



City of Vancouver *Zoning and Development By-law*

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CD-1 (151)

5th Avenue & Renfrew Street

7th Avenue & Kaslo Street

By-law No. 5555

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

Effective June 1, 1982

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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 **Uses**

The areas shown included within the heavy black outlines on Schedule “A” are rezoned to CD-1, and the only uses permitted within the areas (herein after referred to as Sites and identified by the letters A, B, C and D on Diagram 1 below), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

Site A - Neighbourhood House (Frog Hollow) - comprising a meeting hall, meeting rooms, kitchen, offices, reception, storage, uses similar to the foregoing, and accessory uses customarily ancillary to the foregoing.

Site B - Multiple dwellings consisting of a maximum of 23 dwelling units all eligible for government funding as low-income family accommodation, including recreation and common facilities and other accessory uses customarily ancillary to the foregoing. [6430; 88 11 29]

Site C - Townhouse and apartment dwelling units containing a maximum of 15 units and accessory uses customarily ancillary thereto, subject to the following:
(i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
(ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

Site D - Townhouse and apartment dwelling units containing a maximum of 37 units, a meeting room, management office, and accessory uses customarily ancillary thereto, subject to the following:
(i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
(ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

3 **Site Coverage**

3.1 The maximum site coverage for buildings, measured in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law, shall be 45 percent.

3.2 The maximum site coverage for surface parking and access thereto shall be 30 percent.

4 **Floor Space Ratio**

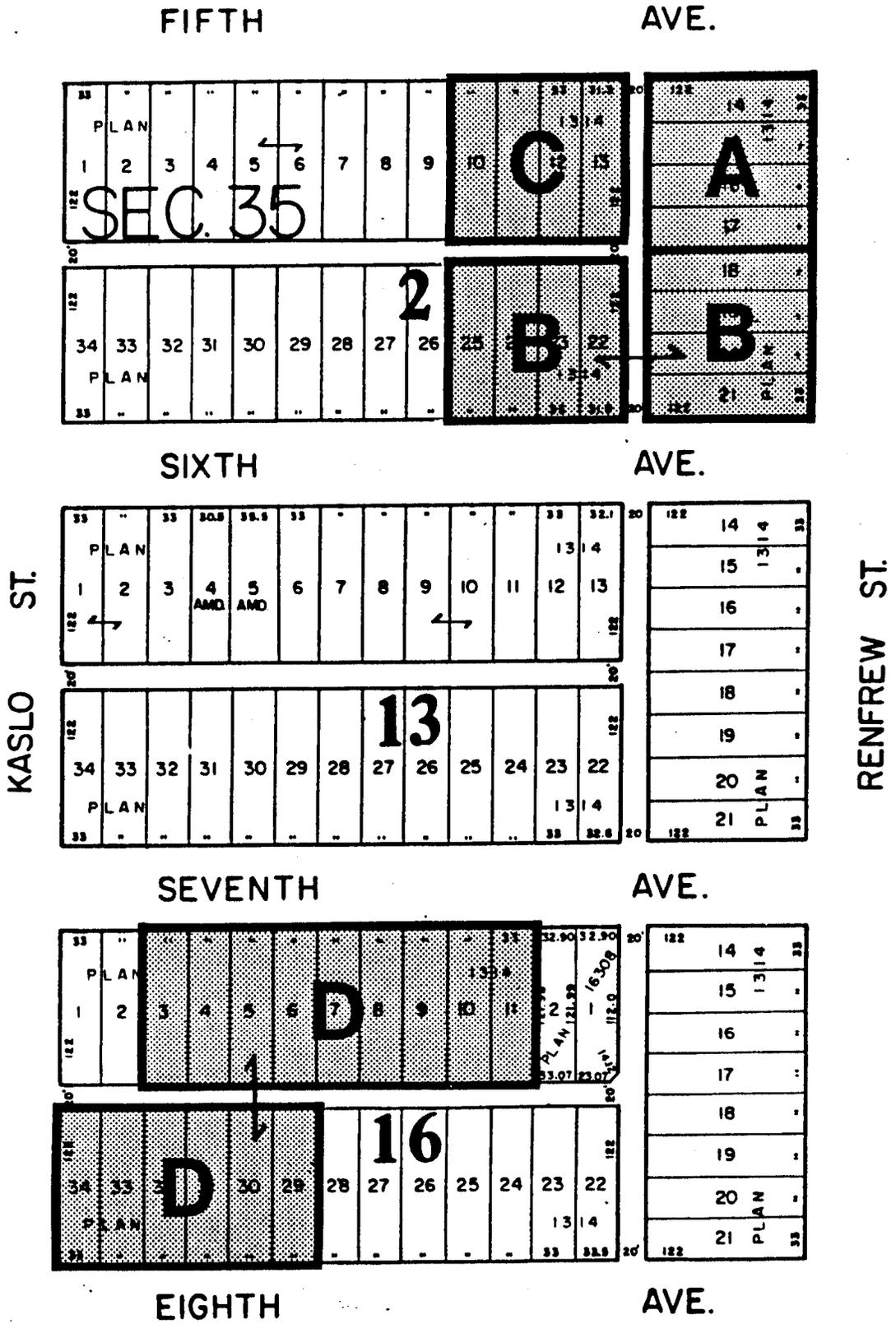
The maximum floor space ratio for development on the four sites as illustrated in Diagram 1 shall be as follows:

Site A - 0.55 Site C - 0.75
Site B - 0.75 Site D - 0.60

calculated in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law except that

(a) balconies, sun decks, roof decks and other similar features shall be excluded from the calculation; and

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5555 or provides an explanatory note.*



- (b) areas of floors located in a cellar which is entirely below the elevation of the surrounding grade shall be excluded from the calculation to a maximum of 15 percent of the total permitted floor area;

[7856; 98 03 24]

- (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. [8169; 00 03 14]

5 Height

Subject to the provisions of Section 10 of the Zoning and Development By-law, the maximum height of a building shall be as illustrated in Diagrams 2 and 3 below.

6 Off-Street Parking and Loading

6.1 Off-street parking spaces shall be provided on the basis outlined below for the four sites as illustrated in Diagram 1:

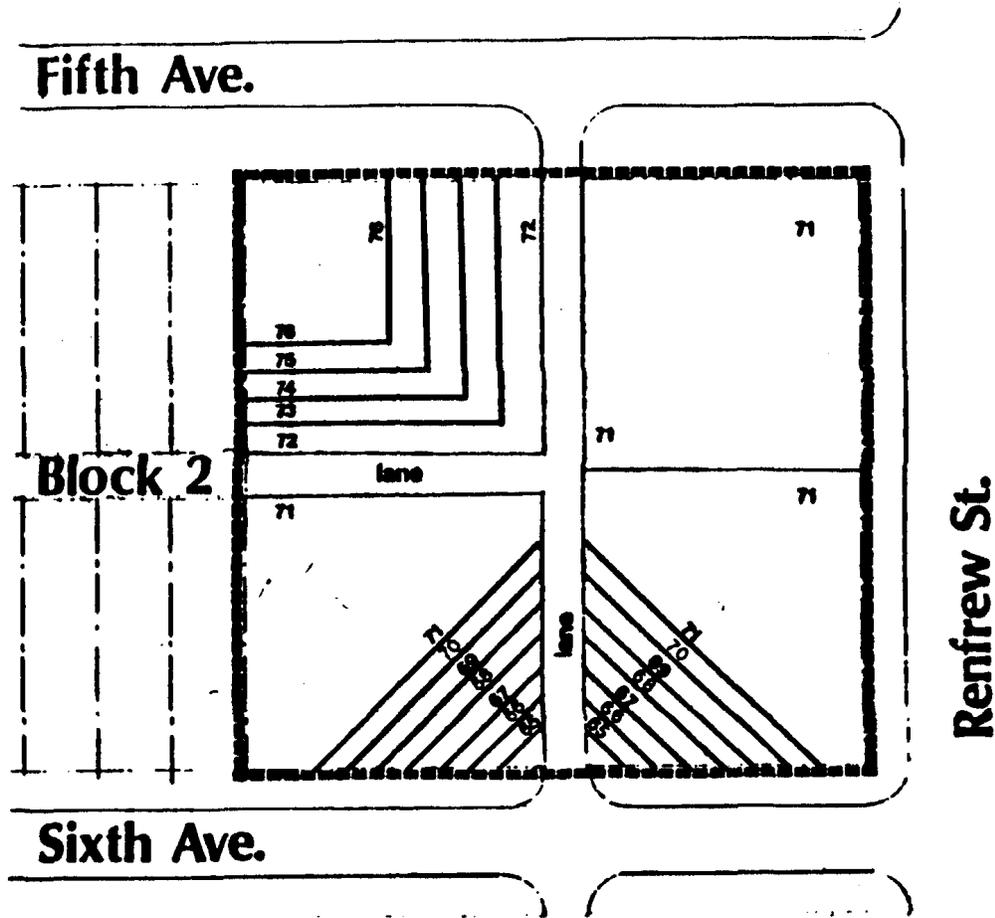
Site A: a minimum of one space for every 23.225 m² (250 sq. ft.), or part thereof, of assembly area;

Site B: a minimum of one space for every two dwelling units; [6430; 88 11 29]

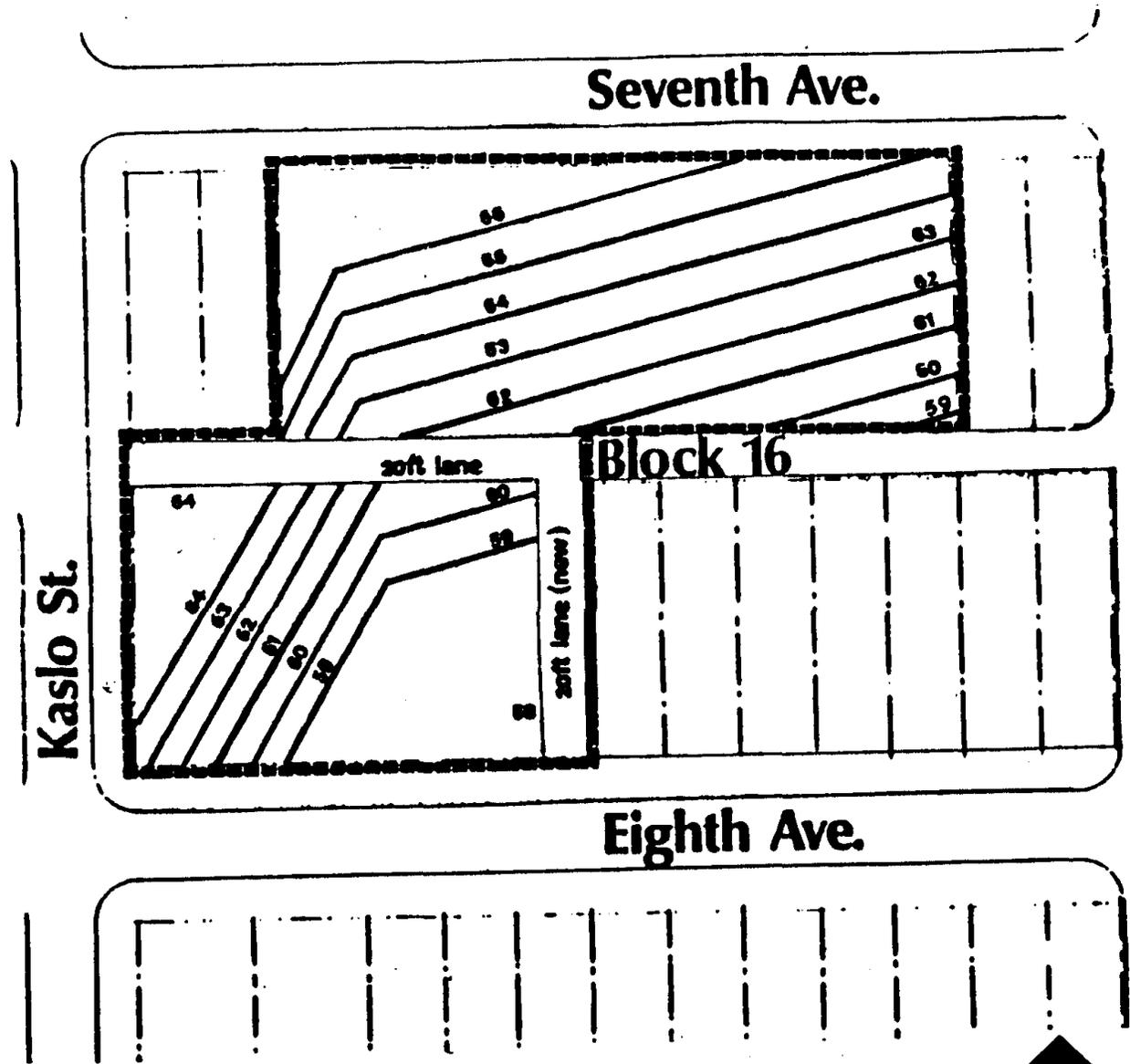
Site C and D: a minimum of one space for every dwelling unit.

6.2 Off-street parking spaces shall be developed and maintained in accordance with the relevant provisions of Section 12 of the Zoning and Development By-law, except that spaces reserved for the physically handicapped shall have a minimum width of 3.048 m (10 ft.) if located adjacent to a similar space, and a minimum width of 3.962 m (13 ft.) in other locations.

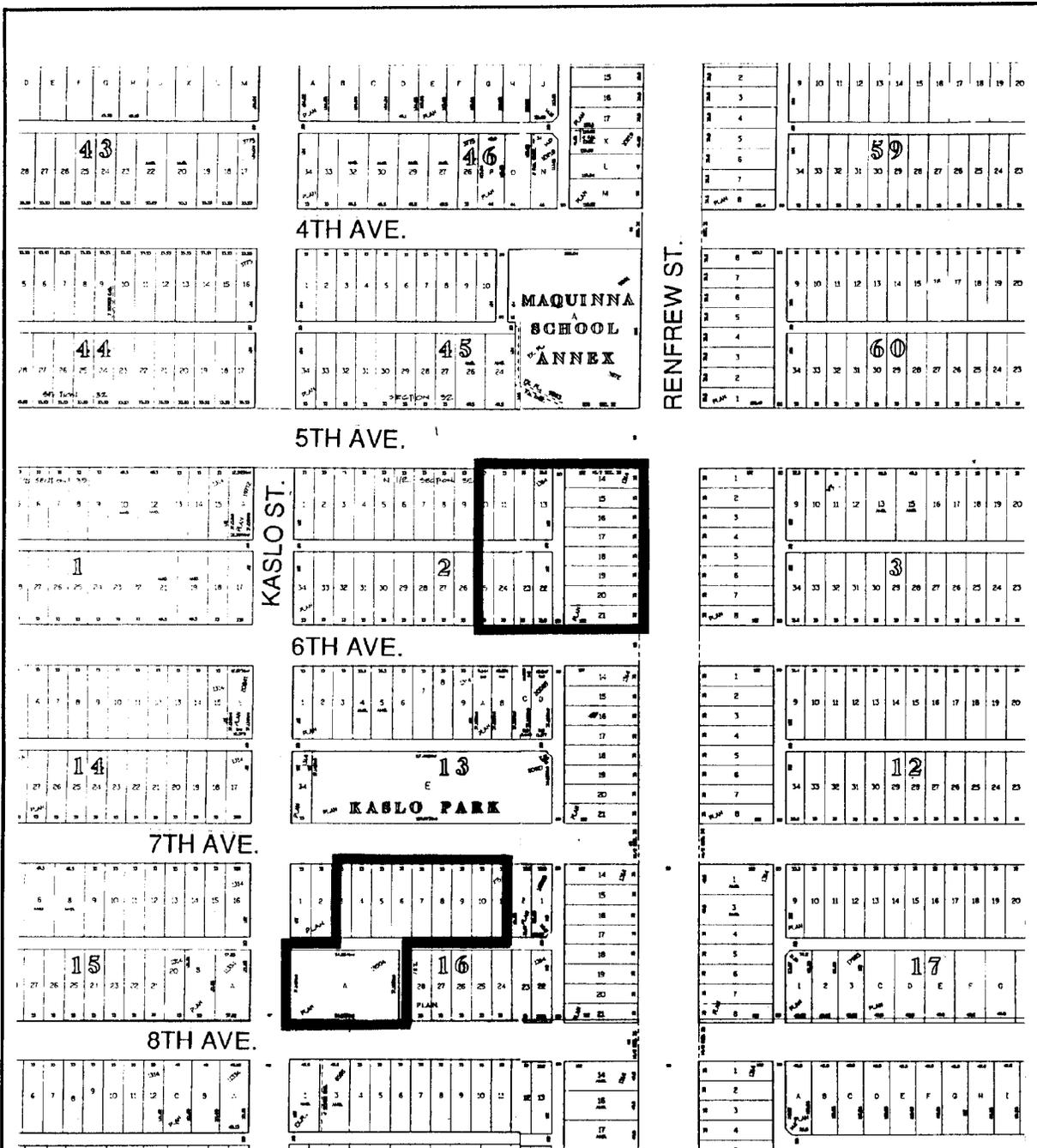
7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



MAX. BUILDING HEIGHT ↑
City Owned Lands;
5th & Renfrew, 7th & Kaslo — **70** — **Max. Bldg. Height (m)**
(Geodetic Datum)



MAX. BUILDING HEIGHT ↑
City Owned Lands;
5th & Renfrew, 7th & Kaslo ⁷⁰ Max. Bldg. Height (m)
(Geodetic Datum)



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5555

CD-1 (151) 5th Ave. & Renfrew St./7th Ave. & Kaslo St.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): U,V-12

scale: 1:3000



EXTRACT FROM THE MINUTES OF THE
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT
JULY 23, 1981

1. City-owned Lands - 5th and Renfrew
7th and Kaslo

The Committee considered a Manager's Report dated July 8, 1981 (on file in the City Clerk's Office) wherein the Director of Planning reported on City-owned lands at 5th and Renfrew and 7th and Kaslo, and three proposals to lease the lands subject to rezoning, lane and sewer and financial arrangements.

The three proposals were submitted from Access Co-Op, Frog Hollow Neighbourhood House and the Ukrainian Church who wish to construct housing for seniors and handicapped persons and a new neighbourhood house facility on City-owned land under the CMHC Maximum Unit Price Supplement (M.U.P.S.) guidelines. The Manager's Report gives details of the proposals and the City's policy regarding write-downs on market value of City lands for non-profit social housing.

In the Manager's Report, the Director of Planning reported that several meetings were held with Access Co-Op, Frog Hollow Neighbourhood House and the Ukrainian Church to discuss mutual concerns and individual requirements. It is felt that each of the groups would be contributing housing or facilities needed in the City and the community, and because of the size of the sites, could all be accommodated. It has been tentatively agreed that specific properties could, subject to City Council approval, be designated for each group and that each project would be developed independently but within the context of overall development guidelines.

There has been preliminary discussion about density, heights, number of dwelling units and other issues but these details will be worked out if Council agrees with the basic concept. The two housing projects would require rezoning but the neighbourhood house is listed as a conditional use in the RS-1 District Schedule. Given the character and location of the sites, however, all three uses should be considered under a CD-1 zoning package. In view of the fact that a rezoning process involving a number of properties is proposed and in turn rezoning will need the understanding and acceptance of the immediate community it is proposed that the City hire an architectural consultant to work up proposals and guidelines in co-operation with residents who would be affected by such changes. These proposals and guidelines would provide the basis for a rezoning application for the sites and subsequent development control. Furthermore, the City, in doing this, would be front-ending costly preliminary work required by each agency or non-profit group and this would reduce their uncertainty relative to obtaining necessary zoning.

Each group was asked to submit an outline of its proposed development, including details on site area and floor space ratio and the housing groups were asked to provide additional information on gross and net building areas, unit counts and a relationship of their costs to the CMHC (M.U.P.S.). The following is a summary of each proposal:

Frog Hollow Neighbourhood House

The Neighbourhood Services Association wishes to acquire four lots in Block 2 on Renfrew Street in order to replace a 6,000 square foot building at Broadway and Penticton Street that is proving to be too small for their programming and is

EXTRACT FROM THE MINUTES OF THE
STANDING COMMITTEE OF COUNCIL
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JULY 23, 1981

Clause No. 1 cont'd:

on the edge of their present service area. Their current thinking is to be within a floor space ratio of .45, 45% site coverage with regular setbacks and parking/loading bays as per bylaw. The proposed facility would include a large meeting room, a large kitchen, several activity rooms and two or three offices. Their preference is for a one storey building.

The Neighbourhood Services Association owns their property on Broadway and at the present time are considering options of selling the site or developing it for social housing. In either case they would utilize some of the revenues to help pay for the lots on Renfrew Street and construction of a new neighbourhood house. If the Association decides to pursue social housing on Broadway this will be the subject of another report. They feel they would require a land write-down of at least one-third below market value on the Renfrew Street lots in order to rebuild a facility about 2,000 square feet larger than their present one.

Access Co-Op

Access Co-Op wishes to acquire two separate sites - 15 lots in Block 16 and 4 lots in Block 2. On the Block 16 land they wish to build 41 family oriented units catering mostly to families with the majority of units having one family member with a disability. The form of development is proposed to be townhouses or garden apartments with a floor space ratio of .75, containing a mix of 1, 2, 3 and 4 bedroom units. On Block 2 they wish to build 19 one and two bedroom apartment units. About 90% of the units would house disabled people. The form of the proposed building is a frame apartment building with a floor space ratio of 1.0. Recent changes to the CMHC M.U.P.S. guidelines would make the two projects, when taken together, close to being feasible within City Council's policy of a 1/3 write-down on the market value of City-owned land for non-profit social housing.

Estimated market value	\$2,090,000
less 33% write-down	689,700
	<hr/>
	\$1,400,300
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Based on their M.U.P.S., Access would be short \$110,559 of this figure at the densities proposed. To achieve project feasibility, a total land write-down of \$800,259 or 38.3% would be required.

The Director of Planning suggests the densities of the proposed forms of development are too high in relation to the largely single family neighbourhood and feels a F.S.R. of .6 on Block 16 and F.S.R. of .75 on Block 2 to be more appropriate in light of the required rezoning process. The Director of Planning suggests further that a low density townhouse form of development would be acceptable on Block 16 and that the proposed apartment building on Block 2 be limited to two storeys.

If City Council agrees with the Director of Planning, the Access projects would no longer be feasible at the 1/3 write-down price under M.U.P.S. guidelines.

EXTRACT FROM THE MINUTES OF THE
STANDING COMMITTEE OF COUNCIL
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JULY 23, 1981

Clause No. 1 cont'd:

Council's options are as follows:

- (i) agree to proceed to rezoning at the densities proposed by Access on a 38% land write-down basis based on the proforma attached to the Manager's Report (on file in City Clerk's Office);
- (ii) agree to proceed to rezoning at the densities suggested by the Director of Planning on the basis of a land write-down larger than that noted above and subject to a report back on financing.

For option (ii) a rough proforma prepared by staff indicates Access would require a total land write-down in the order of 55% to achieve the densities proposed by the Director of Planning within the M.U.P.S. guidelines. It should be noted, however, that the M.U.P.S. are reviewed twice per year by CMHC and if increased, would reduce this write-down.

Ukranian Church (Seniors Housing)

The Holy Trinity Ukranian Orthodox Cathedral wishes to acquire 8 lots in Block 2 to build 52 units of seniors housing. All units are proposed to be self-contained and would be mostly studio apartments with a few one and two bedroom units. The apartment building would be two and three storey, stepped back from 6th Avenue and would have a floor space ratio of 1.0.

The updated CMHC M.U.P.S. guidelines would provide the Ukranian Church with a considerable dollar surplus at the density proposed, with the usual 1/3 write-down on the land.

Estimated market value	\$880,000
less 33% write-down	290,000
	<hr/>
	\$589,600
	<hr/>

Based on their M.U.P.S., the Ukranian Church would be in excess by \$622,211. (Proforma attached to Manager's Report)

The Director of Planning suggests that in light of the required rezoning process the proposed density is too high for the neighbourhood. He feels a F.S.R. of .75 to be more appropriate and that the height be limited to two storeys. A reduction to this density should be feasible at the 1/3 write-down price or less under M.U.P.S. guidelines but a revised proforma would be required to confirm this.

Council's options are as follows:

- (i) agree to proceed to rezoning at the density proposed, recognizing that the project would be feasible with no write-down on the property;
- (ii) agree to proceed to rezoning at the density suggested by the Director of Planning on the basis of a 1/3 write-down or less and subject to a report back on financing.

EXTRACT FROM THE MINUTES OF THE
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JULY 23, 1981

Clause No. 1 cont'd:

For option (ii) a rough proforma prepared by staff indicates the Ukranian Church would be able to achieve the densities proposed by the Director of Planning within the M.U.P.S. guidelines with a total land write-down of less than 1%.

The City Engineer advised that his department has not had an opportunity to fully assess the possibility of lane closures.

The lanes in Block 2, N½ Section 35, T.H.S.L. are necessary as part of a continuous lane system, particularly the north/south lane adjacent to the arterial street - Renfrew Street. This lane is continuous to the south.

The situation in Block 16 is complicated because of the presence of twin sewers crossing the subject site and a steep grade that has precluded opening the east/west lane. Before these properties are leased an assessment of the lane requirements must be made and alternative lane arrangements examined.

It was noted that at an earlier Committee meeting it was agreed that the City's target would be to provide low income family housing and that the City would not write-down land for the handicapped or senior citizens as the Provincial Government was providing financial assistance for those housing programs. However, since the subject sites had been under discussion over such a lengthy period of time, it was

RECOMMENDED

A. THAT City Council approve in principle the following leases on a prepaid basis:

- (i) Lots 14-17, Block 2, north half Section 35, T.H.S.L., Plan 1314 to the Neighbourhood Services Association subject to the properties being rezoned to allow the development set out in the Manager's Report to a maximum floor space ratio of .45 and subject further to an assurance that suitable financing for development has been arranged.
- (ii) Lots 10-13, Block 2, north half Section 35, T.H.S.L., Plan 1314 to Access Housing Co-operative subject to the lands being rezoned to allow the development set out in the Manager's Report to a maximum floor space ratio of .75.
- (iii) Lots 18-25, Block 2, north half Section 35, T.H.S.L., Plan 1314 to the Holy Trinity Ukranian Orthodox Cathedral subject to the properties being rezoned to allow the development set out in the Manager's Report to a maximum floor space ratio of .75.
- (iv) Lots 3-11 and 29-34, Block 16, north half Section 35, T.H.S.L., Plan 1314 to Access Housing Co-operative subject to the properties being rezoned to allow the development set out in the Manager's Report to a maximum floor space ratio of .60 and subject further to a report back on the lane and sewer arrangements in the block.

*Kamende
see Council
action*

EXTRACT FROM THE MINUTES OF THE
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT
JULY 23, 1981

Clause No. 1 cont'd:

- B. THAT the Supervisor of Properties meet with representatives of the above societies to determine the prepaid amount of each lease based on the proposed development in each case, keeping in mind Council's policies of leasing to non-profit organizations, for report back to Council on the price, term of the lease and conditions.

- C. THAT following the agreement of City Council on a price, the Director of Planning hire a consultant to undertake work to be completed within six weeks of commencement as generally outlined in the draft terms of reference charged against the funds reserved by Council on April 22, 1980 for analysis of potential 1981 Special Needs Housing Sites and, upon completion of this work, the Director of Planning report back to Council with recommendations with respect to rezoning and consolidation of the sites.

- D. THAT the City Engineer be requested to examine the sewer and lane situation in Block 16, N½ Section 35, T.H.S.L. and report back to Council with recommendations.

- E. THAT the leases be subject to each society taking care of all necessary requirements to proceed with the development, including consolidation, development and building permits with the exception of the application for rezoning.

5TH AND RENFREW 7TH AND KASLO CITY LANDSPERTINENT COUNCIL RESOLUTIONS

City Council on August 11, 1981, reviewed a report of the Director of Planning and resolved:

1. THAT City Council approve in principle the following leases on a prepaid basis:
 - a. Lots 14-17, Block 2, north half Section 35, THSL, Plan 1314 to the Neighbourhood Services Association subject to the approval of the Director of Planning to allow the development set out in this report to a maximum floor space ratio of .45 and subject further to an assurance that suitable financing for development has been arranged.
 - b. Lots 10-13, Block 2, north half Section 35, THSL, Plan 1314 to Access Housing Co-operative subject to the lands being rezoned to allow the development set out in this report to a maximum floor space ratio of .75.
 - c. Lots 18-25, Block 2, north half Section 35, THSL, Plan 1314 to the Holy Trinity Ukrainian Orthodox Cathedral subject to the properties being rezoned to allow the development set out in this report to a maximum floor space ratio of .75.
 - d. Lots 3-11 and 29-34, Block 16, north half Section 35, THSL, Plan 1314 to Access Housing Co-operative subject to the properties being rezoned to allow the development set out in this report to a maximum floor space ratio of .60 and subject further to a report back on the lane and sewer arrangements in the block.
2. THAT the Supervisor of Properties meet with representatives of the above societies to determine the prepaid amount of each lease based on the proposed development in each case, keeping in mind Council's policies of leasing to non-profit organizations, for report back to Council on the price, term of the lease and conditions.
3. THAT following the agreement of City Council on a price, the Director of Planning hire a consultant to undertake work to be completed within six weeks of commencement as generally outlined in the draft terms of reference (Appendix V), charged against the funds reserved by Council on April 22, 1980 for analysis of potential 1981 Special Needs Housing Sites and, upon completion of this work, the Director of Planning report back to Council with recommendations with respect to rezoning and consolidation of the sites.
4. THAT the City Engineer be requested to examine the sewer and lane situation in Block 16, N½ Section 35, THSL and report back to Council with recommendations.
5. THAT the leases be subject to each society taking care of all necessary requirements to proceed with the development including consolidation, development and building permits with the exception of the application for rezoning."

Because negotiations outlined in resolution #2 above took place at a different pace with each of the three groups, Access Co-op asked that their project not be held up. City Council, on November 17, 1981 reviewed resolution #3 above which delayed the Director of Planning from recommending rezoning until negotiations were completed and:

"APPROVED THAT

- A. The Supervisor of Properties carry out property negotiations with the three non-profit societies on an individual basis, with a report to Council as soon as agreement can be reached.
- B. The Director of Planning retain a consultant immediately to draw up design guidelines for all the properties rather than wait for prices to be finalized."

EXTRACT FROM THE MINUTES OF THE
VANCOUVER CITY COUNCIL MEETING
OF AUGUST 11, 1981

City-owned Lands - 5th and
Renfrew, 7th and Kaslo
(Clause 1)

When considering this clause, Council noted a letter from Neighbourhood Services Association dated August 10, 1981 in which the Association requested that the word "rezoning" be deleted from the Committee's recommendation relative to the proposed development of its neighbourhood house on the 5th and Renfrew and 7th and Kaslo property.

MOVED by Ald. Ford,

THAT recommendation A(i) of the Committee, as contained in this clause, be amended and then approved as follows:

"THAT City Council approve in principle the following leases on a prepaid basis:

- (i) Lots 14-17, Block 2, north half Section 35, T.H.S.L., Plan 1314 to the Neighbourhood Services Association subject to the approval of the Director of Planning to allow the development set out in the Manager's Report to a maximum floor space ratio of .45 and subject further to an assurance that suitable financing for development has been arranged."

- CARRIED UNANIMOUSLY

*underlining denotes amendment

MOVED by Ald. Ford,

THAT recommendations A(ii), (iii) & (iv) and B to E of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

IX

REPORT TO COUNCIL

FROM: CHAIRMAN, STANDING COMMITTEE
ON PLANNING AND DEVELOPMENT

NOVEMBER 13, 1981

RE: City-owned Lands, 5th and Renfrew and 7th and Kaslo

On August 11th, 1981, Council approved a report from the Planning and Development Committee recommending a procedure for the lease of four separate parcels to three non-profit societies, subject to rezoning. This procedure included authorization of funds to retain a consultant to provide development guidelines after land prices had been negotiated and approved by Council.

A lengthy time has elapsed due to a variety of difficulties including requiring soil testing for some of the lots and problems with determining the necessary sewer relocations and costs. It is apparent that the negotiations for the three organizations will have to be separated to some degree.

The three organizations have separate problems and different funding procedures, and by linking them together too closely, it is unnecessarily complicating the development of these lands for social purposes.

It is obvious that we will need design guidelines whether or not all of these particular projects proceed. The guidelines are important because the site is difficult and the surrounding community needs to be reassured that the development will be appropriate for their community.

With the development of the guidelines, each project could proceed to a CD-1 zoning; they may or may not be considered at the same Public Hearing but because the design guidelines will be incorporated, individual rezonings can proceed with assurance that the whole project will be compatible.

There is some urgency in this matter as there is a danger that social housing funding policies may be changed.

At the request of the Mayor, I met with representatives of the three non-profit societies, the Properties Division, the Zoning Division and the Area Planner.

I RECOMMEND:

- A. THAT the Supervisor of Properties carry out property negotiations with the three non-profit societies on an individual basis, with a report to Council as soon as agreement can be reached.
- B. THAT the Director of Planning retain a consultant immediately to draw up design guidelines for all the properties rather than wait for prices to be finalized.

Marcia Ford

Ald. M. Ford, Chairman
Standing Committee on
Planning and Development

MANAGER'S REPORT

B

March 8th, 1982

TO: Vancouver City Council

CLASSIFICATION: Consideration and Recommendation

SUBJECT: Lease to Access Housing Co-operative
City-owned lands, 5th & Renfrew
and 7th & Kaslo

The Acting Supervisor of Properties reports as follows:

"City Council, on August 11th, 1981, approved a report from the Planning and Development Committee and recommended the City enter into prepaid leases of six separate parcels of City-owned lands, shown as sites 1 to 6 on the attached plan, to three non-profit societies, namely, Access Housing Co-operative, Neighbourhood Services Association, and Holy Trinity Ukrainian Orthodox Cathedral, with the Supervisor of Properties to report back to Council on the lease conditions.

In the preliminary discussions, Access Housing Co-operative asked that they be given priority and Council, on November 13th, 1981, approved that the negotiations be carried out on an individual basis rather than wait for details on all projects to be in place beforehand, and that the Director of Planning retain a consultant immediately to draw up design guidelines for all the properties.

This report deals with the negotiations concerning the lease of Site 1 and the site composed of 5 and 6, as shown in the attached plan, to Access Housing Co-op for a 60-unit development. The sites are legally described as follows:

Site 1

Lots 10 to 13 inclusive, Block 2

AND

Sites 5 & 6

Lots 3 to 11 and 29 to 34 inclusive, Block 16 all in the N $\frac{1}{4}$ of Section 35, T.H.S.L.

Access Housing Co-op have requested that the lands be leased to them on the following terms and conditions:

1. The lease be a 40-year lease and be granted on a prepaid basis at a fifty percent write-down from the agreed freehold market values.
2. They be given an Option-to-Renew the lease for a further twenty years for tenant stability reasons.
3. The City Engineer to be paid for soil tests and sewer relocation costs estimated to be \$75,000.
4. The prepaid lease payments be payable within forty-five days after the application for occupancy permit.
5. If foundation problems are encountered, the fees and additional foundation costs be deducted from the prepaid lease amount.

The fee simple estimated market value on a net basis (after servicing) for site 1 is \$354,500 and for sites 5 & 6, \$1,184,000 for a total of \$1,538,500.00 The estimated 40 year lease market value would be \$1,150,000.00. If Council approves the requested lease value and agrees to the balance of the requests,

then in regard to #2 above, it is suggested that the matter of the lease extension be subject to negotiation and a report back to Council on the terms that will apply to the extension.

Council in the past, has not given renewal options to non-profit organizations when they are leasing City lands on a write-down basis. In effect, this would amount to a 60-year lease and a 60-year lease would have a greater value than a 40-year lease. If renewal options are granted, this would commit future Councils for a further twenty years and eliminate the opportunity for an appropriate change or to intensify the same use of the land at the end of the initial forty years. In any event, there is no apparent reason that negotiations could not be carried out regarding a renewal at the end of the first term of the lease. For these reasons, the Acting Supervisor of Properties does not recommend granting an additional twenty year lease option.

In reference to item #3, the sewer relocation cost of \$70,000.00 would have been a prerequisite cost before the lands could be sold, and is reflected in the net estimated market value and would be charged to the P.E.F. Fund #5902/0272.

In reference to item #4, this effective date dovetails with the source of funds being available to make the base payments.

In reference to item #5, if additional costs due to foundation problems are encountered, then the City and the Co-operative should retain a quantity surveyor to establish the extent of such costs, after they have been established. Council should be aware that agreement to this request will constitute an open ended additional subsidy; however, the Co-op has agreed that if these foundation costs are exorbitant the project will not proceed.

These additional costs cannot be established until the architect can project the building designs and site locations for the buildings in order to produce the extra foundation costs. Therefore, this report is forwarded before these facts are known because of the critical time scheduling in relation to the rezoning and the funding limitation date of June 30th, 1982. (See attached C.M.E.C. letter)

The Co-op anticipates that Council approval of their lease term requests will secure the funding support from C.M.H.C.

The Director of Planning comments as follows:

'The Director of Planning wishes to advise Council the six-week study by Downs/Archambault Architects to prepare design guidelines for the City-owned lands at 5th and Renfrew, & 7th and Kaslo is now complete. This work has involved an exhaustive examination of the constraints of the site, surrounding land use and character, needs of the three user groups and concerns of the local community. The preparation of a rezoning report to Council is underway and will be presented within the next few weeks to allow Council to set a public hearing in June or earlier.

The main result of the consultant's study has been to develop building "footprints" on each of the sites that lie within guidelines for unit density, height, topography, underground services, setbacks from the streets and others. In order to meet these guidelines much of the development of all the sites requires building over poor and uneven soils conditions. Extensive ground stabilization measures will be required on all sites to accommodate the sizes and weights of buildings proposed. The consultant suggests a combination of soil replacement and specialized piling would be the most likely solution at a cost of several hundred thousand dollars over all the sites. The consultant cautions their costing is based on very rough estimates and an engineering study is recommended in order to arrive at more reliable costs.

The consultant also investigated foundation costs against a reduction in site coverage and/or an increase in allowable density to see if either factor could achieve a significant reduction in development cost and therefore, a greater return to the City on its land vis-a-vis the M.U.P. ceilings. There were two critical findings:

- 1) Because of the steep topography of the sites, the design guidelines will call for largely two storey buildings with upper units directly accessible from grade. To reduce site coverage while retaining floor space ratios would require three storey buildings with elevators at approximately \$60,000 each, negating the cost savings on foundation work. Four storey buildings would require non-combustible construction, again negating foundation cost savings.
- 2) Increasing the floor space ratio to say, FSR 1.0, would increase foundation costs but this would be spread among more units, resulting in a marginally increased ability to pay for land and the foundations. This would, however, significantly increase impacts of the development on the neighbourhood because of higher (3 storey) buildings, higher unit counts and increased site coverage.

The consultant recommends that a predominantly two-storey scheme be encouraged to minimize both foundation costs and community impact.

The Director of Planning notes that while the densities recommended and endorsed by Council in 1981, were based on compatibility of the projects with the surrounding neighbourhood, the very poor soil conditions encountered would also suggest densities should remain relatively low to avoid excessive cost. Only when densities are pushed to inappropriately high levels would there be a significant benefit to the City in terms of financial return on the land. Because of the higher than usual foundation costs, however, Council may be faced with having to grant a larger write-down for the land or, alternatively, scrapping the project and marketing the land as single family lots.

Because the exact foundation costs are unknown, until detailed engineering studies are done, it is recommended, so as not to hold up the rezoning process, that Council negotiate a price on the land with the Access Co-op at this time with a further write-down to a specified maximum to be agreed to in advance of a development permit application to cover foundation costs over and above the norm.'

The Director of Social Planning comments as follows:

'The Development Proforma indicates that, excluding extra foundation costs, the Co-op can afford to pay about \$926,758. or 60% of estimated freehold market value (\$1,538,500) for the sites.

The Director of Social Planning believes that the request of the Co-op to have extra foundation costs deducted from the prepaid lease amount is reasonable, but that it should be up to a maximum amount of \$350,000. The Consultant to the Co-op has advised the Director of Social Planning that if the extra foundation costs exceed \$350,000, he will recommend to the Co-op that they not proceed with the development.

The Director of Social Planning concurs with the Acting Supervisor of Properties that:

1. prepaid lease payments be payable within 30 days after the lenders interest adjustment date on their mortgage;

AND

2. The Co-op's request for an option to renew the lease for a further 20 years be denied.

The rationale for an option to renew the lease for a further 20 years, "tenant stability", could legitimately be applied to all non-market housing developments. There is no reason negotiations for renewal of the lease could not take place at the end of the first term.'

The Directors of Planning and Social Planning submit for consideration that:

1. City Council approve a 40-year lease of City-owned sites 1, 5 and 6, legally described as Lots 10 to 13, Block 2, Lots 3 to 11, and 29 to 34, Block 16, all in the N $\frac{1}{2}$ Section 35, T.H.S.L., to the Access Housing Co-operative Association for \$926,758.00 less excess foundation costs; the total amount to be prepaid and due in full within 45 days after the application for occupancy permit.
2. The extra foundation costs arising from poor soil conditions on the sites be deducted from the prepaid rent up to a maximum of \$350,000.00, on the understanding that if these extra costs exceed \$350,000.00 the Co-op will not proceed with the development. The City and the Co-op retain a quantity surveyor to establish the extent of such additional costs with the quantity surveyor fees to be paid from the Housing Fund.

The City Engineer comments as follows:

'The lane in the westerly portion of Block 16 is unopen at the present time. However, it does contain utilities (B.C. Hydro and B.C. Telephone overhead and a twin sewer). We do not recommend opening this lane as it would require extensive filling and possibly the construction of an expensive retaining wall. The lane is required, however, for utilities and we would not recommend its closure for consolidation with adjacent properties. We suggest, however, the easterly 20 feet of Lot 29 be dedicated for lane and a lane outlet constructed to 8th Avenue. The sewer presently on Lot 30 could be relocated to the new lane over Lot 29 at a cost of approximately \$35,000. The sewer presently crossing Lot 10 could be relocated to the easterly side of Lot 11 at an estimated cost of approximately \$35,000. A 10-foot statutory right-of-way would be required to contain this sewer either in its present location or in its relocated position.

It should also be noted that the subject site is the site of an old creek bed and ravine. This site may be subject to flooding during periods of heavy rainfall and filling may be required for building. We therefore suggest that, if this site is leased, the lease agreement contain clauses indemnifying the City from damage caused by flooding or settlement.'

The Director of Finance and the Acting Supervisor of Properties recommend that the lease to the Access Co-op not be approved, as it can be expected that the site problem costs will be very close to the \$350,000.00 limit, with the result that the probable net return to the City will be approximately \$580,000.00, or 37.5% of freehold market value. We consider this discount to be too great.

If Council does not accept the recommendation of the Director of Finance and the Acting Supervisor of Properties but approves items 1 and 2, as submitted by the Directors of Planning and Social Planning, it is recommended that:

- A. The request by the Co-op for an Option to Renew the lease for a further 20 years not be approved.
- B. A subdivision plan be prepared to consolidate Lots 29 to 34 Block 16 and dedicate the easterly 20 feet of the site for lane and that the subdivision plan be signed on behalf of the City.
- C. The City Engineer be paid \$5000 for soil tests, and if required, sewer relocation costs estimated at \$70,000 be paid to the City Engineer, chargeable to Account Code #5902/0272.
- D. The leases to contain provisions indemnifying the City from damage caused by flooding or settlement.
- E. All leases and agreements as necessary will be drawn to the satisfaction of the Director of Legal Services and the Acting Supervisor of Properties incorporating the terms and conditions approved by this report and the report of August 11, 1981."

The City Manager submits (1) and (2) for Council's CONSIDERATION. If Council approves these, then the City Manager RECOMMENDS approval of A, B, C, D and E.

Canada Mortgage
and Housing Corporation

Vancouver Branch

Suite 400,
2600 Granville St.,
Vancouver, B.C.
V6H 3V7

Société canadienne
d'hypothèques et de logement

Succursale de Vancouver

Pone 400
2600, rue Granville
Vancouver (C.B.)
V6H 3V7

February 18, 1982

Access Housing Co-operative
c/o B.I.L.D.
4243 Fraser St.
Vancouver, B.C.

ATTENTION: M.M. Lambert

Dear Mary Margret:

Re: Access Housing Co-operative
CMHC Ref. #10-436-871

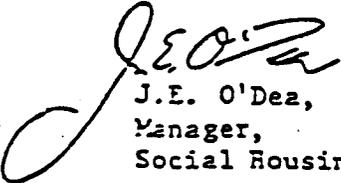
Further to our letter regarding an allocation of units for your Co-op, I would like to raise our concern regarding your project. While we do not anticipate you achieving our goal of issuing an Undertaking-To-Insure by June 30, we do anticipate that your project will have received re-zoning.

As you are aware our 1982 unit allocation is very constrained this year and many groups have projects which could receive approval immediately. We will not therefore be in position to continue holding units beyond June 30 if substantial progress has not been made.

Myself and my staff will provide any assistance we can in order that the units will not be re-allocated, however, you must understand our dilemma if it looks as if your project is delayed and you cannot proceed due to circumstances beyond your control.

Please advise me if you require further elaboration.

Yours truly,


J.E. O'Dea,
Manager,
Social Housing

JEO/bc

Canada

EXTRACT FROM THE MINUTES OF THE
VANCOUVER CITY COUNCIL MEETING
OF APRIL 6, 1982

B. Manager's Report
(March 8, 1982)

Lease to Access Housing Co-operative
City-owned Lands, 5th & Renfrew
and 7th & Kaslo

MOVED by Ald. Kennedy,
THAT

1. City Council approve a 40-year lease of City-owned sites 1, 5 and 6, legally described as Lots 10 to 13, Block 2, Lots 3 to 11, and 29 to 34, Block 16, all in the N½ Section 35, T.H.S.L., to the Access Housing Co-operative Association for \$926,758.00 less excess foundation costs; the total amount to be prepaid and due in full within 45 days after the application for occupancy permit.
2. The extra foundation costs arising from poor soil conditions on the sites be deducted from the prepaid rent up to a maximum of \$350,000.00, on the understanding that if these extra costs exceed \$350,000.00 the Co-op will not proceed with the development. The City and the Co-op retain a quantity surveyor to establish the extent of such additional costs with the quantity surveyor fees to be paid from the Housing Fund.

FURTHER THAT:

- A. The request by the Co-op for an Option to Renew the lease for a further 20 years not be approved.
- B. A subdivision plan be prepared to consolidate Lots 29 to 34, Block 16 and dedicate the easterly 20 feet of the site for lane and that the subdivision plan be signed on behalf of the City.
- C. The City Engineer be paid \$5000 for soil tests, and if required, sewer relocation costs estimated at \$70,000 be paid to the City Engineer, chargeable to Account Code #5902/0272.
- D. The leases to contain provisions indemnifying the City from damage caused by flooding or settlement.
- E. All leases and agreements as necessary will be drawn to the satisfaction of the Director of Legal Services and the Acting Supervisor of Properties incorporating the terms and conditions approved by this report and the report of August 11, 1981.

- CARRIED UNANIMOUSLY

MANAGER'S REPORT

DATE April 16, 1982

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed Rezoning: City-Owned Lands at 5th Avenue and Renfrew Street, 7th Avenue and Kaslo Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to describe the process of developing design guidelines for the City owned lands at 5th Avenue and Renfrew Street, 7th Avenue and Kaslo Street and to recommend rezoning of these lands. The zoning recommended is a new CD-1 Comprehensive Development District to allow housing for seniors and families with handicapped members and for a neighbourhood house facility.

BACKGROUND

City Council, on August 11, 1981, reviewed a report of the Director of Planning and resolved to approve in principle leasing several parcels of city-owned land at 5th Avenue and Renfrew Street and 7th Avenue and Kaslo Street to three non-profit groups, namely the Neighbourhood Services Association (neighbourhood house), Access Housing Co-operative (housing for families with handicapped members), and the Holy Trinity Ukrainian Orthodox Cathedral (seniors housing). The leases for the two housing projects were subject to rezoning and the neighbourhood house required a proposal to the satisfaction of the Director of Planning. The Supervisor of Properties was instructed to negotiate a lease with each group and, following the agreement of a price by Council the Director of Planning was ~~then~~ ^{instructed} to hire a consultant to develop design guidelines and report back with respect to rezoning. The City Engineer was also requested to examine the sewer and lane situation and report back.

Because negotiations on the leases took place at a different pace with each of the three groups, Access Co-op asked that their project not be held up because of the others. City Council on November 17, 1981 considered this request and resolved to instruct the Supervisor of Properties to carry out negotiations with the three groups on an individual basis and to instruct the Director of Planning to retain a consultant immediately rather than wait for lease prices to be finalized. Full Council resolutions from the August, 1981 and November, 1981 meetings are attached as Appendix I.

On April 6, 1982, City Council reviewed a report of the Supervisor of Properties and the Director of Finance and resolved to approve a 40 year lease to the Access Housing Co-operative less excess foundation costs due to poor soil conditions. Reports have not yet been forwarded on leasing agreements with the Neighbourhood Services or Ukrainian Church groups.

DESIGN GUIDELINES DEVELOPMENT

Following Council's resolution of November 17, 1981, nine architectural consulting firms were invited to develop proposals and submit cost estimates for the work to be done. Proposals were submitted by five firms and on January 26, 1982 Council, in Camera, approved the hiring of Downs-Archambault, Architects. The consultant has responded efficiently and creatively to the six week study schedule. The main elements of their report include a detailed site analysis, a description of the design process and the selected alternative, recommended mandatory and discretionary design guidelines and a section including work done on the economics of the foundation problems on all four sites.

The consultative process used in the development of the guidelines by the architects, the local area planning committee and City staff was successful and included the following stages:

February 4 - architects were introduced to local area planning committee and a schedule was agreed to

- February 8-12 - architects did a preliminary assessment and met with each sponsor group
- February 15-19 - architects developed alternative concepts
- February 25 - a workshop meeting was held between architects, local area planning committee members, sponsor groups and City staff to review models of alternative concepts and decide on a preferred scheme
- March 1-5 - architects refined the preferred scheme and the local area planning committee endorsed it in principle (see Appendix II)
- March 11 - local area planning committee hosted a public information meeting attended by about 90 local residents and members of the sponsor groups. At this meeting points were raised both for and against the housing and neighbourhood house proposals but comments were centered around land use issues and not the design guidelines. Some residents were not clear about the function of the neighbourhood house or the mechanics of housing co-ops. These questions were clarified for the meeting as well as the point that Council had already decided, in principle, on the land use question but that people should bring these concerns forward at the time of the public hearing.
- March 15-19 - architects drafted the report and the design guidelines. The finalized concept was endorsed by the local area planning committee
- March 22- - draft was reviewed by staff and amendments made by architects for final submission to the Director of Planning.

DESIGN GUIDELINES SUMMARY

The following statements summarize the key elements in the consultants' report on file in the City Clerk's office (copies have been distributed under separate cover to members of City Council). The section "Design Guidelines" at the back of this document should be referred to for full descriptions and numbers. The architects suggest that some of the more critical guidelines be written into the CD-1 by-law as mandatory while others should be at the discretion of the Director of Planning. The summary is as follows (* indicates suggested 'mandatory' guideline):

A. BUILDING AREA

- *1. Floor Space Ratio: limits to building areas on these sites shall relate to limits on surrounding property. Maximum F.S.R.'s should be
- 0.45: Frog Hollow Neighbourhood House
 - 0.75: Holy Trinity Seniors Housing
 - 0.75: 5th Avenue Access Housing
 - 0.60: 7th Avenue Access Housing.
2. Additional Building Area: The provision of additional amenity space is encouraged. Balconies, sun decks, roof decks, totally underground (storage or recreation) space, etc. should not be included in computation of F.S.R.

B. MASSING

- *1. Site Coverage: allowable site coverage should be comparable with RS-1 limitations being 45% for building area and 30% for parking area.
- *2. Setbacks: building setbacks should respect the needs of adjacent properties and allow a landscaped zone fronting public streets as described in the "Building Envelope" diagram (Appendix III), generally requiring a 15 foot setback to streets, 10 foot sideyards and 0 feet to lanes. Other special circumstances are described.
- *3. Height Envelope: building height shall be limited to maintain compatibility with neighbouring buildings and to preserve view corridors as defined in the "Building Envelope" diagram. These heights allow for mostly two storey developments, some one and some three storey, all with pitched roofs.
4. Articulation: building mass should be articulated in a manner that encourages small scale form and discourages monotony. Several methods are suggested.
5. Orientation: buildings shall be sited to realize the natural opportunities of the site and to maintain a distinct relationship to the street and to their neighbours.

C. PARKING

- *1. Parking Spaces Required: on-site parking shall be provided for each site sufficient to user group needs:
 - Neighbourhood House - 1 space per 250 square feet assembly area
 - Seniors Housing - 1 space per 6 dwelling units and 1 staff.
 - Access Housing - 1 space per two, three or four bedroom units.
½ space per studio or 1 bedroom units.
- *2. Size of Spaces: parking spaces shall be large enough to accommodate special requirements. Sizes and visibility requirements are listed.
3. Size and Location of Lots: parking lots should be kept small (maximum 10 cars) and screened from public areas.
4. Loading: provision for delivery and service vehicles for each site shall be made, but no dedicated "service bays" are required.

D. OPEN SPACES

- *1. Location: consolidate open space on each site in special areas in order to increase its usefulness and to provide a focus for overview. Places are identified.
2. Size: a variety of open spaces should be provided of sufficient suggested size to cater to differing uses.
3. Separation: separate the resident's common areas on each site from the public realm for reasons of privacy and security. Suggestions are given.
4. Landscaping: landscape treatment should be used to provide areas of interest and definition from the public realm and to enhance privacy and amenity from the private realm.
5. Maintenance: all sites should be well maintained with regard to both buildings and grounds.

E. ACCESS

- *1. Access to Units: provide "barrier-free" access to all units. (i.e., all units should be wheelchair accessible.) Natural topography should be used for grade access and elevators are encouraged.
2. Site & Parking Access: all of the parking lots and all but the steepest areas of the site should be wheelchair accessible.

F. BUILDING CHARACTER

- *1. Sloped Roofs: provide sloped roofs within the height envelope to create residential character. Small areas of flat roofs are permissible.
- *2. Unit Identification: individual units should be identifiable from the exterior of the building. Several methods are suggested.
3. Finish Materials: exterior finish materials should be consistent with residential character. Use of materials should be harmonious within each site
4. Entrances: provide protective cover over outside entries and identify main entrances clearly.

G. SITE SERVICES

- *1. Lanes: maintain existing lanes. Where lane R.O.W. is currently closed in 7th Avenue site because of slope restrictions, open alternative access route to 8th Avenue but retain corridor for utilities.
2. Sewers: provide easements for existing sewers. Relocation of sewer alignments is optional.
3. Power: existing overhead power and telephone should be placed underground wherever possible.

CONCLUSIONS

The Director of Planning believes the design guidelines developed by Downs/Archambault Architects to be a good solution to a very difficult design problem due to the severe site constraints and one that will fit well into the context of the surrounding neighbourhood. The participatory process has been good, noting that some local residents are not in support of the basic allocation of land for co-op housing or the neighbourhood house. It is therefore recommended that the matter be forwarded to a public hearing. The decision regarding specific provisions to be incorporated into a draft CD-1 By-law and those to be retained as guidelines can be addressed by staff in preparing a draft By-law for Public Hearing consideration.

The City Engineer comments as follows:

The lane in the westerly portion of Block 16 is unopen at the present time. However, it does contain utilities (B.C. Hydro and B.C. Telephone overhead and a twin sewer). We do not recommend opening this lane as it would require extensive filling and possibly the construction of an expensive retaining wall. The lane is required, however, for utilities and we would not recommend its closure for consolidation with adjacent properties. We suggest, however, the easterly 20 feet of Lot 29 be dedicated for lane and a lane outlet constructed to 8th Avenue. The sewer presently on Lot 30 could be relocated to the new lane over Lot 29 at a cost of approximately \$35,000. The sewer presently crossing Lot 10 could be relocated to the easterly side of Lot 11 at an estimated cost of approximately \$35,000. A 10-foot statutory right-of-way would be required to contain this sewer either in its present location or in its relocated position.

It should also be noted that the subject site is the site of an old creek bed and ravine. This site may be subject to flooding during periods of heavy rainfall and filling may be required for building. We therefore suggest that, if this site is leased, the lease agreement contain clauses indemnifying the City from damage caused by flooding or settlement. It would be prudent for the developer to engage a professional engineer to give advice on the two issues:

- (a) the foundation design, and
- (b) the measures which should be taken to retain the natural water course whilst precluding the dwellings from being flooded in the event of an unusual rain storm.

As this development is situated in the middle of an established residential neighbourhood, we feel it is important to provide sufficient on-site parking to minimize the effect on the adjoining neighbours. We do not agree with the parking standards as proposed in the consultant's report for Access Housing and suggest that these standards be increased to one parking space per unit.

RECOMMENDATIONS

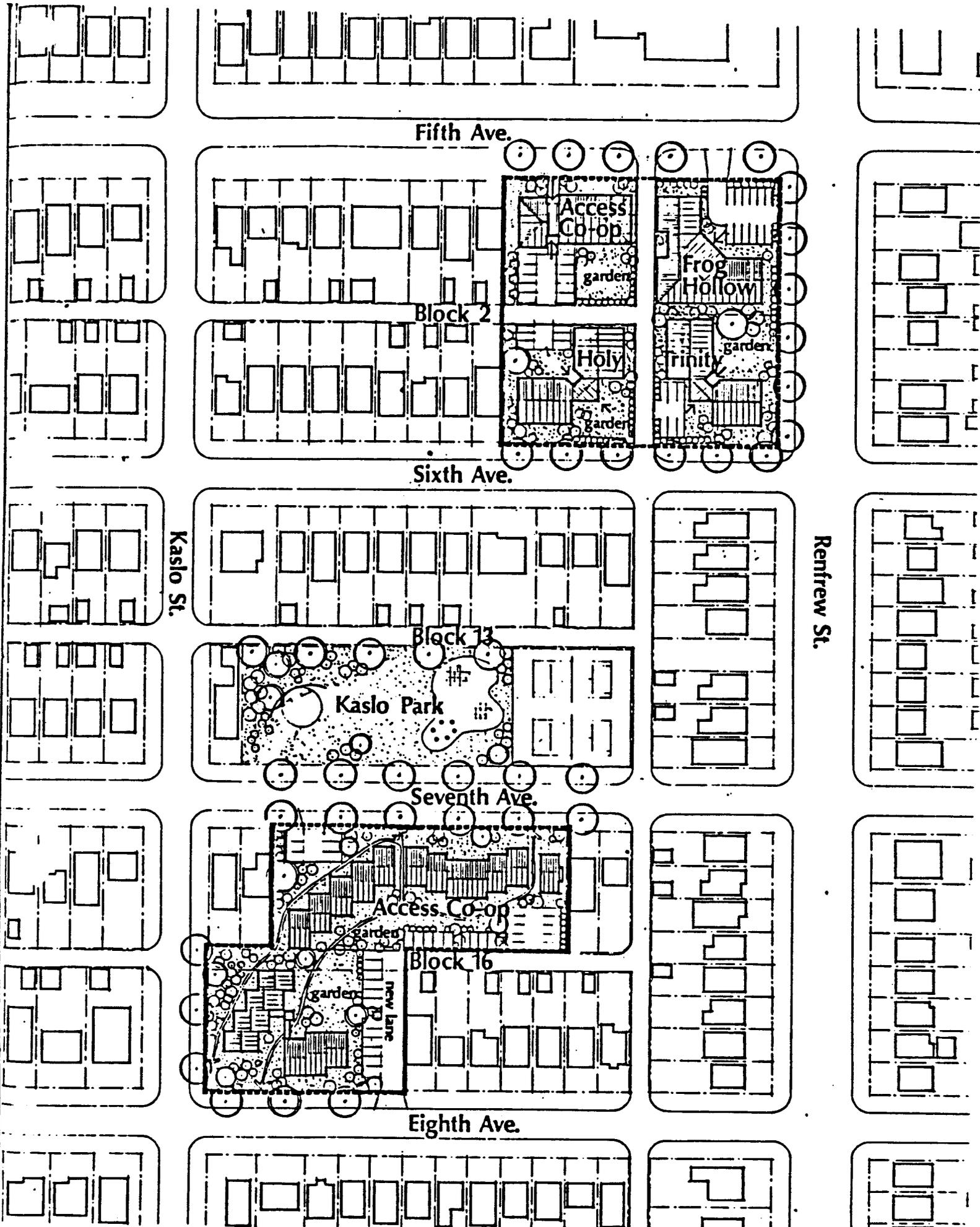
The Director of Planning recommends:

- A. THAT Council approve, in principle, the consultants' report entitled 'City Owned Lands 5th and Renfrew, 7th and Kaslo Design Guidelines' dated April 8, 1982 as the basis for formal rezoning application with the parking requirement for the Access Housing Co-op set at one parking space per unit.
- B. THAT Council instruct the Director of Planning to make application to rezone the City-owned lands at 5th Avenue and Renfrew Street, 7th Avenue and Kaslo Street from RS-1 to CD-1 and the matter be referred directly to Public Hearing.

- C. THAT the existing lane in the westerly portion of Block 16 containing utilities not be opened but remain as an unopened lane.
- D. THAT 10 foot statutory rights-of-way be provided to contain existing or relocated sewers.
- E. THAT a professional engineer be retained to give advice on foundation design and the measures which should be taken to retain the natural water course whilst precluding the dwellings from being flooded in the event of an unusual rain storm."

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

APPROVED. COUNCIL, April 20, 1982.



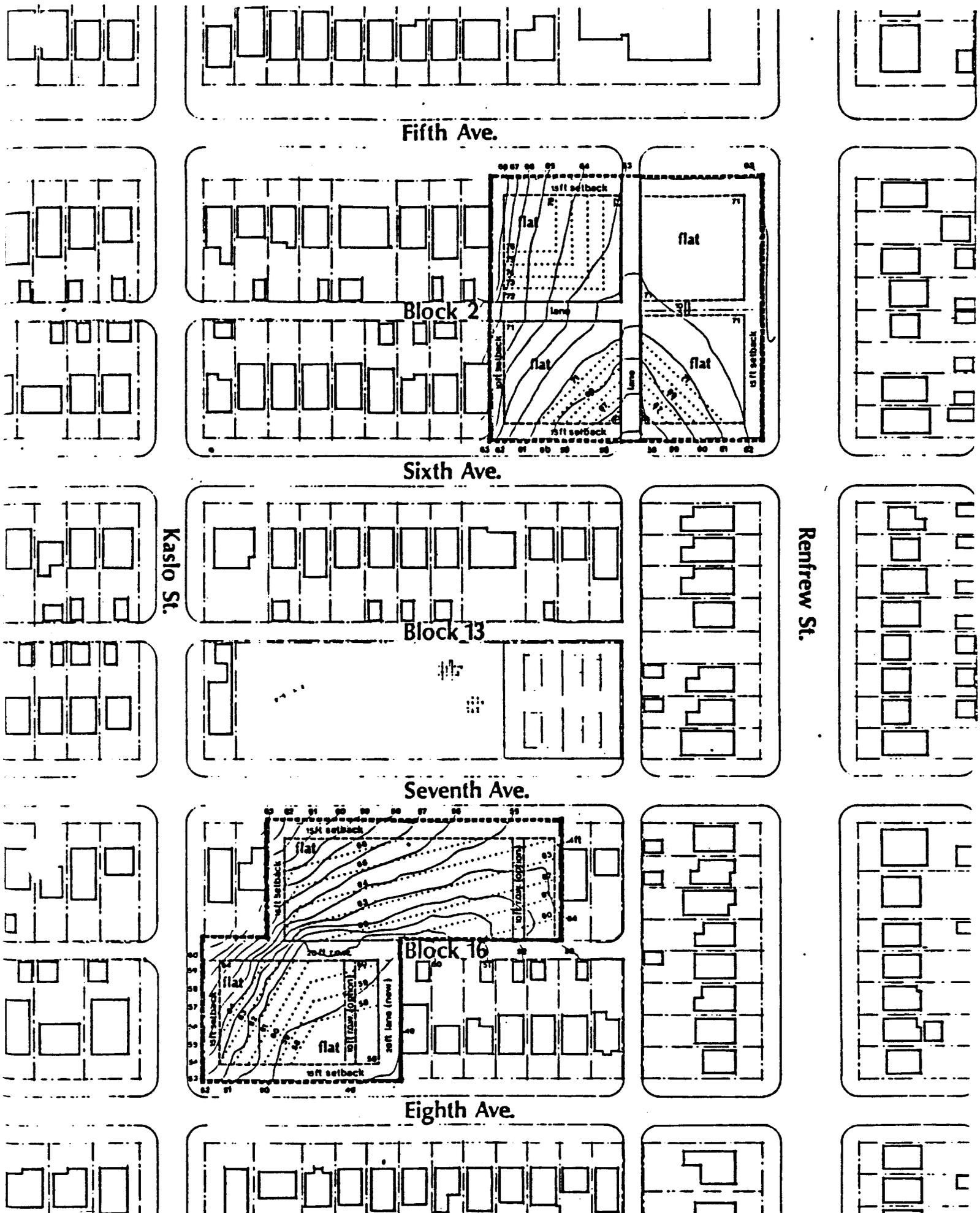
City Owned Lands;
5th & Renfrew, 7th & Kaslo

Illustrative Site Plan

0 50 200 FEET

0 10 60 METRES





Fifth Ave.

Block 2

Sixth Ave.

Block 13

Seventh Ave.

Block 16

Eighth Ave.

Kaslo St.

Renfrew St.

City Owned Lands;
7th & Renfrew, 7th & Kaslo

Building Envelope

50 200 FEET

0 10 50 METRES

— Existing Contours (m) ····· Max. Bldg. Height (m)



CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

MAY 20, 1982

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 20, 1982, at approximately 7:30 p.m., in the Auditorium of the Chief Maquinna School, 2684 East 2nd Avenue, Vancouver, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Eriksen
Aldermen Bellamy, Brown, Ford,
Puil, Rankin and Yorke

ABSENT: Mayor Harcourt
Aldermen Boyce, Divinsky and
Kennedy

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

To aid the public present, the Clerk read from the Agenda that the Council had before it.

1. City-owned Lands Generally at 5th Avenue and Renfrew Street and 7th Avenue and Kaslo Street

The Special Council considered a rezoning application by the Director of Planning as follows:

LOCATION:

CITY-OWNED LANDS GENERALLY AT 5TH AVENUE AND RENFREW STREET AND 7TH AVENUE AND KASLO STREET
(Lots 10-25, Block 2, North Half of Section 35, T.H.S.L. Plan 1314 and Lots 3-11 and Lots 29-34, Block 16, North Half of Section 35, T.H.S.L. Plan 1314)

PRESENT ZONE: RS-1 One-Family Dwelling District

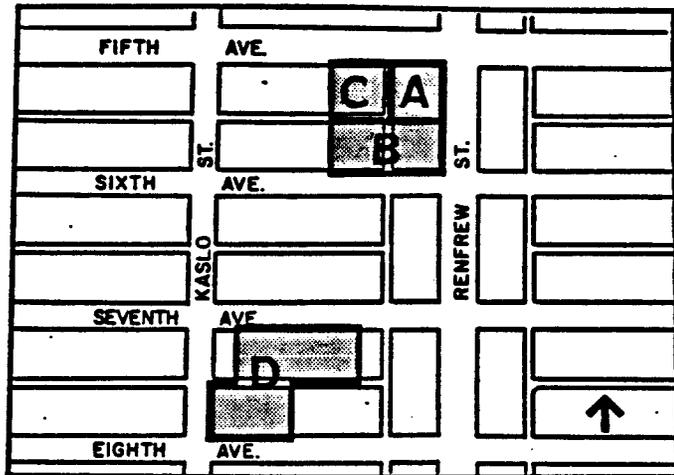
REQUESTED ZONE: CD-1 Comprehensive Development District

Cont'd.....

#151
5TH RENFREW / 82 06 01
THY KASLO
P. Bellamy
A
RS
82 06 01

City-owned Lands Generally at 5th Avenue
and Renfrew Street and 7th Avenue and
Kaslo Street (Cont'd)

- (i) The proposed CD-1 By-law, if approved, would restrict the use and development of these lands, referred to as sites A, B, C, and D as shown on the map below, generally as follows:



Site A - a Neighbourhood House (Frog Hollow), including a meeting hall, meeting rooms, kitchen, offices, reception and storage areas;

Site B - a maximum of 38 dwelling units designed for senior citizens, including recreation and common facilities;

Site C - apartment buildings, containing a maximum of 15 dwelling units designed in accordance with standards for handicapped housing and eligible for Section 56.1 National Housing Act funding;

Site D - townhouse and apartment dwelling units containing a maximum of 37 dwelling units designed in accordance with standards for handicapped housing and eligible for Section 56.1 National Housing Act funding.

Maximum floor space ratio, maximum site coverage, maximum building height and minimum off-street parking would also be regulated for each of the sites.

- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District.

- (iii) Any consequential amendments.

City-owned Lands Generally at 5th Avenue
and Renfrew Street and 7th Avenue and
Kaslo Street (Cont'd)

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

1. That Council approve in principle the draft design guidelines for development under the proposed CD-1 By-law. (These draft design guidelines are printed on blue and bear the cover date of May, 1982. Following enactment of the proposed new CD-1 By-law, these guidelines will be formally presented to Council for adoption by resolution.)
2. That sponsor groups be required, as a condition of development permit application, to obtain the advice of a professional engineer regarding foundation design and measures which should be taken to retain the natural water course whilst precluding the dwellings from being flooded in the event of an unusual rain storm.

Mr. D. Thomsett, Hastings-Sunrise Area Planner, reviewed the rezoning proposal and briefly outlined the developments proposed for each of the sites. He noted the City had commissioned architectural consultants Downs-Archambault to develop design guidelines. The consultants' report, submitted following a six weeks study, included a detailed site analysis, description of the design process and the selected alternative, recommended mandatory and discretionary design guidelines and discussed the economics of the foundation problems on all four sites.

Mr. David Galpin, Downs-Archambault Architects, with the aid of photographic slides, explained details of the study describing specific features including topography of the sites, soil analysis, views, massing, floor space ratios and parking. Mr. Galpin also advised Council of the public participation process whereby the community had been involved in the proposal as it developed.

Ms. Debbie Krentz, President, Access Housing Co-op, noted the lack of available accessible housing for handicapped persons in the area. The Co-op had been working for two years on its project, had a full membership and C.M.H.C. funding. Rezoning was the final obstacle to be overcome. The Co-op would be mixed with one-third comprising handicapped persons.

Mr. Carl Evers, Housing Co-ordinator, Access Co-op, requested Council consider two technical amendments which would permit mixed use of their site:

- (i) that townhouses be permitted on site C, in addition to apartments;
- (ii) that the wording relating to use of sites C and D be amended to lift the requirement that the units be built to handicapped design standards.

The Co-op felt that additional expense would be imposed on the project if all the units were required to meet the handicapped design standards.

Cont'd.....

City-owned Lands Generally at 5th Avenue
and Renfrew Street and 7th Avenue and
Kaslo Street (Cont'd)

The Deputy Mayor called for speakers for or against the application and the following members addressed the Council:

In Favour:

- | | |
|---|---|
| Mrs. M. Warren,
2715 East 8th Avenue | made particular reference to the community contribution made by Frog Hollow Neighbourhood House and felt it would be beneficial to the community. |
| Mrs. V. McPhatter,
2588 East 6th Avenue | resident of the area for 62 years. |
| Mrs. H. Berg,
2641 East 7th Avenue | |
| Mrs. E. Wasilieff,
3196 East 5th Avenue | |
| Ms. P. Coutts, | Chairperson, Hastings-Sunrise Citizens' Planning Committee- described the Committee's involvement and supported the application. |
| Mr. J. Allen,
#18 - 3550 Adanac Street | on behalf of the Hastings-Sunrise Citizens' Planning Committee and B.C. Housing Co-op. |
| Mr. W. B. Page,
3443 East 5th Avenue | |
| Mrs. M. Olivieri,
3093 East Georgia Street | |
| Mr. M. Noble,
2684 East 1st Avenue | |
| Mr. A. Hanson, | Architect for the Holy Trinity Ukrainian Church seniors' housing project, spoke in support, noting the church had the funding and was ready to proceed with the project if the rezoning was approved. |
| Mrs. A. Young,
2745 East 5th Avenue | |
| Ms. B. Maass,
#209 - 1455 Napier Street | |
| Mr. A. Putchi,
2028 East 6th Avenue | expressed concerns about parking and the safety of pedestrians crossing at 6th and Renfrew. |
| Ms. J. Burleigh | |
| Ms. M. Shannon | |
| Ms. M. Andrews | |

Cont'd.....

City-owned Lands Generally at 5th Avenue
and Renfrew Street and 7th Avenue and
Kaslo Street (Cont'd)

Opposed:

Mr. Nick Skarlatos,
2847 East 8th Avenue

Mr. G. Wilson,
2915 East 5th Avenue

Presented a petition (on file
in the City Clerk's Office)
signed by 145 property owners
opposing the change to CD-1
zoning and objecting to the
location of Frog Hollow
Neighbourhood House at 5th and
Renfrew.

Mr. F. Kryzen,
2928 East 4th Avenue

Mrs. G. Higgs,
2828 East 5th Avenue

Mrs. S. Nicklebust,
2920 East 5th Avenue

Mr. C. Jacobson,
2920 East 5th Avenue

Mr. J. Lau,

Mr. L. Unti,
2275 Nootka Street

Mr. A. Woodward,
2729 East 6th Avenue

Mr. Stephans

Mr. Wilson

Mr. Flaherty

Several other residents also addressed Council and questioned
the staff present on aspects of the proposed developments on sites
A, B, C and D.

MOVED by Ald. Puil,
THAT the application be not approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Rankin, Yorke and the
Deputy Mayor opposed.)

Cont'd.....

City-owned Lands Generally at 5th Avenue
and Renfrew Street and 7th Avenue and
Kaslo Street (Cont'd)

MOVED by Ald. Ford,

THAT the application by the Director of Planning be approved subject to the conditions set out in these minutes of the Public Hearing and further subject to the amendments requested by Access Housing Co-op pertaining to permitted uses of sites C and D and reading as follows:

Site C: Townhouse and apartment dwelling units containing a maximum of 15 units and accessory uses customarily ancillary thereto, subject to the following:

- (i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
- (ii) a minimum of one-third of the units are to be designed in accordance with C.M.H.C. standards for handicapped housing.

Site D: Townhouse and apartment dwelling units containing a maximum of 37 units, a meeting room, management office, and accessory uses customarily ancillary thereto, subject to the following:

- (i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
- (ii) a minimum of one-third of the units are to be designed in accordance with C.M.H.C. standards for handicapped housing.

- CARRIED

(Alderman Puil opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,

SECONDED by Ald. Bellamy,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring forward the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 9:50 p.m.

751
5th & Renfrew
7th & Kaslow

Regular Council, June 1, 1982. 16

BY-LAWS (CONT'D)

Design Guidelines for City-Owned
Lands at 5th & Renfrew/7th & Kaslo

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,

THAT Council adopt design guidelines for the new CD-1 District at 5th & Renfrew/7th & Kaslo, these guidelines being those presented in the draft document entitled "City-owned Lands - 5th & Renfrew/7th & Kaslo: Design Guidelines; Vancouver City Planning Department, May 1982" which was before Council and approved in principle following the Public Hearing on May 20, 1982.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,

THAT sponsor groups be required, as a condition of development permit application, to obtain the advice of a professional engineer regarding foundation design and measures which should be taken to retain the natural water course whilst precluding the dwellings from being flooded in the event of an unusual rain storm.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Expropriation of Land
(Subdivision 19 of the South ¼ of
Lot 48, T.H.S.L., Plan 363 - N.E.
Corner Cassiar & Hastings Streets)

MOVED by Ald. Puil,
SECONDED by Ald. Divinsky,

WHEREAS the City of Vancouver desires to acquire a portion of the following parcel or tract of land more particularly described as

Subdivision 19 of the S¼ of
Lot 48, T.H.S.L., Plan 363,
in the City of Vancouver,

Design Guidelines

Adopted by City Council June 1, 1982



Vancouver City Planning Department

1982-1983

DESIGN GUIDELINES - 5TH & RENFREW, 7TH & KASLO

INTRODUCTION

The following design guidelines have been derived from the report entitled "City-Owned Lands 5th & Renfrew, 7th & Kaslo: Design Guidelines", prepared by Downs/Archambault Architects in accordance with terms of reference approved by City Council on August 11, 1981. This background report contains substantial site analysis also of value to potential user groups.

These guidelines supplement the provisions of the CD-1 zoning governing use and development of these lands. The CD-1 By-law (No. 5555) was enacted June 1, 1982 following consideration at a Public Hearing on May 20, 1982. In considering specific development proposals for these lands, the Director of Planning shall, prior to making a decision, consider these guidelines.

DESIGN GUIDELINES

1. BUILDING AREA:

THE PROVISION OF ADDITIONAL AMENITY SPACE IS ENCOURAGED.

Due to extensive excavation work that may be required on some areas of these lands, the use of surplus underground area is encouraged for uses such as games rooms and storage.

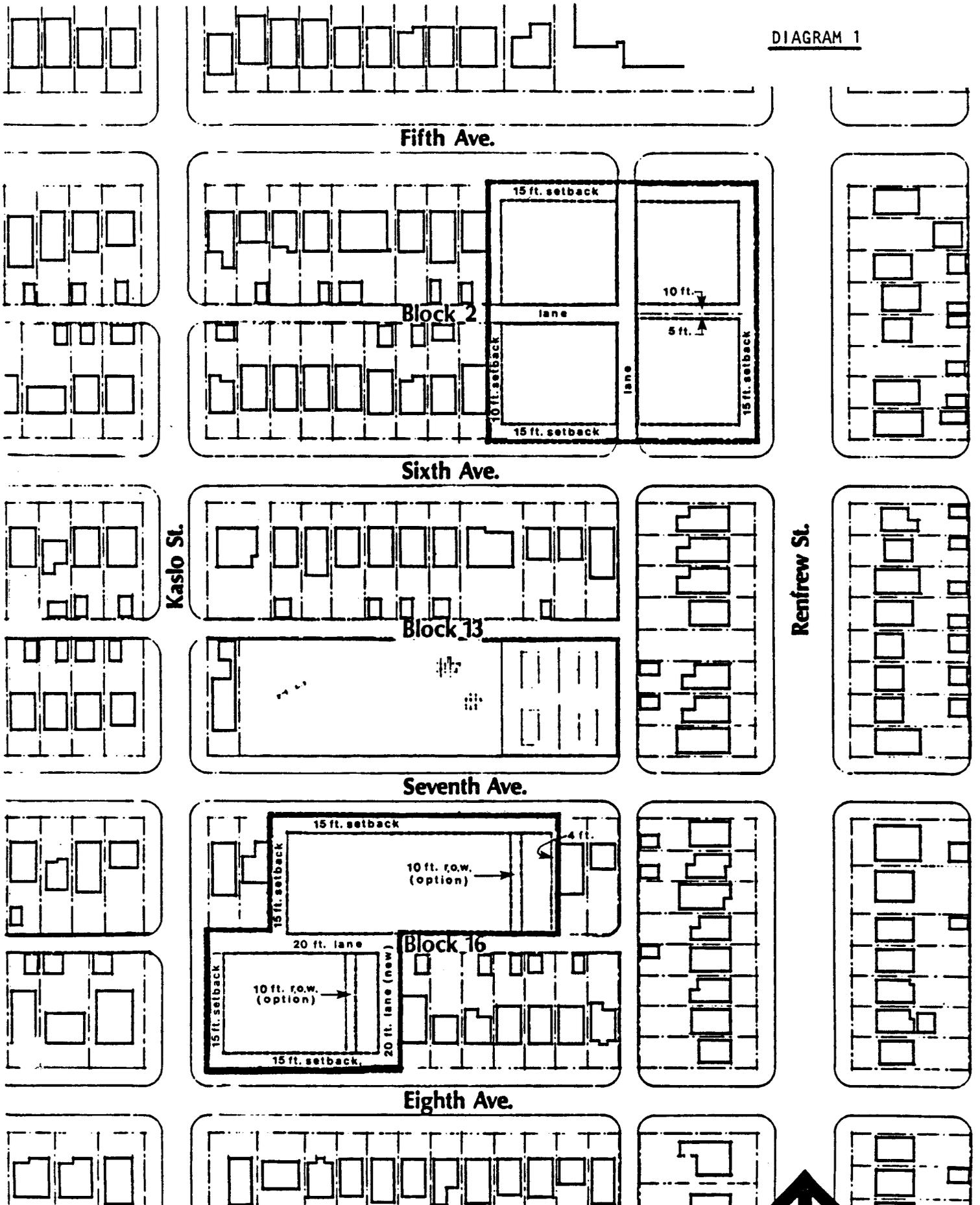
2. YARDS:

DEVELOPMENT ON THESE LANDS SHOULD PROVIDE YARDS WHICH RESPECT THE NEEDS AND EXISTING YARDS OF ADJACENT PROPERTIES.

Yards should be provided having a minimum depth as illustrated in Diagram 1; however, building faces in close proximity to existing neighbouring buildings should respect their front yard, to the satisfaction of the Director of Planning.

In addition to the foregoing, the following minimum yards for dwelling unit faces should be provided:

- a) for a "major unit face" (one that contains 70% or more of the window area of a unit), a minimum of 6.1 m (20 ft.) to the centre line of an adjacent open lane or a side property line;
- b) for a "minor unit face" (containing 30% or less of the window area of a unit), a minimum of 4.3 m (14 ft.) to the centre line of an adjacent open lane and a minimum of 1.2 m (4 ft.) to a side property line.



City Owned Lands;
5th & Renfrew, 7th & Kaslo

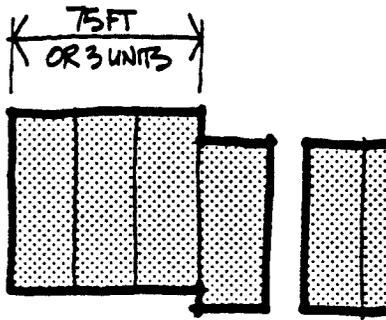
YARDS

0 50 200 FEET

0 10 60 METRES



3. ARTICULATION:

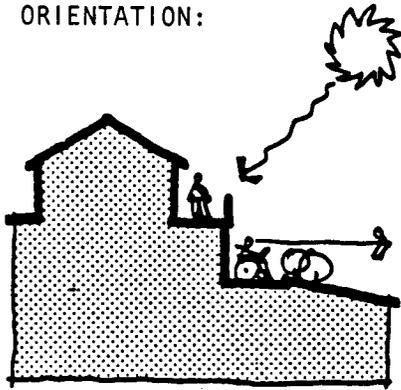


BUILDING MASS SHOULD BE ARTICULATED IN A MANNER THAT ENCOURAGES SMALL SCALE FORM AND DISCOURAGES MONOTONY.

The maximum facade length allowable in one plane shall be 22.9 m (75 ft.) or 3 units, whichever is greater.

Articulation of individual units is encouraged by means of such devices as planar manipulation, use of balconies or terraces, or fenestration groupings. (See UNIT IDENTITY).

4. ORIENTATION:

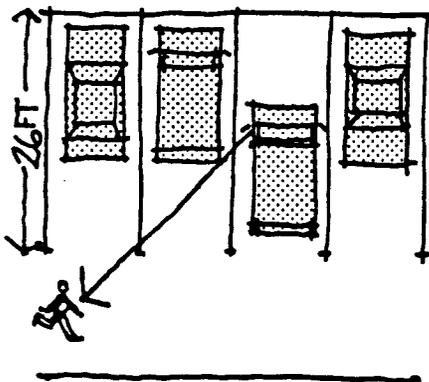


BUILDINGS SHOULD BE SITED TO REALIZE THE NATURAL OPPORTUNITIES OF THE SITE AND TO MAINTAIN A DISTINCT RELATIONSHIP TO THE STREET AND TO THEIR NEIGHBOURS.

Buildings should be oriented at right angles to existing houses and to the street as much as possible.

Maximum advantage should be made of southern and downhill exposure (i.e. towards sun and view) for dwelling units.

5. OFF-STREET PARKING:



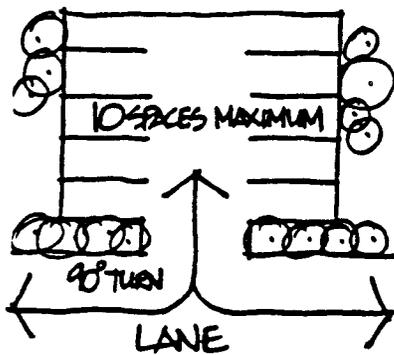
PARKING SPACES SHOULD BE DESIGNED TO RESPOND TO SPECIAL SAFETY CIRCUMSTANCES AND BE ADEQUATELY SCREENED FROM PUBLIC AREAS.

For parking spaces which back directly out into the north/south lane between 5th and 6th Avenues, extra depth is required to increase visibility and safety, due to the proximity of the primary school. Spaces should be a minimum 7.9 m (26 ft.) deep and 3.0 m (10 ft.) wide.

There should be a maximum of 10 cars in one lot (except for the neighbourhood house).

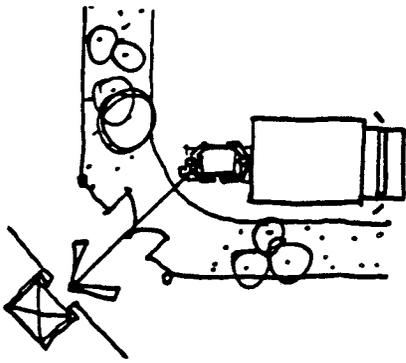
Lots should be screened from public areas by means of fencing, hedges or landscaping.

Parking lots should preferably be located off of a lane with entrances located at right angles to the lane.



Direct street access to parking is recommended for Frog Hollow Neighbourhood House (for public convenience) and for a minor portion of the spaces required for Access Co-op (to provide ease of access to physically handicapped residents.)

6. LOADING:



PROVISION SHOULD BE MADE TO FACILITATE DELIVERY AND SERVICE VEHICLES.

Level access and an off-loading area should be provided near the main entrances or elevator lobbies to each building.

Garbage containers should be located to permit pickup from the lane in accordance with established standards, and should be screened to reduce visual impact upon adjacent uses.

7. OPEN SPACES:

A) LOCATION

OPEN SPACE SHOULD BE CONSOLIDATED ON EACH SITE IN ORDER TO INCREASE ITS USEFULNESS AND PROVIDE A FOCUS FOR OVERVIEW.

Open spaces should generally be located as described in Diagram 2.

Open spaces should be oriented so as to maximize southern exposure and/or maximize exposure to significant views.

High areas of each site should be retained as open space.

Dwelling units should be oriented around common garden areas or terraces.

B) SIZE

A VARIETY OF OPEN SPACES SHOULD BE PROVIDED OF SUFFICIENT SIZE TO CATER TO DIFFERING USES.

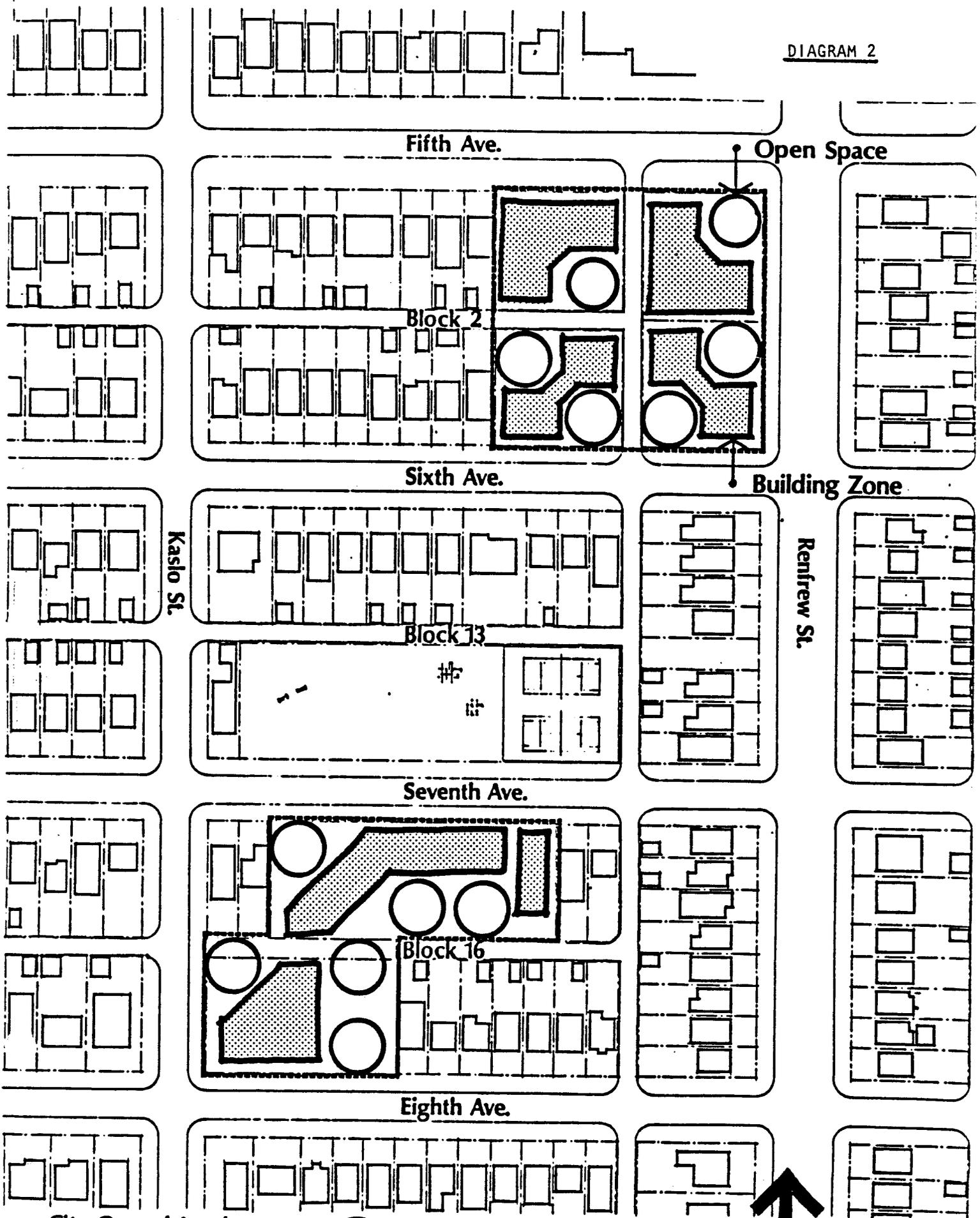
Common garden areas should be provided for each residential site on the basis of a minimum of 3 m² (33 sq.ft.) per dwelling unit, consolidated into larger plots.

Hard-paved terrace or patio areas should also be provided for each residential site on the basis of a minimum of 1 m² (11 sq.ft.) per dwelling unit, consolidated into one or two areas.

A play area for children should be provided on the southerly site (site D), in a location convenient to the common path.

An outdoor garden or meeting area of at least 37 m² (400 sq. ft.), which may be an extension of indoor assembly areas, should be provided for the neighbourhood house.





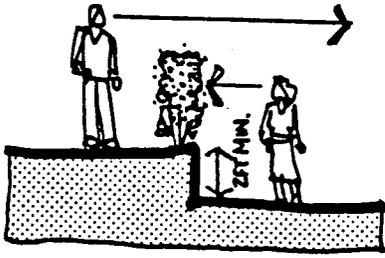
City Owned Lands;
5th & Renfrew, 7th & Kaslo

0 50 200 FEET

Open Spaces

0 10 60 METRES





C) SEPARATION

RESIDENT'S COMMON AREAS ON EACH SITE SHOULD BE SEPARATED FROM THE PUBLIC REALM FOR REASONS OF PRIVACY AND SECURITY.

Physical separation is encouraged and may be achieved by means such as evergreen hedges, a grade separation of at least 0.6 m (2ft.) or wood or brick fencing in accordance with the regulations of Section 10 of the Zoning and Development By-law.

D) LANDSCAPING

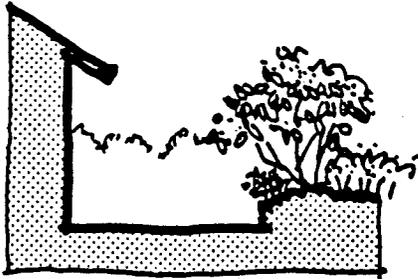
LANDSCAPE TREATMENT SHOULD BE USED TO PROVIDE AREAS OF INTEREST AND DEFINITION FROM THE PUBLIC REALM, AND TO ENHANCE PRIVACY AND AMENITY FROM THE PRIVATE REALM.

Landscape features should be used to identify main entrances (see ENTRANCES).

Landscape buffers should be used to separate private terraces, define playgrounds, etc.

A landscaped frontage should be provided along lanes and around parking areas (see PARKING).

Street trees having a minimum 3 inch caliper should be provided along street frontages as part of street improvement work involving installation of sidewalks and curbs following normal local improvement procedures.

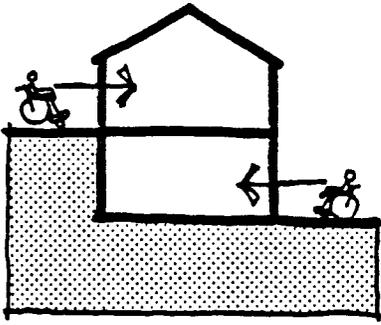


E) MAINTENANCE

ALL SITES SHOULD BE WELL MAINTAINED WITH REGARD TO BOTH BUILDINGS AND GROUNDS.

Building material and detailing should be chosen to minimize future maintenance requirements.

8. ACCESS TO UNITS:



ALL DWELLINGS SHOULD BE WHEELCHAIR ACCESSIBLE.

Use of elevators is encouraged where necessary to access upper level units and higher areas of a site.

Use of the varying topography is encouraged to provide multiple level access to the same building.

A hard-paved pathway which is within acceptable slopes for wheelchair access should be provided to link all units, particularly on the southerly site (site D), and units should be sited to minimize the slope along these pathways.

9. SITE & PARKING ACCESS:

ALL OF THE PARKING LOTS AND ALL BUT THE STEEPEST AREAS OF THE SITE SHOULD BE WHEELCHAIR ACCESSIBLE.

Convenient access routes should be provided from the parking areas to the units.

Commonly used open spaces should be located so as to be easily accessible from the pathway system previously noted.

10. BUILDING CHARACTER:



A) SLOPED ROOFS

SLOPED ROOFS SHOULD BE PROVIDED IN ORDER TO CREATE A RESIDENTIAL CHARACTER.

Roofs should be sloped over the majority of the roof area, and especially along its perimeter. Mansard roofs should not be permitted.

A flat roof is permissible in the centre of the roof area; however, rounded river rock ballast of a minimum 1½" diameter should be used to ameliorate overlooking views.

B) UNIT IDENTIFICATION

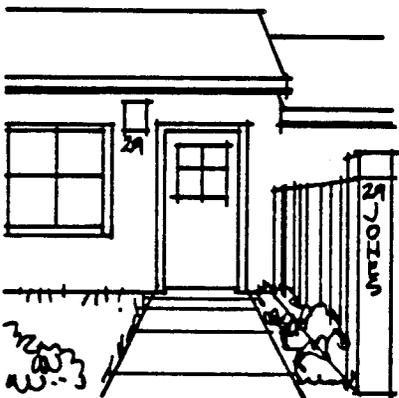
INDIVIDUAL UNITS SHOULD BE IDENTIFIABLE FROM THE EXTERIOR OF THE BUILDING.

Maximum use should be made of separate exterior entries to individual units and these should be reinforced by way of walkways, addresses, nameplates, etc.

The provision of private outdoor spaces for each unit (ie, balconies, terraces) is encouraged.

Units should be identified through facade expression, fenestration groupings, etc. (see ARTICULATION).

External features should be varied in order to express different unit types such as one bedroom and two bedroom units.



C) FINISH MATERIALS

EXTERIOR FINISH MATERIALS SHOULD BE CONSISTENT WITH RESIDENTIAL CHARACTER. USE OF MATERIALS SHOULD BE HARMONIOUS WITHIN EACH SITE.

Finish treatment should be sympathetic to the treatment on surrounding new buildings, with particular regard to development on the northerly sites (sites A,B and C).

The use of the following materials is encouraged:

- (i) Walls - wood siding (stained or painted), stucco (painted) or brick;
- (ii) Roofs - asphalt shingles, wood shingles or shakes, built-up roofing with large diameter rock ballast (see SLOPED ROOFS);
- (iii) Fenestration - wood windows (stained or painted), aluminum frames (baked enamel or anodized) with wood trim surround.

A "paper-thin" appearance in wall treatment (ie. flush glazing with no trim and no reveals) should be avoided.

Areas of interest and accent should be provided via use of colour variety.

D) ENTRANCES

PROTECTIVE COVER SHOULD BE PROVIDED OVER OUTSIDE ENTRIES AND MAIN ENTRANCES SHOULD BE CLEARLY IDENTIFIED.



The provision of a porte-cochere is encouraged to the main entrances of buildings or building groups - the roof of the porte-cochere may intrude into the required street setbacks up to the property line.

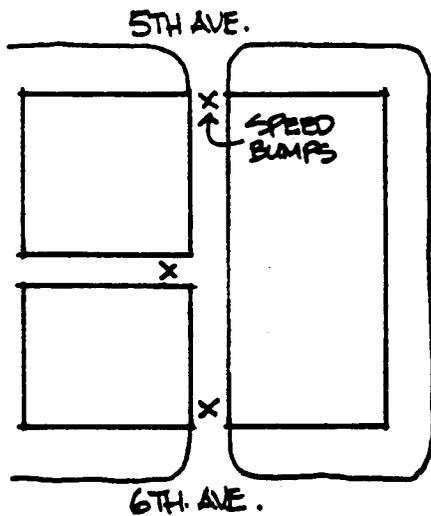
Main entrances should be clearly identified through the use of landscape features (see LANDSCAPING), convenient entry walkways, canopies, roofs, and lighting.

A protective roof canopy or overhang at least 0.9 m (3ft.) deep should be provided over private exterior entrances to units.

11. SITE SERVICES:

A) LANES

EXISTING LANES SHOULD BE RETAINED; HOWEVER, WHERE AN EXISTING LANE IS NOT OPEN TO VEHICULAR TRAFFIC DUE TO SLOPE RESTRICTIONS, VEHICULAR ACCESS SHOULD BE PROVIDED VIA A NEW DEDICATED LANE.



Existing lanes within the northerly site (sites A, B and C) should be maintained for public thoroughfare, utilities, garbage collection, etc.; however, the lane may be bridged by a pedestrian link only, subject to provision of a minimum 5.2 m (17 ft.) clearance.

Speed bumps should be provided at all entrances and exits to the lanes within the northerly site following normal local improvement procedures.

The number of points of access to off-street parking should be minimized.

That portion of the lane within the southerly site (site D) which is un-opened should remain as such but retained as a lane for utility purposes.

That portion of the lane within the southerly site which is un-opened should be landscaped, subject to an encroachment agreement, with landscaping selected so as to minimize conflict with utilities and preclude excessive expense to the developer/occupants of site D as a consequence of landscape alteration necessitated by future utility construction and maintenance.

A new lane outlet to East 8th Avenue should be dedicated from the southerly site, either along the easterly boundary of Lot 29 or in this immediate vicinity, with the final location to be determined following discussion between the City and the sponsor group.

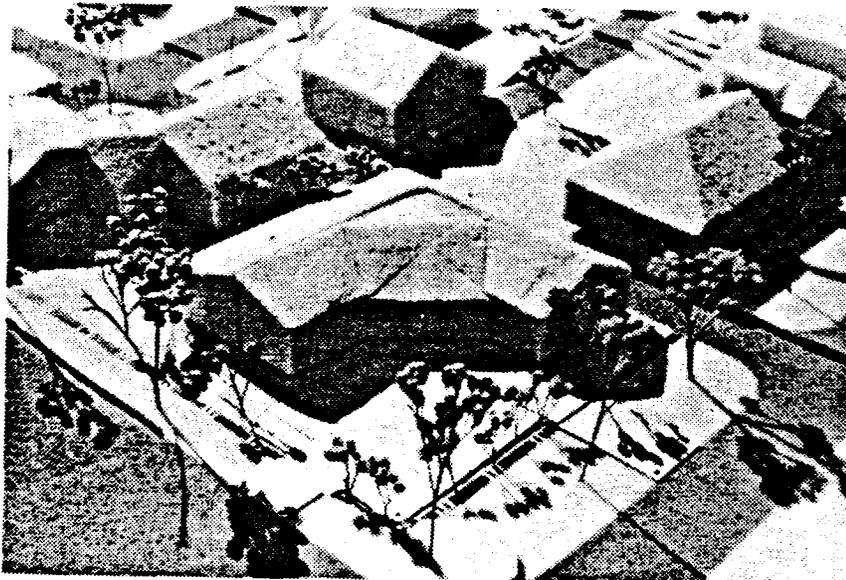
Appendix

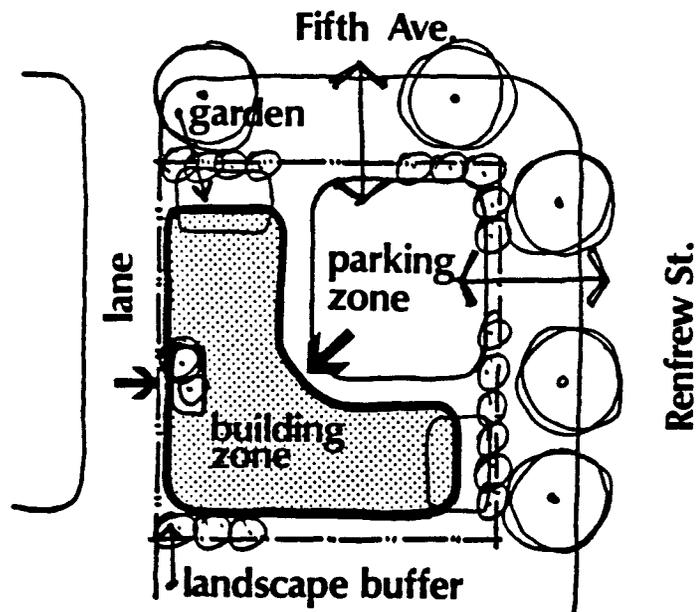
The following concept plans for the four sites were prepared by Downs/ Archambault Architects and reflect a synthesis of the design guidelines which they recommended in their report as consultant to the City. These concept plans are provided for illustrative purposes only.

Frog Hollow Neighbourhood House

The neighborhood house assumes an L-shaped configuration with main entrance in the centre facing the corner of 5th and Renfrew. The two arms allow for expansion flexibility in two directions. They terminate in enclosed garden areas, which may be used as outdoor extensions of meeting rooms contained within. Parking space for 12 cars is located near the corner for ease of access to the street system for public visibility and to minimize impact on the adjacent residential sites.

The building's configuration buffers sound generated by the public use of the Neighborhood House from the residential units on the adjoining sites. A ten-foot landscaped setback adjoining the Holy Trinity site softens the southern edge and a small landscaped court provides a secondary means of access from the lane. The building is low in scale, being only one-storey high; sloped roofs and the use of wood siding and trellises add to its home-like character.





**Frog Hollow Neighbourhood House and Access Co-op,
from 5th and Renfrew.**

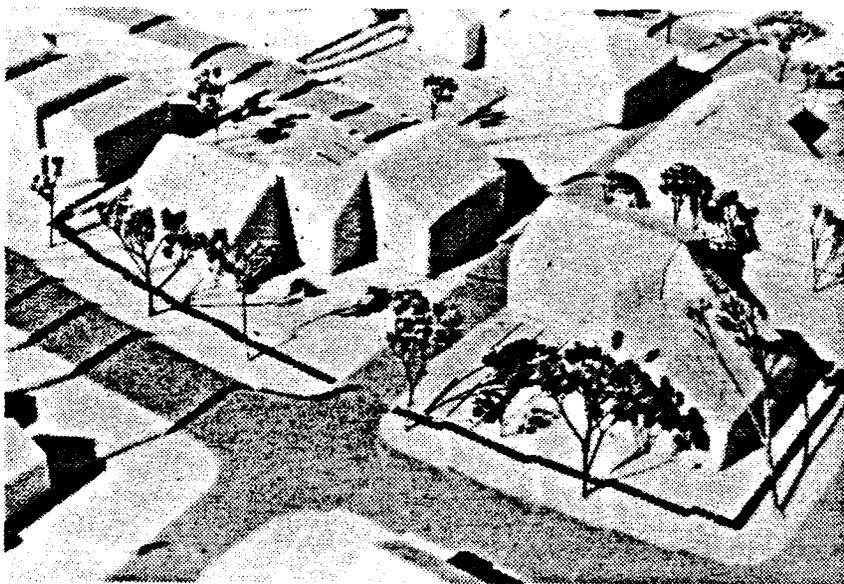
Holy Trinity Seniors Housing

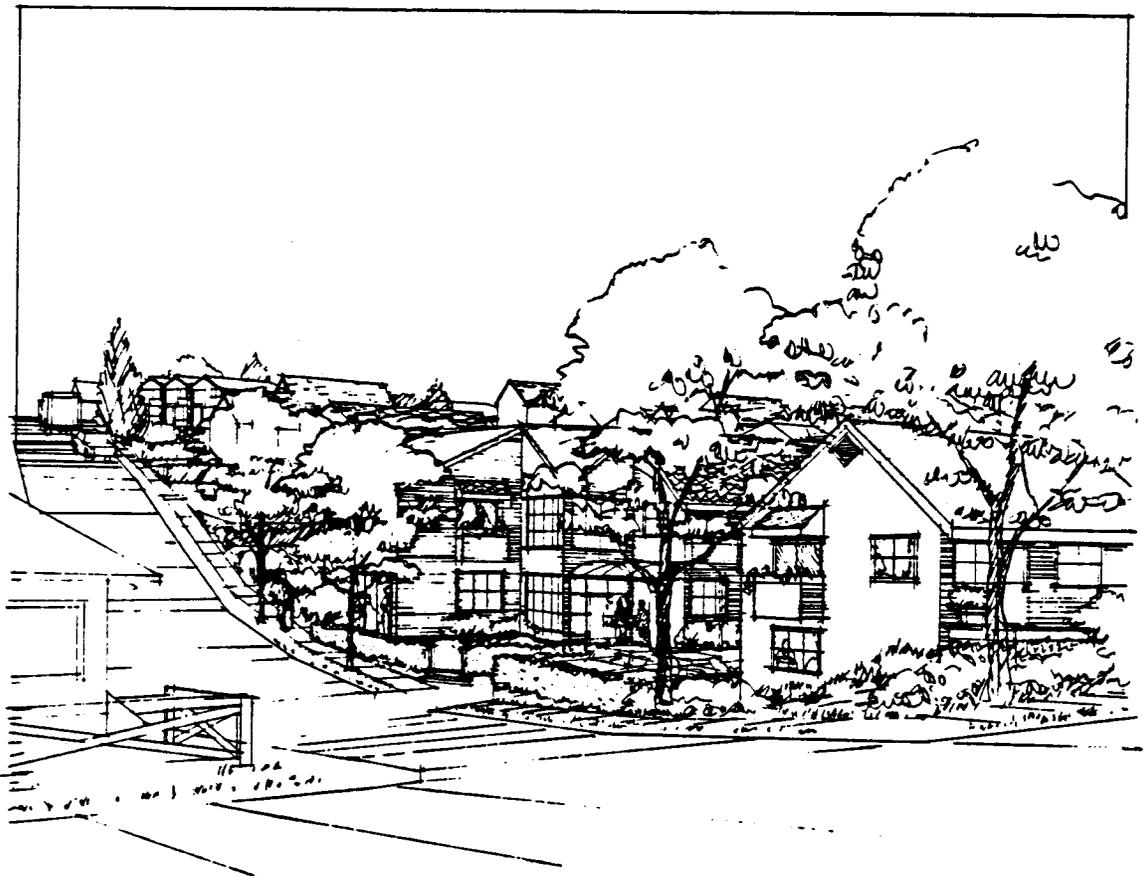
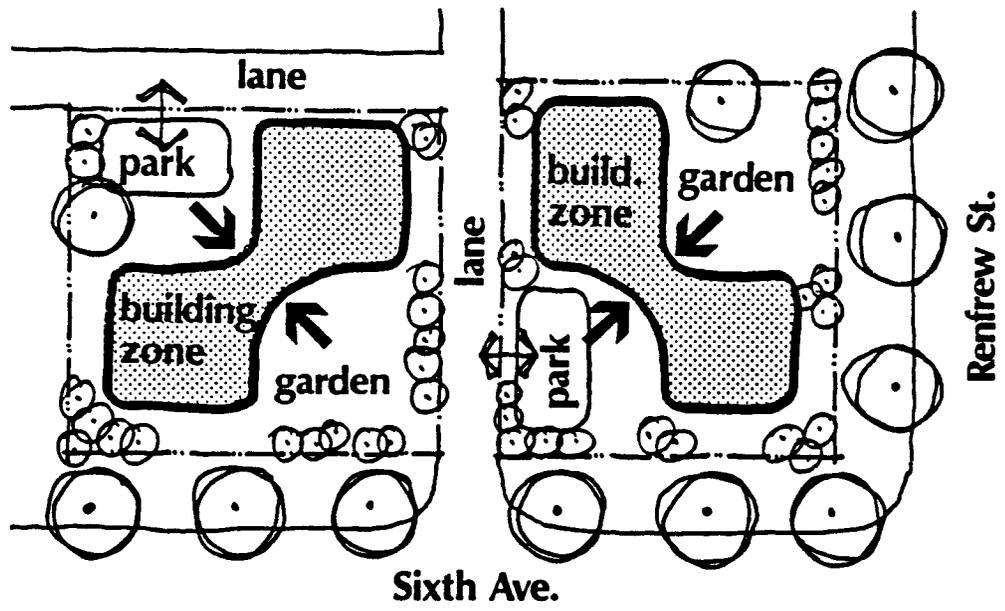
The buildings on each site are sub-divided into two wings with a linking entrance and circulation block which follow the natural contours of the site to allow entrances at grade to both the first and second storeys.

Open spaces are concentrated to the corners of the sites with the units oriented around them. One on each site is used as a common garden area, while the other provides space for small screened parking lots.

Small balconies and private terraces at grade allow for individual access to the outdoors from each suite. Extensive landscaping provides definition for private spaces, as well as recreational enjoyment for the inhabitants of the complex.

The breakdown of the massing into a number of two-storey wings is consistent with the scale of the surrounding houses, and allows for a greater number of corner units within.

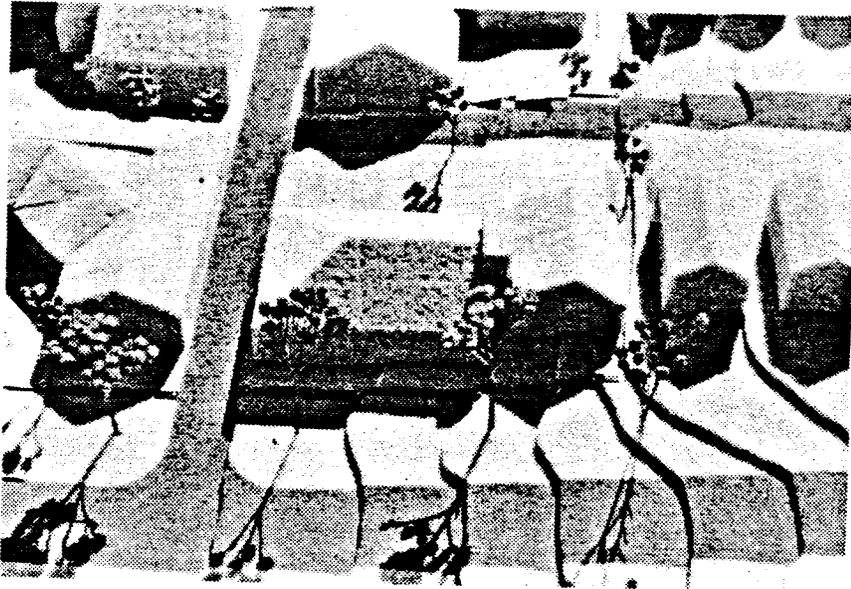


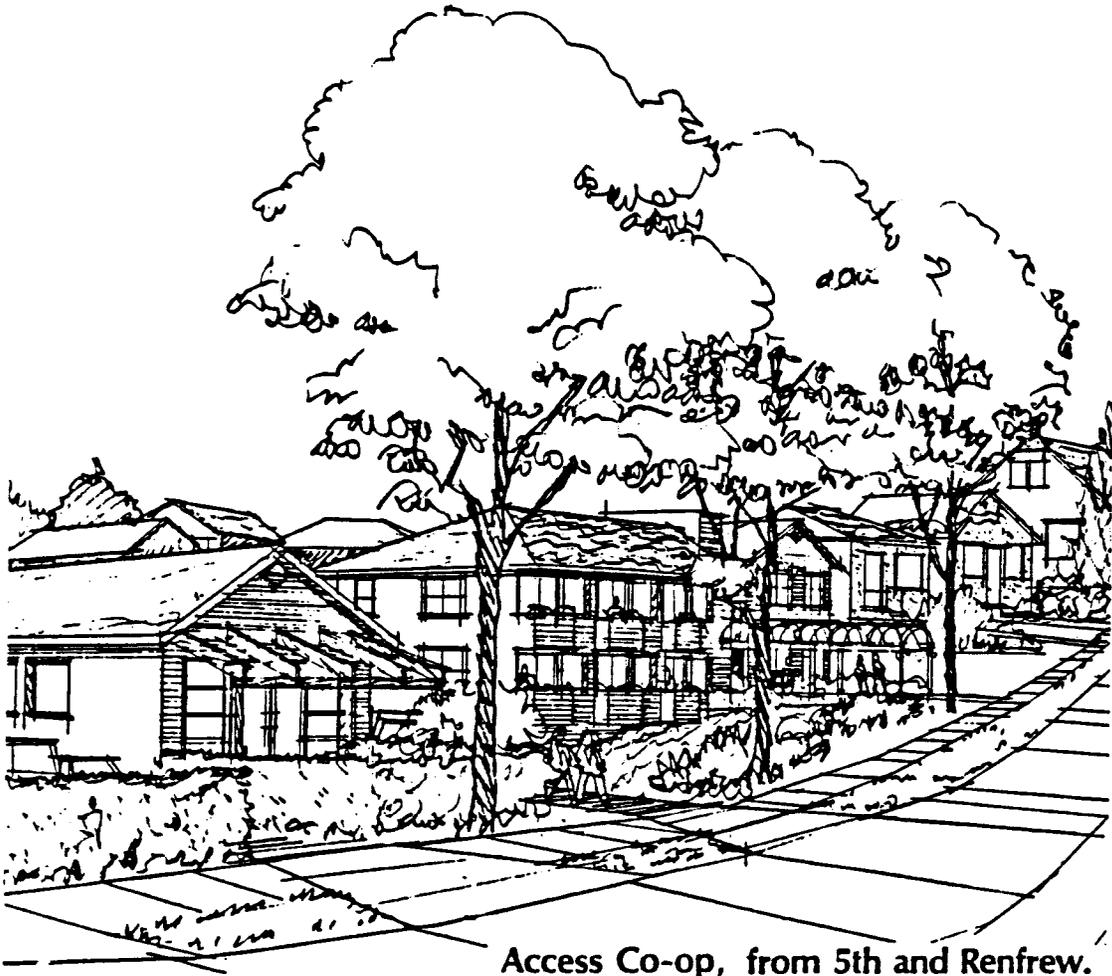
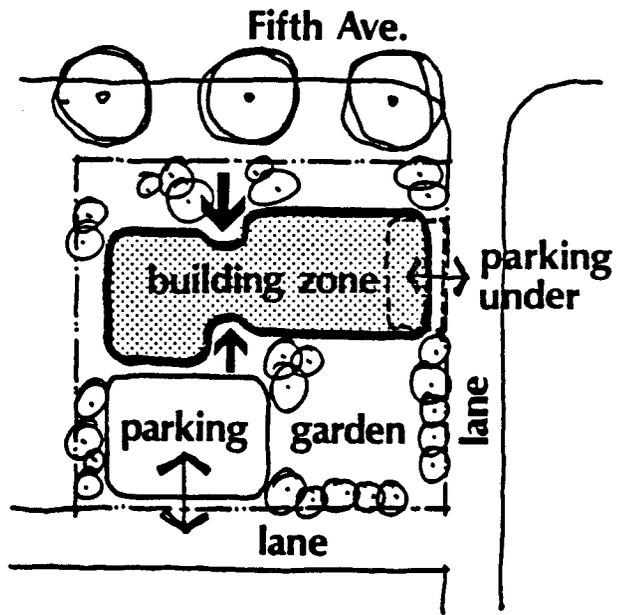


Holy Trinity Seniors Housing, from 6th and Renfrew.

Access Housing Co-op ; North Site

Building on this site has been concentrated in its northern half, leaving the south open for a common garden space and for on-grade parking. The remaining parking spaces are tucked in under the end of the building at the low edge of the property. Generally two storeys high, the massing is punctuated by an entrance and circulation core and steps to follow the slope of the hill. The hillside allows secondary at-grade access to all levels. Individual balconies are suggested for each suite; large overhangs and the entrance canopy to the street provide protective cover for residents and their guests. Roof forms repeat the rhythm of the houses further up the street and are sloped towards the lane to maintain view corridors for houses on the opposite side of 5th Avenue. The garden area is level for ease of access. Hedges and planting clusters define its edges from the surrounding lane.





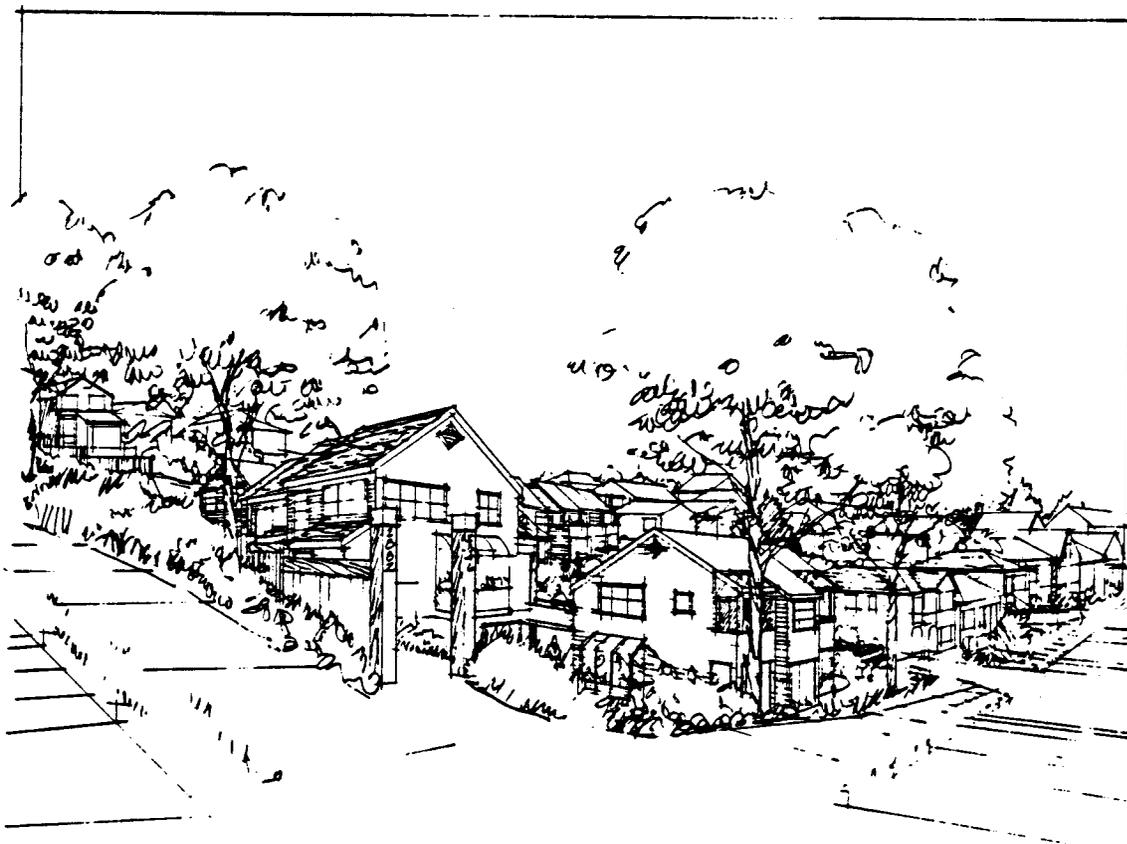
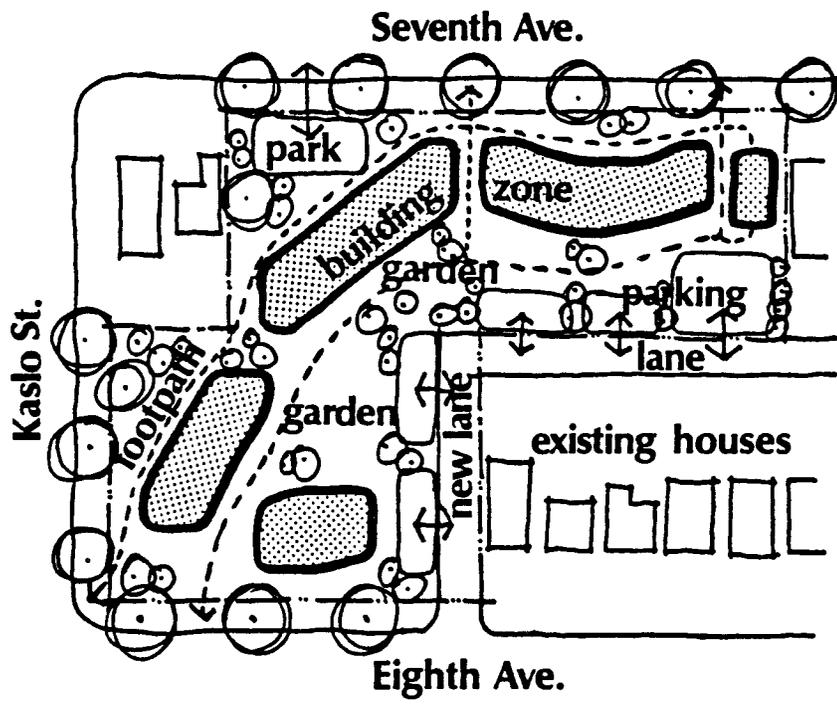
Access Co-op, from 5th and Renfrew.

Access Housing Co-op ; South Site

This is the largest site and the most challenging topographically. The desire is to treat the units as townhouses that follow the contours of the hillside, allowing access to an upper level unit from a pathway along the uphill side, and to a lower level unit from a similar pathway along the downhill side. Use of an elevator can facilitate access between these two pathways and to the upper level units along 8th Avenue. The central area of the site has been left open for garden and playground spaces, with parking concentrated directly off of the lanes screened by landscaping from common spaces. A small lot on the 7th Avenue side provides convenient parking for units at the top end of the site.

Building form has been articulated to express individual units, while common roof forms and materials are used throughout. Most suites have their own front doors at grade and a south-facing balcony or terrace, which overlook the garden areas below and the view beyond. Utility rights-of-way have been maintained in their existing locations, but a new lane to 8th Avenue redirects the lane to Kaslo, which is now landscaped. Generally, buildings are two storeys high, but a three-storey cluster is suggested near Kaslo Street where previous analysis has shown higher forms to be permissible.





Access Housing Co-operative, from 8th and Kaslo.

#152
5th & RENFREW
7th & KASLO

5th & Renfrew

7th & Kaslo

* See Amending By-law 6430
Nov. 29/88.

BY-LAW NO. 5555

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 "Zoning District Plan" annexed by By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-272 and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. USES

The areas shown included within the heavy black outlines on Schedule "A" are rezoned to CD-1, and the only uses permitted within the areas (herein after referred to as Sites and identified by the letters A, B, C and D on Diagram 1 below), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

Site A - Neighbourhood House (Frog Hollow) - comprising a meeting hall, meeting rooms, kitchen, offices, reception, storage, uses similar to the foregoing, and accessory uses customarily ancillary to the foregoing.

* Site B - Apartment buildings, containing a maximum of 38 dwelling units designed for senior citizens, and including recreation and common facilities and other accessory uses customarily ancillary to the foregoing.

Site C - Townhouse and apartment dwelling units containing a maximum of 15 units and accessory uses customarily ancillary thereto, subject to the following:

- (i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
- (ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

Site D - Townhouse and apartment dwelling units containing a maximum of 37 units, a meeting room, management office, and accessory uses customarily ancillary thereto, subject to the following:

- (i) all units are to be eligible for funding under Section 56.1 of the National Housing Act; and
- (ii) a minimum of one-third of the units are to be designed in accordance with CMHC standards for handicapped housing.

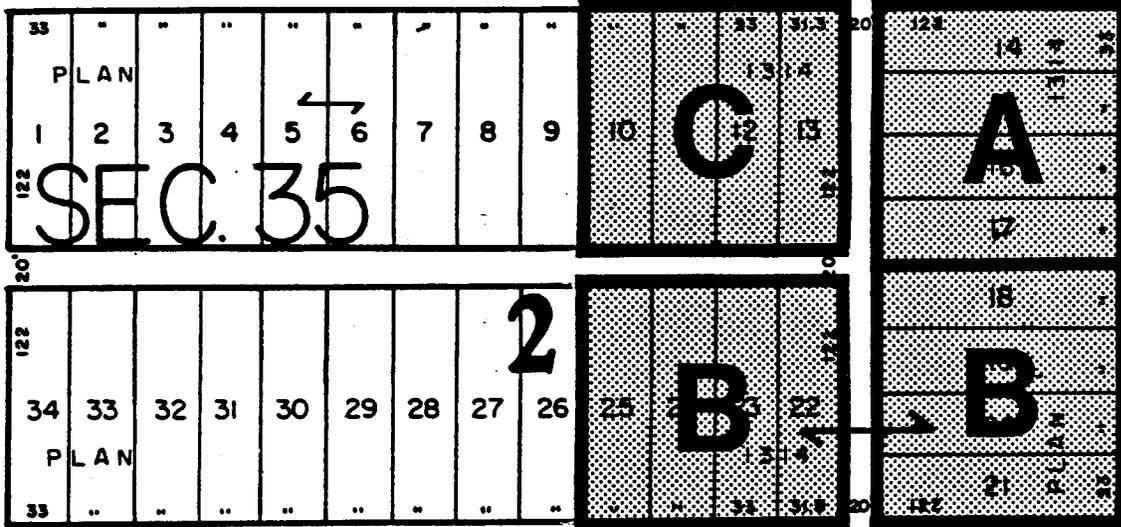
(49 & 150 not CD1)

151

DIAGRAM 1

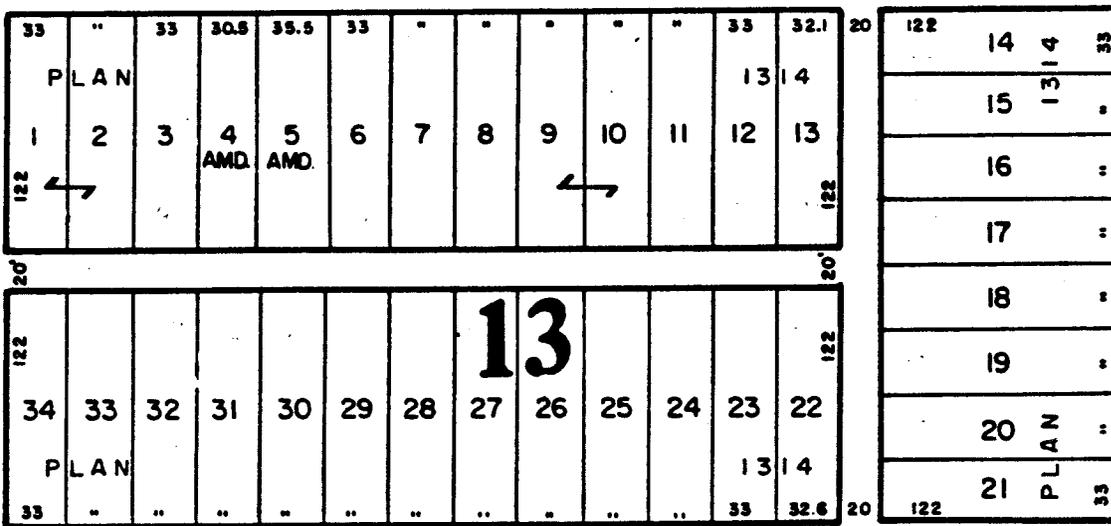
FIFTH AVE.

AVE.



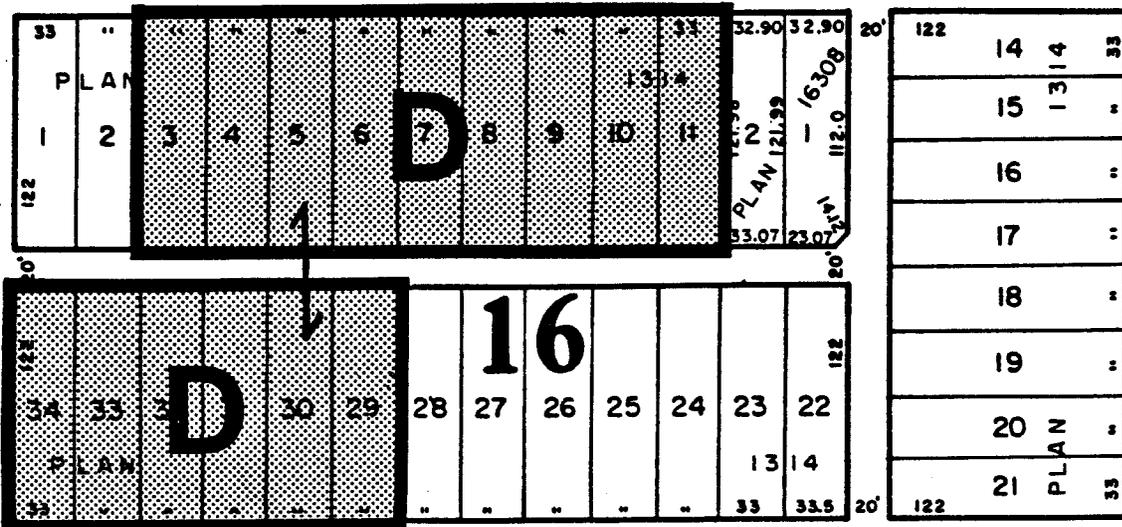
SIXTH AVE.

AVE.



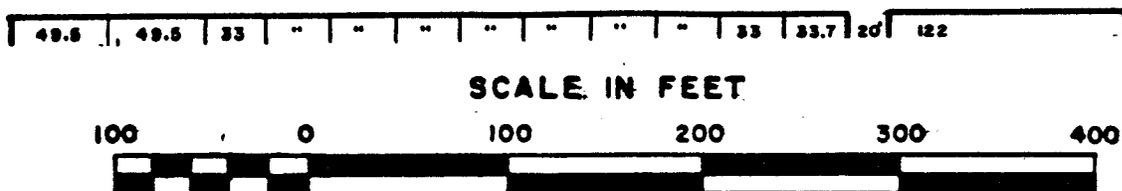
SEVENTH AVE.

AVE.



EIGHTH AVE.

AVE.



3. SITE COVERAGE

3.1 The maximum site coverage for buildings, measured in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law, shall be 45 percent.

3.2 The maximum site coverage for surface parking and access thereto shall be 30 percent.

4. FLOOR SPACE RATIO

The maximum floor space ratio for development on the four sites as illustrated in Diagram 1 shall be as follows:

Site A - 0.45	Site C - 0.75
Site B - 0.75	Site D - 0.60

calculated in accordance with the provisions of the RS-1 District Schedule of the Zoning and Development By-law except that

- (a) balconies, sundecks, roofdecks and other similar features shall be excluded from the calculation; and
- (b) areas of floors located in a cellar which is entirely below the elevation of the surrounding grade shall be excluded from the calculation to a maximum of 15 percent of the total permitted floor area.

5. HEIGHT

Subject to the provisions of Section 10 of the Zoning and Development By-law, the maximum height of a building shall be as illustrated in Diagrams 2 and 3 below.

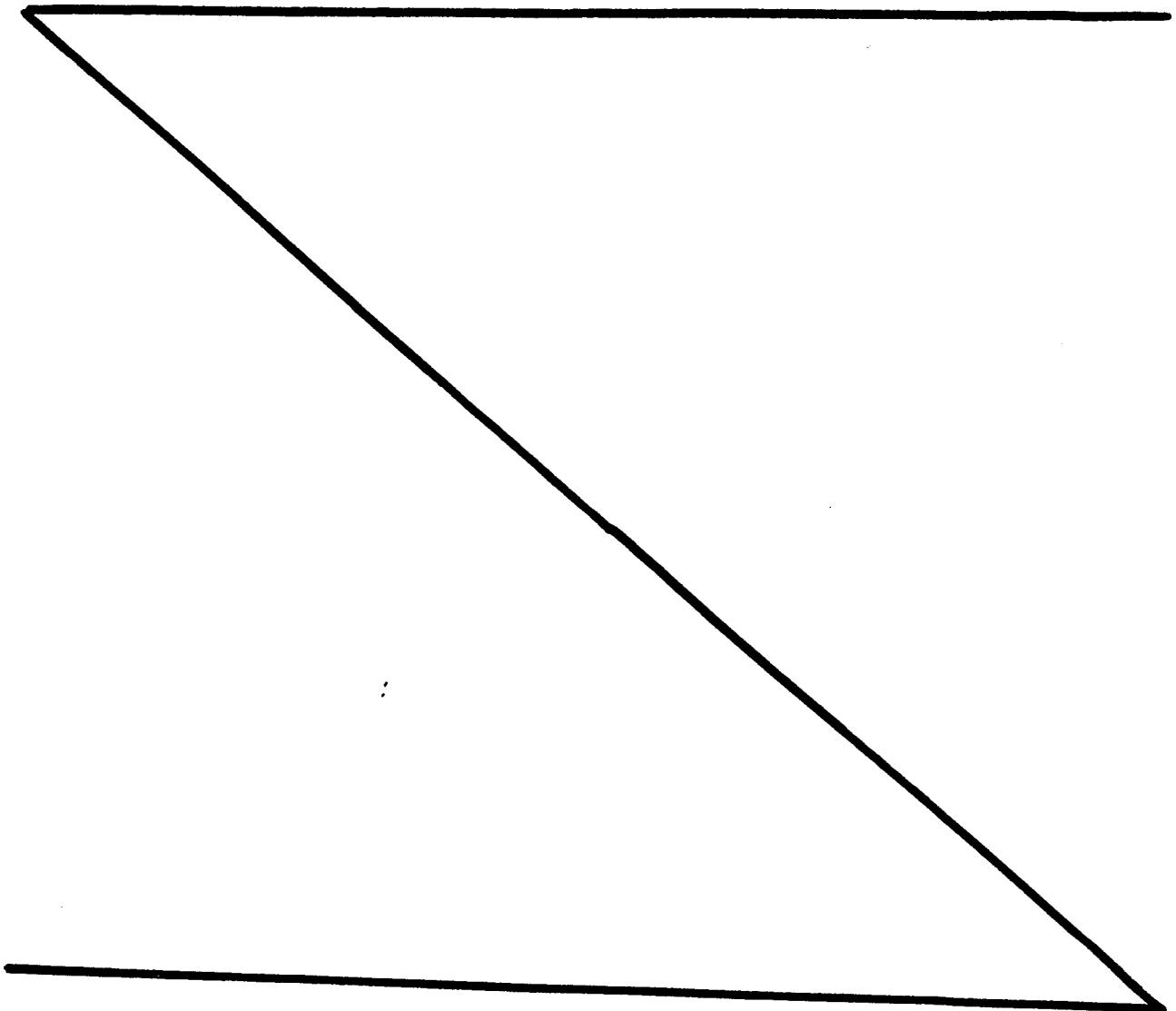
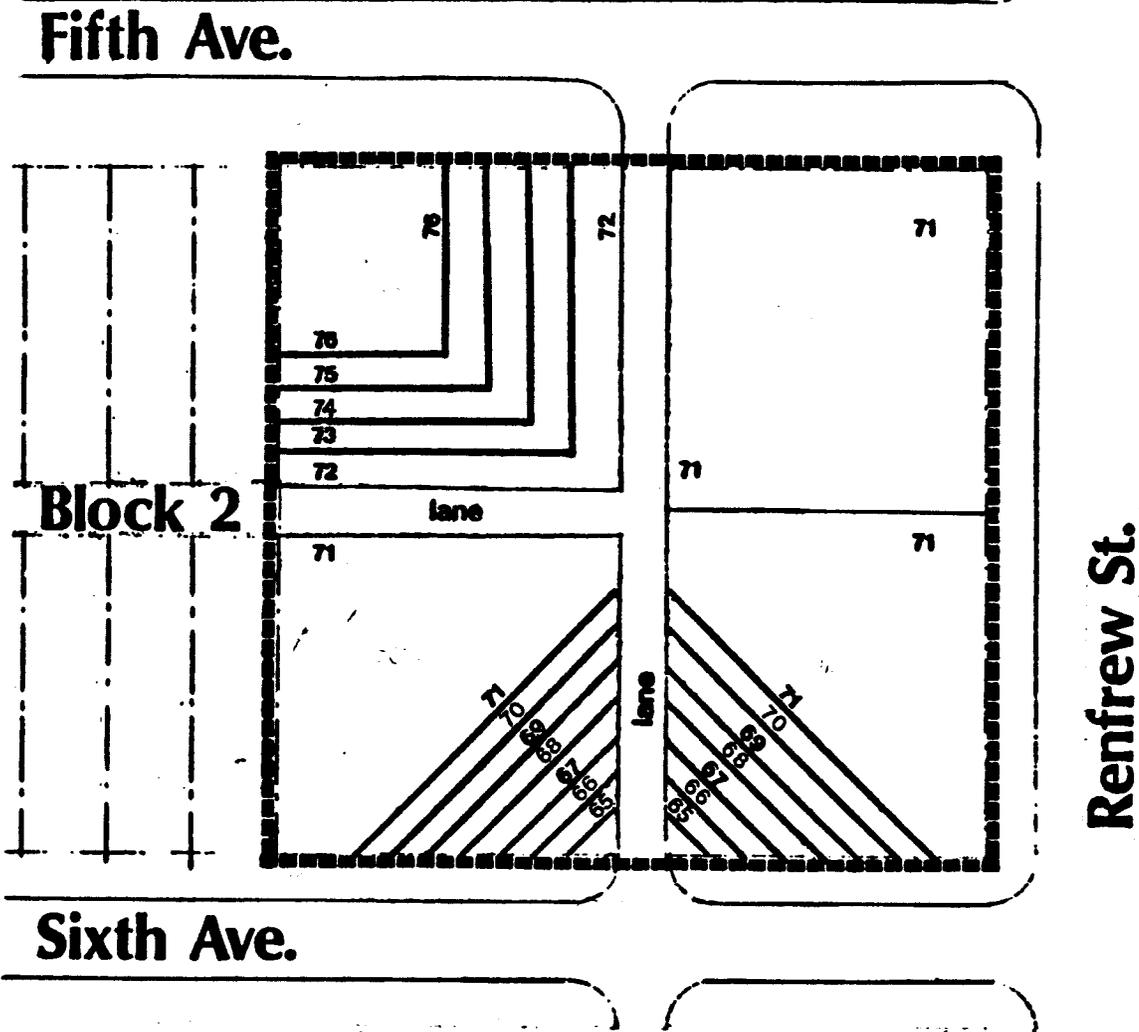


DIAGRAM 2 - Sites A, B and C



MAX. BUILDING HEIGHT ↑

City Owned Lands;
5th & Renfrew, 7th & Kaslo

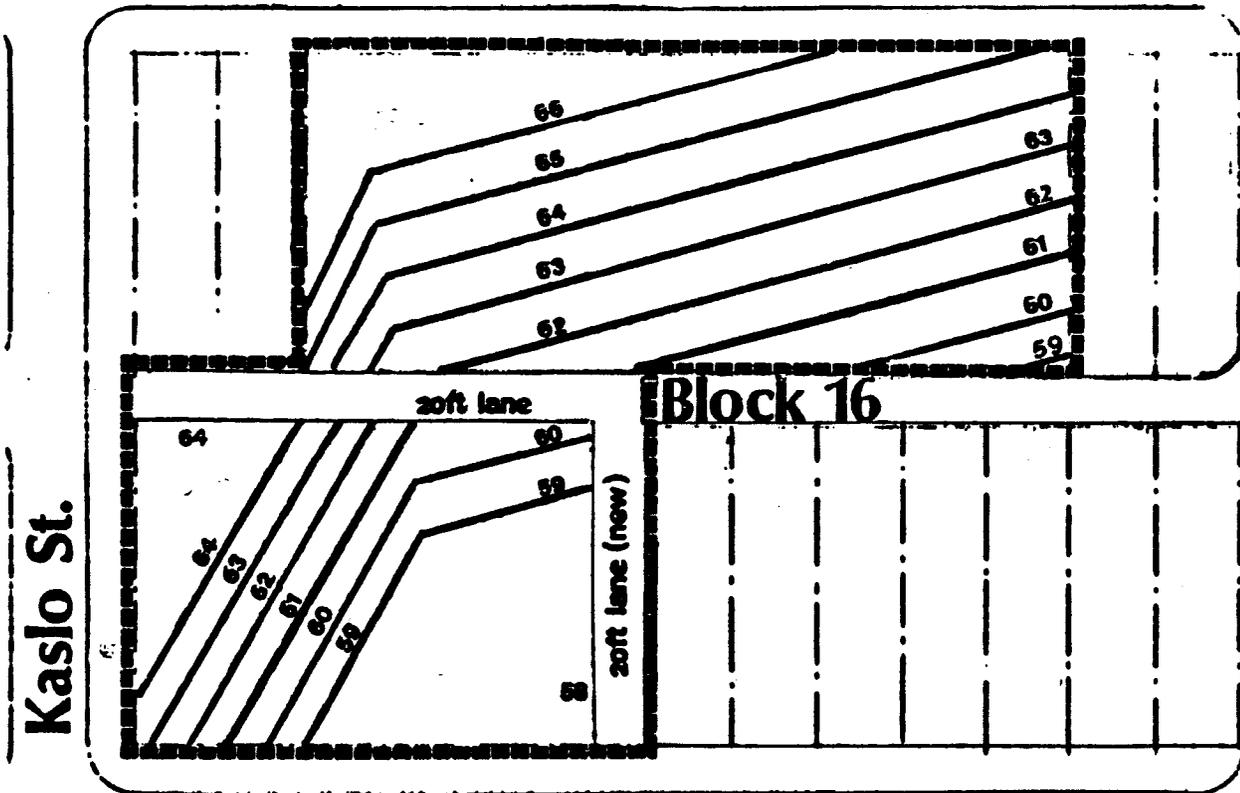
70 — Max. Bldg. Height (m)
(Geodetic Datum)

0 50 200 FEET

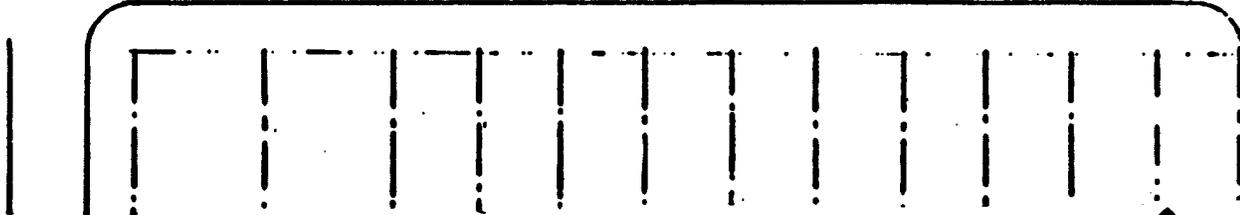
0 10 60 METRES

DIAGRAM 3 - Site D

Seventh Ave.



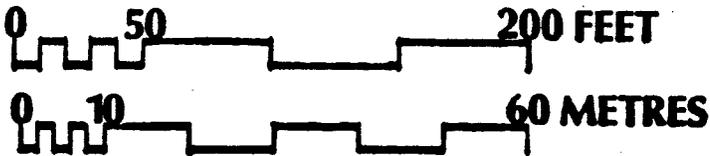
Eighth Ave.



MAX. BUILDING HEIGHT ↑

City Owned Lands;
5th & Renfrew, 7th & Kaslo

⁷⁰ Max. Bldg. Height (m)
(Geodetic Datum)



6. OFF-STREET PARKING AND LOADING

6.1 Off-street parking spaces shall be provided on the basis outlined below for the four sites as illustrated in Diagram 1:

Site A - a minimum of one space for every 23.225 m² (250 sq. ft.), or part thereof, of assembly area;

Site B - A minimum of one space for every six dwelling units and a minimum of one space for staff parking;

Site C and D - a minimum of one space for every dwelling unit.

6.2 Off-street parking spaces shall be developed and maintained in accordance with the relevant provisions of Section 12 of the Zoning and Development By-law, except that spaces reserved for the physically handicapped shall have a minimum width of 3.048 m (10 ft) if located adjacent to a similar space, and a minimum width of 3.962 m (13 ft.) in other locations.

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

DONE AND PASSED in open Council this 1st day of June, 1982.

(signed) Michael Harcourt
Mayor

(signed) M. Kinsella
Deputy 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 1st day of June, 1982, and numbered 5555.

DEPUTY CITY CLERK"

2131 Renfrew Street (Frog Hollow Neighbourhood House)

BY-LAW NO. 7856

A By-law to amend
By-law No. 5555,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 4 of By-law No. 5555 is amended by deleting the figure "0.45" and substituting the figure "0.55".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this **24 day** of **March**,
1998.

"(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 24th day of March 1998, and numbered 7856.

CITY CLERK"

BY-LAWS (CONT'D)

2. **A By-law to amend By-law No. 5555,
being a By-law which amended the Zoning
and Development By-law by rezoning
an area to CD-1 (2131 Renfrew Street -
Frog Hollow Neighbourhood House)**

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Herbert,
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Herbert,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**COUNCILLORS CHIAVARIO, KENNEDY AND PUIL
EXCUSED FROM VOTING ON BY-LAW 2**

ADMINISTRATIVE REPORT

Date: September 18, 1998
Author/Local: B. Boons/7678
RTS No. 89
CC File No. 2608

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and
Development

SUBJECT: Form of Development: 2131 Renfrew Street
DE402711 - CD-1 By-law Number 5555
Owner of Development: City of Vancouver

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 2131 Renfrew Street be approved generally as illustrated in the Development Application Number DE402711, prepared by CTA Design Group and stamped "Received, City Planning Department October 21, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve the original form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the revised form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on May 20, 1982, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District and also approved the overall form of development for these lands. CD-1 By-law Number 5555 was enacted on June 1, 1982. At that time, Design Guidelines for the City-owned lands at 5th Avenue and Renfrew Street were also adopted.

The Frog Hollow Neighbourhood House was approved by the Director of Planning under Development Permit Number DE201954 and was constructed on the northeast portion of the site in 1985.

At a subsequent Public Hearing on February 19, 1998, Council approved an amendment to increase the Floor Space Ratio (FSR) from 0.45 to 0.55 for this portion of the CD-1 site. This amendment (By-law No. 7856) was enacted on March 24, 1998.

The site is located at the southwest corner of Renfrew Street and East 5th Avenue. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402711. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves alterations and additions to the existing Frog Hollow Neighbourhood House. The additions include approximately 23 square metres (248 square feet) to the first floor to provide a lobby, elevator, elevator machine room and access stairs, and approximately 175 square metres (1,888 square feet) to the second floor to provide accessory offices, family and seniors' resource rooms. This proposal also includes the construction of a gazebo to be located at the north side of the site facing East 5th Avenue.

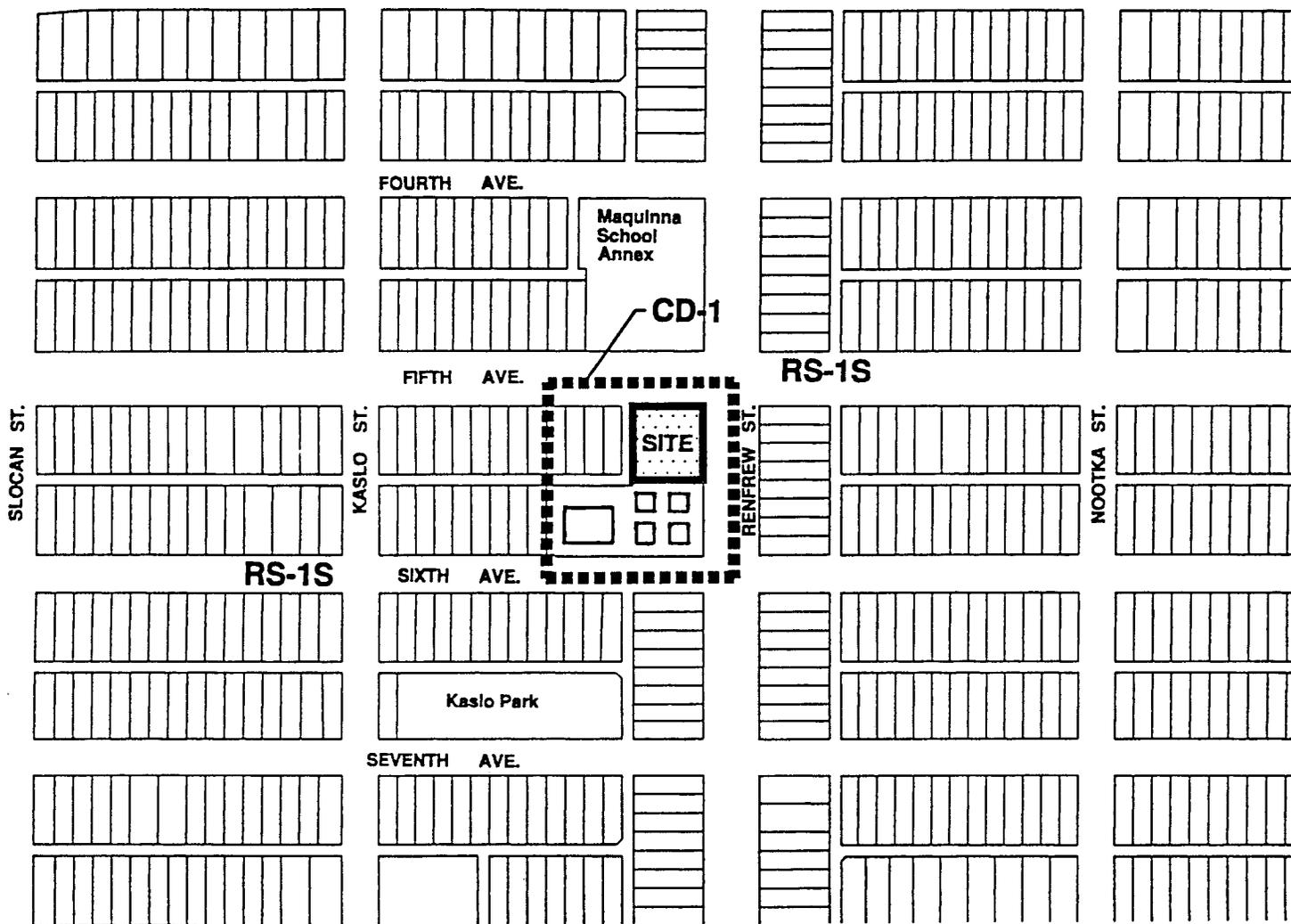
The proposed development has been assessed against the CD-1 District Schedule and the Design Guidelines and responds to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

CONCLUSION

The Director of Planning has approved Development Application Number DE402711, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

* * * * *



..... ZONING BOUNDARY

2131 RENFREW ST. DE 402711	DATE 1998 09 16	↑
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	SCALE 1:3600	

ADMINISTRATIVE REPORTS (CONT'D)

**New Workers Compensation Act - Bill 14
(cont'd)**

John Beckett, Manager, Employee Health and Safety, responded to questions from Council members.

MOVED by Cllr. Puil,

THAT Council advise the Minister of Labour of its strong disapproval of the changes in the new "Part 3" of the *Workers Compensation Act*, as outlined in the Administrative Report dated September 16, 1998; and

THAT the UBCM and GVRD be advised of Council's action and be requested to support the City of Vancouver's position on this matter.

- CARRIED UNANIMOUSLY

2. **Form of Development: 2131 Renfrew Street
DE402711 - CD-1 By-law Number 5555
Owner of Development: City of Vancouver
September 18, 1998**

File: 2608

MOVED by Cllr. Bellamy,

THAT the form of development for the CD-1 zoned site known as 2131 Renfrew Street be approved generally as illustrated in the Development Application Number DE402711, prepared by CTA Design Group and stamped "Received, City Planning Department October 21, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

151

Item 2,
6th. & Renfrew.

From: CITY CLERK

Date: November 4, 1988

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

RECEIVED	
CITY OF VANCOUVER	Refer File: PH 211
NOV 07 1988	
NUMBER	151
REFERENCED	
COPY TO	
ANSWER REQUIRED	

Subject: Public Hearing Minutes - October 27, 1988

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of October 27, 1988.

Please note any matters contained therein for your information.

[Handwritten Signature]
CITY CLERK
me

MC:ci
Att.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A meeting of the Council of the City of Vancouver was held on Thursday, October 27, 1988, in the Council Chamber, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell (portion of Clause 1 to Clause 5)
Alderman Baker (portion of Clause 1)
Aldermen Bellamy, Boyce, Caravetta, Davies, Eriksen, Owen and Pull

ABSENT: Alderman Baker (Clauses 2 to 5 Civic Business)
Alderman Price
Alderman Taylor (Civic Business)

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - 2400 East Broadway

An application by the IBI Group was considered as follows:

Text Amendment: 2400 East Broadway
(Block A, Ref. Plan 4219, S.W. 1/4, Section 34, THSL)

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

- (i) The amended draft CD-1 by-law, if approved, would permit the use and development of the site as follows:
- maximum of 109 dwelling units in multiple dwellings, all eligible for government funding;
 - retail, service and office uses, provided that the total floor area for these uses does not exceed 4645.15 m² (50,000 sq.ft.);
 - social and recreational uses;
 - accessory uses customarily ancillary to the above uses;
 - maximum floor space ratio for all uses not to exceed 0.75 except that amenity areas for social and recreational purposes may be excluded up to prescribed limits;
 - maximum building height of 14.0 m (46.0 ft.);
 - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

Cont'd

2. Text Amendment: 6th Avenue and Renfrew Street

An application by Matsusaki Wright, Architects, to amend the CD-1 By-law to develop family housing in lieu of seniors housing, was considered as follows:

Text Amendment: Location - 6th Avenue and Renfrew Street
(Lots 18-25, Block 2, N-1/2 Section 35, T.H.S.L., Plan 1314)

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

- (i) The amended CD-1 By-law, if approved, would replace a provision of the existing CD-1 By-law, which presently permits 38 dwelling units of seniors' housing on this site, with a provision for:
 - maximum of 23 dwelling units in multiple dwellings, all eligible for government funding.
- (ii) Any consequential amendments.

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

- (a) That the form of development be generally as shown on plans prepared by Matsusaki Wright Architects and stamped "Received, City Planning Department, August 18, 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) below.
- (b) That, in considering the development permit application, the Director of Planning have particular regard to:
 - existing Council approved "City-owned Lands 5th and Renfrew, 7th and Kaslo, Design Guidelines";
 - design measures aimed at reducing the noise impact of traffic upon the development, and of the potential noise impact of the development upon the existing neighbourhood; and
 - design of the outside play area, in particular, with respect to firefighting access and access to underground utilities.

Mr. J. Coates, Rezoning & Subdivision Group, advised that in August 1981, Council approved, in principle, leasing several parcels of city-owned land at 5th Avenue and Renfrew, 6th Avenue and Renfrew Street, and 7th Avenue and Kaslo Street to three non-profit groups, namely, the Neighbourhood Services Association (neighbourhood house), Access Housing Co-operative (housing for families with handicapped members), and for the subject site, the Holy Trinity Ukrainian Orthodox Cathedral (seniors housing).

The Access Co-operative and Frog Hollow Neighbourhood House have since been built on the adjacent sites; however, the sponsors have not proceeded with the intended seniors development on the subject site.

Cont'd

Text Amendment - 6th Avenue and Renfrew Street (cont'd)

An application has now been received on behalf of the Alexandra Housing Society to replace the 38 units of seniors housing with 23 units of low income family housing. The Director of Planning supports the change in use. At issue is the form of development, similar to that of the previously-approved seniors project and generally respecting the City guidelines for the sites, but involving closure of a portion of the existing north-south lane.

The proposal is for stacked two and three-storey row houses containing a maximum of 23 units at fsr 0.75 designed for families, and including recreation and common facilities, a major open play space, and other accessory uses customarily ancillary. Twelve parking spaces are proposed.

Mr. Coates outlined the comments of the various reviewing agencies:

The Director of Social Planning supports the change of use which will provide 23 units of much needed affordable family housing. Closure of the lane is critical to success as a family project.

The City Engineer has no objection to the change in use but does not support the lane closure.

The Urban Design Panel supported the change of use and felt the form of development fit well with the neighbourhood.

The Hastings-Sunrise Citizens Planning Committee supported the amendment and recommended one parking space per unit be a minimum requirement.

Council had before it a Manager's Report, dated October 25, 1988 (on file), in which the City Engineer, in consultation with the Director of Planning and Director of Social Planning, reviewed the use of the subject lane for utilities and circulation to determine the impact should it be closed.

Mr. D. Rudberg, Deputy City Engineer, advised the lane contains a 10-inch storm sewer and an 8-inch sanitary sewer. Closure of the lane would require garbage trucks, service vehicles and fire trucks to use the adjacent residential streets, producing inefficient traffic circulation patterns and more disturbance in the neighbourhood. Continuity of the City's lane system from 5th Avenue to the lane south of 10th Avenue is most important for utilities and traffic circulation because of the lane's proximity to Renfrew Street, an important arterial street. The Fire Department is also concerned about this lane closure as it would reduce access for fire fighting purposes.

The Director of Planning and Director of Social Planning felt servicing arguments for lane continuity must be balanced against the social benefits which lane closure would provide the housing development. With closure, public access, servicing and fire protection, although marginally compromised, would remain clearly adequate. At the same time, the safety, recreational amenity and general design and livability of the project would improve substantially.

Cont'd

Text Amendment: 6th Avenue and Renfrew Street (cont'd)

Should Council choose to close the portion of the lane, it should be subject to the following:

- (i) That the closed lane be stopped up and leased in conjunction with the adjacent city-owned lands.
- (ii) That the issue of lane valuation and cost be deferred for Council consideration in conjunction with the staff report on lease negotiations.
- (iii) That a 20-foot wide statutory right-of-way for public utilities and potential emergency vehicle access be provided over the closed lane areas.
- (iv) That costs to physically close off the lane be to the account of the applicant.
- (v) That any agreements be to the satisfaction of the Director of Legal Services, and that he be authorized to sign the consolidation plans on behalf of the City.

Mr. B. Morris, Chairman, Alexandra Housing Society, advised the Society wanted to be sure it was meeting the greatest need for housing in the City. After consultation with representatives of Canada Mortgage & Housing Corporation, Social Planning and the B.C. Housing Management Commission, it was determined the paramount need was for families. The lane divides the site in two. To have traffic on the lane is a serious hazard to the children. The lane should be closed to provide a major open play space.

Mr. Morris advised the Society has met with Access Housing Co-operative, whose main concern is wheelchair access through the site to 6th Avenue. The Society will work with the Co-op to provide this access.

* * * *

At this point in the proceedings, the Mayor left the meeting and Alderman Puil assumed the Chair.

* * * *

The following appeared as delegations:

Mr. J. Vance (brief filed) - opposed to the change in use from seniors to families and wants lane left open. There is insufficient parking for the number of units.

Ms. M. Williams - opposed to lane closure.

Cont'd

Text Amendment: 6th Avenue and Renfrew Street (cont'd)

Mr. G. Colley - not opposed to family housing per se but opposed to the change from seniors to family for this site.

* * * *

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

* * * *

Mr. H. Jones opposed to family housing for the site; lane should remain open for children who use the lane to go to Maquinna School.

Mr. R. Schellenger, President, Access Housing Co-operative - opposed to the lane closure and unmixed social housing development, i.e. families only.

Ms. P. Barclay - concerned with number of children coming into the area. She read letter from neighbour, Ms. D. Leggatt, who was concerned with lack of school facilities to meet the influx of children. She was also opposed to lane closure.

Ms. G. Ironside opposed to change from seniors to family housing. If not enough play area was provided, the children would end up on the Access Housing Co-op property and elsewhere in the neighbourhood.

Mr. L. Popowich - the design award for Access Housing Co-operative included the number of play spaces throughout the site which greatly enhances the value of the site for children. The proposed development's single play space for 42 children is not adequate.

Mr. E. Skotarek, Director, Frog Hollow Neighbourhood House - opposed to change from seniors to family housing eligible for government funding. The City should consider rezoning to single family housing.

Mr. A. Lippucci, Director, Frog Hollow Neighbourhood House - opposed the change from seniors housing to subsidized family housing in this location. He also suggested a traffic light is needed at 6th Avenue and Renfrew Street.

Mr. R. Guile, Board Member, Alexandra Housing Society - urged Council to accept the proposal and close the lane for safe play space for the children.

Mr. E. Helm, Director, Association of neighbourhood Houses - the Alexandra Housing Society was prepared to build seniors housing but the demonstrated need is for families with children. The Society has indicated there will be wheelchair access through the site. The project should be approved.

In answer to a question as to what happens with the money for the project if it does not proceed, Mr. Helm advised that no project would be developed on the site.

Ms. F. Leung - would prefer single family housing or seniors housing, not family housing.

Cont'd

Text Amendment: 6th Avenue and Renfrew Street (cont'd)

MOVED by Ald. Puil,

- A. THAT the lane closure be approved, subject to conditions (i) to (v) as listed in this Minute of the Public Hearing.
- B. THAT the application be approved, subject to conditions as listed in this Minute of the Public Hearing.
- C. THAT the Director of Planning have particular regard to the design of the outside play space with respect to pedestrian and wheelchair access.

- CARRIED

(Alderman Caravetta opposed)

MOVED by Ald. Eriksen,

THAT the City Engineer install a pedestrian-activated signal at the intersection of 6th Avenue and Renfrew Street, with a report back on funding.

- CARRIED

(Alderman Caravetta opposed)

3. Text Amendment - Zoning and Development By-law - Rationalizing References to Policies and Guidelines

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

Text Amendment: Zoning and Development By-law - Rationalizing References to Policies and Guidelines

- (i) The proposed amendment, if approved, would standardize by-law references to Council-adopted policies and guidelines.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the proposed text amendment.

MOVED by Ald. Bellamy,

THAT the application by the Director of Planning be approved.

- CARRIED UNANIMOUSLY

Cont'd

151
6th & Renfrew
Site B.

6th and Renfrew
Site B

BY-LAW NO. 6430

A By-law to amend By-law No. 5555, being
a by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. By-law No. 5555 is amended:
 - (a) in section 2 by deleting the sentence immediately following the words "Site B" and by substituting therefor the following:

"- Multiple dwellings consisting of a maximum of 23 dwelling units all eligible for government funding as low-income family accommodation, including recreation and common facilities and other accessory uses customarily ancillary to the foregoing."; and
 - (b) in section 6.1 by deleting the clause immediately following the words "Site B" and by substituting therefor the following:

"A minimum of one space for every two dwelling units;".

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

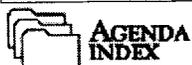
DONE AND PASSED in open Council this 29th day of November, 1988.

(signed) Gordon Campbell
Mayor

(signed) Maria 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 29th day of November, 1988, and numbered 6430.

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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EXPLANATION

**Zoning and Development
Various CD-1 by-laws**

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710
6713 6714 6715 6718 6730 6731 6738 6739 6740 6744 6747 6757 6759 6760 6768
6779 6787 6817 6819 6827 6838 6876 6883 6884 6911 6919 6953 6962 6963 6965
7006 7045 7087 7091 7101 7114 7135 7155 7156 7157 7158 7159 7163 7164 7173
7174 7175 7189 7193 7196 7198 7200 7201 7204 7208 7209 7210 7223 7224 7230
7232 7235 7246 7248 7249 7317 7325 7337 7340 7371 7381 7389 7405 7419 7425
7431 7434 7435 7459 7461 7476 7516 7519 7522 7531 7551 7552 7556 7592 7601
7602 7638 7639 7645 7647 7648 7649 7651 7652 7654 7655 7656 7672 7673 7675
7677 7679 7681 7682 7684 7705 7715 7723 7820 7829 7834 7835 7852 7853 7879
7904 7927 7932 7948 7958 7971 7995 7996 8016 8034 8043 8055 8073 8082 8088
8097 8109 8111 8116 8130 8131

being By-laws which amended the
Zoning and Development By-law
by rezoning areas to CD-1

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

1. By-law No. 3907 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

2. By-law No. 4412 is amended in Section 2 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3. By-law No. 5376 is amended in Section 2 by deleting the period from the end of subclause (iii) and substituting it with a semi-colon and by adding the following subclause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

4. By-laws No. 4825 and 6325 are each amended in Section 3 by deleting the period from the end of subclause (ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000."

5. By-law No. 5343 is amended in Section 3 by deleting the period from the end of clause (iii) and substituting it with a semi-colon and by adding the following clause:

"(iv) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000"

6. By-laws No. 4775, 4829, 5222, 5224, 5773 and 6039 are each amended in Section 3 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7. By-laws No. 4085, 5411, and 5416 are each amended in Section 3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

8. By-law No. 5407 is amended in Section 3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

9. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

3568 3712 3885 4271 4358 4634 4674 4861 4900 4918 4926 4928
4930 4940 4958 4999 5009 5011 5014 5028 5060 5145 5179 5184
5229 5418 5477 5836 5838 5863 5937 5950 5975 5976 4954 6041
6064 6072 6117 6155 6161 6180 6245 6246 6260 6263 6277 6297
6305 6307 6394 6420 6425 6427 6428 6429 6448 6449 6489 6538
6577 6594 6564 6654 6663 6759 6760 6779 6876 6911

10. By-laws No. 6314 and 6582 are each amended in Section 3.1 by deleting the period from the end of clause (ii) and substituting it with a semi-colon and by adding the following clause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

11. By-law No. 6272 is amended in Section 3.1 by deleting the word "and" from the end of subclause (c)(i), by deleting the period from the end of subclause (c)(ii) and substituting it with a semi-colon and by adding the following subclause:

"(iii) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

12. By-law No. 4580 is amended in Section 3.2 by deleting the period at the end of the section and substituting it with a semi-colon, by relettering the existing text as clause (a) and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

13. By-law No. 6884 is amended in Section 3.1 by deleting the word "and" from the end of clause (a), by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

14. By-law No. 5683 is amended in Section 3.2 by deleting the period at the end of this section and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor

space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

15. By-law No. 8088 is amended in Section 3.2 by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

16. By-law No. 6009 is amended in Section 3.2 by deleting the period at the end of subclause (e)(vii) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

17. By-law No. 4677 is amended in Section 3.2 by deleting the period at the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

18. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

4238 4860 5579 5717 5810 5852 5890 6057 6070 6310 6312 6313
6316 6320 6361 6363 6423 6528 6714 6715

19. By-law No. 7684 is amended in Section 3.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

20. The By-laws listed below are each amended in Section 3.3 by deleting the and from clause (a) and by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

7705 7459 7435 7434 7419 7389 6718

21. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5458 5548 5597 6962 7045 7682

22. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

23. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

" (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

5091 6486 6676 6688 6713 6730 6787 6817 7159 7337 7531 7552
7556 7645 7652 7715 7835 7971 8111

24. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

4391 4049 4397 4597 6421 6710 6731 6738 6739 6740 6768
6827 6838 6919 6953 6963 6965 7006 7091 7092 7101 7135
7155 7157 7158 7163 7166 7175 7189 7193 7196 7198 7210
7223 7224 7230 7325 7340 7381 7519 7551 7602 7638 7639
7647 7651 7655 7723 7932 7948 8082

25. The By-laws listed below are each amended in Section 3.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

26. By-laws No. 4559, 7209, 7425 and 7431 are each amended in Section 3.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

27. By-laws No. 5997 and 7829 are each amended in Section 3.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

28. The By-laws listed below are each amended in Section 3 by adding the following section:

"3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

(a) in Section 3.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.", and

(b) in Section 3.7 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

30. By-laws No. 7087 and 7174 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

31. By-law No. 7246 is amended in Section 3.4 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

32. By-laws No. 8034, 8043 and 8116 are each amended in Section 3.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

33. By-laws No. 6322 and 6597 are each amended in Section 3 by adding the following section:

"3.5 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

34. By-law No. 8016 is amended in Section 3.5 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

35. By-law No. 8055 is amended in Section 3.5 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

36. By-law No. 8130 is amended in Section 3.6 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

37. By-law No. 7648 is amended in Section 3.6 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

38. By-laws No. 6063 and 6221 are each amended in Section 3 by adding the following section:

"4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

39. By-law No. 5555 is amended in Section 4 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."

40. By-law No. 5705 is amended in Section 4 by adding the following section:

"4.3 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

41. By-law No. 7371 is amended in Section 4.3 by deleting the period from the end of clause (a) and substituting it with a semi-colon and by adding the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

42. By-law No. 7249 is amended in Section 4.3 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

43. By-laws No. 5702 and 7673 are each amended in Section 4.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

44. By-laws No. 6819 and 7238 are each amended in Section 4.3 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

45. The By-laws listed below are each amended in Section 4.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

3632 3706 4131 7649 7995 8073 8097

46. By-law No. 5381 is amended in Section 4.3.3 by adding after the existing text the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

47. By-law No. 7592 is amended in Section 4.4 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

48. By-law No. 6883 is amended in Section 4.4 by deleting the period from the end of clause (e) and substituting it with a semi-colon and by adding the following clause:

"(f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

49. By-laws No. 4037 and 7405 are each amended in Section 4.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

50. By-law No. 7201 is amended in Section 4.5 by deleting the period from the end of clause (c) and substituting it with a semi-colon and by adding the following clause:

"(d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

51. By-law No. 5383 is amended in Section 5 by deleting the period from the end of clause (b) and substituting it with a semi-colon and by adding the following clause:

"(c) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

52. By-law No. 6533 is amended in Section 5.2.4 by deleting the period at the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

53. By-law No. 7654 is amended in Section 5.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

54. By-law No. 7677 is amended in Section 5.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum

exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

55. By-laws No. 7675, 7681 and 8109 are each amended in Section 5.3 by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

56. By-laws No. 3865 and 6475 are each amended in Section 5.3.3 by deleting the period from the end of the existing text and substituting it with a semi-colon and by adding the following:

" - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

57. By-law No. 7879 is amended in Section 5.4 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

58. By-law No. 8131 is amended in Section 5.4 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

59. By-law No. 6169 is amended in Section 6 by adding the following section:

"6.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the

Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000."

60. By-law No. 7679 is amended in Section 6.3 by deleting the period from the end of clause (d) and substituting it with a semi-colon and by adding the following clause:

"(e) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

61. By-law No. 7317 is amended in Section 6.3 by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

62. By-laws No. 7156, 7200, and 7232 are each amended in Section 6.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

63. By-law No. 7461 is amended in Section 6.3 of Schedule B by deleting the period from the end of clause (h) and substituting it with a semi-colon and by adding the following clause:

"(i) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

64. By-law No. 7248 is amended in Section 6.3 by deleting the period from the end of clause (i) and substituting it with a semi-colon and by adding the following clause:

"(j) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

65. By-law No. 6744 is amended in Section 6.3 by deleting the period from the end of clause (j) and substituting it with a semi-colon and by adding the following clause:

"(k) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

66. By-laws No. 6747 and 7204 are each amended in Section 7.3 of Schedule B, by deleting the period from the end of clause (f) and substituting it with a semi-colon and by adding the following clause:

"(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

67. By-law No. 6757 is amended in Section 7.3 by deleting the period from the end of clause (g) and substituting it with a semi-colon and by adding the following clause:

"(h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."

68. By-law No. 6254 is amended in Section 8 by deleting the period from the end of the second clause (a), which clause ends with the word "computation", and substituting a semi-colon and by inserting the following clause:

"(b) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000;"

69.

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

DONE AND PASSED in open Council this 14th day of March , 2000.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 14th day of March 2000, and numbered 8169.

CITY CLERK"