



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (161)

3301 West 16th Avenue

By-law No. 5760

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

Effective April 17, 1984

BY-LAW NO. 5760

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-291 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 area shown included within the heavy black outline on Schedule "A" is re.zoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe. and the only uses for which development permits will be issued are:
 - (a) a maximum of 10 dwelling units; and
 - (b) accessory buildings and accessory uses customarily ancillary thereto.
- 3 **Floor Space Ratio**
The maximum floor space ratio, measured in accordance with the provisions of the RT-2 District Schedule shall be 0.65.
- 4 **Height**
The maximum height of all buildings, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 8.500 m (27.89 ft.).
- 5 **Off-street Parking**
A minimum of 1.8 parking spaces for each dwelling unit shall be provided underground and shall be developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law.
- 6 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 17th day of April 1984.

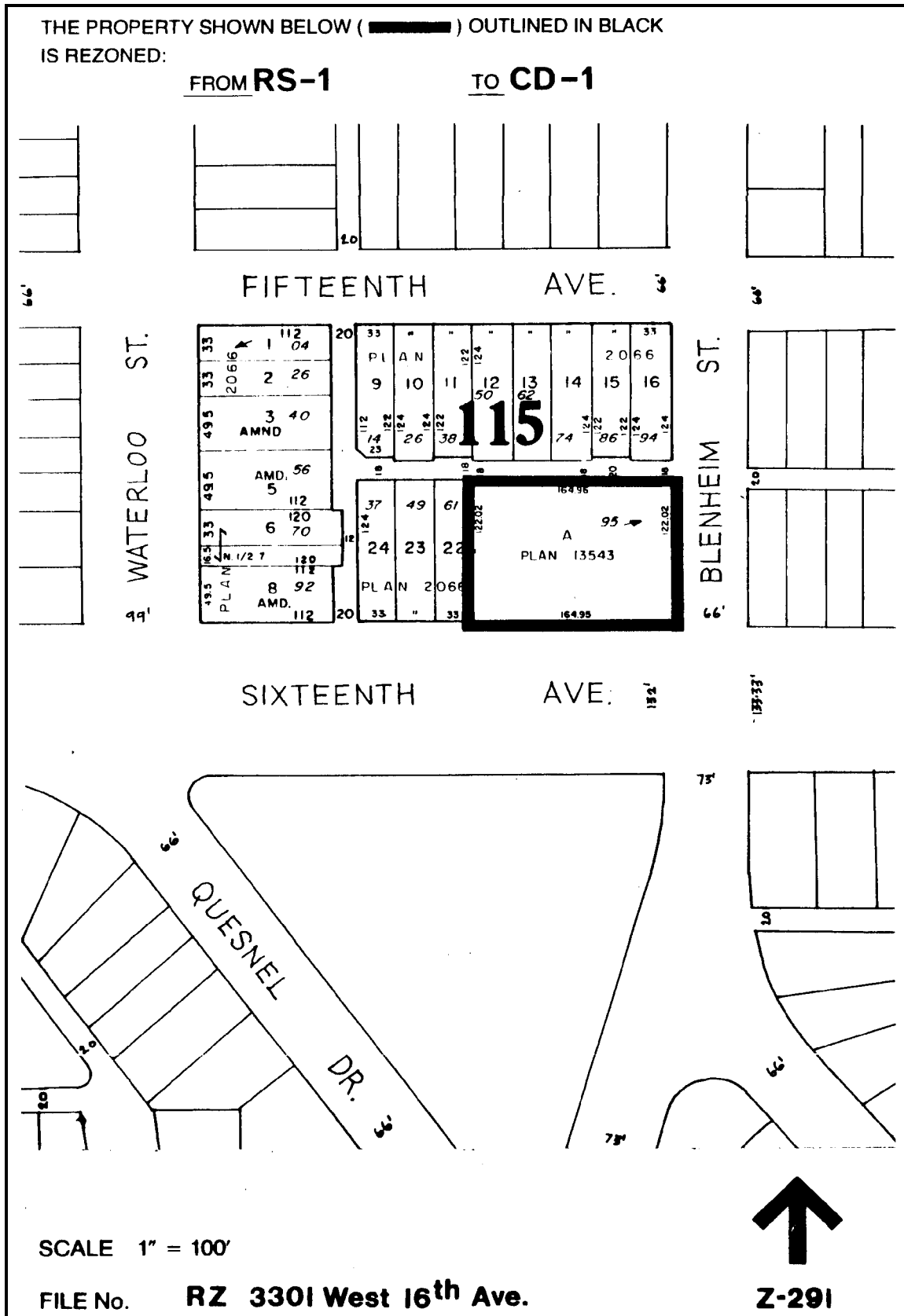
(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of April, 1984, and numbered 5760.

CITY CLERK"

By-law No. 5760 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



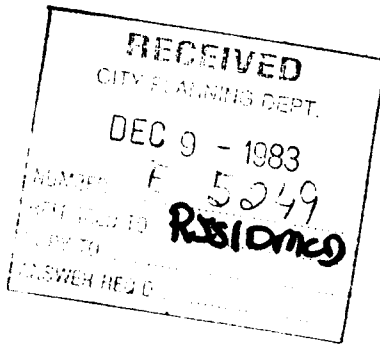
CITY OF VANCOUVER
MEMORANDUM

3301 W. 16th.
CD-1# 161
Plan in Manilla File

Date: 7th December 1983

From: CITY CLERK

To: CITY MANAGER
DIRECTOR OF PLANNING
CLERK, PUBLIC HEARING



Refer File: 5307

Subject: REZONING APPLICATION: NORTHWEST CORNER OF WEST 16TH AVENUE
AND BLENHEIM STREET

Please be advised that City Council at its meeting on Tuesday, December 6, 1983, approved the recommendation of the City Manager as contained in his attached report dated November 30, 1983, with regard to the above matter.

[Handwritten Signature]
CITY CLERK
[Handwritten Initials]

GLEvine:mfm
Att.

Also sent to:

Mr. Joe Yamauchi, Architect, 1099 West 8th Avenue V6H 1C3 (736-4321)

MANAGER'S REPORT

D

DATE 30 November 1983

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rezoning Application: Northwest Corner of West 16th Avenue and Blenheim Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report is an assessment of an application received from Mr. Joe Yamauchi, Architect, requesting to rezone the site on the northwest corner of West 16th Avenue and Blenheim Street (Lot A, Block 115, D.L. 540, Plan 13543) as follows:

Present Zoning: RS-1 One-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

Stated Purpose: To permit construction of a 10-unit development with 18 underground parking spaces and a maximum floor space ratio of 0.65, in accordance with the Director of Planning's recommendation as contained in the City Manager's Report to Council dated August 7, 1981.

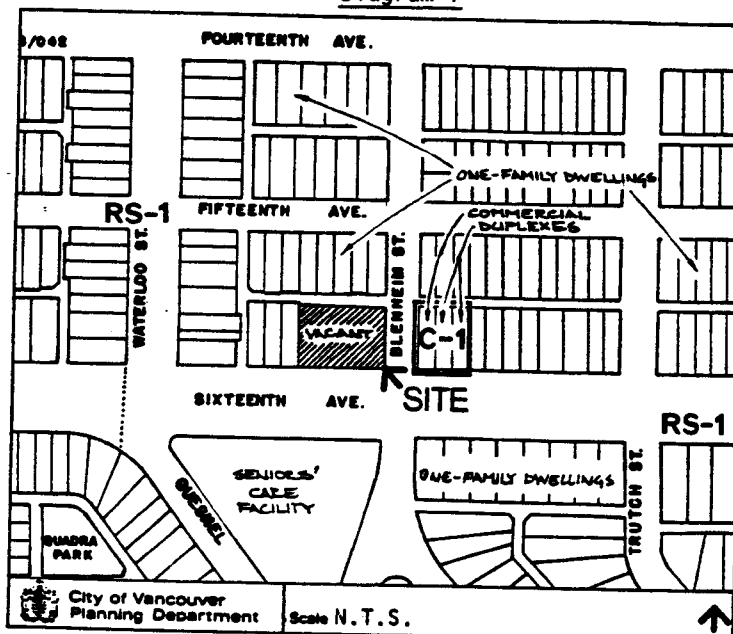
The Director of Planning supports this application.

SITE, EXISTING ZONING AND DEVELOPMENT

This site, which is presently vacant, has a frontage along West 16th Avenue of 50.227 m (164.95 ft.) and an area of 0.178 ha (0.642 ac.). The site is generally level and is at the same elevation as the lands to the east, west and north, but is some 5.0 to 10.0 m (16.5 to 33.0 feet) below the lands immediately south across 16th Avenue. Sixteenth Avenue rises at a substantial grade just to the west of the site. All the lanes in this block and in the block to the east are open, but developed only to a gravel standard, and provide secondary access to abutting properties.

The surrounding development is illustrated in Diagram 1 below.

Diagram 1



City of Vancouver
Planning Department

Scale N. T. S.

Existing development to the north and west consists of one- and two-storey one-family dwellings. Across Blenheim Street to the east are a small convenience store, a roofing firm, and an animal clinic, all located in a single development on the corner parcel zoned C-1 Commercial District. Immediately adjoining that development are two duplex dwellings. Directly to the south, across 16th Avenue, is a large senior citizens' personal care home, while one-family dwellings prevail beyond.

BACKGROUND

A gasoline service station formerly occupied the site under C-1 zoning, but was closed and finally demolished in January, 1973. The site has since remained vacant.

In 1980, staff assessed the issue of vacated gasoline service station sites with a view to recommending rezoning of several sites. In a City Manager's Report, dated September 2, 1980, the Director of Planning recommended that the site be rezoned from C-1 Commercial District to RS-1 One-Family Dwelling District. This was based on the understanding that a rezoning of the site to RS-1 would not preclude the consideration of subsequent rezoning applications for alternate uses and forms of development which were compatible with the adjacent single-family neighbourhood.

Following a Public Hearing, the site was rezoned to RS-1.

On August 11, 1981, Council considered an owner-initiated rezoning of the site from RS-1 to RT-2A Two-Family Dwelling District for the purpose of townhouse development. Council refused the requested rezoning based on recommendations of the Director of Planning contained in a City Manager's Report of that date. At the same time, Council passed the following resolution:

THAT Council instruct the applicant to make application to rezone the site on the northwest corner of West 16th Avenue and Blenheim Street from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District to permit a well-designed townhouse development in accordance with the parameters outlined in Appendix 'B' to this report and that this application be referred to Public Hearing, noting that, if approved, the form of development and a subsequent development permit application is to be first approved by Council.

Appendix 'B' to that report suggested townhouse development comprising a maximum of 10 dwelling units at a maximum floor space ratio of 0.65, a maximum site coverage of 45 percent, and a minimum of 1.5 off-street parking spaces per dwelling unit.

The site was subsequently sold and the current application, by a different architect, is submitted on behalf of the new owner.

Prior to submission of a formal rezoning application, the applicant submitted a preliminary development proposal for review. The applicant also advised that this preliminary scheme was being discussed with adjacent property owners.

As a result of departmental response to the preliminary proposal, the scheme submitted with the rezoning application reflects a reduction in the proposed building height adjacent to the lane and the adjoining single-family development, an increased setback from the rear yard of the adjacent single-family property to the west, and an overall improvement in the proposed scheme of development with regard to the adjacent neighbourhood.

PROPOSED DEVELOPMENT

The proposed form of development comprises 10 dwelling units, a floor space ratio of 0.65, a site coverage of 42.2 percent, and 1.8 off-street parking spaces per unit, all located underground. The proposed form of development therefore complies fully with the parameters established by Council in 1981 for possible site rezoning and redevelopment.

The proposed scheme of development provides for a maximum height of 7.925 m (26.00 ft.). Dwelling units comprise one and two bedrooms plus den (average unit size of 121.516 m² or 1,308.00 sq. ft.). Vehicular access to the underground parking spaces is from the lane, at the northwest corner of the site.

A site plan showing the location and height of the 10 units proposed plus four elevations of the development are illustrated in Appendix 'A'.

COMMENTS FROM REVIEWING AGENCIES

Engineering

This rezoning proposal is acceptable to the Engineering Department if parking is provided at a minimum ratio of 1.8 spaces per dwelling unit (1.6 spaces per unit for resident parking plus 0.2 spaces per unit for visitors).

Urban Design Panel

The Urban Design Panel supports this rezoning proposal as noted in Appendix 'B'.

COMMUNITY RESPONSE

In support of the rezoning application and on the basis of the preliminary development proposal, the applicant has submitted letters of support from four of the six property owners adjacent to or immediately across the lane from the site. Support from one of these property owners was conditional upon the following:

1. Adequate drainage to be installed in the existing lane;
2. No roof-top gardens to be permitted in the proposed development at a later date;
3. Access to off-street parking relocated to Blenheim Street or at an angle off the lane (to improve the appearance and restrict west-bound lane traffic); and
4. Pavement of the existing lane.

The applicant has further indicated that a fifth adjacent property owner was generally supportive of the proposed rezoning and scheme of development but wished to reserve comment until such time as the matter was considered at a Public Hearing.

On October 19, 1983 the applicant held a Public Information Meeting to present the proposed rezoning application to the local community. Approximately 25-30 persons attended, including two members of Council. The reaction to the proposed form of development was reported to be generally favourable, with most in attendance being supportive.

A neighbour who attended the meeting subsequently expressed concerns (also on behalf of two others) respecting the proposed development, noting increased traffic in the lane, the number of proposed parking spaces, height of the proposed development and anticipated change in the single-family character of the area.

ANALYSIS

The potential for residential redevelopment of this site in a form compatible with the neighbourhood has previously been established in principle. Implied is a modest dwelling unit density, a building height in keeping with the single-family dwellings nearby, and a form of development sympathetic with the character of the neighbourhood. This could best be achieved under a rezoning to CD-1 Comprehensive Development District.

The most recent (revised) scheme of development under consideration generally relates well to the adjacent single-family neighbourhood, complies with the rezoning guidelines established by Council in 1981, and appears to have the general support of immediately adjacent neighbours.

The relationship with the adjoining single-family neighbourhood could, however, be further improved through additional design refinements in the following two areas:

1. Relocation of access to the underground parking to a point on the lane much closer to Blenheim Street. This would discourage additional traffic in the remainder of the lane within this block and would reduce impact of lane traffic on the most westerly of those lots immediately across the lane from the site; and
2. Deletion of unit no. 3 (see Appendix 'A' site plan) in favour of an additional dwelling unit on one of the portions of the site presently identified to accommodate only a one storey dwelling (i.e., units no. 1, 8 or 10). While this revision would alter the building mass and streetscape of either Blenheim Street or West 16th Avenue, these 'edges' of the site are not as sensitive to additional development as is the 'edge' adjoining the existing one-family dwelling. Dwelling unit no. 3 as presently proposed would significantly impinge upon the privacy of the adjacent rear yard.

The foregoing design refinements can be implemented at the development permit stage without materially altering the overall development concept.

With regard to the qualified neighbour support noted above, it should be noted that:

1. Any development would require site preparation and construction provisions to ensure proper storm drainage of the site into the City sewer system. Existing lane drainage would not necessarily be improved as a result but would more likely have to await a local improvement initiative. (See also Point 4 below).
2. A CD-1 rezoning requires Council approval of the form of development. The scheme presently submitted does not include roof-top gardens and these would therefore not be permitted should the proposed rezoning and scheme of development be approved by Council;
3. It is not anticipated that traffic resulting from a development of this size would have a significant impact on lane traffic, particularly since vehicular movement to and from Blenheim Street would most likely be preferred by residents within the project. Any potential impact would, of course, be further reduced by relocating the parking access point to the northeast corner of the site; and
4. As a condition of rezoning approval, Council could require the applicant to pave that portion of the existing lane which adjoins the site; however, such an off-site requirement has traditionally not been established as a condition of rezoning. Costs associated with a local improvement of this nature subsequent to site rezoning and development would reflect an increased share being borne by the owner(s) of the CD-1 development.

As to the concern expressed regarding the number of off-street parking spaces proposed, the standard of 1.8 spaces per unit is much higher than the standard (1.0 per unit) in the adjoining RS-1 District. If any parking problems are currently being experienced in the neighbourhood, they may be attributed to one or more of the following:

- inadequacy of the present By-law requirements in RS-1 Districts;
- a preference by residents or visitors to park on the street instead of using the off-street parking provided on each site;
- illegal secondary suites which usually add to the on-street parking.

CONCLUSION

The CD-1 rezoning application incorporates a proposed scheme of development which complies with Council-approved parameters for this site. The scheme reflects a high standard of residential development and site treatment achieving a good relationship with the adjoining community which might be further improved at the development permit stage by relocating both the off-street parking access and one of the dwelling units. The proposed development also appears to have the general support of most of the immediately adjacent property owners in the single-family neighbourhood.

The Director of Planning recommends that this application be approved, subject to the normal condition of development permit approval prior to enactment of the By-law, and further design refinements at the development permit stage.

RECOMENDATION

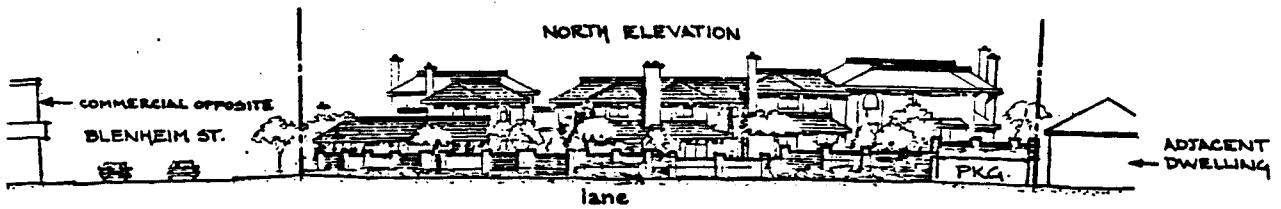
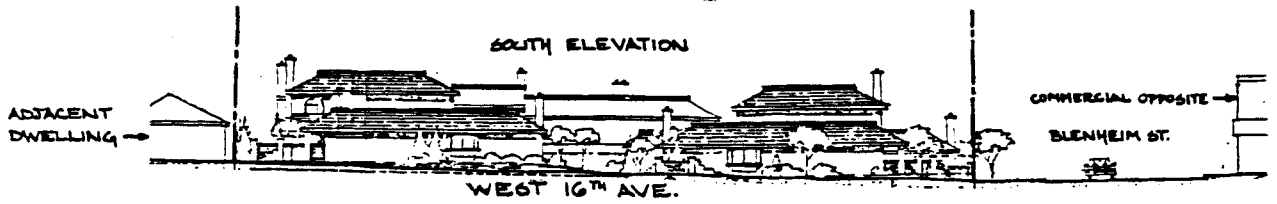
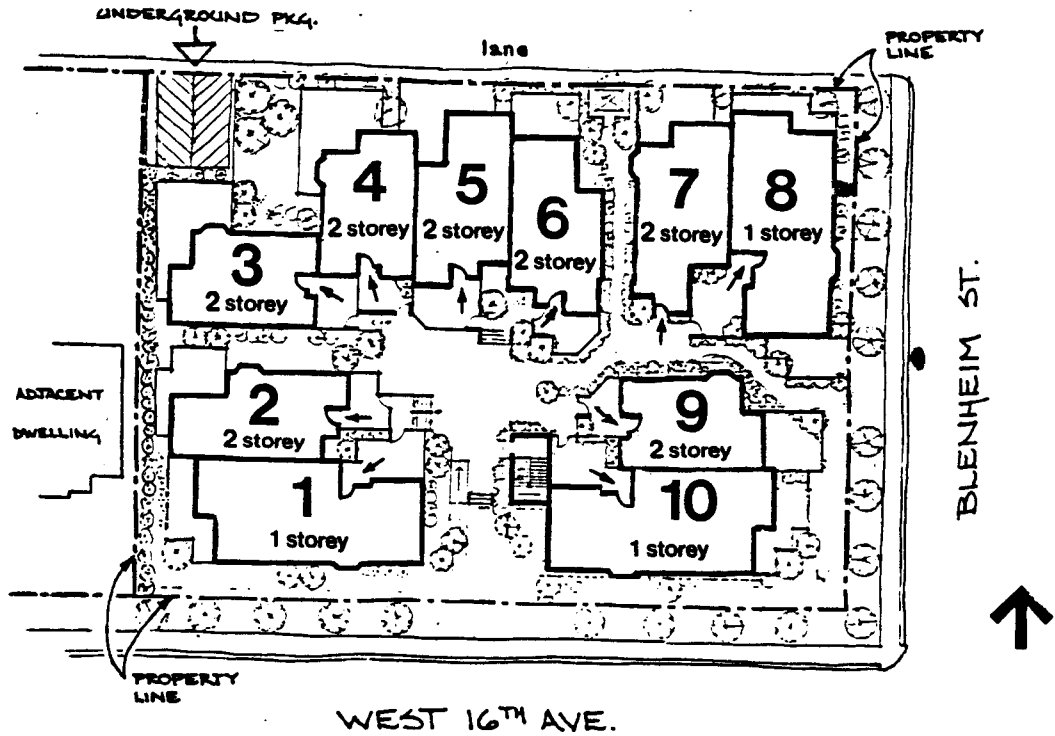
The Director of Planning recommends that the following recommendation be received and the matter be referred directly to Public Hearing:

That the application for a rezoning of the site on the northwest corner of West 16th Avenue and Blenheim Street from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District be approved subject to relocation of both the parking access and one dwelling unit, with the CD-1 By-law restricting the use and development as follows:

- (a) a maximum of 10 dwelling units;
- (b) a maximum floor space ratio of 0.65;
- (c) a maximum height of 7.925 m (26.00 ft.); and
- (d) a minimum of 1.8 off-street, underground parking spaces per dwelling unit."

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

APPROVED. Council, December 6, 1983.



URBAN DESIGN PANEL
12 October 1983

3. Rezoning
16th and Blenheim
Zoning: From RS-1 to CD-1
Architect: Joe Yamauchi
Delegation: Randy Fasan
-

Panel suggests that some design guidelines should be linked to densification schemes in residential areas. There are some important characteristics that should be achieved in the design and site planning of such schemes that include concepts of orientation, unit identity and provision of open space.

Although Panel supported the concept of locating 10 units on this particular site, they could not support the scheme as presented. They would like to see this project again, and suggested that replanning should resolve the following points:

1. Open Outdoor Space

The character of the central space needs improvement. Although the gap between the units facing 16th Avenue admits sunlight from the south, that space is completely filled with fences, private patios and a stairway down to the parking garage. The project should have an open collective gathering space or courtyard which could be achieved by moving the garage stair elsewhere and reorganizing the private outdoor spaces.

2. Site Planning

The general site layout and division of building mass should more closely reflect the scale and pattern of the neighbourhood.

3. Unit Identity

The building forms should be resolved to read more as 10 visually distinct units. The units facing the lane have a particular apartment house quality in their present form, as viewed from the north. Double units should be articulated to read as two units.

4. Access and Address

The project needs a more clearly legible system of access routes from the street to the front doors of each unit. The narrow enclosed paths proposed could be intimidating and physically restrictive.

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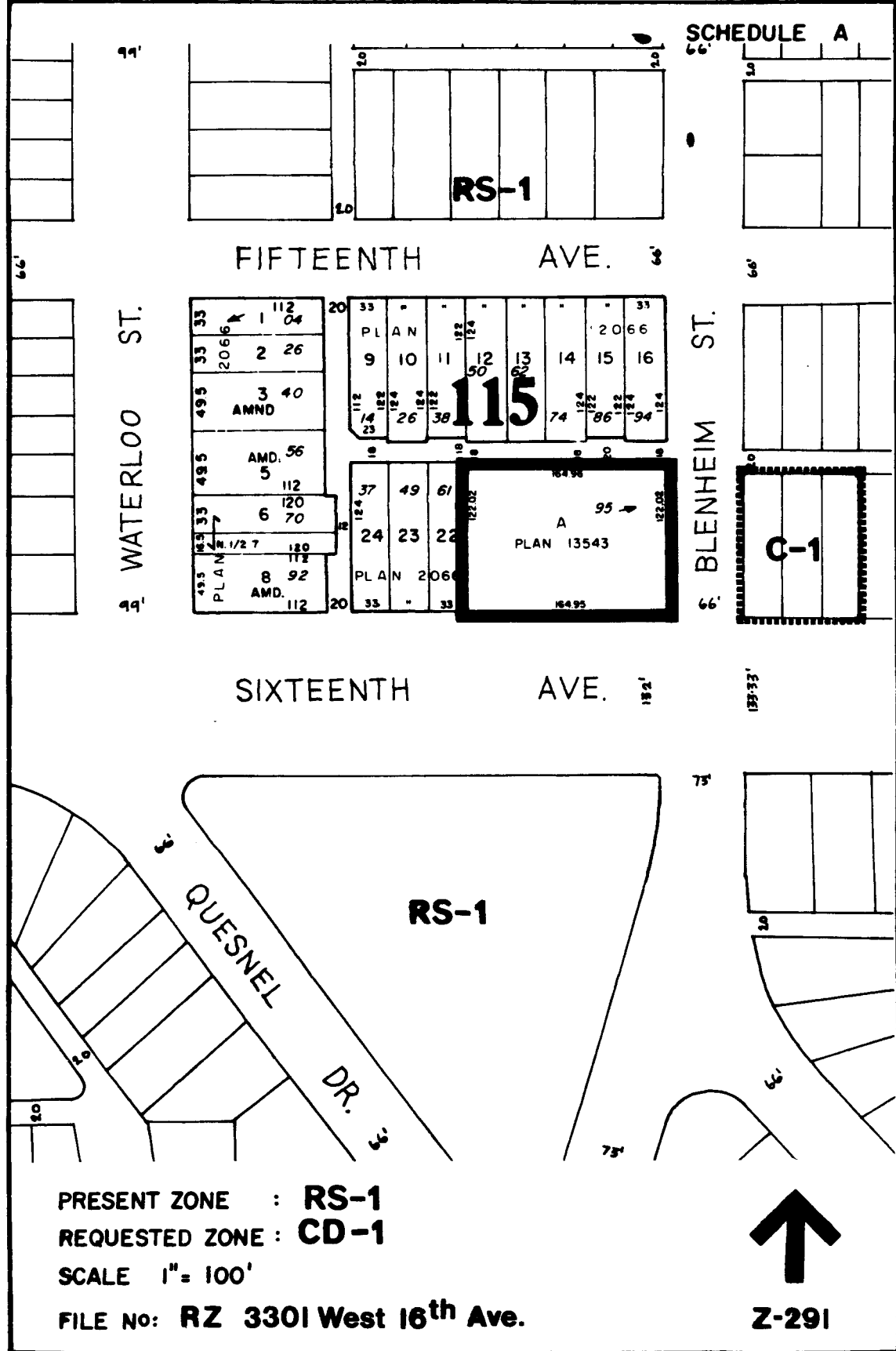
URBAN DESIGN PANEL
10 November 1983

6. Rezoning
16th and Blenheim - N.W. Corner
Zoning: from RS-1 to CD-1
Application Status: Rezoning
Architect: Joe Yamauchi
Delegation: Not heard
-

The Panel was pleased to see the positive response to the comments they put forward at the previous review. They believe this scheme will be a positive contribution to the neighbourhood.

THE PANEL SUPPORTS THIS ITEM

PROPOSED AMENDMENT TO THE ZONING & DEVELOPMENT
BY-LAW NO 3575.



City of Vancouver

CITY OF VANCOUVER
MEMORANDUM

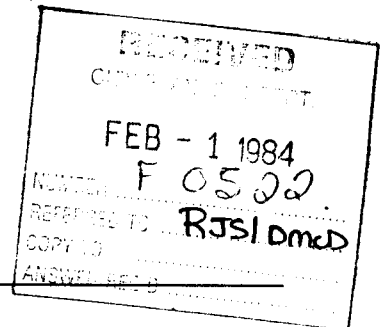
From: CITY CLERK

Date: January 30, 1984

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

Refer File: P.H. No. 144

Subject: Public Hearing Minutes - January 19, 1984



I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on January 19, 1984.

Please note any matters contained therein for your attention.

R. Henry
CITY CLERK

Also Sent To: Mr. J. Yamauchi, Architect
1099 West 8th Avenue,
VANCOUVER, B.C.
V6H 1C3

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

January 19, 1984

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 19, 1984, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Deputy Mayor Eriksen, Presiding Officer
Aldermen Brown, Davies, Ford, Rankin,
Yee and Yorke

ABSENT:

Mayor Harcourt
Alderman Bellamy (on Civic Business)
Kennedy (Leave of Absence)
Puil

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

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

1. 3301 West 16th Avenue

Council considered an application by Mr. J. Yamauchi, architect, requesting rezoning of 3301 West 16th Avenue as follows:

LOCATION: 3301 West 16th Avenue
(Lot A, Block 115, D.L. 540, Plan 13543)

Present Zoning: RS-1 One-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

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

- a maximum of 10 dwelling units;
- a maximum floor space ratio (FSR) of 0.65;

Cont'd.....

3301 West 16th Avenue (Cont'd)

- a maximum building height of 8.500 m (27.89 ft.). (A recommendation of the Director of Planning, if adopted by Council, may result in an increase of this maximum height); and
- provisions regarding off-street parking.

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

(iii) Any consequential amendments.

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

(a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel having particular regard to the following:

- the overall design and its relationship to adjacent development, with particular regard to deletion/relocation of the proposed dwelling on the northwesterly portion of the site, adjoining the one-family neighbourhood;*

*underlined section to be deleted should Council not favour deletion/relocation of the proposed northwesterly dwelling.

- pedestrian circulation within and to/from the site and vehicular circulation to/from the site, with particular regard to possible relocation of the underground parking access closer to Blenheim Street noting that this may necessitate an increase in the overall height of the development;**

**underlined section to be deleted should Council not favour parking ingress/egress relocation.

- the accessibility, safety and security of off-street parking facilities;
- the provision and maintenance of landscaping surface treatment, with particular regard to the pedestrian and open space areas and peripheral site treatment;
- the provision, location, and screening of garbage facilities; and
- the provision of suitable outdoor lighting.

(b) That the approved form of development be generally as presented in the drawings prepared by Joe Yamauchi Architect stamped "Received, City Planning Department, November 10, 1983", 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 (a) above.

Cont'd.....

3301 West 16th Avenue (Cont'd)

- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

The application was reviewed by Mr. D. N. McDonald, Associate Director, Zoning Division, and Mrs. D. Whiting, Planning Analyst. In response to Council members' questions respecting the possible relocation of the north-westerly unit and the underground parking access, Mr. McDonald advised the suggestion was put forward as a response to some of the concerns expressed by neighbouring residents.

Mr. Yamauchi explained the developers felt the parking access would have the least negative effect if located at the lowest point of the site and relocation to a higher level would necessitate raising the building height by 4' to 32'. Adequate privacy for adjacent single family homes could be achieved through attractive screen fencing.

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

- Mr. E. Mason, 3164 West 16th Avenue, expressed concern that the development would increase traffic in the area and urged installation of a traffic signal at 16th and Blenheim.
- Mrs. McAllister, 3578 Quesnel Drive, objected to townhouse intrusion into a single family area and suggested the developers should have notified residents of an area greater than the two block radius of the site required by the City.
- Ms. Ella C. Smith, 3150 West 16th Avenue, spoke in support advising that development of the site would achieve clean up of a property that had been an eyesore and dumping ground for many years. She felt Council should establish the maximum height at the Public Hearing so residents would be aware of this information.
- Mr. Bela Sivak, 3460 West 14th Avenue, was concerned about increased traffic; felt the development would impact heavily on the character of the area and should be sealed down to eight units.
- Mr. H. Ziesbrich, 3275/3277 West 16th Avenue, favoured the development but regretted the increase in traffic that would result.
- Mrs. Norma Wilson, 3328 West 15th Avenue, stated the development would overlook her property resulting in loss of privacy. She hoped garbage pick up would be by City crews and not commercial pick up which would disrupt the early morning hours.
- Mr. Sam Campbell, 3322 West 15th Avenue, owner of a property directly behind the development, felt the underground parking access should be located as close to the road as possible.

The Deputy Mayor noted a letter supporting the development had been received from Laslo Development Inc., owners of 3154 West 15th Avenue.

Cont'd.....

3301 West 16th Avenue (Cont'd)

Mr. I. Wolfe, for the developers, contended that relocating the north west unit and changing the parking access would significantly alter the look of the development and by raising the height of the building, increase the shadow effect on the houses to the north. Council was requested to approve the application as approved by the Design Panel and, initially, by Planning staff, without the underlining sections now introduced in the Director of Planning's condition (a). Any changes would increase the developer's costs by approximately \$4,000.00 per unit and delay the start of construction.

Mr. McDonald advised Council he had no special information on traffic conditions at 16th and Blenheim intersection but if problems were perceived, the City Engineer could carry out the appropriate studies. Estimate of traffic generation from the development in the A.M. peak hour was eight vehicles an hour compared to ten to twelve vehicles using the lane at present.

Mr. McDonald also noted the majority of the houses in the surrounding single family area were higher than the maximum proposed for the subject development.

MOVED by Ald. Rankin,

THAT the application be approved subject to the following conditions set forth by the Director of Planning:

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel having particular regard to the following;
 - the overall design and its relationship to adjacent development,
 - pedestrian circulation within and to/from the site and vehicular circulation to/from the site,
 - the accessibility, safety and security of off-street parking facilities,
 - the provision and maintenance of landscaping surface treatment, with particular regard to the pedestrian and open space areas and peripheral site treatment,
 - the provision, location, and screening of garbage facilities, and
 - the provision of suitable outdoor lighting.
- (b) That the approved form of development be generally as presented in the drawings prepared by Joe Yamauchi Architect stamped "Received, City Planning Department, November 10, 1983", 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 (a) above.

Cont'd.....

3301 West 16th Avenue (Cont'd)

- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

FURTHER THAT the City Engineer be requested to monitor the traffic conditions at 16th and Blenheim for report back, if necessary.

- CARRIED UNANIMOUSLY

2. Text Amendment - Prohibition of Nuclear Weapons

Council considered the following application of the Director of Planning submitted pursuant to Council's resolution of October 18, 1983:

TEXT AMENDMENT: PROHIBITION OF NUCLEAR WEAPONS

- (i) The proposed text amendment would insert a new Section 10.29 under General Regulations to prohibit the use, occupation of land, or issuance of a development permit for the manufacture, distribution or storage of a nuclear weapon or component.
- (ii) Any consequential amendments

The application was reviewed by Mrs. D. Whiting, Planning Analyst who pointed out the Director of Legal Services' concern that there may be difficulty in determining what constitutes a component of a nuclear weapon.

The Deputy Mayor called for speakers for or against the application and as none came forward, it was

MOVED by Ald. Davies,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

#161
16th BLENHEIM
RZ. 3301 W. 16th

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 Z291 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 area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) a maximum of 10 dwelling units; and
- (b) accessory buildings and accessory uses customarily ancillary thereto.

3. FLOOR SPACE RATIO

The maximum floor space ratio, measured in accordance with the provisions of the RT-2 District Schedule, shall be 0.65.

4. HEIGHT

The maximum height of all buildings, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 8.500 m (27.89 ft.).

5. OFF-STREET PARKING

A minimum of 1.8 parking spaces for each dwelling unit shall be provided underground and shall be developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 17th day of
April, 1984.

(signed) Michael Harcourt
Mayor


(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of April, 1984, and numbered 5760.

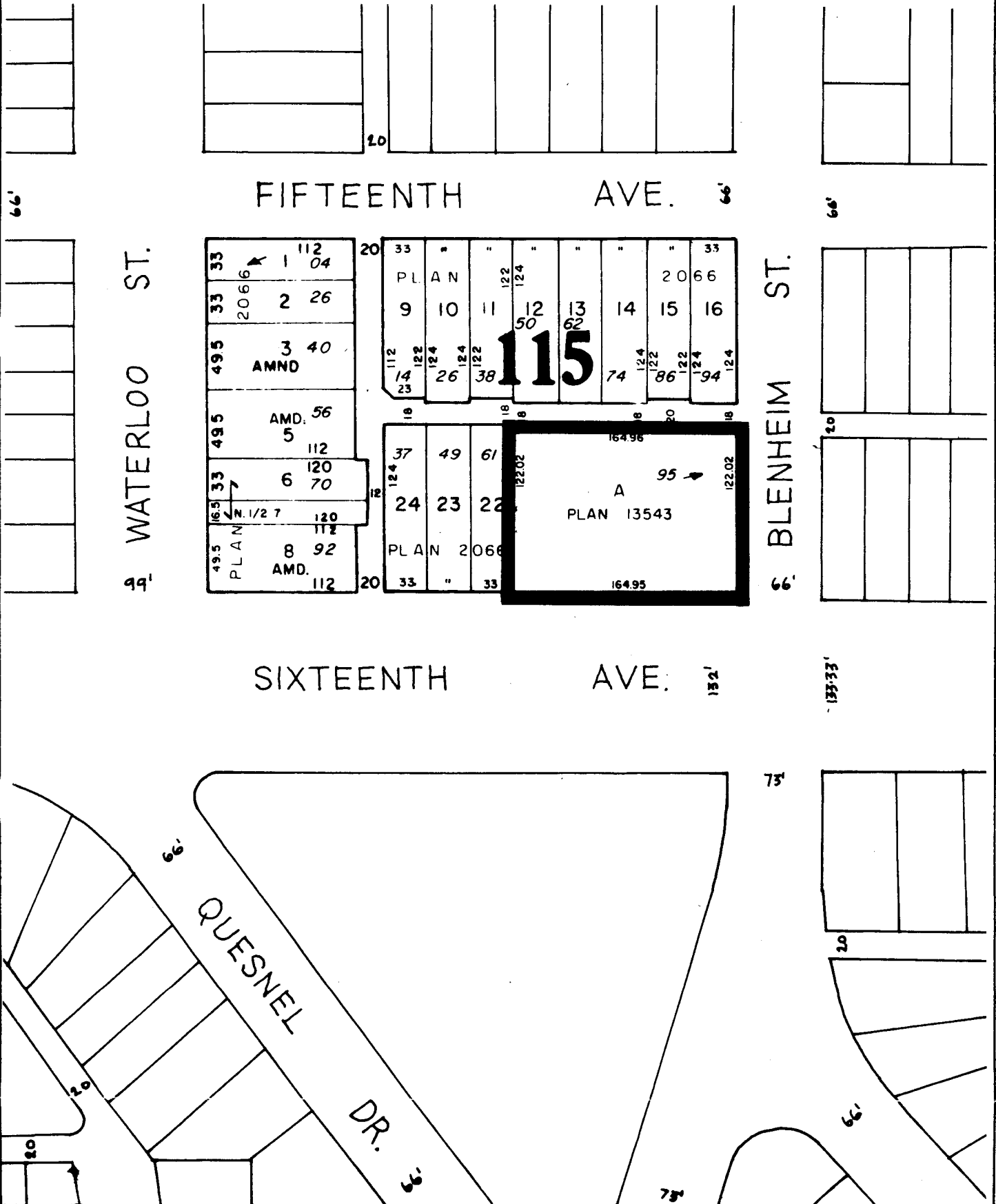
CITY CLERK"

BY-LAW No. 5760 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED:

FROM **RS-1** TO **CD-1**



SCALE 1" = 100'

FILE No. **RZ 3301 West 16th Ave.**



Z-291

3301 West 16th Avenue

BY-LAW NO. 5761

A By-law to amend By-law No. 4810
being the Sign By-law

" Superceded by Sign By-law 6510 "

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the
following as Map Index No. 161:

"3301 W. 16th Avenue By-law 5760, Schedule A"

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

DONE AND PASSED in open Council this 17th day of
April, 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 17th day of April, 1984, and numbered 5761.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: May 17, 1984

To: Director of Planning
(Attention: Zoning Planner)

Refer File:

Subject: Proposed Conditions of Development for
3301 West 16th Avenue and 3496-3578 Kingsway

I wish to advise you of the attached extract from the minutes of the Vancouver City Council meeting of May 15, 1984, respecting motions on the above matter.


DEPUTY CITY CLERK

MK:ci
Att.

RECEIVED	
CITY CLERK'S OFFICE	
MAY 18 1984	
NUMBER	F 3274
REF	RJS/DMC/D
COPIES	
ANSWER REQ'D	

MOTIONS

A. Proposed Conditions of Development
(3301 West 16th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,

THAT the approved form of development be generally as presented in the drawings prepared by Joe Yamauchi Architect stamped "Received, City Planning Department, November 10, 1983", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development;

FURTHER THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

- CARRIED UNANIMOUSLY

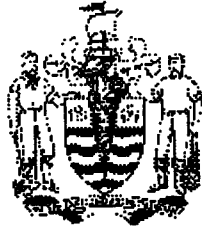
B. Proposed Conditions of Development
(3496-3578 Kingsway)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,

THAT the approved form of development be generally as presented in the drawings prepared by Garry Nielsen Architect stamped "Received, City Planning Department, July 7, 1983", except as provided for the revised height provision in the CD-1 By-law, provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development;

FURTHER THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

PRESENT: Mayor Philip Owen
 Councillor Fred Bass
 Councillor Jennifer Clarke
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Sandy McCormick
 Councillor Sam Sullivan

ABSENT: Councillor Lynne Kennedy
 Councillor Tim Louis
 Councillor Gordon Price (Sick Leave)
 Councillor George Puil (Civic Business)

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
 SECONDED by Cllr. Daniel Lee,

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

- CARRIED UNANIMOUSLY

1. Text Amendments: District Schedules, Official Development Plans and

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute
Bill McEwen, Masonry Institute of British Columbia (brief filed)
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

Staff Closing Comments

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

RS-1 and RS-1S RT-4, etc.

(Italics denote amendment)

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Clarke,
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

* * * * *



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

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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"