility at a later date, but envisage only temporary licensing for special events for the foreseeable future.

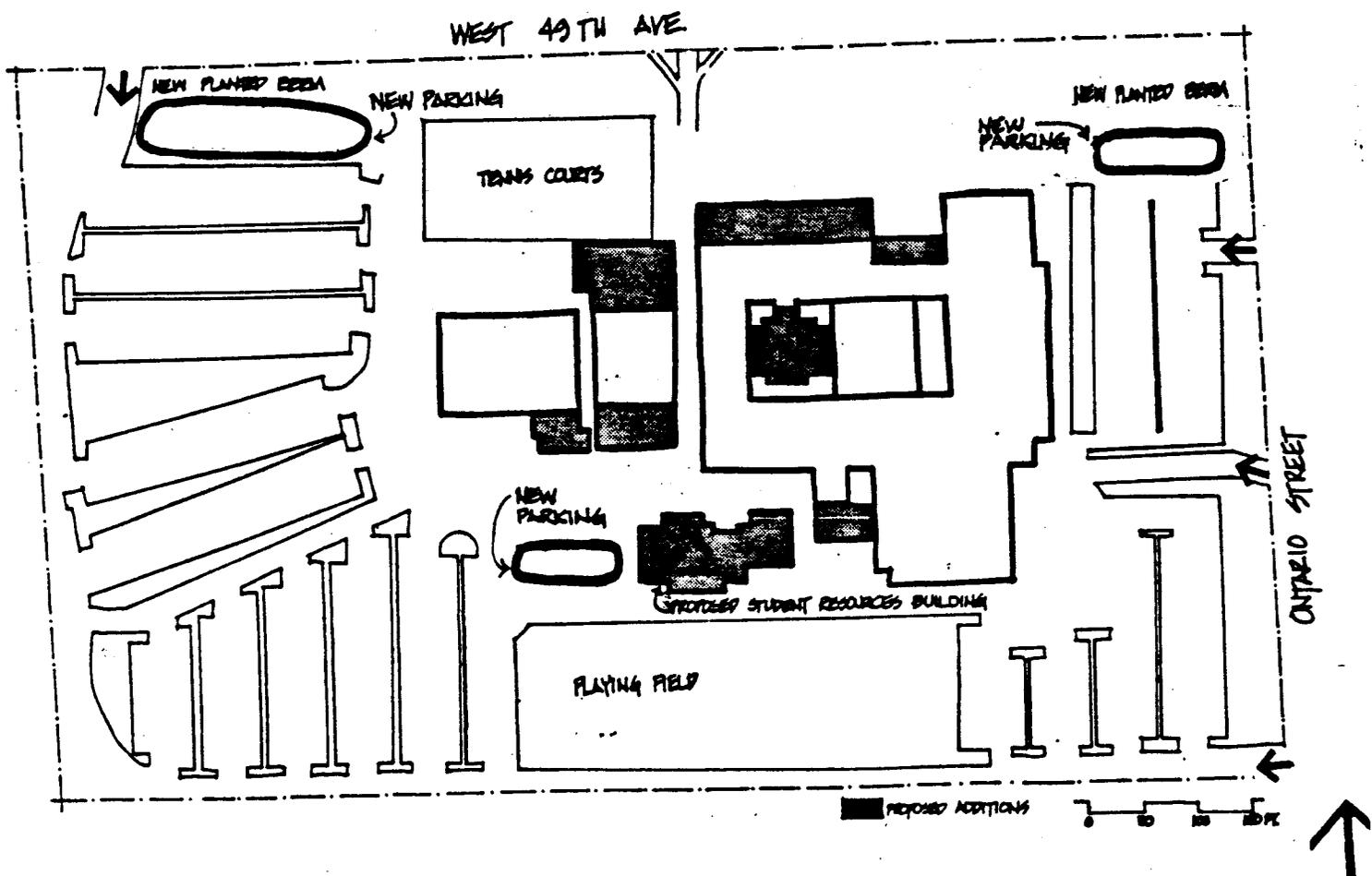
Similarly, the "Racquet Courts" originally programmed have been deleted from the initial building program, although building design will accommodate the possibility of some courts being added at a future date. Further details of the Student Resources Building are contained in the Table below.

TABLE 2

STUDENT RESOURCE BUILDING	Student Lounge & Assembly Hall	214.78 m ²	(2,312 sq.ft.)
	Student Store	66.88 m ²	(720 sq.ft.)
	Student Society Offices	106.28 m ²	(1,144 sq.ft.)
	Club Rooms	57.04 m ²	(614 sq.ft.)
	Board Room	56.48 m ²	(608 sq.ft.)
	Games Room	29.73 m ²	(320 sq.ft.)
	Gen. Storage	31.95 m ²	(344 sq.ft.)
	Circulations & Washrooms	238.57 m ²	(2,568 sq.ft.)
	Sub Total	801.73 m ²	
Subsequent Program	Potential Student "Pub", Racquet Courts &/or expansion of uses developed in initial program	1 056.27 m ²	(11,370 sq.ft.)
	TOTAL	1 858.00 m ²	(20,000 sq.ft.)

A schematic site plan showing the existing Langara Campus and locations of proposed additions, Student Resource Building and off-street parking, is presented in Diagram 2 below.

Diagram 2



COMMENTS FROM REVIEWING AGENCIES

The Urban Design Panel, at its meeting on February 17, 1982, commented favourably, recommending approval of the proposed scheme of development. More detailed comments are contained in Appendix 2 to this report.

The City Engineer, in a memorandum dated January 27, 1982, commented as follows:

'This proposed CD-1 amendment will be acceptable to the Engineering Department if an additional 200 spaces (approx.) are provided on-site to increase the total on-site parking to 1,100 spaces minimum. The spaces should be provided immediately upon issuance of the Development Permit, subsequent to rezoning approval.'

In a further memorandum dated April 6, 1982, the City Engineer commented as follows:

'After the initial rezoning and college development took place, a user fee for parking was established by the college, resulting in significant parking problems in the adjacent community. The user fee was eliminated when the City agreed to contribute 50 percent towards the maintenance of the Langara College's parking lot. This contribution amounted to approximately \$10,000 in 1981. As a further condition of rezoning approval, the Vancouver Community College should release the City from its parking lot maintenance contribution and agree not to charge a user fee for parking in the future.'

ANALYSIS AND ASSESSMENT

Area Context

The Langara Campus of the Vancouver Community College is located in what is generally a single-family area, although RS-1 zoned lands to the south are developed with a golf course which has been in existence for many years. Lands to the west have been developed in recent years with multiple residential and institutional uses under a CD-1 Comprehensive Development District zoning. In view of these residential surroundings, the provision of adequate setbacks and the maintenance of existing mature landscaping along the northerly and easterly portions of the site were essential to the establishment of a compatible form of development, when the initial rezoning for the campus was considered.

~~The setbacks, landscaping and landscaping remain an critical component of the existing campus facilities.~~

Proposed Height and Floor Space Ratio

None of the proposed additions would achieve a height above that of the existing buildings to which they are being added. Indeed, in most instances the additions are much lower than the existing buildings. Similarly, the proposed Student Resource Building is a low-profile development of one storey plus basement. ~~When considered in conjunction with the specific locations proposed, neither the additions or Student Resources Building raise concern regarding building height.~~

The traditional measure of land use intensity is floor space ratio; however, this measure is somewhat meaningless for comparative purposes in relation to surrounding residential development. As a measure of built form on any site, floor space ratio does retain some merit for comparison with the adjacent single-family neighbourhood. The existing Langara Campus maintains a floor space ratio of 0.35. The proposed College expansion and ultimate Student Resource Building would yield a floor space ratio of 0.43, being well below maximum RS-1 floor space ratio of 0.60.

Accessibility, Traffic and Parking

The Langara Campus is readily accessible by public transit, with 49th Avenue being a bus route as well as Cambie and Main Streets, two blocks to the west and east, respectively. A study of faculty/staff and students, undertaken by Zoltan Kun Associates on behalf of the Vancouver Community College, indicates that ~~approximately 5.5 percent of all faculty and staff and approximately 19.5 percent of all students travel to and from the Campus by bus.~~

Vehicular access to the site is presently provided at one location on 49th Avenue and three locations on Ontario Street to the east of the site. The study by Zoltan Kuun Associates indicates that approximately ~~84.5 percent of faculty and staff travel to and from the site either as drivers of or passengers in private automobiles. The corresponding figure for students is approximately 66 percent.~~ Circulation to/from and within the Campus site does not appear to present any problems, despite peak arrival and departure times of 8:00 a.m. and 4:30 p.m. for faculty and staff, and a significant peak in student arrivals at 8:30 a.m.

The total number of persons on the Campus on a daily basis peaks between the hours of ~~10:00 a.m. and 2:00 p.m., during which period approximately 300 staff and faculty and approximately 2,500 students are on the site,~~ according to the traffic consultant. On the basis of these projected maximum populations, travel mode surveys, and on-site / on-street parking surveys, the consultant has generated the following average estimates of on-street parking at various times throughout the day:

TIME	NUMBER OF CARS (ON-STREET PARKING)
9:00 a. m.	50
10:00 a. m.	100
11:00 a. m.	250
12:00 noon	400
1:00 p. m.	400
2:00 p. m.	325
3:00 p. m.	175
4:00 p. m.	75
5:00 p. m.	75
6:00 p. m.	50
7:00 p. m.	50
8:00 p. m.	50
9:00 p. m.	25

On the basis of the data generated, the traffic consultant concluded that only the proposed addition to the cafeteria and the additional study space in the library would generate increases in the demand for off-street parking and concluded that 60 additional parking spaces would be sufficient in order to maintain the current status quo relative to on-street parking conditions. Similarly, the consultant concluded that the proposed Student Resources Building of 1 858 m² (20,000 sq. ft.) would increase only slightly the day and evening parking demand and that 15 additional off-street parking spaces would satisfy this demand. A summary of the traffic consultants' conclusions is attached as Appendix 3.

Although the traffic consultants' methodology is credible, his analysis of existing off-street parking available on the Campus indicated that ~~approximately 125 more parking spaces were available than shown on previously approved development permit drawings.~~ Further analysis indicated that this additional parking comprised illegal parking on interior roadways and other irregularities which required rationalization. Consequently, ~~in addition to the 75 additional off-street parking spaces recommended by the traffic consultant, the City Engineer has requested a further 125 (approximate) spaces to bring the total approved parking on the Campus to a minimum of 1,100 spaces.~~

In responding to the need for this additional off-street parking, parking for an additional 78 vehicles is proposed in the northwest corner of the site, with provision of a 9.14 m (30 ft.) landscaped and bermed setback from 49th Avenue. Sixteen new off-street parking spaces are to be provided to the west of the proposed Student Resources Building with ~~20 additional off-street parking spaces on the northeast corner of the site via a 12.19 m (40.00 ft.) extension to the existing parking area which will retain a setback from 49th Avenue of 26.82 m (88 ft.). Finally 113 additional spaces are to be provided through sufficient widening of internal roadways to permit parallel parking.~~ Total off-street parking illustrated on the concept plan is 1,103 spaces. The provision of off-street parking beyond the 1,100 spaces which are presently proposed will be difficult to achieve unless a parking structure is developed in the future. On this basis, a minimum of 1,100 off-street parking spaces is acceptable provided that present student enrollment and the numbers of staff and faculty are not increased in a fashion which will increase the demand for additional parking. This does not preclude an increase in campus population during evening hours when present off-street parking facilities are more than adequate.

Provision of Future Expansion

The 15 percent contingency requested to accommodate the need for flexibility at the detailed design stage of the Langara Campus remodelling/expansion amounts to 538.8 m² (5,800 sq. ft.) of additional floor space or approximately one and one-half percent of the total floor area proposed by the College. This ~~contingency is acceptable provided that no additional instructional space is developed.~~

The provision of 1 056.3 m² (11,370 sq. ft.) of floor space for later expansion of the Student Resources Building would amount to approximately one and one-third times the amount of floor space proposed in the initial development for which plans have been prepared and submitted. It is both reasonable and practical to accommodate at this time sufficient latitude in any By-law amendment to permit subsequent expansion of non-instructional space in the form of student social and recreational facilities. At the same time, due care and attention is required in the absence of any plans or details pertaining to this future expansion in order to ensure that the community's interests are adequately safeguarded against the potential of incompatible expansion in future years. Consequently, the provision of a 1 858 m² (20,000 sq. ft.) ~~Student Resources Building, 1 056.3 m² (11,370 sq. ft.)~~ of which is presently unspecified, ~~is supported provided that the specific~~ ~~development of any expansion after the initial phase is first~~ ~~approved by the Council as required by the Charter, and that Council also~~ ~~approve the expansion of the proposed off-street parking spaces of each,~~ ~~and that the potential need for further off-street~~ ~~parking~~

SUMMARY AND CONCLUSION

This application, proposing expansion of present facilities at the V.C.C. Langara Campus and development of a Student Resources Building by the Langara Student Society, along with provision of additional off-street parking, reflects a deviation from the original plans for Langara Campus which provided sufficient instructional space but insufficient space for support services and other ancillary uses.

On the basis of documentation submitted in support of the V.C.C. component of this application, the 4 362.21 m² (46,956 sq. ft.) of additional floor space as outlined in Table 1 of this report is supported, subject to the provision of a minimum of 1,085 off-street parking spaces to be provided immediately upon issuance of any development permit for the proposed redevelopment.

The Student Resources Building is supported as proposed in the initial program of development presented, subject to the provision of a minimum of 15 off-street parking spaces prior to any use of the proposed building. The provision of a further 1 056.3 m² (11,370 sq. ft.) of floor space for future, un-programmed expansion is also supported, provided that this future expansion receives Council approval as to the form of development, uses and their individual floor areas proposed, noting that the 15 off-street parking spaces presently determined sufficient for the total development may require re-examination and alteration on the basis of the specific, future development proposal.

RECOMMENDATION

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

That this application to amend the existing CD-1 By-law (No. 4412) for Langara Campus be approved, with the amended By-law restricting the use and development of this site as follows:

- (a) a college and related facilities, including accessory buildings and uses customarily ancillary thereto, at a maximum floor space of 32 892.40 m² (354,062 sq. ft.), providing a maximum of 3,275 student stations, with a maximum instructional floor space of 8 771.80 m² (94,422 sq. ft.);

- (b) a student resource building, including accessory uses customarily ancillary thereto, at a maximum floor space of 1 858 m² (20,000 sq. ft.);
- (c) a minimum of 1,100 off-street parking spaces to be provided, without a user fee, for the above-noted uses."

APPENDIX 1

Conditions of Development, Established by
Council Resolution, Upon Approval of Initial
CD-1 Rezoning in 1968

1. The detailed scheme of development be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development not to be materially different from the plans as submitted by the Vancouver School Board (Drawing Nos. 2 to 8 inclusive and marked 'Received City Planning Office November 9, 1967.')
 2. The Technical Planning Board to have special regard to the development and use of all open portions of the site, including suitable landscaping and planting, and with special reference to the location of the off-street parking areas, driveways thereto, and the number and location of all vehicular crossings.
 3. That the subdivision of Block 1165, D.L. 526 to provide the 20 acre site be first completed and so registered in the Land Registry Office, with the approval of the Approving Officer being first obtained.
 4. That a total of 900 off-street parking spaces be provided on the site in accordance with the drawings as approved by the Technical Planning Board, with 840 spaces being provided prior to any use or occupancy of the proposed development and the remaining 60 spaces being provided within 120 days from the date of written request by the Director of Planning.
 5. That all utilities and services, including any transformers, etc. be underground.
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APPENDIX 2

Urban Design Panel Meeting Minute - February 17, 1982

The Panel responded favourably to the proposed rezoning and the building from that would result. It was felt that the wrapping of the old, new-looking building in a form that was new, but traditional-looking was an appropriate, and innovative response to the needs of the site.....

Recommendation:

APPROVAL (with the following comments):

- (a) It was felt that a stronger definition of the entrance to make it more legible was important. This was also considered applicable to the entrance to the parking area which would benefit from a treatment making it consistent to the proposed theme.
- (b) Handling of the transition from the new to the old is very important, and the applicant is encouraged to make it as unobtrusive as possible. It was also commented that further extension of the building's image.....

SUMMARY

1. The maximum number of student cars parked is 950 on-site, and 375 off-site for a total of 1,325.
2. This maximum parking only occurs during 1 to 2 hours of the day.
3. Normally there are over 200 empty spaces on-campus in the evening.
4. Some people will always choose to park on-street rather than on-site for the following reasons:
 - a) closer to the buildings;
 - b) easier traffic patterns for either arrival or departure;
 - c) avoid possible damage to the car because of an adjacent car's door opening.
5. The Campus renovation project will increase the maximum number of students via improved cafeteria conditions and more study space in the library, and the increased parking demand during the day is estimated to be 60 cars.
6. The Student Resources Building will increase the number of on-site students and the increased parking demand during the day is estimated to be 15 cars.
7. An additional 75 parking spaces should be constructed on-site to meet the increased demand in order to keep the off-site parking at current levels.

Zoltan Kuun Associates

CD-1 55
Dwgs. in Manila
File
100 W. 49th.

C.C. 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 28th April 1982

To: CITY MANAGER
DIRECTOR OF PLANNING
CITY ENGINEER
CLERK, PUBLIC HEARING

Refer File: 5302

RJSIDMD

Subject: LANGARA COMMUNITY COLLEGE PROPOSED CD-1 TEXT AMENDMENT

Please be advised that City Council at its meeting on Tuesday, April 27, 1982, approved the recommendation of the City Manager as contained in his attached report dated April 23, 1982, with regard to the above matter.

CITY CLERK

Att.

Also sent to:

Downs-Archambault, Architects, 1272 Richards Street, Vancouver, B.C. V6B 3G2
cc: Vancouver Community College, 675 West Hastings Street, Vancouver, B.C.
V6B 1N2
Langara Students Society, 100 West 49th Avenue, Vancouver, B.C. V5Y 2Z6

C

MANAGER'S REPORT

DATE April 23, 1982

TO: VANCOUVER CITY COUNCIL

SUBJECT: Summary Report: Langara Community College
Proposed CD-1 Text Amendment

CLASSIFICATION: RECOMMENDATION

The Director of Planning has submitted a report dated April 18, 1982, summarized as follows:

"PURPOSE

This report is an assessment of an application from Downs/Archambault, Architects, on behalf of the Vancouver Community College and the Langara Student's Society, to amend the CD-1 By-law governing the Langara Campus at the southwest corner of West 49th Avenue and Ontario Street (Lot 1, Sub. of 'A', Blk. 1165, D.L. 526, Plan 12842, Ref. Plan 9821) as follows:

- Present Zoning: CD-1 Comprehensive Development District (By-law No. 4412)
- Requested Zoning: Amendment to present CD-1 By-law
- Stated Purpose:
 - (a) on behalf of the Vancouver Community College - to upgrade the facilities to provide appropriate support for the existing population;
 - (b) on behalf of the Langara Student's Society - to permit construction of a Student Resources Building to serve the recreational and administrative needs of the Society.

The site and local area zoning are illustrated in Diagram 1 in the main report.

Following a Public Hearing on January 25, 1968, Council approved the rezoning of the site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of establishing a college facility, with the CD-1 By-law (No. 4412) subsequently enacted in March, 1969.

To a great extent, the proposed upgrading of the Langara Campus consists of the relocation of existing uses into renovated, more suitable existing space. In addition, 3 604.5 m² (38,800 sq. ft.) of new floor area is proposed. The Langara Student Society proposal consists of a student resources building having an ultimate maximum of 1858 m² (20,000 sq. ft.) of new floor area; however, the initial program for which plans have been submitted would entail a development of less than half of this total.

SUMMARY AND CONCLUSION

This application, proposing expansion of present facilities at the V.C.C. Langara Campus and development of a Student Resources Building by the Langara Student Society, along with provision of additional off-street parking, reflects a deviation from the original plans for Langara Campus which provided sufficient instructional space but insufficient space for support services and other ancillary uses.

On the basis of documentation submitted in support of the V.C.C. component of this application, the 4 362.21 m² (46,956 sq. ft.) of additional floor space as outlined in Table 1 of the main report is supported, subject to the provision of a minimum of 1,085 off-street parking spaces to be provided immediately upon issuance of any development permit for the proposed redevelopment.

The Student Resources Building is supported as proposed in the initial program of development presented, subject to the provision of a minimum of 15 off-street parking spaces prior to any use of the proposed building. The provision of a further 1 056.3 m² (11,370 sq. ft.) of floor space for future, un-programmed expansion is also supported, provided that this future expansion receives Council approval as to the form of development, uses and their individual floor areas proposed, noting that the 15 off-street parking spaces presently determined sufficient for the total development may require re-examination and alteration on the basis of the specific, future development proposal.

RECOMMENDATION

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

That this application to amend the existing CD-1 By-law (No. 4412) for Langara Campus be approved, with the amended By-law restricting the use and development of this site as follows:

- (a) a college and related facilities, including accessory buildings and uses customarily ancillary thereto, at a maximum floor space of 32 892.40 m² (354,062 sq. ft.), providing a maximum of 3,275 student stations, with a maximum instructional floor space of 8 771.80 m² (94,422 sq. ft.);
- (b) a student resource building, including accessory uses customarily ancillary thereto, at a maximum floor space of 1 858 m² (20,000 sq. ft.);
- (c) a minimum of 1,100 off-street parking spaces to be provided, without a user fee, for the above-noted uses."

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

APPROVED. COUNCIL, April 27, 1982.

CITY OF VANCOUVER
MEMORANDUM

Date: June 24, 1982

From: CITY CLERK

Refer File: P.H. No. 126

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

RECEIVED
CITY PLANNING DEPT.
JUN 28 1982
NUMER: D 3809
REFERRED TO: RJS/DMC
ANSWER REQD.:
FILE NO.:

Subject: Public Hearing - June 17, 1982

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on June 17, 1982.

Please note any matters contained therein for your attention.


CITY CLERK

Att.

JT:ss

Also Sent To: Mr. G. McGarva, Downs/Archambault Architects,
1272 Richards Street, Vancouver, B.C. V6B 3G2

Vancouver Community College, 100 West 49th Avenue,
Vancouver, B.C. V5Y 2Z6 (Langara Campus)

Langara Student Society, 100 West 49th Avenue,
Vancouver, B.C. V5Y 2Z6

3. Langara Campus of the Vancouver Community College (Southwest Corner of West 49th Avenue and Ontario Street)

The Council considered an application by Mr. G. McGarva, Downs/Archambault Architects, on behalf of the Vancouver Community College and Langara Student Society as follows:

LOCATION: LANGARA CAMPUS OF THE VANCOUVER COMMUNITY COLLEGE (SOUTHWEST CORNER OF WEST 49th AVENUE AND ONTARIO STREET)
(Lot 1, Sub. of 'A', Blk. 1165, D.L. 526, Plan 12842, Ref. Plan 9821)

Present Zone: CD-1 Comprehensive Development District (By-law No. 4412)

Requested Zone: Amendments to Present CD-1 By-law

(i) If approved, the proposed By-law would, in general:

- permit expansion of present college uses and facilities from the present gross floor area of 28 530 m² (307,106 sq.ft.) to a maximum gross floor area of 32 892.4 m² (354,062 sq.ft.), providing a maximum of 3,275 student stations, with a maximum instructional area of 8771.8m²* (94,422 sq. ft.)*
- permit a student resources building having a maximum gross floor area of 1 858 m² (20,000 sq.ft.), to be developed by the Langara Student Society;
- require a minimum of 1,085 off-street parking spaces to serve the V.C.C. Langara Campus and a minimum of 15 off-street parking spaces to serve the Langara Student Society student resources building.

(ii) Any consequential amendments.

* Amended at the Public Hearing.

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

- (i) That the detailed scheme of development for the Langara Campus redevelopment and the student resources building, both of which may be pursued in stages through individual development permit applications, is to be approved by the Director of Planning, after first receiving advice as he deems necessary from the Urban Design Panel, having particular regard to the following:
 - the applicant's building program for the campus redevelopment and impacts, during construction, on the availability of off-street parking;
 - integration of the proposed development with existing development on the site and potential integration with subsequent stages of development;
 - pedestrian and vehicular circulation within the site and the accessibility of off-street parking;
 - lighting of off-street parking and its impact on residential uses adjacent to the site;

Item No. 3 Continued

- the provision and maintenance of landscaping and surface treatment, with particular regard to the northerly and easterly peripheries of the site adjacent to existing and proposed new surface parking areas;
- (ii) That all utilities and services, including any transformers, etcetera, be located underground;
- (iii) That the approved form of development be as presented in the drawings prepared by Downs/Archambault Architects stamped "Received, City Planning Department, December 11, 1981" and later supplemented by drawings similarly stamped with the dates February 26, 1982, March 3, 1982 and March 18, 1982, provided that all references thereon to off-street parking are first amended by the applicant to clearly indicate such spaces are available without user fee to all faculty, staff and students of the Vancouver Community College Langara Campus, and further that the Director of Planning may allow non-material alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (i) above.
- (iv) That required off-street parking spaces for the Langara Campus and the student resources building be provided immediately upon issuance of development permit for the initial stage of these respective developments.
- (v) That Council ~~rescind~~ its resolution of March 9, 1971 wherein Council agreed to equally share with the Vancouver School Board the annual costs of maintaining the V.C.C. Langara Campus parking area.

Note: The Vancouver Community College is now Independent of the Vancouver School Board.

Mr. R. Scobie, Zoning Division, reviewed the application noting there were two components: (1) a proposal by the Vancouver Community College to upgrade support space facilities through re-organization within the existing campus and the addition of some floor area for non-instructional space; and (2) a student resources building to serve the recreational and administration needs of the Langara Student Society.

Mr. Scobie advised the proposal for the student resources building was supported provided that, in order to ensure against incompatible expansion in future years, the specific form of development in any expansion after the initial phase first be approved by Council. Further that the Council also approve the specific uses proposed and the floor space of each. This requirement would include a student "pub" proposal which had been originally proposed but was not being pursued at this time.

Mr. Scobie also noted a minor amendment to the application would be necessary with respect to the figure for the maximum instructional area which should be reduced from 8771.8m² (94,422 sq.ft.) to 8593.25m² (92,500 sq.ft)

Mr. R. G. Macdonald, Traffic Division, explained parking requirements for the campus and advised the City Engineer had recommended a minimum of 1100 off-street parking spaces be provided without user fee - 200 more than the 900 approved for the site.

Cont'd.....

Item No. 3 Continued

Council members questioned staff on the intent of condition (v) proposed by the Director of Planning whereby it was suggested Council's motion of March 9, 1971 to equally share with the Vancouver School Board the annual costs of maintaining the Langara campus parking areas would be rescinded.

The City Manager explained the background to the cost-sharing arrangement negotiated as a result of severe on-street parking problems in the surrounding residential area following the opening of the College. The City had entered into an agreement with the College requiring a 50/50 contribution (1981 City share approximately \$10,000) upon the College agreeing to eliminate its user fee for on-campus parking. It was felt the City was not obligated to continue with the agreement as free parking was proposed as a requirement of the rezoning.

Mr. McGarva reviewed architectural aspects of the planned expansion which would correct deficiencies in the existing support space facilities for the student population.

The Deputy Mayor called for speakers for or against the application and the following made representations:

- Patrick Dunne, Langara Student Council, stated the student resources building had been in the planning stage for the past ten years. Council's approval was the final obstacle to be overcome.

- Bob Ross, Langara Alumni Association, spoke in favour of the application.

- Elizabeth Jarvis, College Board member, referred to the existing lack of support space facilities. Students had to line up in the halls waiting for classes, creating congestion. The proposal did not significantly change the original concept and the College Board urged Council approve the application and continue the parking cost-sharing agreement.

- Shirley Church, Faculty Association, noted the student resources building would improve the quality of life for students at Langara.

- Robert Shakespeare, 11 East 50th Avenue, advised residents still experienced problems with parking on streets and lanes in the area. He felt the College should make greater efforts to resolve this situation.

- Harold Pinchin, 6315 Ontario, stated elderly residents suffered terribly from college related parking problems and received no co-operation from students. If the "Pub" proposal went forward the problem would spill over into the night time hours and this could not be condoned by the residents.

- Lydia Shimek, Student Society Building Committee, described the existing uncomfortable conditions for students on campus, particularly for those who had nowhere to go between classes.

- James J. Denholm, College Principal, urged Council to not renege on the cost-sharing agreement. He advised the Pub project had been dropped from the scheme when it had been determined the students did not want it. He emphasized the proposed expansion would not increase the student population - the existing 5,000 student enrollment was the optimum for the campus.

Cont'd.....

Item No. 3 Continued

- Joseph Vizjak, 105 West 49th Avenue, opposed the Student Resources Building citing probable increases in parking problems. Residents were totally opposed to the establishment of a "pub".

- Barry Sleigh, College Board member, speaking as a private citizen, urged approval.

- Ernie Stefanyshen, 48 East 50th Avenue, also referred to the parking problems and suggested speed bumps be installed in the lanes adjacent to the College.

- Tony Manera, President and Chief Executive Officer, Langara, advised the student project had been endorsed whole-heartedly by the College Board. Additional parking space would be provided without any increase in the number of students.

At this point in the proceedings, Mayor Harcourt arrived and assumed the Chair.

MOVED by Ald. Boyce,
THAT conditions (i)-(iv) proposed by the Director of Planning, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT condition (v) proposed by the Director of Planning be deleted.

- CARRIED

(Alderman Boyce opposed.)

MOVED by Ald. Bellamy,
THAT the Standing Committee on Environment and Traffic, in consultation with City staff and residents, consider changing the existing Resident Parking Only zones adjacent to Vancouver Community College, Langara Campus to Permit Parking Only zones.

- CARRIED UNANIMOUSLY

MOVED by Ald. Eriksen,
THAT Section 1(b) of the draft By-law specifically exclude a pub as a permitted use.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the application of the Director of Planning, as amended, be approved subject to the conditions as amended by Council and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

Cont'd.....

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
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 amendments to the Zoning and Development
By-law.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 8:45 p.m.

55
TEXT AMEND

A By-law to amend By-law No.4412,
being a by-law which amended By-law
No. 3575 by rezoning an area to CD-1

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

1. Section 2 of By-law No. 4412 is amended by deleting all those words commencing with "and the only uses" and ending with "Vancouver Charter" and by inserting in their place the following:

", subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued, are the following:

- a) A college and related facilities, including accessory buildings and accessory uses customarily ancilliary thereto, subject to the following:
 - i) the total gross floor area shall not exceed 32 892.40 m² (354,062 sq. ft.) of which no more than 8 593.25 m² (92,500 sq. ft.) shall be allocated for instructional purposes; and
 - ii) the number of students in class and under instruction at any one time shall not exceed 3,275.
- b) A student resources building, including accessory uses customarily ancilliary thereto but not including a pub, with a gross floor area not exceeding 1 858 m² (20,000 sq. ft.).

2. Section 3 is renumbered as section 4 and the following inserted as a new section 3:

"3. A minimum of 1,100 off-street parking spaces shall be provided, and shall be developed and maintained in accordance with the applicable provisions of section 12 of the Zoning and Development By-law.

3. 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 September, 1982.

(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 14th day of September, 1982, and numbered 5571.

CITY CLERK"

BY-LAW NO. 7407

A By-law to amend
By-law No. 4412, being a
By-law which amended
the Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2(a) of By-law No. 4412 is amended:
 - (a) by deleting the figure "32 892.40 m² (354,062 sq. ft.)" and substituting therefor the figure "49 059 m²"; and
 - (b) by deleting the figure "8 593.25 m² (92,500 sq. ft.)" and substituting therefor the figure "12 066 m²".
2. Section 3 is amended:
 - (a) by deleting the figure "1,100" and substituting the figure "1,250";
 - (b) by deleting the words "of section 12 of the Zoning and Development By-law." and substituting therefor the words "of the Parking By-law, except that a maximum of 30 percent of parking spaces may be for small cars or, if the total gross floor area, as permitted by section 2(a), exceeds 41 700 m², a minimum of 1,450 off-street parking spaces, of which no more than 30 percent may be for small cars, shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. This minimum number of 1,450 parking spaces for Phase II may be relaxed by City Council, pending the success of the College's traffic demand management measures."

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

DONE AND PASSED in open Council this 11th day of April 1995.

"(signed) Philip W. Owen"

Mayor

"(signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of April 1995, and numbered 7407.

CITY CLERK

CITY OF VANCOUVER



MEMORANDUM

RECEIVED BY	
PLANNING DEPARTMENT	
DATE	APR 18 1995
NUMBER	R 3476
REFERRED TO	FAS
COPY TO	RJ
ANSWER REQ'D	

From: CITY CLERK

Date: 18 April 1995

Refer File: 2605-1

To: Ken Dobell, City Manager
Ted Droettboom, General Manager, Community Services
Rick Scobie, Associate Director, Land Use & Development
John Mulberry, Director of Legal Services

Subject: Approval of Form of Development - CD-1 - 100 West 49th Avenue (6655 Ontario Street)

At its meeting of April 11, 1995 Vancouver City Council passed the following motion regarding the above matter:

THAT the approved form of development for the CD-1 zoned site known as 100 West 49th Avenue be amended generally as illustrated in DA #217233, prepared by Waisman, Dewar, Grout, Carter, Architects, and stamped "Received, City of Vancouver, Planning Department, February 27, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

Ind Cross

COMMITTEE CLERK

MC:sr

Also Sent To: Mr. Al Waisman
Waisman, Dewar, Grout, Carter, Architects
300-1505 West 2nd Avenue
Vancouver, B.C. V6H 3Y4

5

How To . . . Rezoning Procedures in Vancouver

January 1997

THE SMALL PRINT



This brochure is intended to be used in conjunction with the other **How To . . .** brochures in this series.

It is not a legal document. It departs from the necessary legal and technical terminology used in the Vancouver Charter and applicable City by-laws. Any contradiction, dispute or difference between the contents of this brochure and applicable City by-laws, plans, policies or guidelines will be resolved by reference to the by-laws or other official documents.

What Is Zoning?

Zoning regulates the development of property in the city by encouraging compatible land uses and buildings. Zoning reflects Council policies based on community goals for the future of the city and its neighbourhoods.

The city is divided into many zoning districts, each shown on a map called the Zoning District Plan. The Zoning and Development By-law contains corresponding district schedules for most of the zoning districts. A district schedule contains a list of permitted uses and regulations including location, height, site coverage and floor area of any development which may be permitted on a site.

Some districts have accompanying Council-approved guidelines for development applications while other districts are governed by an Official Development Plan (ODP) or an Area Development Plan (ADP), or a combination of the two.

Another type of zoning district is the Comprehensive Development District (CD-1). Over 350 sites are governed by individual, custom-designed CD-1 by-laws that generally control permitted uses and provide development regulations. City Council must approve the form of development in a CD-1 district.

What Is Rezoning?

Rezoning may occur in three ways, each of which requires a public hearing.

1. To change the present zoning of a site to one of the Standard Zoning Districts.

Any use listed in the applicable district schedule and any development complying with the regulations in that schedule may then be permitted by applying for and obtaining a development permit.

OTHER HOW TO . . . BROCHURES

- 1 Zoning and Development Permits in Vancouver
- 2 The Development Permit Process
- 3 Development Permits for Major Applications
- 4 Appeals to the Board of Variance and Parking Variance Board in Vancouver
- 5 Rezoning Procedures in Vancouver
- 6 Subdivision in Vancouver

For all locations, phone numbers and other related details mentioned in this brochure, please refer to the For More Information section at the back of this brochure.



City of Vancouver
Community Services Group
Planning Department



Outright approval uses which meet all regulations of the by-law will be automatically approved. Conditional approval uses which meet all regulations of the by-law may or may not be approved, or may be approved subject to compliance with certain conditions. These conditions are usually (but not always) based on Council-approved plans, policies or guidelines.

2. To change the present zoning of a site to a Comprehensive Development District (CD-1).

CD-1 zoning is tailor-made to a specific site or area. It is intended for unique sites or areas or to accommodate special uses or forms of development which do not fit within a standard zoning district schedule.

The listed uses are essentially outright but are approved conditionally in that the form of development must first be approved by a resolution of City Council. This usually occurs, in principle, at the public hearing when the proposed rezoning is considered, with the formal approval given following approval of the development application.

Council may establish certain conditions (e.g., legal agreements or other arrangements) that must be met prior to the enactment of the CD-1 By-law, and other conditions (usually pertaining to design) that must be met before the approval of the development application.

3. To change the text of the Zoning and Development By-law or of an ODP, ADP or CD-1 By-law.

This includes changes to permitted uses or regulations in any district schedule, ODP, ADP or CD-1. A substantial alteration to an approved CD-1 form of development may also require an application to amend the text of the CD-1 By-law.

All rezoning applications are reviewed by the Planning Department and are reported to City Council with a recommendation of support or refusal. Council makes the final decision either to approve or refuse the application.

How Do I Submit A Rezoning Application?

Enquiries

A rezoning enquiry should be made by calling Rezoning Enquiries or by visiting the Rezoning and Subdivision Counter. Staff will provide advice on any applicable Council plans, policies or guidelines affecting land use and development in the area. Staff will also be able to identify issues to be addressed in the area, give some indication whether the proposal may prove controversial, as well as indicate the position which the Planning Department might take in reporting to Council.



If a rezoning proposal appears promising, prospective applicants are then advised to make a written enquiry to the Director of Land Use and Development. A written response to the enquiry will ordinarily be returned within two weeks. Based on this advice, a prospective applicant should then decide whether or not to submit a rezoning application. If they do wish to proceed, a pre-application meeting can be arranged with a Rezoning Planner to discuss the requirements.

It should be noted that an applicant can submit a rezoning application without making an initial enquiry; however, this service provides the prospective applicant with advice so time and money are not wasted on an application that is likely to be refused.

Applications

An appointment should be made with the Rezoning Planner for the submission of an application. At this meeting, the applicant will submit all required materials and the rezoning fee, unless alternative prior arrangements have been made. The rezoning application form will be completed and signed, and a receipt issued for fee payment. Relevant portions of the rezoning application form may be filled in ahead of time by the applicant, if the proposed content has been reviewed with the Rezoning Planner in a pre-application meeting. A rezoning application form may be obtained from the Rezoning and Subdivision Counter.

Basic Information Needed to Complete a Rezoning Application Form:

- street address or other reference description of the site to be rezoned (e.g., "453 W. 12th Ave.", or "northeast corner of W. 12th Ave. and Cambie St.");
- legal description, including lot, block and district lot numbers for the site. A state of title certificate may be obtained from the Land Title Office verifying this information and should be attached to the application;
- site dimensions and area (in imperial or metric measurement);
- present zoning (e.g., RS-1 One-Family Dwelling District);
- requested zoning (e.g., CD-1 Comprehensive Development District); and
- statement of purpose of the rezoning (e.g., to permit the construction of two-family dwelling).

Additional Material Needed to Accompany a CD-1 Rezoning Application Form:

1. A letter which states the nature and purpose of the proposed rezoning, emphasizing any tangible public benefits offered by the rezoning (e.g., heritage preservation, housing affordability, etc.).
2. A legal survey plan prepared by a B.C. Land Surveyor showing the location, dimensions, area of the site, topography and building grades if available.



3. Ten copies of *metric* plans at 1:200 scale (smaller scale for large sites), and one, easily-reproducible, reduced set on 21.5 × 28 cm (8½" × 11"), including:
 - a) site plan, showing the siting of all buildings and the location of pedestrian and vehicular access and circulation, and including all yards and setbacks from the nearest property lines;
 - b) floorplans, including plans for any underground parking or development;
 - c) roof plan;
 - d) landscape plan showing existing and proposed trees and planting;
 - e) elevations, showing building heights measured from the base surface;
 - f) cross-sections, also showing building heights.

Additional copies may be required, depending on the complexity of this application.

(Note: All measurements should be metric as all CD-1 By-laws are prepared with metric figures.)

4. A table of statistics indicating proposed uses, floor space ratio (the method used for calculating floor space ratio, height, parking, loading and bicycle spaces).

The method used for calculating Floor Space Ratio should be identified (a Zoning District Schedule can be used for this purpose, ask the Rezoning Planner to suggest which one to use). Overlays are required to illustrate how all calculations have been made, including vertical and horizontal daylight angles.

5. A statement of rationale for the changes of use, increased height, floor space ratio, site coverage, and setbacks sought by the application, plus any parking relaxations and any other variations from existing regulations. The statement should be supported by the appropriate documentation (e.g., environmental or social impact analyses, traffic or parking studies, heritage, arborist, or soil contamination assessment). It is important that the statement of rationale gives reasons for why the proposed rezoning is in the public interest.

If commercial floor area is proposed in excess of what is now permitted on the site, a detailed analysis showing the need for the additional commercial capacity in the area surrounding the site should be provided. The need for further studies of this nature may be determined after the processing of an application is underway, particularly for matters within the jurisdiction of other City departments.



6. A statement of rationale for the proposed form of development. It should be supported by the appropriate documentation (e.g., view impact analysis, shadow study, and urban design study) as may be appropriate, and depending on surrounding land uses and development.
7. A context and massing model (at same scale as plans) and a photo montage of surrounding land uses and development. They do not need to be submitted at the same time as the rezoning application. Arrangements should be made to deliver them at least two weeks prior to the Urban Design Panel Review. The relevant context may vary from one site to another but generally encompasses the area within a two-block radius of the site.
8. Development of a program of public consultation completed prior to submission of the rezoning application (this is not mandatory but is generally recommended). Well-advertised public information meetings or open houses are desirable. More intensive consultation with immediately surrounding property owners and also with established community groups may also be appropriate.
9. An application fee. Rezoning fees are payable in accordance with the Zoning and Development Fee By-law. Fees vary considerably depending on the type of change sought and the land area affected. Staff should be consulted to determine the fee payable before the application is made.

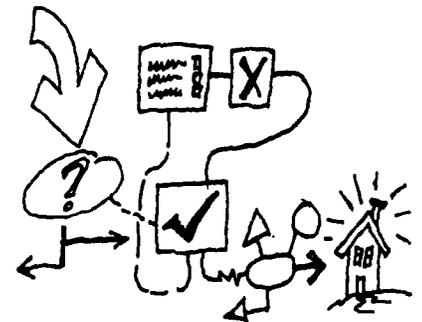
How Is My Application Processed?

Once the application is received, staff in the Land Use Control Group of the Land Use and Development Division seek input from various City Departments and others who may have an interest in the proposed rezoning. CD-1 applications are also referred to the Urban Design Panel for their advice. A site inspection is also undertaken for property rezonings and all background information is reviewed.

The applicant is requested to erect a sign(s) on the site to alert the public to the application (details of sign requirements are sent to the applicant). Staff also mail a letter to those registered property owners within an approximate two-block radius of the site to further advise them of the application.

Depending upon the response to the sign and mail-outs, and at the request of Planning staff, a public information meeting may then be held in the community by the applicant to solicit the views of surrounding property owners and residents.

The application is then evaluated by Planning staff, taking into consideration the input received from the various City departments and others involved. A report is then written providing a complete analysis of the application (including a recommendation of approval or of refusal) which is then sent to a regular meeting of City Council.



Recommendation Of Approval

If the Director of Planning recommends that the application be approved, there is usually no need for the applicant to speak to Council; however, applicants are advised to be present in case questions from Council arise.

If Council believes the rezoning warrants further consideration, the Vancouver Charter requires that the application be referred to a properly advertised public hearing, which is a special meeting of Council.

The Charter requires the publication of a legal notice in a local newspaper. As a matter of courtesy, registered property owners within an approximate two-block radius of the site are mailed notification letters, advising of the date, time and place of the hearing.

At the hearing, staff make a presentation of the application, give a summary of the analysis, and restate the recommendation. The applicant is then given an opportunity to speak, followed by all members of the public. A decision to approve or refuse the rezoning application is generally made at the hearing, but may be deferred to a regular Council meeting.

Conditions Of Approval

Council may establish conditions that must be met prior to the enactment of the Rezoning By-law, such as legal agreements, dedication of future road widenings, servicing costs or site consolidation. For CD-1s, Council may establish other conditions, usually pertaining to design details, that must be met prior to the approval of the development permit.

(Note: There is no appeal process from a Council decision to either approve or refuse a rezoning application.)

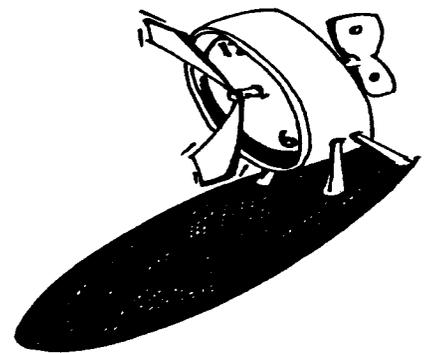
Recommendation Of Refusal

If the Director of Planning recommends that the application be refused, the applicant will normally be afforded an opportunity to speak directly to Council. Council, at that time, may refuse the application or refer it to a public hearing for further consideration.

How Long Does The Process Take?

The time to process a rezoning application can vary, depending on the complexity of the proposal. While the average time required to process applications is seven to ten months, this can be extended or reduced depending upon the issues raised, the need for public information meetings, the carrying out of special impact studies and the need for revisions.

Regardless of all circumstances, staff strive to process rezoning applications as quickly as possible.



The New Cityplan Neighbourhood Visioning Program: How Will It Effect Rezoning?

What Are The Objectives Of CityPlan's Neighbourhood Visions?

- for all neighbourhoods across the city;
- to locate the neighbourhood centre and identify the kinds of needs it could fulfill;
- to find ways to increase the types of housing in the neighbourhood;
- to identify aspects and areas of character to be retained and the desired character of new development;
- to identify park needs and find a variety of types, character, designs and activities for all kinds of public places;
- to find ways to make it easier to get around on foot, by bike and by transit, and to make neighbourhoods more environmentally friendly;
- to identify ways to increase safety, provide more affordable housing, and better provide community services; and
- to identify costs, priorities, phasing and approaches to rezoning.

How they will affect Rezoning?

Rezoning applications are made across the city on a regular basis. It is not possible to halt all applications until all "visions" are complete in about six years. Neither is it reasonable to consider rezonings which could prejudice a community vision before, or while, the vision process is underway.

For this reason, City Council has adopted a "*rezoning policy for before and during the neighbourhood visioning*". The policy is to continue to process rezoning applications or enquiries that were underway on January 18, 1996. Rezoning applications will also be considered where Council-approved plans or policies support rezoning, as well as for heritage, social or affordable housing, and public or non-profit facilities.

Other rezonings would be assessed to determine if they set significant new directions or foreclose options for a community vision. If so, the policy calls for them not to be considered, unless the risk of the development proceeding under the current zoning would even more seriously jeopardize a vision.

Normally, staff will provide this advice to enquirers, noting, however, that an inquirer retains the right to make a formal rezoning application and have Council directly consider how it fits into this rezoning policy. Applicants should note that until a neighbourhood vision is complete, CityPlan objectives should not be inducted in the statement of rationale in support of a rezoning application.

As part of the vision itself, each neighbourhood will need to give guidance as to what rezonings could be entertained after the vision, and under what conditions.

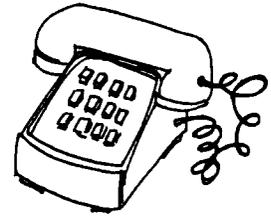
(Note: An agreement by staff or Council to consider and process a rezoning application does not imply support for the application. All applications will be subject to normal processes, including public review.)



For More Information

Phone

<i>Planning Department</i>	
Reception	873-7344
Development Information and Application Centre (DIAC)	873-7613
Development Permits (DIAC)	873-7613
Rezoning Enquiries	873-7455
Subdivision and Strata Title Conversion Enquiries	873-7721 / 7102
Trees/Landscaping	873-7826 / 7811
<i>Permits and Licenses Department</i>	
Reception	873-7597
Building By-law and Permit Interpretations or Information	873-7604 / 7611
Business Licenses	873-7568
Inspections	873-7601
Occupancy Permits	873-7539
Plumbing, Gas, or Electrical Permits	873-7607 / 7608
Secondary Suites	873-7945
Street Occupancy Requirements	873-7600
<i>Engineering Department</i>	
Reception	873-7323
Development Permit Coordinator (Engineering Requirements)	873-7326



In Person

City Hall is open from 8:30 to 5:30 Monday to Friday

Planning Department
 Reception and Rezoning and Subdivision Counters
 City Hall
 East Wing, 3rd Floor
 2675 Yukon Street (11th & Yukon)

Development Information and Application
 Centre, DIAC (Development Permits)
 City Hall
 East Wing, 2nd Floor
 2675 Yukon Street (11th & Yukon)

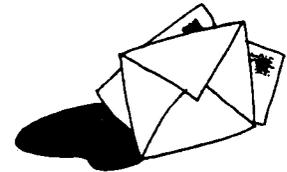
Permits and Licenses Department
 City Hall
 East Wing, 2nd Floor
 2675 Yukon Street (11th & Yukon)

Engineering Department
 Development Permit Co-ordinator
 (Engineering Requirements)
 City Hall
 Main Building, 5th Floor
 453 West 12th Avenue (12th & Cambie)

Mail

Clearly mark the Department (and division or area of department if possible) on the envelope and send to:

City of Vancouver
 (department name here)
 453 West 12th Avenue
 Vancouver, B.C. V5Y 1V4



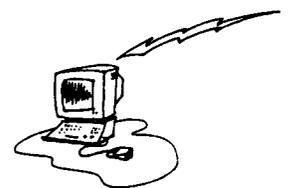
Fax

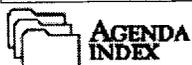
Planning Department	873-7060
Development Information and Application Centre (DIAC)	871-6199
Permits and Licenses Department	873-7100
Engineering Department	871-6191



Internet

E-Mail: info@city.vancouver.bc.ca
 WebSite: <http://www.city.vancouver.bc.ca>





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**

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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"

Langara College

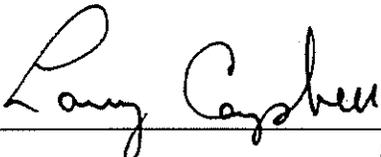
BY-LAW NO. 8946

A By-law to amend By-law No. 4412 which amended
Zoning and Development By-law No. 3575
by rezoning an area to CD-1

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

1. From section 2 of By-law No. 4412, Council strikes out "49 059.40" and "12 066", and substitutes "50 559.40" and "13 166" respectively.
2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 2nd day of November, 2004



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Louis
SECONDED by Councillor Woodsworth

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Animal Control By-law No. 7528 regarding 2005 fee increases (By-law No. 8939)
2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding 2005 fee increases (By-law No. 8940)
3. A By-law to amend License By-law No. 4450 regarding 2005 fee increases and miscellaneous amendments (By-law No. 8941)
4. A By-law to amend Subdivision By-law No. 5208 (3570 McGill Street) (By-law No. 8942)
5. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1120 West Georgia Street) (By-law No. 8943)
(Mayor Campbell excused from voting)
6. A By-law to amend Sign By-law No. 6510 (1120 West Georgia Street) (By-law No. 8944)
(Mayor Campbell excused from voting)
7. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (1120 West Georgia Street) (By-law No. 8945)
(Mayor Campbell excused from voting)
8. A By-law to amend By-law No. 4412 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (Langara College) (By-law No. 8946)
(Councillors Green, Roberts, Stevenson, Sullivan and Mayor Campbell excused from voting)
9. A By-law to amend By-law No. 4472 which amended Zoning and Development By-law No. 3575 by rezoning an area to CD-1 (800 West 12th Avenue - power plant) (By-law No. 8947)
(Councillors Green, Sullivan and Mayor Campbell excused from voting)
10. A By-law to amend Parking By-law No. 6059 (1226 Homer Street) (By-law No. 8948)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
SEPTEMBER 30, 2004

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 30, 2004, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

PRESENT: Deputy Mayor Fred Bass
Councillor David Cadman
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
*Councillor Anne Roberts
*Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Mayor Larry Campbell (Leave of Absence)
Councillor Jim Green (Leave of Absence)
Councillor Sam Sullivan (Leave of Absence)

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

*Denotes absence for a portion of the meeting

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Woodsworth

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

CARRIED UNANIMOUSLY
(Councillor Stevenson absent for the vote.)

At 7:40 p.m., Councillor Roberts declared Conflict of Interest for Item No. 1, as she is an employee of Langara College. Councillor Roberts left the Council Chamber and did not return until the conclusion of the vote on item 1 at 7:45 p.m.

1. TEXT AMENDMENT: 100 West 49th Avenue

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed amendment would increase the permitted floor area to accommodate a new library.

The Director of Current Planning recommended approval.

Staff Comments

Tom Phipps, Planner, Major Projects Group, was present to respond to questions.

Applicant Comments

Deanna Douglas (Bursar, Langara College), Chuck Brook, Brook Development Planning, and Peter Joyce (Bunt and Associates) were present to respond to questions.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Cadman

THAT the application by Brook Development Planning Inc. to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) to add 1 500 m² of total permitted gross floor area and to allocate 1 100 m² of existing floor area of ancillary use to be used for instructional purposes generally as set out in Appendix A to the Policy Report "CD-1 Text Amendment - Langara College" dated July 6, 2004 be approved.

CARRIED UNANIMOUSLY

(Councillors Roberts and Stevenson absent for the vote)

VARY THE AGENDA

MOVED by Councillor Louis

THAT the Order of the Agenda be varied to deal with Item 3 prior to Item 2.

CARRIED UNANIMOUSLY

Note from Clerk: Items have been minuted according to agenda order for clarity.

2. TEXT AMENDMENT: 800 West 12th Avenue

An application by Bunting Coady Architects was considered as follows:

Summary: The proposed amendment would permit an underground power plant as a principal use.

100 West 49th Avenue
(Langara College)

BY-LAW NO. 9858

A By-law to amend CD-1 By-law No. 4412

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

1. This By-law amends the indicated provisions and plans of By-law No. 4412.
2. Council:
 - (a) repeals sections 1, 2, and 3;
 - (b) re-numbers section 4 as section 9; and
 - (c) repeals Schedule D.

3. Before section 9, Council inserts:

"Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-586(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (55).

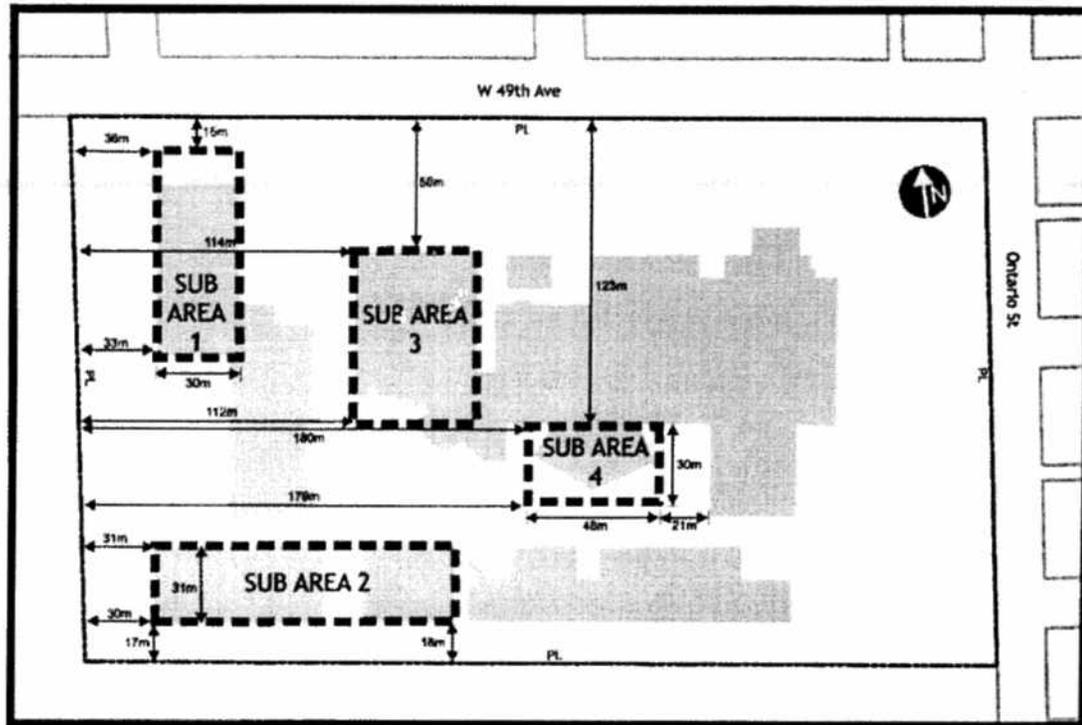
2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (55) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Institutional Uses, limited to School - University or College and Child Day Care Facility; and
- (b) Accessory Uses customarily ancillary to any use permitted by this section 2.2.

Sub-areas

3. Portions of the site are to consist of sub-areas 1, 2, 3, and 4 illustrated in Diagram 1 for the purpose only of determining building heights.

Diagram 1: Sub-areas



Density

- 4.1 Computation of floor area must assume that the site consists of 80 988 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses, combined, must not exceed 0.94.
- 4.3 The floor area for all uses, combined, must not exceed 75 759 m².
- 4.4 Computation of floor space ratio must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.5 Computation of floor space ratio must exclude:

- (a) balconies, canopies, open concourses, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) the floor area of child day care facilities:
 - (i) to the extent the Director of Planning, on the advice of the Director of Social Planning, considers such facilities necessary in the immediate neighbourhood, and
 - (ii) to a maximum equal to 10% of the floor area of all buildings; and
- (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Height

- 5.1 In sub-area 1, the building height must not exceed 23 m.
- 5.2 In sub-area 2, the building height must not exceed 15 m.
- 5.3 In sub-area 3, the building height must not exceed 12.5 m.
- 5.4 In sub-area 4, the building height must not exceed 12.5 m.

Setbacks

- 6.1 The setback of each building above grade must be at least:
 - (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue;
 - (b) 30 m from the west property boundary; and
 - (c) 14 m from the south property boundary.

6.2 The setback of each building below grade must be at least:

- (a) 15.5 m from the property boundary adjoining the south side of West 49th Avenue;
- (b) 16.2 m from the west property boundary; and
- (c) 12.4 m from the south property boundary.

Parking, loading, and bicycle spaces

7. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

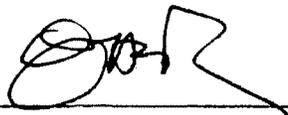
Severability

8. 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.”

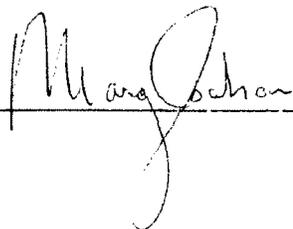
4. Schedule A attached to this By-law is to be Schedule A to By-law No. 4412 in replacement of the repealed Schedule D.

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

ENACTED by Council this 2nd day of June, 2009

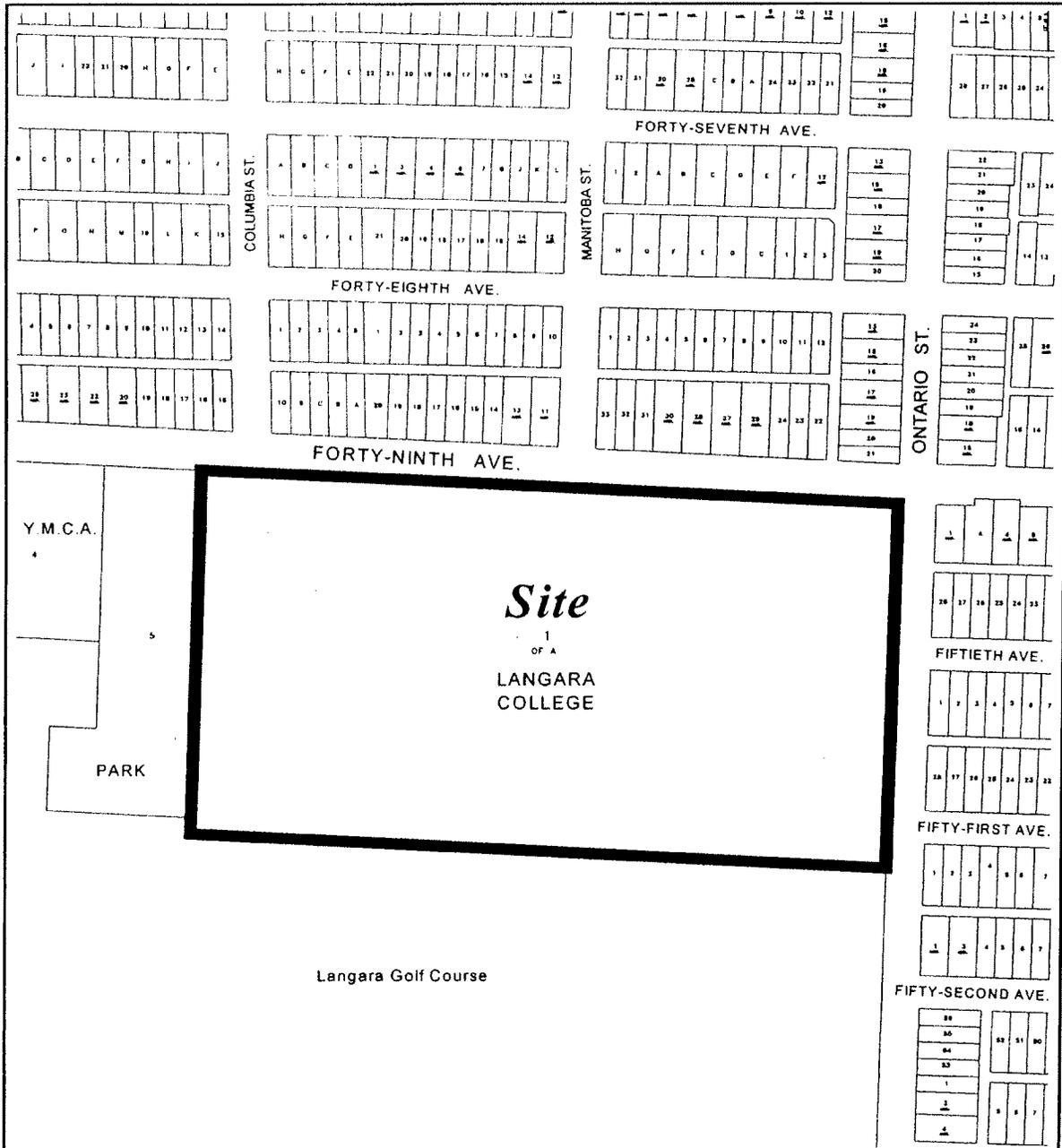


Mayor



City Clerk

Schedule A



Z-586 (a)

RZ - 100 W. 49th Avenue

map: 1 of 1
scale: NTS



City of Vancouver

date: Oct. 2006

BY-LAWS

MOVED by Councillor Woodsworth
SECONDED by Councillor Deal

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 and 5 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

* * * * *

Councillors Jang and Meggs rose and advised they had reviewed the proceedings of the Public Hearing in relation to By-laws 3 and 4 and would therefore be voting on enactment of the two by-laws.

* * * * *

MOVED by Councillor Deal
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 3 and 4 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillors Reimer, Woodsworth and the Mayor ineligible for the vote)

1. A By-law to amend Noise Control By-law No. 6555 (By-law No. 9856)
2. A By-law to amend Vehicles for Hire By-law No. 6066 regarding pedicabs and motor assisted pedicabs (By-law No. 9857)
3. A By-law to amend CD-1 By-law No. 4412 (re Langara College) (By-law No. 9858)
4. A By-law to amend Sign By-law No. 6510 (re Langara College) (By-law No. 9859)
5. A By-law to Authorize Borrowing and Incurring a Debt for the Purposes of Financing the Southeast False Creek Development Project (By-law No. 9860)



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES

NOVEMBER 14, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 14, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

PRESENT:

Deputy Mayor Peter Ladner
 Councillor Suzanne Anton
 Councillor Elizabeth Ball
 Councillor Kim Capri
 Councillor George Chow
 Councillor Heather Deal
 Councillor B.C. Lee
 *Councillor Raymond Louie
 *Councillor Tim Stevenson

ABSENT:

Mayor Sam Sullivan (Leave of Absence - Civic Business)
 Councillor David Cadman (Leave of Absence)

CITY MANAGER'S OFFICE:

Brent MacGregor, Deputy City Manager

CITY CLERK'S OFFICE:

Lori Isfeld, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Capri

SECONDED by Councillor Chow

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ladner in the Chair, to consider proposed amendments to the Zoning and Development, Downtown Official Development Plan and Sign By-laws and to adopt the East Fraser Lands Official Development Plan.

CARRIED UNANIMOUSLY

(Councillors Louie and Stevenson absent for the vote)

The Director of Planning recommended approval.

Staff Comments

Desiree Drewitt, Planning Analyst, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this application since it was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Capri

THAT the application to amend CD-1 By-law Nos. 4238 and 4860 for 605-695 South East Marine Drive to add to the list of permitted uses in accordance with Appendix A, to Policy Report "CD-1 Text Amendment: 605-695 South East Marine Drive" dated October 4, 2006, be approved.

CARRIED UNANIMOUSLY

(Councillors Louie and Stevenson absent for the vote)

3. TEXT AMENDMENT: 100 West 49th Avenue (Langara College)

An application by Laurie Schmidt, Brook Development Planning Inc., was considered as follows:

Summary: To amend existing CD-1 By-law No. 4412 to add 25,200 m² to accommodate college expansion in a 25-year master plan.

The Director of Planning recommended approval, subject to the conditions set out in the Agenda of the Public Hearing.

Also before Council was a memorandum from Rob Jenkins, Assistant Director, Current Planning, dated October 30, 2006, that recommended removal of the following Engineering Services condition because it was redundant as a result of a condition of Development Permit (DE409072) to alter on-site travel patterns to divert the majority of vehicles from exiting onto Ontario Street to exiting onto West 49th Avenue instead:

“b) i) (e) Provision of 100 percent funding, to a maximum of \$30,000 for one or more traffic calming measures that constrain vehicular movement on Ontario Street to be determined in consultation with the community, and subject to approval by City Council;”

Staff Opening Comments

Daniel Naundorf, Planner, Major Projects Group, responded to questions regarding the potential use of CAC funds for improvements to the adjacent Langara Park.

Applicant Comments

Laurie Schmidt, Brook Development Planning Inc. was present to respond to questions.

Summary of Correspondence

Council received one letter in opposition to the removal of the condition to install traffic calming measures, since the application was referred to Public Hearing.

Speakers

The Deputy Mayor called for speakers for and against the application.

Arno Schortinghuis, Vancouver Area Cycling Coalition, spoke in opposition to removing the condition to install traffic calming measures noting that the temporary closure on Ontario Street should be made permanent, and that more cycling facilities should be actively supported.

Staff Closing Comments

Paul Pinsker, Parking Management, and Wayne Pledger, Manager, Rapid Transit Office, clarified measures that will buffer new traffic from the parkade onto Ontario Street and the subsequent recommendation to remove the condition to provide traffic calming measures. Mr. Pledger noted that making permanent the temporary barrier that is in place for Canada Line construction could be considered by the Neighbourhood Branch.

Council Decision

MOVED by Councillor Ball

- A. THAT the application by Brook Development Planning Inc., to amend CD-1 By-law No. 4412 for 100 West 49th Avenue (Langara College) (Parcel Identifier: 008-778-842, LOT 1 of A, DL 526 PLAN 9812) by adding 25 200 m² of floor area for school and related uses, generally as described in Appendix A to Policy Report “CD-1 Text Amendment - 100 West 49th Avenue (Langara College)” dated September 12, 2006, be approved subject to conditions:

FORM OF DEVELOPMENT

- (a) That prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Design Development General

- (i) Design development, at each development permit stage, to provide high quality architectural built form, with detailed regard to urban design principles, sustainability principles, phasing and implementation strategies established within the Langara College Policy Statement.
- (ii) Design development, with each development application, to incorporate green building principles to City standards for institutional buildings in place at the time of the application.

Note to applicant: Measures to be considered are described in the Langara College Policy Statement - Green Building Design and Construction Principles.

- (iii) Provision with each development application, of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth.

Note to applicant: Measures to be considered are described in a Council resolution of March 3, 2005.

- (iv) Provision, with each development application, of an updated Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.

Sub-Area 1

- (v) Design development for this sub-area to provide a prominent built form, providing for a stronger sense of campus identity along 49th Avenue;

Note to applicant: The massing of this sub-area should integrate sensitively with existing on-site structures while providing select opportunities for higher elements of architectural significance within its built form.

Sub-Area 4

- (vi) Design development for this sub area to ensure maximum integration with the existing built form while providing for sensitive integration and transition between the various levels of the central open landscape area.

Note to applicant: The built edges of this sub-area should provide active and animating uses oriented to the open space. Development of this sub-area should explore new and reinforce existing pedestrian circulation routes into and through the campus.

LANDSCAPE

- (vii) Provision, with each development application, of a Langara College Tree Management Plan.

Note to applicant: With each development application, provide plan(s) indicating “trees existing to be removed”, trees existing to be retained”, and “replacement trees”, including quantities, tree tag reference numbers and tree protection fencing consistent with the Tree By-law. Consider the overall site canopy cover and incorporate a long term management strategy. Tree status information should be updated to include any past and future phased development permit/tree permit activity. Clarify proposed building envelope or other physical constraints to tree retention or planting. Trees outside building envelopes should be retained, wherever possible. Landscape treatment in proximity to trees should enhance tree health (Arborist services may be requested at the development permit stage). Replacement trees should be located to reinforce edges and define corridors, such as in and around parking areas and to enhance pedestrian routes such as near the Student Union Building (multi-tree removal was approved in this area in recent years with the understanding that significant replacement trees would be provided). Include street tree protection/retention information and fill in the gaps.

- (viii) Provision, with each development application, of a detailed landscape plan, demonstrating the delivery of landscape improvements consistent with Langara College Policy Statement and plans received by the City of Vancouver Planning Department, dated May 25, 2006;

Note to applicant: Landscape and Master Plan design should be informed by the Langara College Policy Statement, including sustainability principles and design development at the micro-scale. Plans must illustrate the common and botanical name, size and quantity of all existing/proposed plant material and be clearly illustrated on the Landscape Plan and keyed to the Plant List with symbols. Submit detailed, large scale sections for all planting on roofs/slabs. Include the public realm treatment and context where applicable (showing public elements such as transit infrastructure, Greenway design, street trees, parking, lamp posts, hydro poles, fire hydrants etc.). Indicate walkways, site furniture, retaining walls, seating edges, art installations, and light standards with consideration to universal access and Crime Prevention through Environmental Design (CPTED) principles. Ensure that grade resolution enhances open space design and is shown in detail on pertinent plans. Design development should include and provide specifications for regularly spaced exterior furniture, lighting, waste receptacles, vertical structures, signage, stormwater management systems, open parking area runoff treatment, efficient irrigation, childcare amenities and bike storage facilities.

- (ix) Provision, with each development application, of arboricultural services (if deemed necessary) including the submission of reports, site supervision, letters of undertaking and remediation as may be needed.

STORMWATER MANAGEMENT

- (x) Provision of an on-site storm water management plan with each development permit.

Note to applicant: Consideration of on-site storm water management is encouraged along with a review of the ability to divert storm water, including, but not limited, to nearby parks. This review to be done to the satisfaction of the General Manager of Engineering Services and in consultation with the General Manager of Parks and Recreation.

CRIME PREVENTION

- (xi) Provision, with the first development permit application, of a comprehensive vision for campus security management in a report addressing the upgrading of existing security operations, improved electronic and hardware security and underground parking security; and
- (xii) Provision of an updated campus security management plan with each subsequent development permit application addressing the upgrading, of existing security operations, improved electronic and hardware security and underground parking.

EMPLOYMENT AND SKILLS TRAINING

- (xiii) Provision, with each development permit application, of a report to Planning Staff and the Vancouver Agreement Coordination Unit, to the satisfaction of the Director of Planning, which outlines the type and number of potential employment opportunities for local, inner city residents, as well as any skills training initiatives being undertaken by Langara College and/or its contractors.

Note to Applicant: Once construction has begun, a semi-annual progress report on the implementation of the skills training and employment strategy must be submitted to the Director of Planning. Contact: Nathan Edelson, Planning Department (604.873.7444) to further discuss appropriate tracking mechanisms and details on aspects of the Plan expected.

- (b) That, prior to enactment of the CD-1 By-law, the registered owner shall at no cost to the City:

ENGINEERING SERVICES

- (i) Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Engineering Services for the following:

- a) Provision of a left turn bay on westbound 49th Avenue at Columbia Street with raised medians;

Note to applicant: The left turn bay provision will include all work associated with the installation of the left turn bay to the satisfaction of the City Engineer including, but not limited to; raised planted medians, curb and sidewalk relocation, modifications to the traffic signal system and modifications to street lighting.

- b) Provision of a statutory right-of-way and an option to purchase the statutory right-of-way along the northern edge of the site to accommodate the permanent left turn bay design at Columbia Street (to provide for sidewalk and boulevard);
- c) Review of the transit facilities on 49th Avenue between Cambie Street and Main Street to determine changes made necessary by the proposed left turn bay and the full master plan build out. Any changes to bus stop locations, such as adjustments or relocation of bus shelters and passenger areas that are related to the Langara College redevelopment, to be fully funded by the applicant;
- d) Elimination of the northerly driveway access on Ontario Street and provision of pedestrian and bicycle access only at this point, modifications to the middle driveway access on Ontario Street to accommodate both in and out movements for parking and loading;
- e) Provision of improved end of trip cycling facilities to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services and provision of bicycle parking spaces the greater of the minimum by-law requirements or the observed peak demand plus 10 percent to allow for ongoing cycling growth;
- f) Provision of a Greenway Seating Plaza at the corner of West 49th Avenue and Ontario Street (Southwest corner) that seamlessly integrates the design across private and public lands with appropriate agreements for construction, maintenance and public access; and
- g) Provision of street trees where space is created by way of left turn bay construction, crossing elimination or redesign and related curb adjustments.

Note to applicant: The timing of the works as follows:

1. Prior to Occupancy of the first building permitted pursuant to this rezoning:
 - Provision of the Ontario Street improvements (i.e., driveway relocation, provision of traffic calming)
2. Within 1 year of the Occupancy of the first building permitted pursuant to this rezoning:

- Provision of a consultant study of development related traffic impacts with respect to the warrant for the left turn bay
- 3. Prior to Occupancy of the 2nd building permitted pursuant to this rezoning:
 - Provision of the left turn bay on West 49th Avenue, and all things associated, to the satisfaction of the City Engineer and subject to the approval of City Council
 - Provision of greenway seating plaza.

Undergrounding of Utilities

- (ii) Make arrangements satisfactory to the General Manager of Engineering Services for the undergrounding of all new utility services from the closest existing suitable service point.

Note to applicant: All services, and in particular electrical transformers, submersible Vita switches and pad mounted transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

PUBLIC ART

- (iii) Make arrangements, satisfactory to the Director of Legal Services in consultation with the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and
- (iv) Submit a preliminary public art plan to the satisfaction of the Assistant Director, Office of Cultural Affairs, in accordance with the City's Public Art Policy.

PARKS

- (v) Make arrangements, satisfactory to the Director of Legal Services in consultation with the General Manager of Parks and Recreation, to provide for public access on the land located between the College's western property line and the western edge of the planned north-south vehicular access road connecting to 49th Avenue and Columbia Street.

COMMUNITY AMENITY CONTRIBUTION

- (vi) Make arrangements, satisfactory to the Director of Legal Services, for the City's receipt of \$813,778.23 being a contribution offered by Langara College to the City to help offset the impact of this development on the City's undertaking. This contribution will be adjusted to account for changes in the Statistics Canada Non-Residential Building Construction Price Index, or a

comparable index satisfactory to the City's Director of Finance from the date of enactment of this rezoning, payable prior to issuance of the first development permit.

Where the Director of Legal Service deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges, and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a from satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-2) as set out in Appendix A of Policy Report "CD-1 Text Amendment - 100 West 49th Avenue (Langara College)" dated September 12, 2006, be approved.

CARRIED UNANIMOUSLY

4. REZONING: 701 Granville Street, 701 West Georgia Street, 777 Dunsmuir Street and 700 West Pender Street (Pacific Centre)

An application by Jeffrey Hess, Cadillac-Fairview Corp. Ltd., was considered as follows:

Summary: To rezone this site (Pacific Centre) from DD (Downtown District) to CD-1 to provide a maximum floor space ratio of 9.47 (to increase the maximum floor area by 70,000 sq. ft.) and accommodate a Canada Line station entrance ('Vancouver City Centre') in the plaza at Granville and Georgia.

The Director of Planning in consultation with the General Manager of Engineering Services recommended approval, subject to the conditions set out in the Agenda of the Public Hearing.

Staff Opening Comments

Phil Mondor, Rezoning Planner, reviewed the application.