



City of Vancouver *Zoning and Development By-law*

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planning@vancouver.ca

CD-1 (72)

*3150-3370 Rosemont Drive
(Champlain Heights)*

By-law No. 4580

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

Effective October 5, 1971

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

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 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: town houses and ancillary uses, subject to the provisions of section 3 and to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [4637; 72 08 01] [4748; 73 12 11] [6593; 89 11 28]

3 The provisions of this section 3 shall apply only to that parcel identified by the number “44” on the plan, marginally numbered Z-135-D, referred to in section 1. [6593; 89 11 28]

3.1 **Uses**

The only uses permitted within the said parcel 44, subject to such condition as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- Senior citizens' housing;
- Community Care Facility; [9674; 08 06 24]
Facility, limited to a maximum of 110 beds;
- accessory uses customarily ancillary to the above use.
[6593; 89 11 28]

3.2 **Floor Space Ratio**

- (a) The maximum floor space ratio, computed in accordance with the applicable provisions of the RT-2 District Schedule, shall be 0.73; [6593; 89 11 28]
- (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. [8169; 00 03 14]

3.3 **Height**

The maximum building height, measured above the base surface, shall be 8.7 m (28.5 feet). [6593; 89 11 28]

3.4 **Site Coverage**

The maximum site coverage for buildings shall be 40 percent of the site area, measured in accordance with the applicable provisions of the RT-2 District Schedule. [6593; 89 11 28]

3.5 **Yards**

A front yard with a minimum depth of 6.1 m, side yards with a minimum width of 7.6 m, and a rear yard with a minimum depth of 6.1 m must be provided except that the front yard minimum depth may be reduced to 4.6 m for a length of 24.4 m at the easternmost part of the development, subject to such conditions as the Director of Planning may deem necessary in order to maintain established mature landscaping and related objectives. (7494; 95 12 05)

3.6 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 18 off-street parking spaces shall be provided. [6593; 89 11 28]

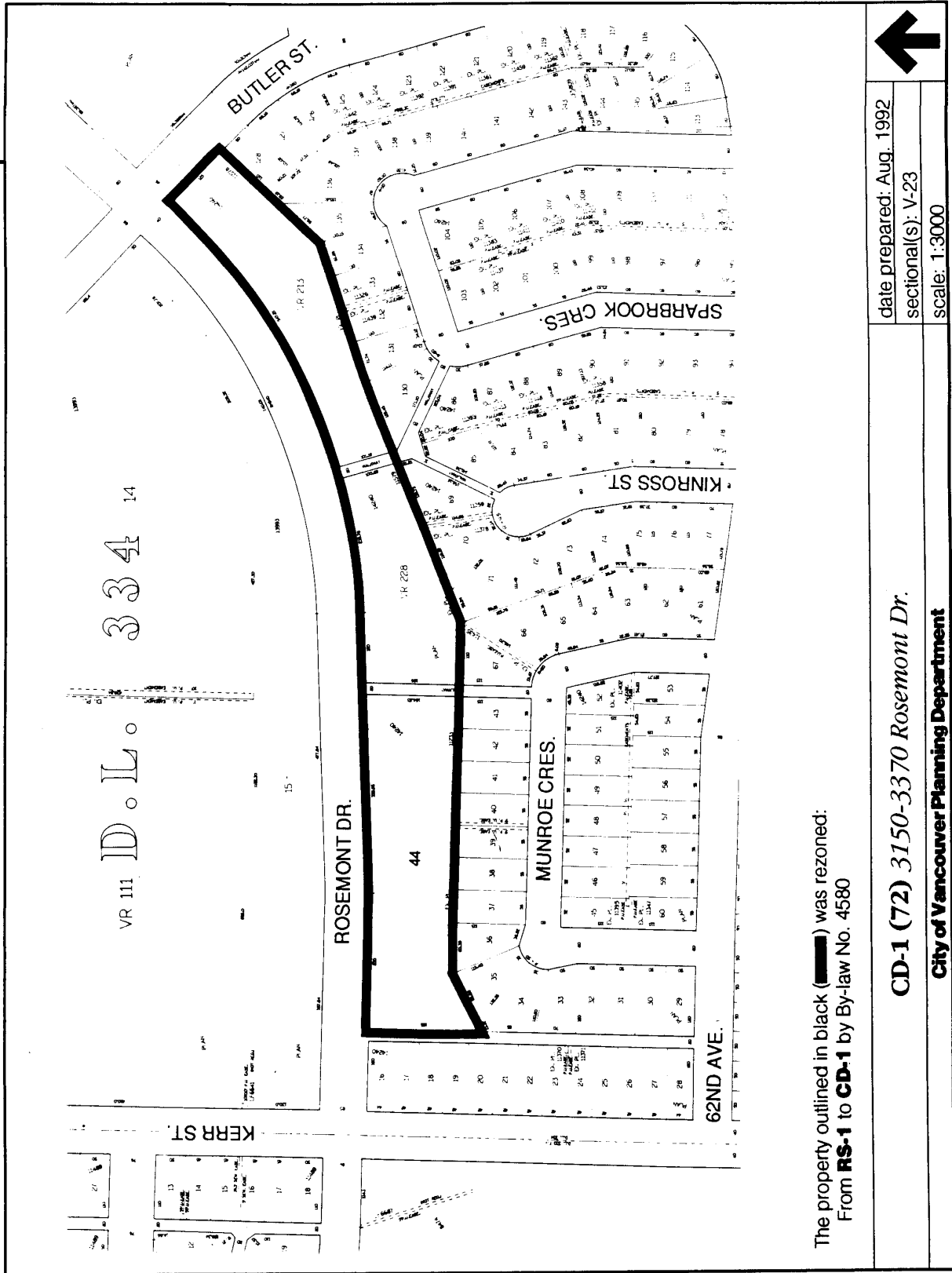
3.7 **Off-Street Loading**

One off-street loading space, to be developed and maintained in accordance with the applicable provisions of the Parking By-law, shall be provided. [6593; 89 11 28]

4 *[Section 4 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4580 or provides an explanatory note.*

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The property outlined in black (█) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4580

date prepared: Aug. 1992
sectional(s): V-23
scale: 1:3000

CD-1 (72) 3150-3370 Rosemont Dr.
City of Vancouver Planning Department

EXCERPT FROM MINUTES OF THE VANCOUVER CITY COUNCIL
MEETING (IN CAMERA), SEPTEMBER 29, 1970

1. Innovative Housing:
Southeast Sector - 6.9 Acres
Dawson Developments Limited

The Board of Administration, under date of September 28, 1970, submitted a report following a review of proposals received in respect of innovative housing project for a site in the Southeast Sector. Comments are set out in respect of possible proposals which are still available. Reference is made also to the Council's proposal that the City develop the lands to provide innovative housing for low income families.

The Board of Administration sets out the report of the Director of Planning, Corporation Counsel and Supervisor of Property and Insurance in respect of the overall consideration.

The following recommendations are made:

That Site #16 in the Southeast Sector of the City be sold to Dawson Developments Limited for the sum of \$384,000 subject to the following principal conditions:

1. that Dawson Developments Limited are successful in obtaining a mortgage under the Innovative Housing Scheme and that a detailed plan of development is prepared to the satisfaction of the Technical Planning Board
2. that the land is purchased for cash by December 11th, 1970.
3. that if construction is not commenced within six months from the date of payment the City will have the option to repurchase the land for the selling price
4. that the price of the units and the general terms be in accordance with the letter submitted by Dawson Developments Limited dated September 28th, 1970 and the accompanying plans.

It is further recommended that an agreement be drawn up incorporating these provisions and any other detailed provisions to the satisfaction of the Corporation Counsel, Supervisor of Property and Insurance and the Director of Planning and be executed by His Worship the Mayor and the City Clerk on behalf of the City."

It was noted the firm of Wall and Redkop Limited also had submitted a proposal under date of September 28, 1970. However, it is not considered to be as successful a proposal as the one being recommended.

MOVED by Ald. Adams,

THAT the foregoing recommendations of the officials and the Board of Administration be approved;

FURTHER THAT the Board of Administration be requested to explore the guarantee provisions in respect of completion dates as set out in the Company's letter of September 28, 1970.

CONFIDENTIAL

BOARD OF ADMINISTRATION

September 28th, 1970.

TO: Vancouver City Council

SUBJECT: Innovative Housing - 6.9 acre site in the Southeast Sector of Vancouver

CLASSIFICATION: RECOMMENDATION

The Director of Planning in consultation with the Corporation Counsel and the Supervisor of Property and Insurance reports as follows:

"At its meeting (In Camera) on September 22nd, 1970, Council passed the following resolution:

'THAT the foregoing proposal be tabled and the Board of Administration be requested to report thereon, next week and also at that time on other proposals received in respect of innovative housing in this area:

"that the City of Vancouver develop City-owned lands proposed for a low-cost innovative housing scheme in the Southeast Sector, in order to provide such innovative housing for sale to low income families, subject to satisfactory financial arrangements with Central Mortgage and Housing Corporation."

--CARRIED'

Following that resolution, the original submissions have been reviewed and in some cases checked with the proposers for possible variations, a submission by a new developer of the scheme originally sponsored by Yorkshire Financial Corporation Ltd has been discussed and a completely new proposal to purchase the land has been received. Discussions have also been held with various firms and individuals who might be able to act in a property management role for the City on a fee basis.

The offers to purchase the property which are still available and appear to be workable are as follows:

Main Home Improvements

This was one of the original submissions and an offer of \$384,000 is made for the land. The reason it was not recommended originally was the large number of units (150) which resulted in an extremely poor site layout. The developers have indicated their willingness to revise their site layout but the density they propose of 21.7 units per acre and which they feel is necessary to support the land price of \$384,000 makes the prospect of a satisfactory site layout uncertain to say the least.

Lawson Developments Limited

This is a completely new offer to purchase the site for \$300,000 and to construct 120 units on the site. The units would be identical to those already approved for construction under the Innovative Housing Scheme and presently under construction by this Company on a site in Burnaby. The offer is made by Lawson Developments Limited, a subsidiary of the City of Vancouver, and is subject to the approval of the City Council.

in achieving a satisfactory site layout.

The Urban Developments proposal which was under consideration by Grosvenor International is not acceptable in its present form by C.M.H.C. head office and Grosvenor International have with regret indicated that they are not able to submit a firm proposal at this moment.

In view of the foregoing, it is firmly recommended that the City sell its site to Dawson Developments Limited for the sum of \$384,000.

This recommendation is based on the following factors:

- (a) to qualify for mortgage under the Innovative Housing Scheme construction has to commence by December 31st, 1970 and the fact that this firm already has approval for the units and is constructing similar ones elsewhere, is one less step in achieving this deadline
- (b) the density proposed - 18.4 units per acre - is capable of producing a reasonable site layout
- (c) the firm has an established reputation for carrying out similar type of work elsewhere.

Anticipating that Council may wish to give consideration to carrying out development itself, your officials consider that the project management arrangement for a fee is the only basis on which this could be done. Various individuals and firms have been canvassed and of those with whom discussions have been held, two appear to offer the best range of experience:

Mr. Roy Atkinson of Western Realty Ltd.
Mr. Alvin Narod of Narod Construction

Mr. Atkinson has had experience of putting together developments of this type and in fact his firm made one of the original proposals. He would act as a developer and would have to arrange for the actual construction with another firm.

Mr. Narod has had experience both as a developer and contractor and in fact the City has already discussed with him a project management arrangement for innovative housing for the Britannia Community Services Centre site.

In the light of the foregoing your officials RECOMMEND that Site #16 in the Southeast Sector of the City be sold to Dawson Developments Limited for the sum of \$384,000 subject to the following principal conditions:

1. that Dawson Developments Limited are successful in obtaining a mortgage under the Innovative Housing Scheme and that a detailed plan of development is prepared to the satisfaction of the Technical Planning Board
2. that the land is purchased for cash by December 11th, 1970
3. that if construction is not commenced within six months from the date of payment the City will have the option to repurchase the land for the selling price
4. that the price of the units and in general terms be in accordance with the letter submitted by Dawson Developments Limited dated September 23rd, 1969 and the accompanying plans.

-3-

It is FURTHER RECOMMENDED that an agreement be drawn up incorporating these provisions and any other detailed provisions to the satisfaction of the Corporation Council, Supervisor of Property and Insurance and the Director of Planning and be executed by His Worship the Mayor and the City Clerk on behalf of the City."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be endorsed.

Copies of the letter of Dawson Developments Ltd. dated September 28th, 1970 are circulated for the information of Council.

IWP:mlc

BY-LAW NO. 4580

CITY PLANNING OFFICE

RECEIVED
OCT - 7 1971

No. S 4051
VANCOUVER, B. C.

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-135-D annexed to this By-Law and marked as Schedule "D" hereto and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-Law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-Law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-Law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-Law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. 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: town houses and ancillary 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 5th day of October, 1971.

(sgd) H. S. Bird
DEPUTY MAYOR

(sgd) Ronald Thompson
CITY CLERK

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 5th day of October, 1971, and numbered 4580.

CITY CLERK

#72 R2 54.10

S.E. SECTOR (CHAMPLAIN HTS.)

3150 Rosemont-

EXPLANATORY NOTE

Re: South side of Rosemont Drive
between Kerr Street and Butler
Street (portion of S.E. Sector)

On October 5, 1971, By-law No. 4580 was passed and the use specified was "town houses". This by-law arose out of a public hearing on April 21 which covered a much larger area. Various portions of the total area were to be developed with a variety of uses. Since the by-law was passed, Council has redesignated a portion of the site covered by by-law No. 4580 for "senior citizens' housing". As a result, the by-law requires amendment to include this use and the attached by-law will achieve that result.

Corporation Counsel



CITY OF VANCOUVER

OFFICE

CITY HALL

July 31, 1972

Corporation Counsel
City Hall
Vancouver, B. C.

Dear Sir:

RE: Site No. 11 - Champlain Heights.
South side of Rosemont Drive East of Kerr Street.

City Council on April 21, 1970, following a Public Hearing on April 9, 1970, approved an application to rezone an area of land lying on the east side of Kerr Street south of 54th Avenue

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

The uses for this CD-1 District included townhouses, Senior Citizens' and Public Housing.

The subject site No. 11 is within the foregoing area of land.

On September 2, 1970, City Council approved the sale of Site No. 11 to the M. Kopernik Foundation for the development of Low-Income Senior Citizens' housing.

The greater portion of the lands were rezoned to a CD-1 Comprehensive Development District by By-law No. 4550.

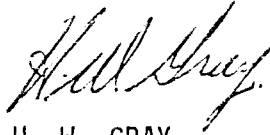
As the plan of subdivision was not completed for the three sites south of Rosemont Drive; these three sites including the subject Site No. 11 were not rezoned to a CD-1 Comprehensive Development District until a later time.

By-law No. 4580 was passed by Council for these three sites on October 5, 1972, with the uses permitted being townhouses and ancillary uses.

...2

Could you please prepare an amendment to By-law No. 4580 to provide for the uses "Senior Citizens Housing" to give effect to the decision of City Council of September 2, 1970, regarding the use of this subject Site No. 11.

Yours very truly,



H. W. GRAY,
Zoning Planner for
Director of Planning
& Civic Development.

EC:lw

BY-LAW NO. 4637

A By-law to amend By-law No. 4580,
being a Zoning By-law

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

1. Section 2 of by-law No. 4580 is amended by inserting the words "senior citizens' housing", immediately before the words "town houses".

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

DONE AND PASSED in open Council this 1st day of August, 1972.

(sgd) Thomas J. Campbell
Mayor

(sgd) Ronald Thompson
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 1st day of August 1972, and numbered 4637.

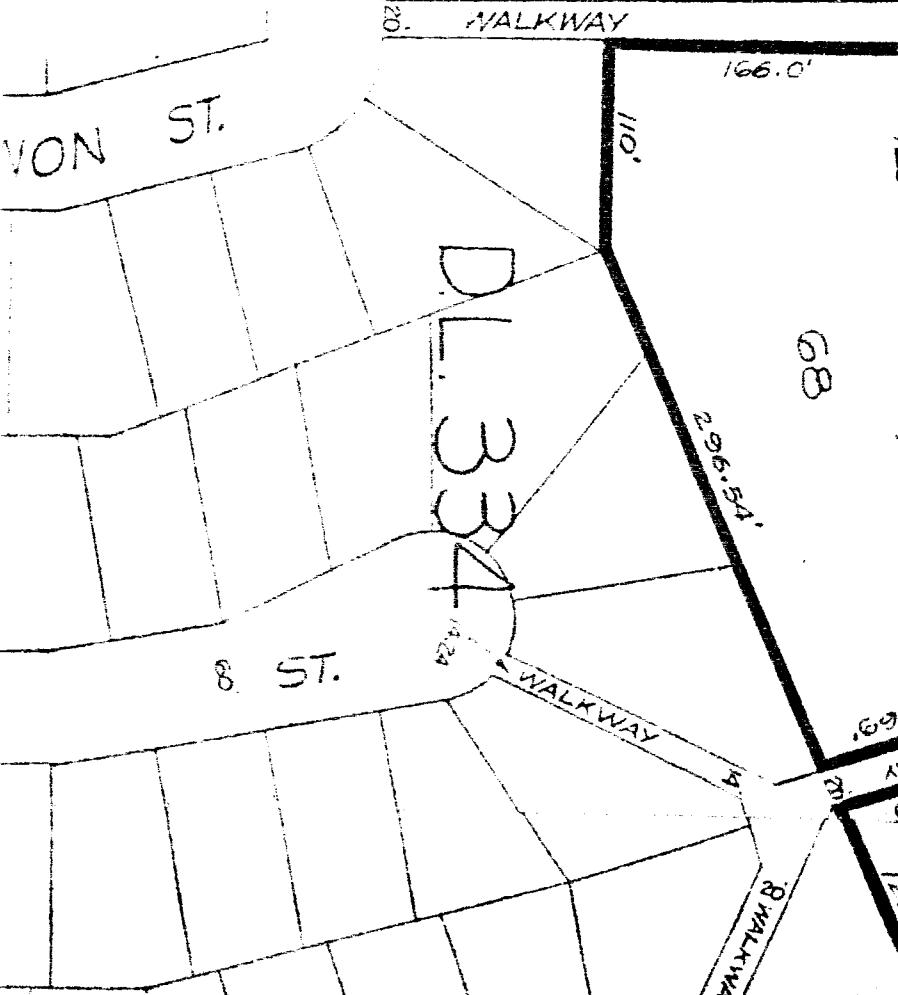
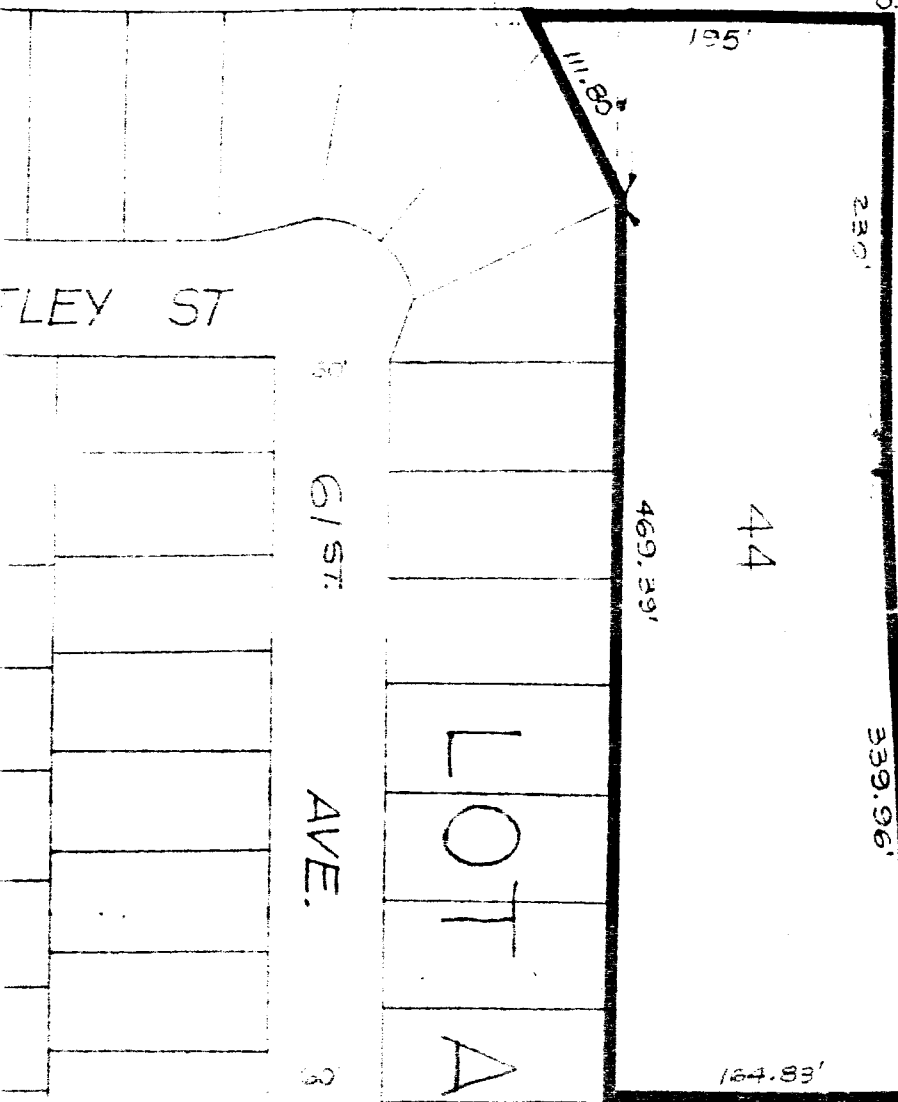
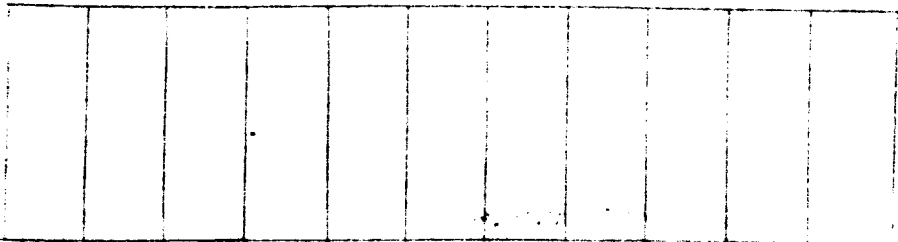
CITY CLERK

KERR

D.L. 333
D.L. 334

STREET

80'



ROSEMONT

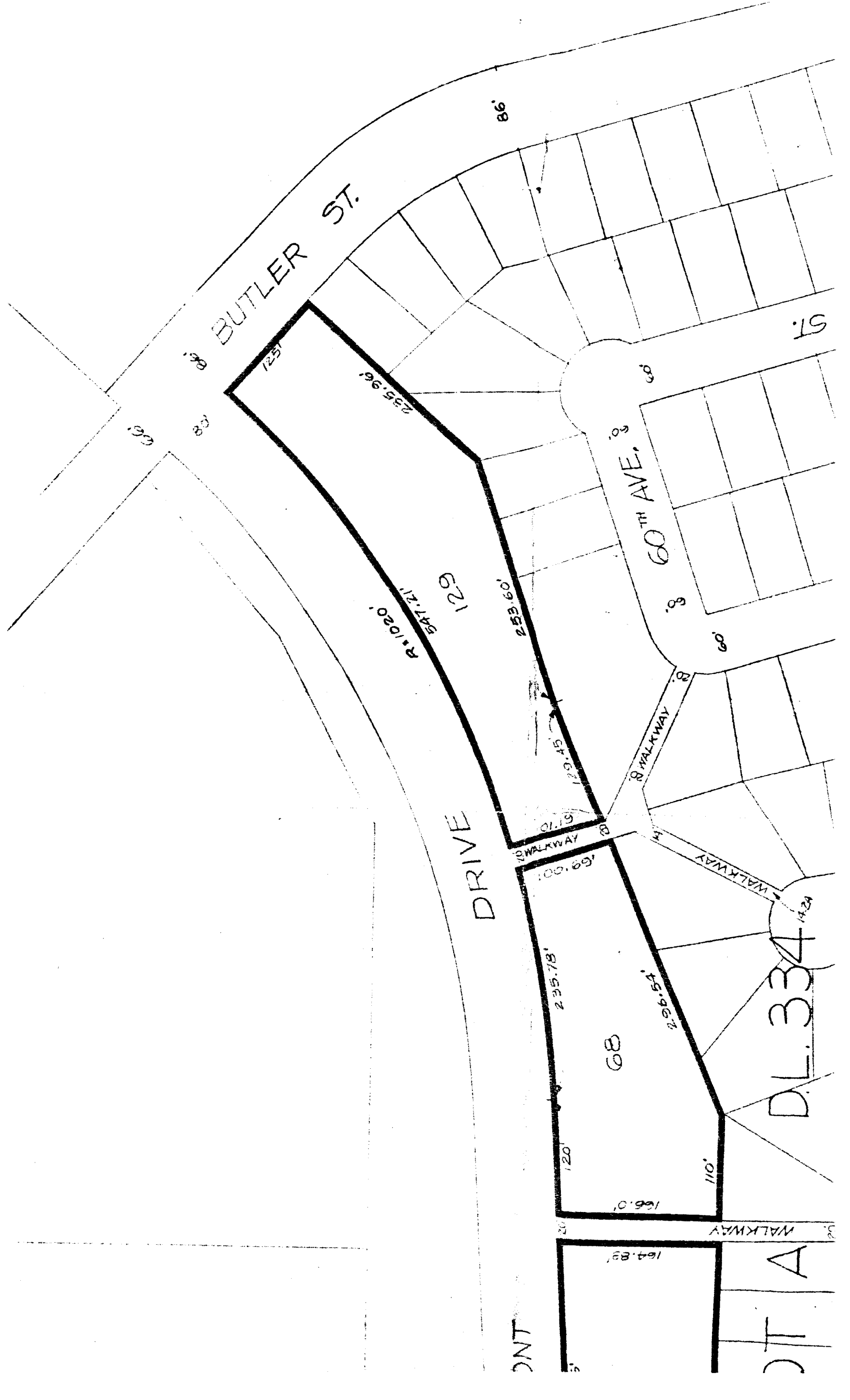
DRIVE

WALKWAY

WALKWAY

WALKWAY

WALKWAY



BUTLER ST.

60TH AVE.

DRIVE

DL 334

DL A

$A=1020'$
 $547.21'$

68

166.0'

164.89'

1251

255.96'

128

253.60'

235.78'

206.54'

110'

120'

WALKWAY

WALKWAY

WALKWAY

WALKWAY

WALKWAY

ST

86'

66'

80'

60'

60'

14.24'

ONT

5'

20'

BY-LAW NO. 4748

A By-law to Amend By-law No. 4580,
being a Zoning By-law.

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

1. Section 2 of By-law No. 4580 is amended by inserting immediately before the phrase "town houses" in the third line, the following: "personal care home and".

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

DONE AND PASSED in open Council this 11th day of December , 1973.

"A. PHILLIPS"

MAYOR

"D. H. LITTLE"

CITY CLERK

I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver, on the 11th day of December, 1973, and numbered 4748.

3100 1
07-1-89

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 16, 1989, in the Council Chamber, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Bellamy
Aldermen Baker, Davies, Eriksen,
Owen, Rankin and Wilking

ABSENT: Mayor Campbell
Aldermen Price, Puil and Taylor

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Text Amendment:
RS-1 and RS-1S One-Family Dwelling Districts

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

TEXT AMENDMENT: RS-1 AND RS-1S ONE-FAMILY DWELLING DISTRICTS

- (i) The proposed amendments to the RS-1 and RS-1S Districts Schedule of the Zoning and Development By-law which, if approved, would have the following effect:
- (a) incorporate within the Intent Section a statement on the importance of landscaping;
 - (b) reduce the maximum floor area of accessory buildings;
 - (c) clarify front yard averaging and rear yard compatibility calculations;
 - (d) encourage renovations by increasing the height of additions to 30 feet;
 - (e) clarify the location of parking and accessory buildings, and clarify building depth on sites with no lane, irregular sites, sites with steep access, and other site-specific hardship;
 - (f) soften the transition between house and street by excluding covered porches from the computation of floor space ratio;
 - (g) improve light and access to basements, by changing the method of calculating basement height;
 - (h) restrict the number and location of entrances to houses.
- (ii) Proposed amendments to the Parking By-law which, if approved, would limit vehicular access to parking from front and flanking streets.
- (iii) Any consequential amendments.

cont'd...

Rezoning: Location - 2280 Newport Avenue
(Lot A, Block 42, D.L. 329, Plan 18181)(cont'd)

A for single-family residential, but are opposed to multi-family residential on Lot A and object to any development on the portion of closed road. Mrs. Fenton elaborated on a number of other concerns related to the proposed development on the closed portion of Nanaimo Street. Concern was also expressed regarding the orientation of the proposed dwelling units.

Mr. Stephen Law, 2614 Waverley Avenue, spoke in opposition to the sale of the closed portion of Nanaimo Street to the owner of Lot A, as this would further limit available parking in the area. Mr. Law also expressed concern regarding the proposed rezoning of Lot A to RS-1, as this would reduce the value of other commercial properties in the area and possibly make it more expensive for him to develop Lot B, which he owns.

Mr. Richard Nantel, 7774 Muirfield Drive, (brief on file), spoke against the proposed sale of the closed portion of Nanaimo Street, and urged Council to refuse the rezoning of Lot A.

Mr. Egil Lingen, for the applicant, spoke in support of the proposed rezoning. Mr. Lingen referred to the orientation of the new single-family dwellings proposed to be constructed which would front onto Newport Avenue, as recommended by the Planning Department. This is considered to be the most appropriate orientation.

MOVED by Ald. Davies,

THAT the application of Glen W. Smith, Maple Tree Developments Limited, to rezone Lot A, Block 42, D.L. 329, Plan 18181, be approved, subject to the conditions as listed in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

It was understood that a report from the City Manager, concerning the closure and sale of a portion of Nanaimo Street, south of Newport Avenue, will be considered by Council at a future meeting. If it is agreed to sell the closed road to the owner of Lot A, the property would assume the same zoning as Lot A.

3. CD-1 Text Amendment: Location - 3150 Rosemont Drive
(Lot 44, D.L.s 334 and 735, Plan 14240)

An application of Davidson/Yuen Partners was considered as follows:

CD-1 TEXT AMENDMENT: LOCATION - 3150 ROSEMONT DRIVE (Lot 44, D.L.s 334 and 735, Plan 14240)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Amended

(i) The draft CD-1 amendment, if approved, would accommodate expansion of the existing community care facility and development of the site generally as follows:

- maximum floor space ratio of 0.73 (now 0.60)
- maximum site coverage of 40% (now 35%)
- maximum height of 28.5 feet (8.7 m) (now 23 feet)
- no increase in the existing 110 beds provided by the community care facility;
- maintain 18 off-street parking spaces.

(ii) Any consequential amendments.

CD-1 Text Amendment: Location - 3150 Rosemont Drive
(Lot 44, D.L.s 334 and 735, Plan 14240)(cont'd)

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

- (a) That, prior to the enactment of the CD-1 By-law amendment, an acoustic report, by persons trained in acoustics and current techniques of noise measurement, be submitted to demonstrate to the satisfaction of the Medical Health Officer that noise from the use of parking and loading facilities will not disturb occupants of the second floor addition proposed to bridge the parking and loading areas;
- (b) That, prior to the enactment of the CD-1 By-law amendment, the detailed scheme of development in a development permit application for the Phase I expansion be first approved by the Director of Planning, having particular regard to:
 - the proposed maintenance addition to the south side of the easterly building be reduced in size to maintain a well-landscaped 6.1 m (20.0 ft.) rear yard;
 - the relocation of garbage containers; and
 - the inclusion of skylights in the second-storey addition.
- (c) That the approved form of development is adopted in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department October 14, 1988", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (b) above.

Mr. Tom Phipps, Planner, Zoning Division, reviewed the application to amend the text of the CD-1 By-law applicable to the Kopernick Lodge site at 3150 Rosemont Drive. The amendment is to permit additions and renovations to meet current licensing standards of the immediate care facilities.

Mr. Phipps also advised that an amendment to the proposed Rezoning By-law before Council is required, and the wording of Section 3.5 (Yards) should be amended to read:

A front yard with a minimum depth of 20 ft., side yards with a minimum width of 25 ft., and a rear yard with a minimum depth of 20 ft. shall be provided.

underlining denotes amendment

The Deputy Mayor called for speakers for and against the application, and the following delegations were heard:

Mr. John Davidson, Architect, advised that the acoustical report called for by the Director of Planning only affects phase 2, and phase 1 should be allowed to proceed prior to the report being prepared. In regard to garbage containers, Mr. Davidson advised that an alternative location for the containers is not available which would not pose a hardship for the owners of Kopernick Lodge.

Mr. Alex Nemeth indicated he resides adjacent to the rear of the subject property, and is opposed to the proposed rezoning on the basis of the noise which is generated through the emptying of the garbage containers at their present location.

CD-1 Text Amendment: Location - 3150 Rosemont Drive
(Lot 44, D.L.s 334 and 735, Plan 14240)(cont'd)

Mr. Peter Walker also expressed concern in regard to the garbage containers at the Lodge, and the associated problems of smell and noise created in emptying the containers. He suggested the containers should be relocated to the front yard of the property.

Ms. Irene Donlon, Administrator, Kopernick Lodge, indicated that in the three years she has been employed at the Lodge, she has never been contacted by any of the neighbours, by phone or letter, concerning a problem with the garbage containers. The Lodge receives daily pickup at 9 a.m. each day, which minimizes any unpleasant odours, and the small 3 cu. yd. containers are situated on a service easement for easy pickup. The containers are also well screened. If relocated, they would eliminate some of the current green space on the property.

Council was advised by Mr. T. Phipps that the concerns regarding the garbage containers will be considered at the development permit approval stage.

MOVED by Ald. Baker,

THAT the application of Davidson/Yuen Partners be approved subject to the conditions as listed in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

4. Rezoning: Location - 1275 Burrard Street
(Lot 3, Block 12, D.L. 185, Plan 21950)

An application of Nancy Mackin Architects was considered as follows:

REZONING: LOCATION - 1275 BURRARD STREET (Lot 3, Block 12, D.L. 185, Plan 21950)

Present Zoning: DD Downtown District
Proposed Zoning: CD-1 Comprehensive Development District

(i) The CD-1 by-law, if approved, would permit the use and development of the site generally as follows:

- maximum of 84 dwelling units in a multiple dwelling;
- commercial space;
- maximum floor space ratio of 5.0, of which 0.13 FSR can be commercial;
- maximum height of 195 feet (56.4 m);
- provisions regarding off-street parking and loading spaces.

(ii) Proposed amendments to the Sign By-law which, if approved, would allow signage on this site under Schedule B (Downtown Commercial DD) of the Sign By-law.

(iii) Any consequential amendments.

MOTIONS (CONT'D)

D. Comprehensive Development District
(3150 Rosemont Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Owen,

THAT the approved form of development for the CD-1 zoned site known as 3150 Rosemont Drive be amended generally as illustrated in DA #209272, prepared by Davidson Yuen Architects, and stamped "Received, City Planning Department November 17, 1989", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

E. 29th Avenue Station Area Guidelines
(Kings Avenue and Earles Street Site)

MOVED by Ald. Rankin,
SECONDED by Ald. Owen,

THAT the "29th Avenue Station Area Guidelines for CD-1 By-law No. 6319", adopted by Council March 22, 1988, be amended as necessary to reflect the amended CD-1 zoning By-law No. 6582 related to 4590 Earles Street.

- CARRIED UNANIMOUSLY

F. Bed and Breakfast Accommodation Guidelines

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

THAT the "Bed and Breakfast Accommodation Guidelines" adopted by Council October 25, 1988, be amended by deleting the first paragraph and replacing it with:

"These guidelines are to be used in conjunction with a district schedule of the Zoning and Development By-law or with an official development plan for development applications for bed and breakfast accommodation."

- CARRIED UNANIMOUSLY

G. Balcony Enclosure Guidelines

MOVED by Ald. Davies,
SECONDED by Ald. Eriksen,

THAT the "Balcony Enclosure Guidelines" adopted by Council April 23, 1985, and last amended October 3, 1989, be further amended in Section 2 by:

i) Inserting at the end of the first paragraph the following wording:

"The balcony enclosure should accommodate easy conversion back to open balconies. Weatherproof doors and properly drained floors must be built into the balcony. Illustrative details must accompany all balcony enclosure applications.";

cont'd....

3150 Rosemont Avenue

BY-LAW NO. 6593

A By-law
to amend By-law No. 4580,
being a By-law which
amended By-law No. 3575
by rezoning land to CD-1

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

1. By-law No. 4580 is amended:
 - (a) in section 2 by:
 - (i) deleting the words "senior citizens' housing, personal care home and"; and
 - (ii) inserting after the word "subject" the following:
 "to the provisions of section 3 and"; and
 - (b) by renumbering section 3 as section 4.
2. By-law No. 4580 is further amended by inserting the following new section 3:

"3. The provisions of this section 3 shall apply only to that parcel identified by the number "44" on the plan, marginally numbered Z-135-D, referred to in section 1.

3.1 Uses

The only uses permitted within the said parcel 44, subject to such condition as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- Senior citizens' housing;
- Special Needs Residential Facility: Community Care Facility, limited to a maximum of 110 beds;
- accessory uses customarily ancillary to the above use.

3.2 Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the RT-2 District Schedule, shall be 0.73.

3.3 Height

The maximum building height, measured above the base surface, shall be 8.7 m (28.5 feet).

3.4 Site Coverage

The maximum site coverage for buildings shall be 40 percent of the site area, measured in accordance with the applicable provisions of the RT-2 District Schedule.

3.5 Yards

A front yard with a minimum depth of 20 feet, side yards with a minimum width of 25 feet, and a rear yard with a minimum depth of 20 feet shall be provided.

3.6 Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 18 off-street parking spaces shall be provided.

3.7 Off-street Loading

One off-street loading space, to be developed and maintained in accordance with the applicable provisions of the Parking By-law, shall be provided."

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

DONE AND PASSED in open Council this 28th day of November, 1989.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of November 1989, and numbered 6593.

CITY CLERK "

MOTIONS (CONT'D)

D. Comprehensive Development District
(3150 Rosemont Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Owen,

THAT the approved form of development for the CD-1 zoned site known as 3150 Rosemont Drive be amended generally as illustrated in DA #209272, prepared by Davidson Yuen Architects, and stamped "Received, City Planning Department November 17, 1989", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

E. 29th Avenue Station Area Guidelines
(Kings Avenue and Earles Street Site)

MOVED by Ald. Rankin,
SECONDED by Ald. Owen,

THAT the "29th Avenue Station Area Guidelines for CD-1 By-law No. 6319", adopted by Council March 22, 1988, be amended as necessary to reflect the amended CD-1 zoning By-law No. 6582 related to 4590 Earles Street.

- CARRIED UNANIMOUSLY

F. Bed and Breakfast Accommodation Guidelines

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

THAT the "Bed and Breakfast Accommodation Guidelines" adopted by Council October 25, 1988, be amended by deleting the first paragraph and replacing it with:

"These guidelines are to be used in conjunction with a district schedule of the Zoning and Development By-law or with an official development plan for development applications for bed and breakfast accommodation."

- CARRIED UNANIMOUSLY

G. Balcony Enclosure Guidelines

MOVED by Ald. Davies,
SECONDED by Ald. Eriksen,

THAT the "Balcony Enclosure Guidelines" adopted by Council April 23, 1985, and last amended October 3, 1989, be further amended in Section 2 by:

i) Inserting at the end of the first paragraph the following wording:

"The balcony enclosure should accommodate easy conversion back to open balconies. Weatherproof doors and properly drained floors must be built into the balcony. Illustrative details must accompany all balcony enclosure applications.";

cont'd....

3. 3150 Rosemont Drive (The Kopernik Lodge)

An application by Bernard Perreten Architects was considered as follows:

The proposed amendment to CD-1 Comprehensive Development District By-law No. 4580 would:

- allow some development to encroach into the front yard at the eastern part of the site. The required setback of 6.1 m would be reduced to 4.6 m to accommodate a previously approved addition at the eastern end of The Kopernik Lodge, an existing seniors care facility.

The Director of Land Use and Development recommended approval, subject to the following conditions proposed for adoption by resolution of Council:

- (a) THAT the amendment to the form of development be approved by Council in principle, in plans generally as prepared by Bernard Perreten Architects and stamped "Received City Planning Department, May 11, 1995", provided that the Director of Planning may allow minor alterations to this amended form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT, prior to approval by Council of the amended form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - i) mature landscaping to be maintained;
 - ii) remedial measures if previously required relocation and enclosure of the garbage containers and related measures have not satisfactorily mitigated odours and noise which were nuisances for adjoining neighbours;
 - iii) provision of skylights in the second-storey of new development; and
 - iv) design and exterior/rooftop installation of any ventilation and kitchen exhaust equipment to be completed in a manner that minimizes noises and odours for adjoining residents.

Summary of Correspondence

No correspondence was received on this application.

cont'd....

Clause No. 3 (cont'd)

Speakers

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

MOVED by Cllr. Clarke,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Hemer,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

SECONDED by Cllr. Chiavario,

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 approximately 10:05 p.m.

3150 Rosemont Drive

BY-LAW NO. 7494

A By-law to amend
By-law No. 4580,
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, enact as follows:

1. Section 3.5 of By-law No. 4580 is deleted and the following
substituted:

"3.5 Yards

A front yard with a minimum depth of 6.1 m, side yards with a
minimum width of 7.6 m, and a rear yard with a minimum depth
of 6.1 m must be provided except that the front yard minimum
depth may be reduced to 4.6 m for a length of 24.4 m at the
easternmost part of the development, subject to such
conditions as the Director of Planning may deem necessary in
order to maintain established mature landscaping and related
objectives."

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

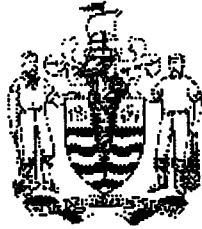
DONE AND PASSED in open Council this 5th day of
December, 1995.

"(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 5th day of
December 1995, and numbered 7494.

CITY CLERK"



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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[COMMUNITIES](#)

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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"

Special needs residential facilities

BY-LAW NO. 9674

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

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

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

Table 1

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

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

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

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

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

ENACTED by Council this 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

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

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

Director of Legal Services
June 24, 2008

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

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

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

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

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

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

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

Staff Opening Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Chow

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

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

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

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

CARRIED UNANIMOUSLY