



City of Vancouver *Zoning and Development By-law*

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

CD-1 (173)

4316-4338 West Point Place

By-law No. 5937

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

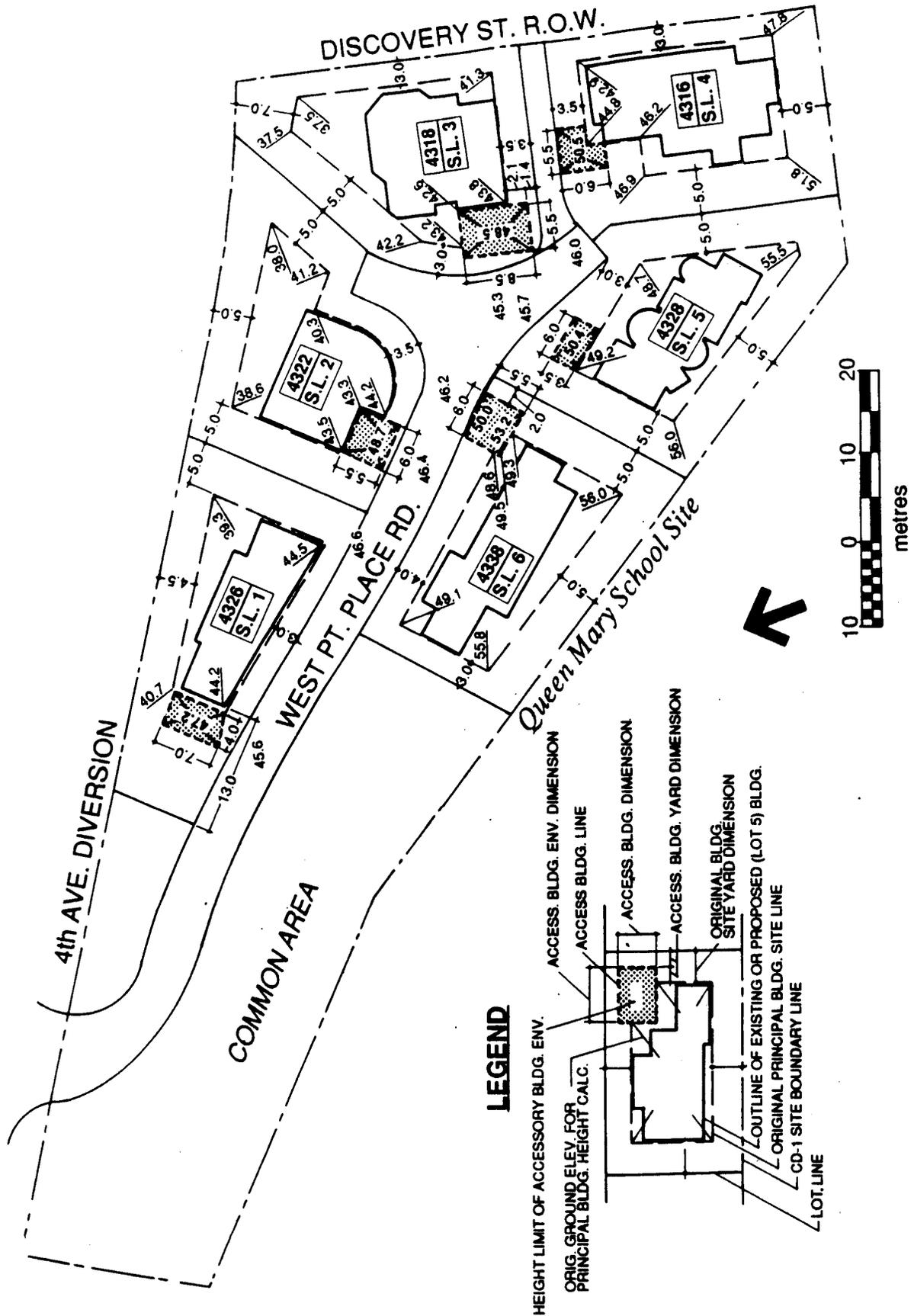
Effective October 8, 1985

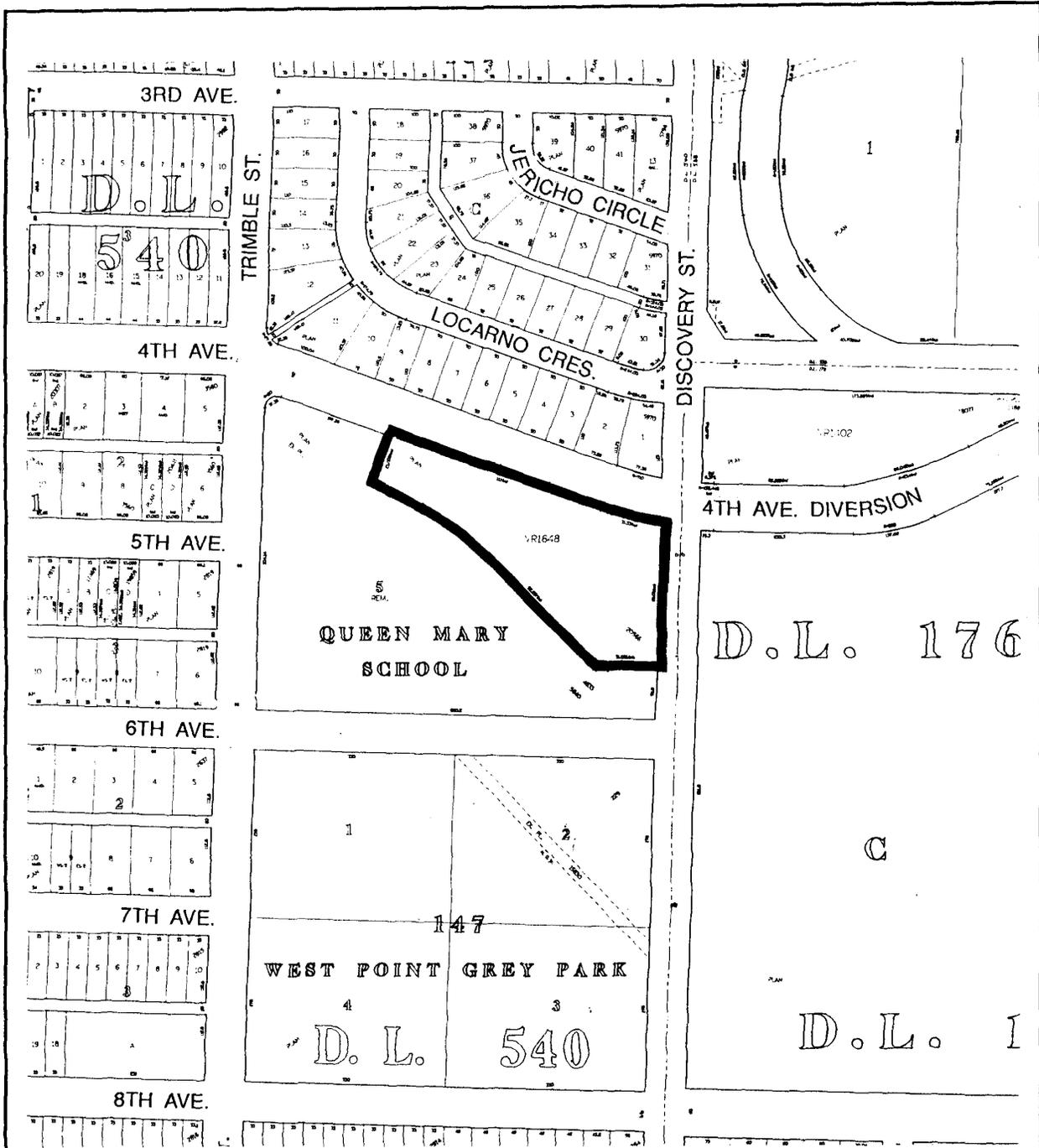
(Amended up to and including By-law No. 9414, dated December 12, 2006)

- 1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown 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) 6 one-family dwellings or one-family dwellings with secondary suite; [9414; 06 12 12]
 - (b) accessory buildings and accessory uses customarily ancillary to the above. [6766; 90 11 27]
- 3 **Floor Space Ratio**
The floor space ratio for each proposed strata lot shown on Diagram 1 below shall not exceed 0.50, otherwise calculated in accordance with the RS-1 District Schedule.
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**
No building shall extend beyond 10.688 m (35.0 ft.) above the base surface of each building site, calculated by using the existing grades as shown on Diagram 1 below, except that the maximum height for accessory buildings shall be as shown on Diagram 2 below. [6766; 90 11 27]
- 5 **Site Coverage**
For each proposed strata lot shown on Diagram 1 below, the maximum site coverage for buildings shall be 30%.
- 6 **Off-street Parking**
- (a) A minimum of 12 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.
 - (b) A minimum of 12 visitor’s parking spaces shall be provided and may be located in tandem with, and within the manoeuvring aisles of, the required off-street parking spaces, subject to the approval of the Director of Planning.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5937 or provides an explanatory note.*

Diagram 2





The property outlined in black (■) was rezoned:
From **RS-1** to **CD-1** by By-law No. 5937

CD-1 (173) 4316-4338 W. Point Place City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): G-11	
	scale: 1:3000	

EXCERPT FROM THE MINUTES OF THE URBAN DESIGN PANEL MEETING
JANUARY 30, 1985

7. 4300 Block West 4th Avenue (6 lot strata subdivision)
Rezoning from RS-1 to CD-1
Architect: John Perkins
Delegation: Jim Moodie
Jim Cox
-

The panel recognized that this was largely a site planning exercise and SUPPORTED THE CONCEPT, suggesting some further guidelines relating to landscape treatment along 4th Avenue and the new access street.

Landscape

Because it will be difficult to ensure the architectural quality or consistency of residences built here later, panel suggested that a cohesive landscape scheme was necessary as an integral part of the rezoning. The 4th Avenue edge should be attractively lined with appropriate trees on the slope above the future sidewalk as well as possibly incorporating an attractive stone wall to delineate the property.

The quality of the landscaped zone along the private street should be described, promoting high quality planting that will offer character to the scheme without detracting seriously from the desired views.

Existing mature trees of reasonable quality should be retained wherever possible to preserve some vestige of the bank of trees that now gives the site its character.



PLANNING DEPARTMENT: 453 West 12th Ave., Vancouver, British Columbia, Canada V5Y 1V4. (604) 873-7344

Ray Spaxman, Director

1985 04 17

NOTICE OF PUBLIC HEARING
(Amendment to Zoning and Development By-law, No. 3575)

Dear Sir and/or Madam:

Proposed Rezoning of a Portion of the South Side of the 4300-block West 4th - Queen Mary School - (Portion of Block 5, D.L. 140, Plan 4833) from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District (See Map on Reverse).

On Thursday, May 9, 1985, commencing at 7:30 p.m. in COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 453 WEST 12TH AVENUE, the Council of the City of Vancouver will hold a PUBLIC HEARING, pursuant to the provisions of the Vancouver Charter to consider the above-noted and other proposed amendments to Zoning and Development By-law, No. 3575.

If approved, the CD-1 By-law would permit the use and development of the site generally as follows:

- a maximum of six detached single-family dwellings;
- a maximum floor space ratio of 0.50;
- a maximum site coverage of 30 percent;
- a maximum height of 10.668 m (35.0 ft.); and
- a minimum of four parking spaces per unit which includes visitors' parking.

At the PUBLIC HEARING, you or your representative or any persons who deem themselves affected by the proposed By-law amendments shall be afforded an opportunity to be heard on matters contained in the draft By-law.

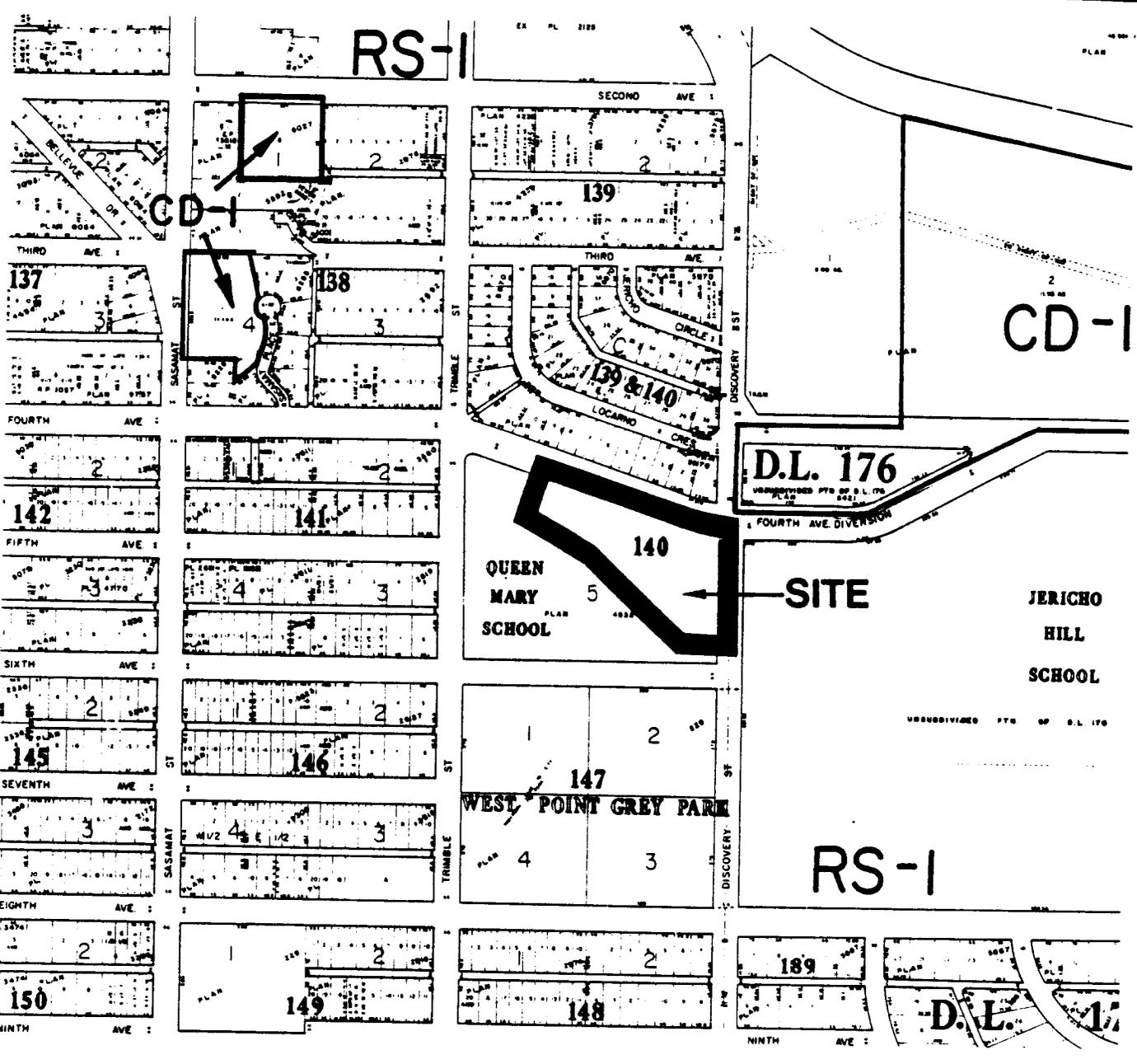
The draft By-law may be inspected in the Zoning Division of the Planning Department, Third Floor, East Wing, City Hall, and in the Office of the City Clerk, Third Floor, City Hall, 453 West 12th Avenue, Monday to Friday, from 8:30 a.m. to 5:30 p.m. on regular working days, on and after Monday, April 29, 1985. Plans illustrating the siting and building envelope are available for viewing in the Zoning Division.

Yours truly,

A handwritten signature in cursive script, reading "David N. McDonald".

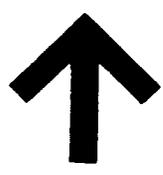
D. N. McDonald
Associate Director
Zoning Division

DT:aw



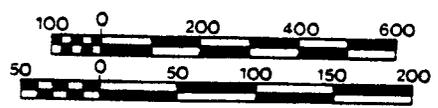
PROPOSED REZONING FROM RS-1, ONE-FAMILY DWELLING DISTRICT TO CD-1, COMPREHENSIVE DEVELOPMENT DISTRICT.

4300-Block West 4th - QUEEN MARY SCHOOL



**City of Vancouver
Planning Department**

SCALE
Feet
Metres



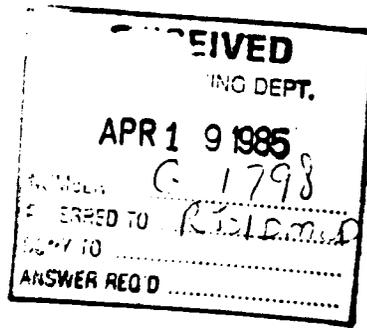
1985 04 17

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 18th April 1985

CITY MANAGER
DIRECTOR OF PLANNING
CITY ENGINEER
URBAN DESIGN PANEL
CLERK, PUBLIC HEARING



Refer File: 5304

Subject: REZONING APPLICATION: SOUTH SIDE OF THE 4300 BLOCK WEST 4TH AVENUE
QUEEN MARY SCHOOL

Please be advised that City Council at its meeting on Tuesday, April 16, 1985, approved the recommendation of the City Manager as contained in his attached report dated April 9, 1985, with regard to the above matter.

[Handwritten Signature]
CITY CLERK *[Initials]*

GLevine:mfm
Att.

Also sent to:

Moodie Consultants Ltd., 404 - 515 West 10th Avenue V5Z 4A8

Vancouver School Board, 1595 West 10th Avenue V6J 1Z8

MANAGER'S REPORT

B

DATE April 9, 1985

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rezoning Application: South Side of the 4300-Block
West 4th Avenue - Queen Mary School

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report assesses an application from Moodie Consultants, on behalf of the Vancouver School Board, to rezone a site at the southwest corner of the Fourth Avenue Diversion and Discovery Street (Portion of Lot 5, Block 140, D.L. 540, Plan 4833) as follows:

PRESENT ZONING: RS-1 One-Family Dwelling District
REQUESTED ZONING: CD-1 Comprehensive Development District
STATED PURPOSE: To permit construction of six detached single-family dwellings.

The Director of Planning supports the application.

SITE, EXISTING ZONING AND DEVELOPMENT

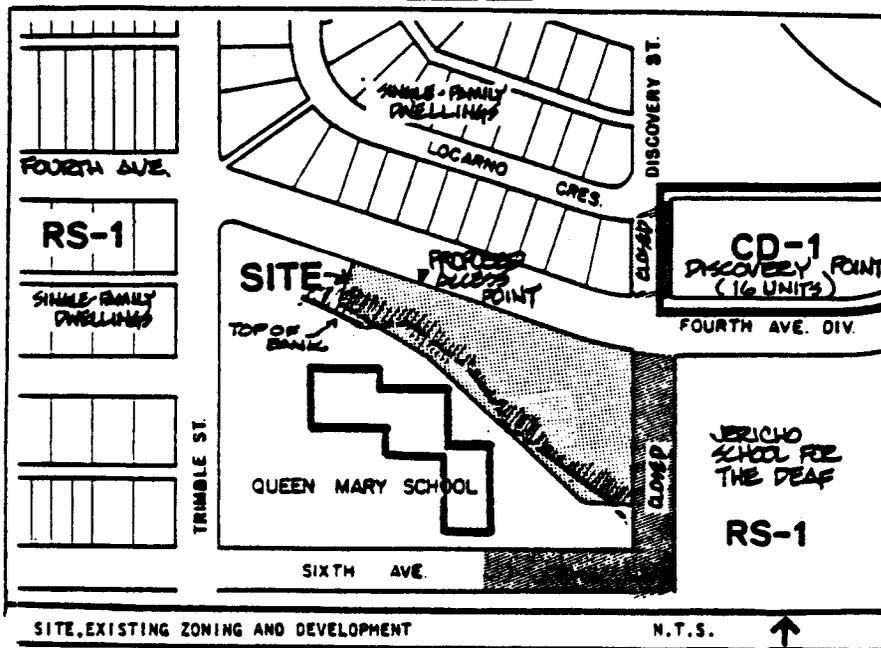
The site comprises 0.525 ha (1.3 acres) and is the north-facing steep slope which drops down from the Queen Mary School grounds to the Fourth Avenue Diversion. The site is vacant but maintains substantial vegetation consisting of fir, cedar, and alder trees.

The westerly portion of the site is relatively steep, about 30 degrees, while the central and northeast portions are between 17 and 25 degrees. As the westerly part is really undevelopable by virtue of its steepness, the net developable site area is about 0.45 ha (1.1 ac.).

Development to the north and northwest consists of well-established single-family dwellings; to the northeast, a 16-unit single-family dwelling development (under CD-1); to the south, the elementary school grounds; and to the southeast, the Jericho Hill School for the Deaf. With the exception of the CD-1 development, all lands in the area are zoned RS-1.

The site, existing zoning and development of the area are illustrated in Diagram 1 below:

DIAGRAM 1



The Fourth Avenue Diversion is paved but curbed on the south side only. Trimble Street is fully paved and curbed on both sides. Discovery Street is closed between Locarno Crescent and 8th Avenue, primarily due to the slope. Sixth Avenue is open east of Trimble Street, terminating approximately some 107 m (350 ft.) east.

BACKGROUND

The main school building was built in 1915 and has always functioned as an elementary school. The proposed development site has never been used for school purposes and is physically separated from the remainder of the school grounds by a fence for security and safety reasons.

In 1984, in response to the Provincial restraint program, the Vancouver School Board had the site analyzed to determine development feasibility. The consultants' conclusion was that residential development would be feasible.

Various development options were studied, based on conventional subdivision and bareland strata, to provide single-family detached housing at RS-1 density.

In 1984, the consultants held a Public Information meeting at the Queen Mary School. Approximately 30 neighbourhood residents attended and voiced concerns, particularly related to traffic, access and density of the proposed development.

PROPOSED DEVELOPMENT

The proposed rezoning seeks approval for siting and building envelopes for six single-family detached dwellings under a bareland strata plan (see Appendix "A" for the site plan and proposed access and Appendix "B" for the applicant's rationale).

The proposed floor space ratio (FSR) is 0.50 and overall residential density is 12.7 units/ha (4.6 units/ac.) based on the total site area. Due to the extreme slopes, however, the effective residential density is closer to 14.9 units/ha (5.4 units/ac.). The maximum building height will not exceed 10.668 m (35.0 ft.), with the height for each unit determined from a "base surface" for each.

The future strata lots and proposed building envelopes are sited along the central to easterly portion of the site around a common private access road. The average lot size is 750.8 m² (8,082 sq.ft.), with each accommodating a building envelope of 375 sq.m (4,041 sq.ft.). There is generally a 5 m (16.4 ft.) setback from the 4th Avenue Diversion and school grounds and a 3 m (9.8 ft.) setback from the closed Discovery Street right-of-way. A minimum building separation of 9.5 m (31.2 ft.) will be maintained.

Lands on the undeveloped northwest portion of the site will be "common property", and landscaped and maintained by the strata corporation. Retaining walls are proposed along the Diversion and the access road. A pedestrian walkway from the development to the Discovery Street right-of-way is also proposed for more direct access to Jericho Park.

ANALYSIS AND ASSESSMENT

Conventional Subdivision and CD-1 Rezoning Comparison

Comparative statistics for an RS-1 subdivision and the proposed CD-1 rezoning are contained in Table 1 below:

TABLE 1

	DEVELOPMENT POTENTIAL UNDER THE RS-1 DISTRICT SCHEDULE	DEVELOPMENT AFFORDED UNDER PROPOSED CD-1 ZONING
Site area	0.525 ha (1.30 ac.)	0.525 ha (1.30 ac.)
Number of units	6	6
Average lot size	800 m ² (8,611 sq.ft.)	750.8 m ² (8,082 sq.ft.)
Floor Space Ratio	0.60	0.50
Average unit size	480 m ² (5,167 sq.ft.)	375 m ² (4,041 sq.ft.)
Site coverage	45%	30%
Residential Density	12.7 units/ha (4.6 units/ac)	12.7 units/ha (4.6 units/ac) **
Height	10.668 m (35.0 ft.) above the base surface	10.668 m (35.0 ft.) *
Off-street parking	2 spaces per dwelling unit	4 spaces per dwelling unit which includes visitor parking

* To be measured from a modified "base surface" to be described in the draft CD-1 By-law.

** Using the developable site area of 1.11ac., the net residential density is effectively 14.9 units/ha (5.4 units/ac.).

The statistics indicate that the CD-1 rezoning would result in an FSR of about 78 percent of that possible under the existing RS-1 zoning.

The net residential density of 5.4 units/ac. would be the same under RS-1 or CD-1, but is less than the nearby Discovery Point project (9.8 units/ac.) and the single-family Locarno Crescent development (about 7 units/ac.).

The applicant has done a schematic comparison of a conventional subdivision and a bareland strata for developing these lands (see Appendix "B"). A conventional subdivision would require either:

1. opening Discovery Street and subdivision into new parcels with frontage on Discovery; or
2. subdivision into new parcels with frontage on the Diversion.

The first conventional subdivision alternative would result in difficult driveway and roadway grades and would not take advantage of the view potential to the north.

The second alternative would yield several driveway access points along the Diversion which is undesirable for safety reasons.

The bareland strata approach, with a private roadway and single access point onto the Diversion, is preferred as it would avoid both of these problems.

Geotechnical Considerations

A preliminary soils report prepared by Cook, Pickering, & Doyle Ltd., Consulting Geotechnical Engineers, concluded that the soils are natural material and there was no indication of fill material or ground water. Furthermore, the foundations for single-family dwellings could be designed with appropriate bearing pressures and footing widths, with foundations to be placed on dense or firm, undisturbed ground.

Following this initial assessment, the consulting engineers have reviewed the site plan submitted with the application and now report that the siting of units would permit technical measures to preclude any landslides or foundation damage to the school (see Appendix "C").

Covenants pursuant to Section 215 of the Land Title Act should, however, be entered into and registered precedent to rezoning to ensure site stability, secure foundations and proper drainage when development proceeds. A separate covenant should also ensure design review and approval of individual dwellings by the City.

View, Traffic Noise, and Access

Views will be maximized for on-site residents. The location and elevation of the proposed development would not, however, appear to affect views adversely or create privacy problems for adjacent residents. Houses on Locarno Crescent and in the Discovery Point CD-1 development are below the Diversion, resulting in some overlooking, but are already screened to some degree by landscaping and tree cover north of the Diversion. Appropriate on-site landscaping along the Diversion could mitigate this problem further and should be a condition of rezoning.

Noise abatement measures will be required for those units adjacent to the Diversion to maintain acceptable noise levels within the units. Given the existing traffic volumes and proposed setbacks and grade changes, acceptable outdoor acoustic levels to achieve CMHC standards should be a condition of site development.

Landscaping along the Diversion will be required to maintain a degree of privacy for on-site residents, as well as assist in mitigating noise levels along the Diversion. Preservation of as much of the existing tree cover as possible and retention of the natural character of the bank should be ensured as part of a comprehensive landscape plan for the whole site, which should also be a condition of rezoning.

Access to the site is some 85 m (279 ft.) east of Trimble Street and 110 m (360 ft.) west of Discovery Street. Sight distances are good in both directions, ensuring safe turning movements into and out of the site (see Diagram 1).

Development Opportunity

Development of this site for single-family housing supports in a very modest way the Vancouver Plan objective of adding accommodation in areas with sufficient services and high amenities. Development of this somewhat isolated site at an even higher density might be desirable, however the difficult terrain precludes such an option.

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

At its meeting of January 30, 1985, the Urban Design Panel supported this CD-1 rezoning (see Appendix "D").

City Engineer

In a memorandum dated February 14, 1985, the City Engineer commented as follows:

"This rezoning proposed is acceptable to the Engineering Department provided the following matters are resolved as conditions of rezoning approval:

- 1) The estimated cost of extending City sewers to the northeast corner of the site is \$60,000 which must be borne by the developer. All on-site sewers are to be private to the northeast corner of the site.
- 2) If water main upgrading is required to sufficient fire flow, upgrading will be carried out at the developer's expense. Water is available from Fourth Avenue.
- 3) Detailed design evaluations are required to properly address grades on roads. Building grades and design elevations of the entrance road to the site from Fourth Avenue Diversion are to be shown.
- 4) Pedestrian access to be provided to Fourth Avenue Diversion via the unopened Discovery Street, or by an alternative route suitable to the City Engineer.
- 5) Services for B.C. Hydro and B.C. Telephone in the subdivision are to be underground.
- 6) Easements for B.C. Hydro and B.C. Telephone may be required.
- 7) Bulkhead agreement is required over the entire site."

CONCLUSION

Development of this site for single-family housing by bareland strata under CD-1 is preferable to development of a conventional six-lot subdivision under RS-1, largely owing to improved siting and access.

Measures to ensure site stability, secure foundations and proper drainage, as well as design review and approval of individual dwellings by the City, and a landscape plan should be required as conditions of rezoning. Noise abatement measures, in accordance with CMNC standards, should be required as conditions of site development.

Development of this site for housing modestly supports the objective of the Vancouver Plan to add accommodation in areas with high amenities and available services.

RECOMMENDATION

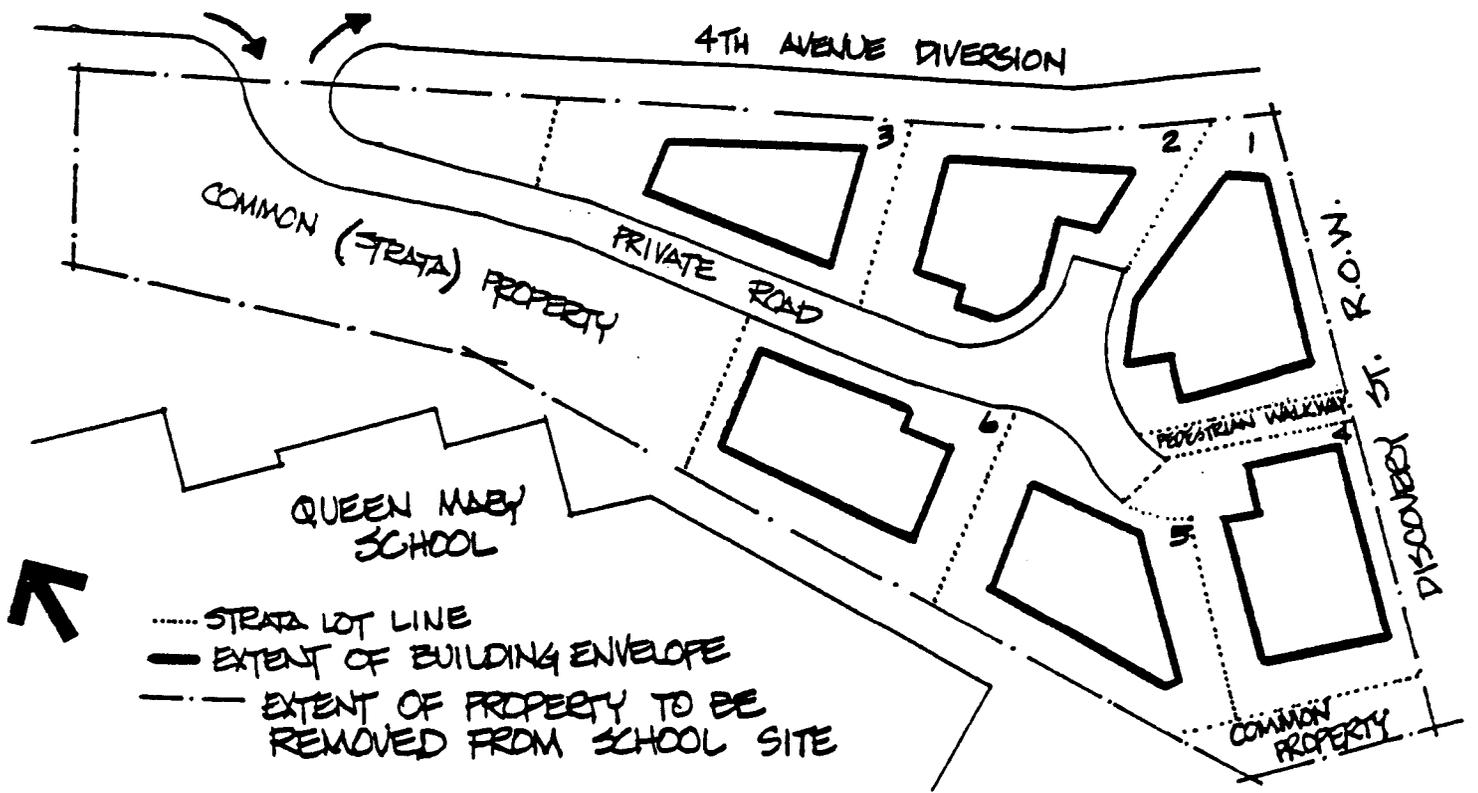
The Director of Planning recommends the following be received and referred directly to Public Hearing:

THAT the application to rezone the south side of the 4300-block West Fourth Avenue (Diversion) from RS-1 to CD-1, generally in accordance with the statistics set out in Table 1 and the site plan and building envelopes presented by the applicant, be approved. "

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

APPROVED. COUNCIL, April 16, 1985.

Appendix A



moodie consultants ltd

7th February 1985

Mr. D.N. McDonald,
Associate Director,
Zoning Division,
City of Vancouver,
453 West 12th Avenue,
Vancouver,
B.C.

Dear Dave Mr. McDonald:

RE: QUEEN MARY SCHOOL SITE

Thank you for your letter of February 4th 1985 regarding the rezoning application for the Queen Mary School Site. I will deal with the points in the sequence they were raised.

1. Conventional RS-1 Subdivision vs Bare Land Strata (CD-1)

When we initially embarked on this exercise, we developed three alternatives. The first involved development of the existing Discovery Street right-of-way and subdivision of lots from this new road. This plan really didn't respond to unique site development opportunities and, from a technical viewpoint, lead to some very unacceptable roadway and driveway slopes.

The second alternative involved a traditional 'fee simple' subdivision of lots off of 4th Avenue Diversion. This alternative utilized the existing RS-1 zoning. However, due to concerns about driveway slopes and additional traffic accessing the Diversion at several points, we revised this scheme to encompass a 'shared driveway' regulated by various easements and restrictive covenants but still in conformity with the RS-1 zoning schedule.

The third scheme involved a bare land strata subdivision in a more comprehensive development.

Based upon our assessment of the schemes, discussions with Planning Department and Engineering Department staff (copy attached), and comments of the School Board, we decided to focus on and refine options 2 and 3.

Having undertaken further engineering, architectural and marketing analysis, we produced two schemes (RS-1 and CD-1) (attached). These were presented at a public meeting to obtain

community input and submitted to the Planning Department Land-Use Committee for comment. The background report we presented to the School Board is attached for your review.

Based upon the comments of the public, our assessment, and some concerns with the subdivision approval probability, we recommended that the comprehensive CD-1 scheme be pursued. We based this decision upon the following:

1. Public comments clearly indicated a preference for the CD-1 scheme.
2. This scheme enables much better site planning that more fully responds to the slopes and views.
3. It creates a much more residential environment for the units with a natural focus around the private street in comparison to the intrusive nature of the 'shared driveway' through the front yards of the units in the RS-1 scheme and the rather unpleasant orientation to 4th Avenue Diversion.
4. Due to the more efficient siting opportunities, it allows the units to be located on the flatter and more buildable portion of the site.
5. From a public perspective, the CD-1 zoning allows some design guidance which should ensure a higher quality of development which may or may not be possible with RS-1.
6. The 'common property' area will be landscaped and maintained by the strata corporation in comparison to 'left over' areas of the RS-1.
7. Finally, the CD-1 scheme can satisfy all Fire Department requirements which might not be as well satisfied by the RS-1 scheme. Specifically, we are referring here to issues related to ease of access for emergency vehicles.

In conclusion, we are of the opinion that the CD-1 scheme produces a clearly superior form of development. This has been supported by our discussions with staff, the community and, more recently, the Urban Design Panel.

It should be noted that we are not trying to avoid the RS-1 and subdivision regulations (i.e. we have not added units) we are simply trying to produce the best possible residential environment from a land use, site planning and marketing perspective.

2. Lands designated for the "Site".

The determination of what lands would be included in the site evolved from the following:

1. First, the School Board (as a part of a general attempt to reduce costs and/or raise revenues) has been analysing all of its real estate assets. This has already resulted in the sale of certain other surplus sites. This particular portion of the Queen Mary School Site has never been used for school purposes and is in fact fenced-off and 'out of bounds' for the students. The lands are a genuine security concern and a cost - i.e. School staff must at least minimally maintain them.

2. Second, we evaluated the site and resolved that the western end, which is attractively landscaped and used as a 'park-like' area should be preserved.
3. Finally, the engineers undertook topographic and soils studies which confirmed that the eastern end provided the most suitable development area.

The areas that are within the 'site' but not part of the strata lots will be 'common' property of the strata corporation. As a part of the development, these areas will either be left in their natural state or landscaped, improved and maintained as a part of the overall upgrading of the property.

3. Intent of Pedestrian Walk

The intent of the walkway is simply to provide an opportunity for persons to access the Discovery Street right-of-way. This walkway would provide an attractive and convenient connection for residents wishing to go down to Jericho Park, the beaches or the bus stop. It is anticipated that this walkway would be a low key, low maintenance improvement.

4. Road Access, Alignment and Servicing

During the preliminary site planning exercises, we met with Engineering staff and reviewed the concepts. Our engineers (Morqan Stewart) also discussed details of access and servicing with City Engineering. From these meetings and discussions, we were not aware of problems with the proposal as submitted, however, I will ask our engineers to contact the appropriate person(s) in the Engineering Department to discuss this further.

Attached is a letter from the Engineer in response to an enquiry and dealing with the question of access.

5. Landscaping and Existing Vegetation

I want to be forthright about the fact that much of the existing vegetation will be lost as a result of both the houses and the roadway. However, I do believe we will be able to save enough to preserve some of the present character and, more importantly, through heavily landscaping the areas that must be cleared, we will recreate an attractive appearance from 4th Avenue Diversion.

In terms of preservation, we plan to retain the existing vegetation at the eastern and western ends, adjacent to the entranceway, and between the school site and the rear of the proposed houses.

In terms of new landscaping, we are proposing to construct retaining walls along the banks on the Diversion and the entrance road. These will be landscaped with ground covers, hedge materials and specimen trees. (As you can see from the attached photo, there is very little desirable vegetation in the strip adjacent to the Diversion). We will endeavour to retain vegetation on the strata lots and, with careful unit placement, will strive to retain some of the existing trees. We would anticipate that each lot would be well landscaped by the owners.

6. Site Setbacks

We recognize that the setbacks from Discovery are not great, however, the slope works to the advantage of the units in that they will look well over the traffic. This is indicated on the site sections. In addition, with the proposed landscaping, a portion of the traffic will be hidden from view.

With respect to noise, given current traffic volumes, it would pose no difficulty at all to achieve C.M.H.C. acceptable outdoor acoustic levels even for the outdoor areas along the northern edge of the site. At most, this would require a standard fence along the edge of the outdoor areas.

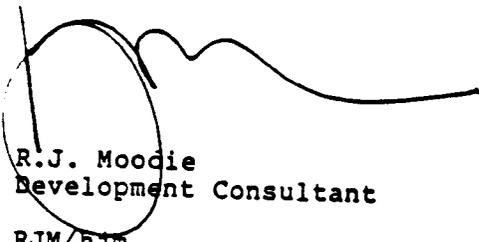
With respect to the Locarno Crescent properties, overlook will not be a problem. The sitings of the houses below the Diversion provides a great deal of privacy (see attached photographs).

Privacy from the school building will be provided by the preservation of trees and a continuous fence along the edge of the bank.

We have asked our engineers to comment on the necessity to support the bank below the School foundation, however, given the limited excavation we are proposing I do not foresee any problem.

I hope this provides the information you require. If I can provide anything further, please call.

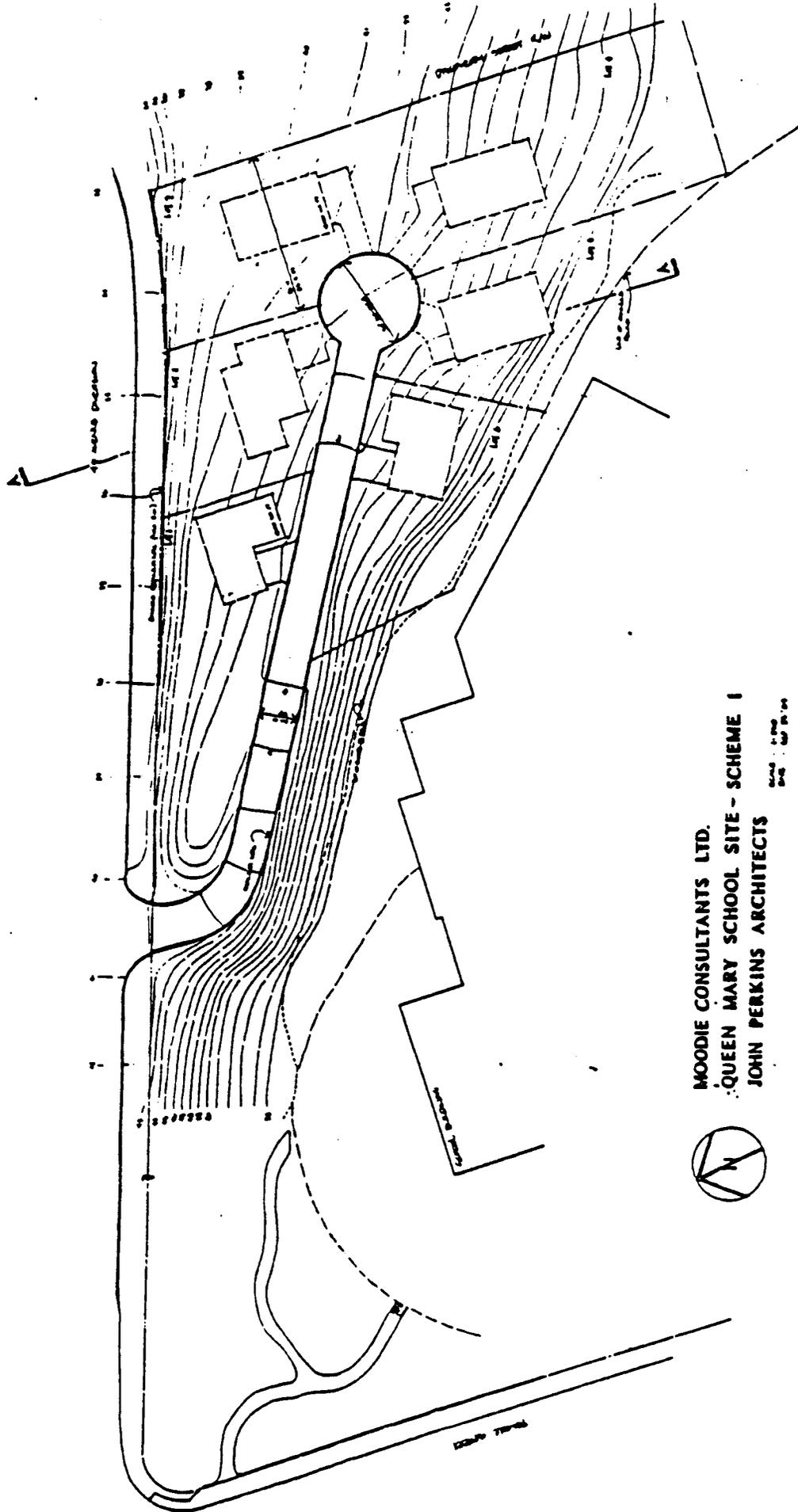
Yours sincerely,



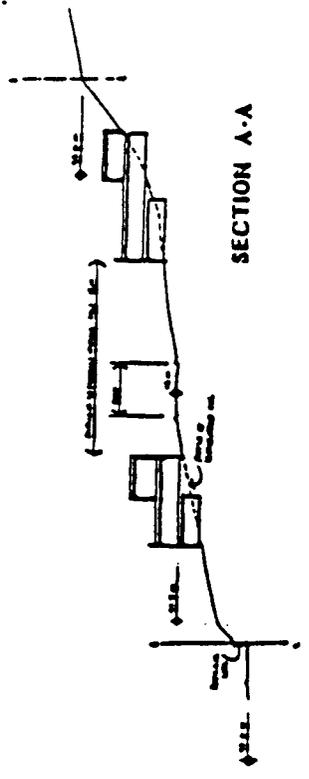
R.J. Moodie
Development Consultant

RJM/hjm
Att:

c.c. Mr. A. Patterson, Vancouver School Board.



MOODIE CONSULTANTS LTD.
 QUEEN MARY SCHOOL SITE - SCHEME I
 JOHN PERKINS ARCHITECTS
 DATE: 12/10/74
 SHEET: 10/10/74





Cook Pickering & Doyle Ltd.
Consulting Geotechnical Engineers

141 East 7th Avenue, Vancouver, British Columbia V5T 1M5 Telephone: (604) 879-0494

MOODIE CONSULTANTS LTD.
404 - 515 West 10th Avenue
Vancouver, B. C.
V5Z 4A8

April 3, 1985

Project 6846

Attention: Mr. Jim Cox

Dear Sirs:

Re: Queen Mary School Site
5th Avenue & Trimble
Vancouver, B. C.

Further to our preliminary report of April 6/84, and in answer to the questions posed in your letter of April 2/85, we are providing the following comments based upon a review of the site plan dated January 8/85 prepared by John Perkins Architect. Proposed final grades are shown only in the vicinity of the access road and we understand that excavation for the houses will be restricted to that required to reach adequate bearing capacity soils. Therefore no general bulk excavations are planned for any of the structures based upon the above.

1. It is possible to engineer the development to avoid the risk of landslides.
2. The extent of excavation on Lots 4, 5 and 6 will be limited to organic overburden and topsoil. As a result, the stability of the foundations for Queen Mary School will not be jeopardized.
3. Foundations can be designed to support the structures in areas where the existing slope approaches 26.5 degrees. However areas where the slope exceeds 30 degrees should be avoided wherever possible as the foundation installations in these areas will become excessively costly.

As stated before "Details regarding design lateral pressures, excavation slopes, extent of regrading of the site and type of backfill should be addressed in the soils report prepared when the concept of the development can be more specifically defined."

Yours very truly,

COOK PICKERING & DOYLE LTD.

per:

p10 D. E. SNEAD, P. ENG.

DES/118bw

CITY OF VANCOUVER
MEMORANDUM

Z 310

From: CITY CLERK

Date: May 16, 1985

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

Refer File: P.H. 163

RECEIVED	
CITY PLANNING DEPT.	
MAY 23 1985	
NUMBER	C. 2381
REFERRED TO	DMU/
COPY TO	
ANSWER REQ D	

Subject: Public Hearing Minutes - May 9, 1985

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on May 9, 1985.

Would you please note any matters contained therein for your attention.

D. Hamrell
CITY CLERK

Also Sent To: Moodie Consultants Ltd.
#404-515 West 10th Avenue,
V5Z 4A8

Vancouver School Board,
1595 West 10th Avenue
V6J 1Z8

Mr. J. Funaro,
C.J.M.J. Holdings Ltd.,
#1 - 2350 East Hastings Street,
V5L 1V6

4497 Belmont Avenue (Cont'd)

The Director of Planning recommended the application be approved.

Mr. R. R. Youngberg, Associate Director, Area Planning, reviewed the background of this City-owned site and various issues which had arisen following the announcement of the City's intention to seek rezoning, demolish the existing building, and lease the property for single family residences.

The Deputy Mayor called for speakers for or against the rezoning and the following spoke in support:

- Carmen Briscoe, 1450 Sasamat
- Barb & Vlad Krajina, 4489 W. 1st
- Karen Chalmers, 4545 Langara
- Phyllis Tyers, 1675 Trimble
- Dorothy Gillis, 4549 Langara
- Stan & Diane Beale, 4469 Belmont

A letter was circulated to Council members from Mr. Howard Blaustein, the present tenant of Belmont's, the store on the site, advising he no longer had any plans or desire to finance the renovation of the building.

Also circulated was a letter of support for the rezoning signed by Mrs. J. Park, Violet M. Gibl and J. H. Gibl.

MOVED by Ald. Brown,

THAT the rezoning application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Portion of the South Side of the
4300 Block West 4th Avenue -
Queen Mary School

Council considered an application by Mr. R. J. Moodie, for the Vancouver School Board, as follows. For clarity in this Minute, the revised application introduced at the Public Hearing by Zoning staff in response to the applicant's request for an amendment to Section 6 (Off-Street Parking) of the draft by-law, is substituted for that contained in the agenda material.

LOCATION: PORTION OF THE SOUTH SIDE OF THE 4300-BLOCK WEST 4TH AVENUE
- QUEEN MARY SCHOOL (Portion of Block 5, D.L. 140, Plan 4833)

Present Zoning:	RS-1 One-Family Dwelling District
Requested Zoning:	CD-1 By-law Comprehensive Development District

Cont'd.....

Portion of the South Side of the
4300 Block West 4th Avenue -
Queen Mary School (Cont'd)

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
 - six detached single-family dwellings;
 - a maximum floor space ratio of 0.50, calculated pursuant to the proposed CD-1 By-law;
 - a maximum site coverage of 30 percent, calculated pursuant to the proposed CD-1 By-law;
 - a maximum height of 10.668 m (35.0 ft.), calculated pursuant to the proposed CD-1 By-law; and
 - a minimum of 24 off-street parking spaces.

- (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 approved form of development be generally as presented in the site plan and building envelopes illustrated in the drawing prepared by Morgan Stewart and Associates, Surveyors and Engineers, stamped "Received, City Planning Department, April 22, 1985", providing that the Director of Planning may allow minor alterations when approving the detailed schemes of development under development permit applications.

- (b) That subdivision plans showing subdivision of Lot 5, Block 140, D.L. 540, Plan 4833 into two parcels as presented in Schedule A of the draft CD-1 By-law be first approved by the Approving Officer and registered in the Land Title Office.

- (c) That the applicant enter into agreements pursuant to Section 215 of the Land Title Act to the satisfaction of the Director of Legal Services, The City Engineer, and the Director of Planning:
 - to provide for the review and approval by the Director of Planning of the siting and design of each of the proposed six single-family dwellings;

 - to ensure the stability of the site, its proper drainage and the security of all building foundations when development proceeds, all site preparation work to be reviewed and approved by a professional geotechnical engineer;

Cont'd....

Portion of the South Side of the
4300 Block West 4th Avenue -
Queen Mary School (Cont'd)

- to ensure appropriate on-site landscaping along the 4th Avenue Diversion, including retaining walls as required, the preservation of as much of the existing tree cover as possible and the retention of the natural character of the slopes within the proposed common property, all under a comprehensive landscape plan for the site, which is to be reviewed and approved by the Director of Planning when development proceeds.
- (d) That the applicant enter into agreements, to the satisfaction of the City Engineer and the Director of Legal Services, for the provision of the following, the costs of which are to be borne by the developer:
 - extension of the City sewers to the northeast corner of site;
 - water main upgrading, if required, to sufficient fire flow;
 - installation of underground power and telephone;
 - easements for power and telephone, if required; and
 - bulkhead agreement over the entire site.
- (e) That the City Engineer first approve the detailed road configuration of the private road, including all grades and point of entry from 4th Avenue.
- (f) That the City Engineer first approve the configuration of a pedestrian access way, to be provided by the applicant, to the 4th Avenue Diversion via the unopened Discovery Street.

The Director of Planning concurred with the following amendment to Section 6 of the draft by-law requested by the applicant:

"6. Off-Street Parking

- (a) A minimum of 12 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.
- (b) A minimum of 12 visitor's parking spaces shall be provided and may be located in tandem with, and within the manoeuvring aisles of, the required off-street parking spaces, subject to the approval of the Director of Planning."

Cont'd....

Portion of the South Side of the
4300 Block West 4th Avenue -
Queen Mary School (Cont'd)

Mr. D. Thomsett, Zoning Division, noted the site area figure had been corrected by the applicant and copies of the revised comparative statistics for an RS-1 subdivision and the proposed CD-1 rezoning (Table 1) were circulated. Council was advised the gross residential density was affected by this change but the net residential density, based on the proposed bare land strata lots, would remain unchanged.

One speaker addressed the Council:

- Mr. G. Hydes, 4656 West 3rd Avenue, requested access to the site be from 6th Avenue rather than 4th Avenue.

A communication from Andrew Adler, Chairperson, Queen Mary School, S.C.C., respecting traffic safety at the 4th/Trimble intersection and the possibility of increased traffic on Trimble resulting from the proposed subdivision was noted.

In response to a question from a Council member, Mr. Moodie advised the access point had been located at the best point down the 4th Avenue hill, 297 feet east of Trimble.

MOVED by Ald. Bellamy,

THAT the application of Mr. R. J. Moodie, on behalf of the Vancouver School Board, incorporating the amendments introduced this day by the Director of Planning, be approved subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Lands between East 1st and 2nd Avenues
- Renfrew to Kaslo Streets

The following application was submitted by Mr. Joseph Funaro, C.J.M.J. Holdings Ltd.:

LOCATION: LANDS BETWEEN EAST 1ST AND 2ND AVENUES, RENFREW TO KASLO STREETS
(Block 48, Section 32, T.H.S.L., Plans 3672 and 12965)

Present Zoning: RS-1 One-Family Dwelling District and
C-1 Commercial District

Requested Zoning: CD-1 Comprehensive Development District

Cont'd....

N. Side of Queen Mary School Site

BY-LAW NO. 5937

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-310b 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. 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) 6 one-family dwellings;
 - (b) accessory uses customarily ancillary to the above.
3. Floor Space Ratio

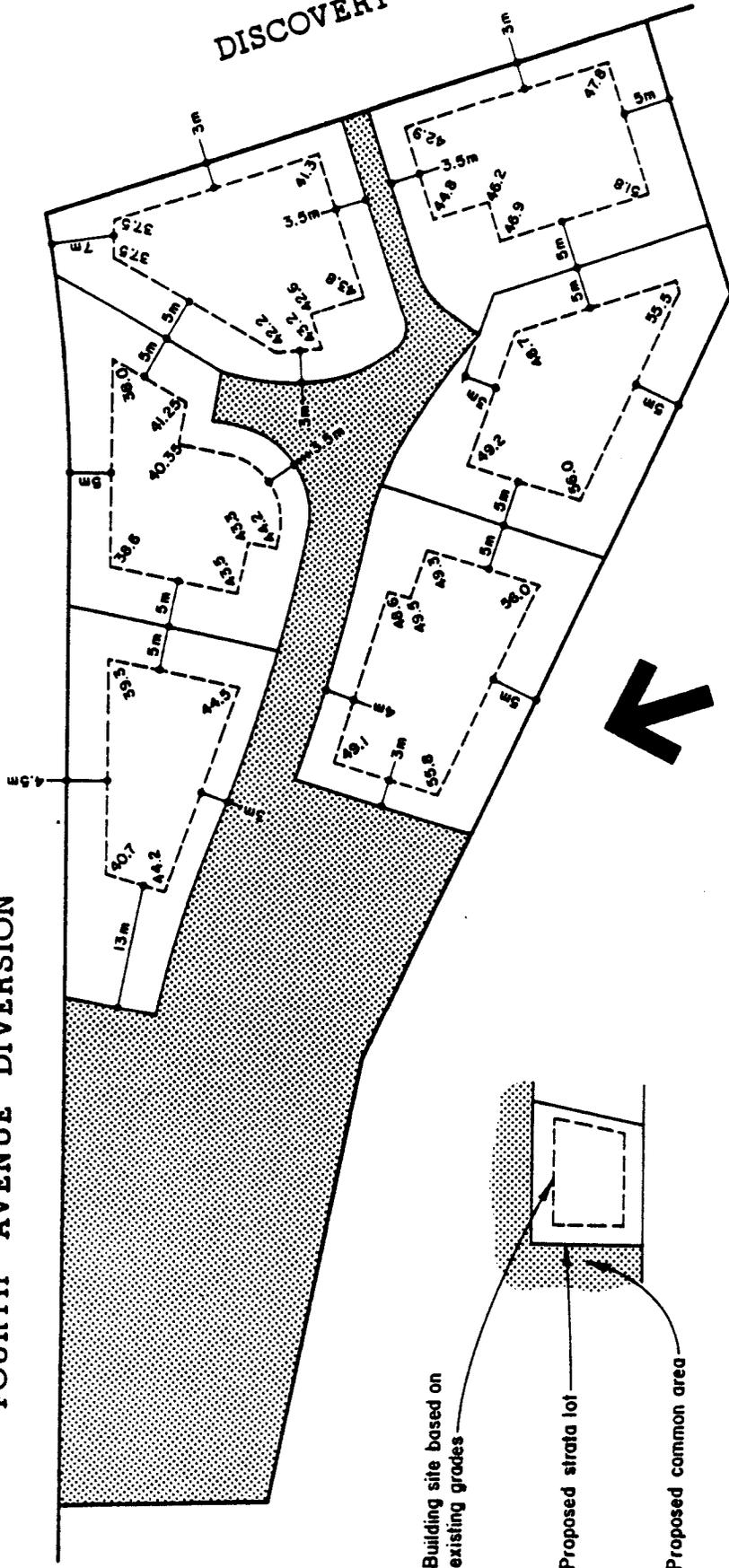
The floor space ratio for each proposed strata lot shown on diagram 1 below shall not exceed 0.50, otherwise calculated in accordance with the RS-1 District Schedule.
4. Height

No building shall extend beyond 10.688 m (35.0 ft.) above the base surface of each building site, calculated by using the existing grades as shown on diagram 1 below.
5. Site Coverage

For each proposed strata lot shown on diagram 1 below, the maximum site coverage for buildings shall be 30%.

FOURTH AVENUE DIVERSION

DISCOVERY STREET



Building site based on existing grades

Proposed strata lot

Proposed common area

Diagram 1

6. Off-Street Parking

- (a) A minimum of 12 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.
- (b) A minimum of 12 visitor's parking spaces shall be provided and may be located in tandem with, and within the manoeuvring aisles of, the required off-street parking spaces, subject to the approval of the Director of Planning.

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

DONE AND PASSED in open Council this 8th day of October , 1985.

(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 Council of the City of Vancouver on the 8th day of October, 1985, and numbered 5937.

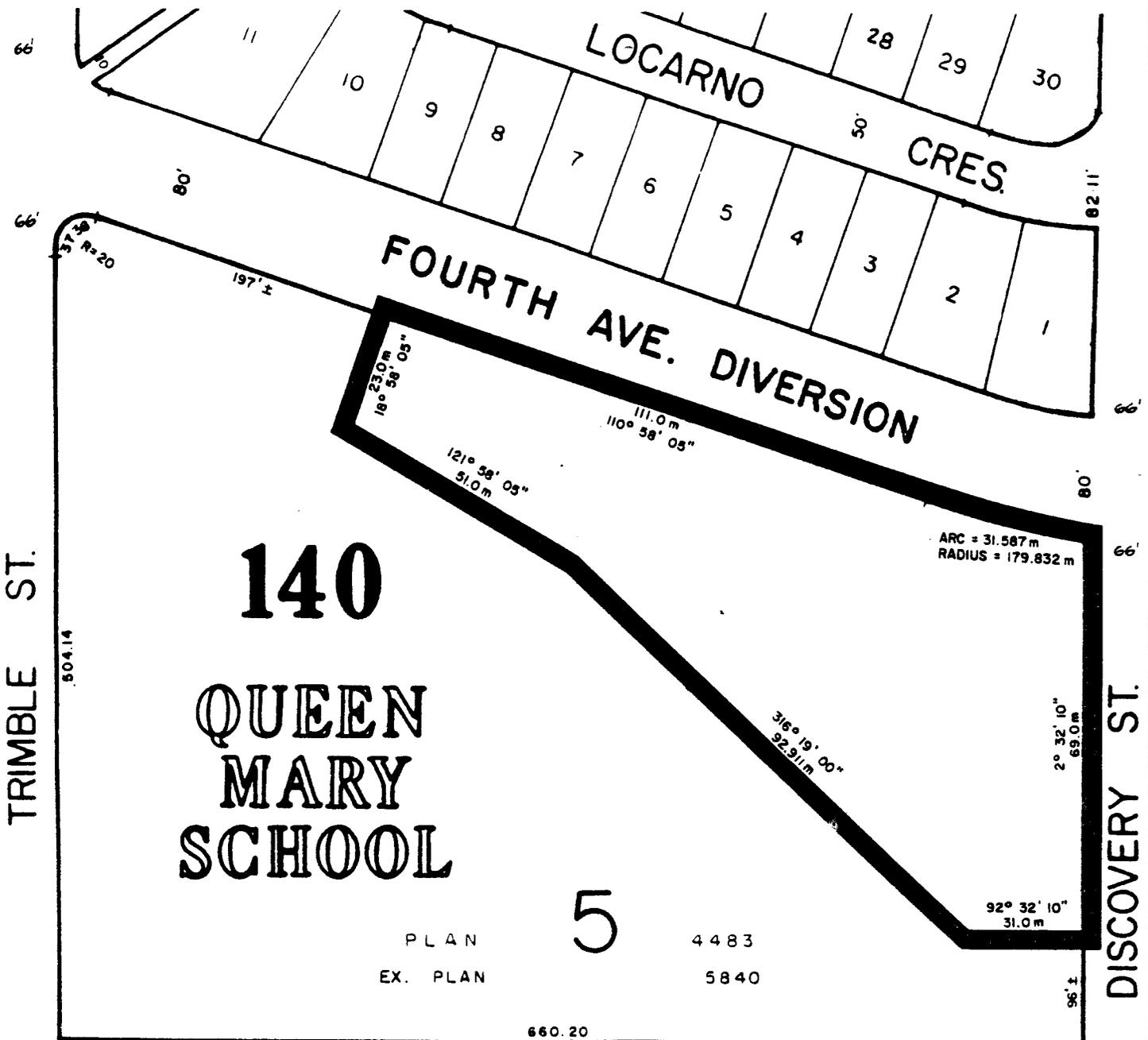
CITY CLERK"

BY-LAW No. 5937 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** south side 4300 blk West 4th

Z-310 b

CITY OF VANCOUVER
MEMORANDUM

*Placed in
Envelope file.*

CD-1 173

From: CITY CLERK

To: DIRECTOR OF PLANNING

RECEIVED	
CITY OF VANCOUVER	
OCT 15 1985	
NUMBER	35219
REFERRED TO	RJS/DMD
COPY TO	
ANSWER HELD	

Date: OCTOBER 9, 1985

Refer File:

Subject: PROPOSED CONDITIONS FOR DEVELOPMENT
AT SOUTH SIDE OF 4300 BLOCK WEST 4TH AVENUE
(QUEEN MARY SCHOOL)

This is to advise you of the attached extract from the Minutes of the Vancouver City Council meeting held October 8, 1985, regarding the above matter.

R. Henry
CITY CLERK

Att.

AN EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
HELD OCTOBER 8, 1985

B. Proposed Conditions for Development
at South Side of 4300 Block West 4th Avenue
(Queen Mary School)

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

THAT the approved form of development be generally as presented in the site plan and building envelopes illustrated in the drawing prepared by Morgan Stewart and Associates, Surveyors and Engineers, stamped "Received, City Planning Department, April 22, 1985", providing that the Director of Planning may allow minor alterations when approving the detailed schemes of development under development permit applications.

- CARRIED UNANIMOUSLY

4. Text Amendment: 4300 to 4338 West Point Place
CD-1 By-law No. 5937

An application by Mr. Vlad Vit, Architect, was considered as follows:

TEXT AMENDMENT: 4300 TO 4338 WEST POINT PLACE - CD-1 BY-LAW NO. 5937 (VR 1648, Lot A, Block 140, D.L. 540)

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

- (i) If approved, the proposed text amendment would permit additional accessory buildings, including but not limited to carports, on each strata lot. Locations and maximum elevations are specified.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. T. Phipps, Planner, Rezoning and Subdivision Group, reviewed the application noting West Point Place consists of six single-family strata lots with defined building sites. The CD-1 By-law requires that each house have two off-street parking spaces and two additional visitors spaces. The visitors spaces were not built within the defined building sites because they were originally not conceived to be covered by any structures. The proposal now submitted on behalf of the Strata Council is to define areas in which accessory structures could be built, to cover the visitors parking for each of the houses. In addition, for two of the houses, Mr. Vit is proposing that covered walkways be built to connect the carports to the houses. The Director of Planning supports this, as it could have been supported in the original CD-1, had it been proposed at that time.

The Mayor called for speakers and the following addressed the Public Hearing:

Noel Boston, representing the North West Point Grey Homeowners Association (brief on file), advised the Association met on October 17th and voted unanimously to oppose the application, citing the following reasons:

- the fact the accessory building had commenced should not make it a fait accompli;
- each strata lot owner was aware of the zoning prior to purchase;
- Council and staff have already spent considerable time on the issue - tax dollars can be better spent;
- the homes are already large. Accessory buildings will increase visual bulk along the 4th Avenue diversion.

Mr. Boston added, the greatest concern was the creation of a precedent which other CD-1 areas may wish to emulate, and it may impact development of the nearby Jericho lands.

Henning Wolff, President of the West Point Place Strata Council, advised it was the consensus of the Council that the text amendment was necessary.

Cont'd

Clause No. 4 cont'd

Vlad Vit, the applicant, spoke in support and also requested covered walkways be excluded from the floor space ratio.

Mr. Boston advised Council the North West Point Grey Homeowners Association also opposed the exclusionary clause noted by Mr. Vit.

In response to questions, Mr. Vit advised he had covered the carport and started to build a canopy over the side door off his residence because the site topography is so difficult and restrictive, it became a necessity. This only became apparent after the house was built.

MOVED by Ald. Puil,

THAT the proposed text amendment to permit additional accessory parking structures within the areas delineated in Diagram 2, contained in the Public Hearing agenda package, and to height limits as shown, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

THAT accessory covered walkway structures be permitted within the areas shown in Diagram 2, contained in the Public Hearing agenda package, and be excluded from the floor space ratio calculation.

- LOST

(Aldermen Davies, Eriksen, Owen, Price, Rankin, Taylor and the Mayor opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

SECONDED by Ald. Price,

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 11:15 p.m.

North Side of Queen
Mary School Site
(4326 West Point Place)

BY-LAW NO. 6766

A By-law to amend
By-law No. 5937,
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. 5937 is amended:
 - (a) in clause (b) of section 2 by inserting before the words "accessory uses" the following:
"accessory buildings and";
 - (b) in section 4 by deleting the words "diagram 1 below" and substituting therefor the following:
"Diagram 1 below, except that the maximum height for accessory buildings shall be as shown on Diagram 2 below"; and
 - (c) by inserting after Diagram 1 the diagram marked "Diagram 2" which is attached to and forms part of this by-law.
- 2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 27th day of
November , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 27th day of November 1990, and numbered 6766.

CITY CLERK "

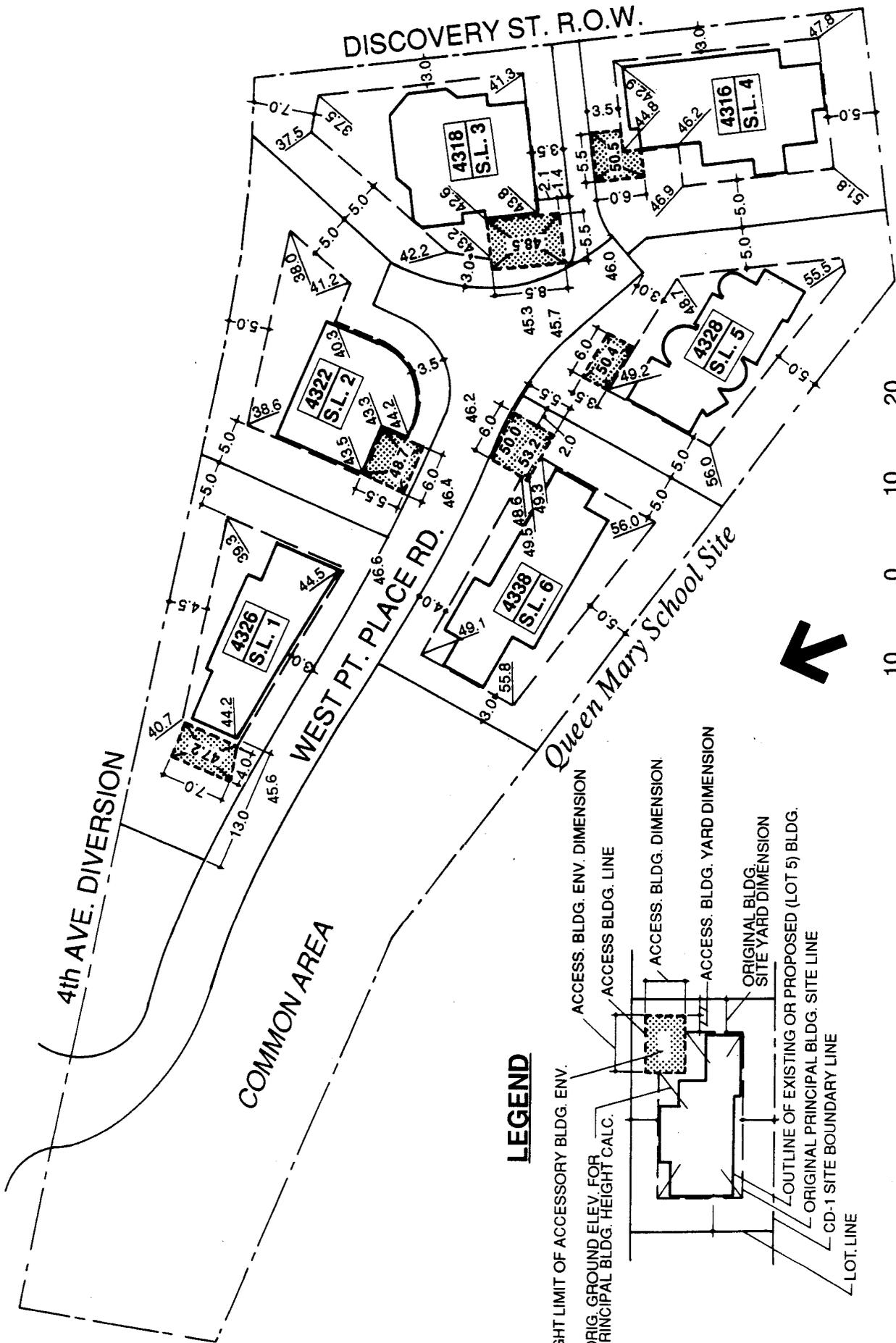
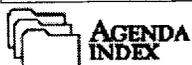


Diagram 2



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](#)

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[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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"

Secondary suites

BY-LAW NO. 9414

A By-law to amend CD-1 By-law No.'s 4670, 4918, 5028, 5416, 5937, 5950, 6169, 6312, 6313, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361, 6362, 6363, 6528, 7405, and 7705

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

1. To section 2 of By-law No.'s 4670 and 4918, and to section 2(a) of By-law No.'s 5416, 5937, 5950 and 6528, after "dwellings", Council adds "or one-family dwellings with secondary suite".
2. In section 2 of By-law No. 5028, Council:
 - (a) after "dwellings", Council adds "or one-family dwellings with secondary suite"; and
 - (b) strikes out "dwelling units" each time it appears, and substitutes "one-family dwellings and one-family dwellings with secondary suite combined".
3. To section 2 of By-law No.'s 6312, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361 and 6362, to subsections (a) and (b) of By-law No. 6363, and to section 2(b) of By-law No. 6313, after "One-family dwelling", Council adds "or one-family dwelling with secondary suite".
4. In By-law No. 6169, Council:
 - (a) from section 2(a), strikes out "dwelling", and substitutes "dwellings or one-family dwellings with secondary suite"; and
 - (b) from section 8, strikes out "dwelling unit", and substitutes "one-family dwelling or one-family dwelling with secondary suite".
5. To section 2(a) of By-law No. 7405, after "One-Family Dwellings", Council adds "or One-Family Dwellings with Secondary Suite".
6. To section 2(d) of By-law No. 7705, after "One-Family Dwelling", Council adds "or One-Family Dwelling with Secondary Suite".
7. To section 3.1 of By-law No.'s 6315, 6321, 6322, 6323 and 6362, to section 3.2 of By-law No.'s 6316, 6318, 6319, 6320 and 6361, to section 6.1 of By-law No.'s 6321, 6322 and 6323, and to sections 6.3 and 7.1 of By-law No. 6362, after "one-family dwelling", Council adds "or one-family dwelling with secondary suite".

8. In By-law No. 4918, Council repeals:
 - (a) section 4, and substitutes:
 - “4. The number of one-family dwellings and one-family dwellings with secondary suite, combined, must not exceed eight per acre.”;
 - (b) section 5, and substitutes:
 - “5. The height of any one-family dwelling or one-family dwelling with secondary suite must not exceed two storeys and a cellar or one storey and a basement.”; and
 - (c) section 6, and substitutes:
 - “6. Each one-family dwelling or one-family dwelling with secondary suite must have 1.5 off-street parking spaces except for a building constructed after April 20, 2004 which must have at least two off-street parking spaces.”.
9. In By-law No. 5028, Council repeals section 5, and substitutes:
 - “5. Each one-family dwelling or one-family dwelling with secondary suite must have two off-street parking spaces.”.
10. In By-law No. 5416, Council:
 - (a) repeals the first sentence of section 7, and substitutes:
 - “Each one-family dwelling or one-family dwelling with secondary suite must have at least two off-street parking spaces with access from the lane.”; and
 - (b) repeals section 9.
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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

ENACTED by Council this 12th day of December, 2006



Mayor



City Clerk

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

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

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

THAT Council enact the by-laws before them at this meeting as numbers 1 and 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend various CD-1 By-laws re secondary suites (By-law No. 9414)
2. A By-law to amend the Zoning and Development By-law re retail and wholesale uses (By-law No. 9415)

The Special Council adjourned at 8:20 p.m.

2. TEXT AMENDMENT: Secondary Suites: Amendments to Various CD-1 By-laws

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

Summary: To amend various CD-1 By-laws to allow "one-family dwelling with secondary suite" as a use in CD-1s that currently permit one-family dwellings.

The Director of Planning recommended approval.

Staff Comments

Joyce Uyesugi, Planner, CityPlans, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Capri

THAT the application to amend the applicable sections of various CD-1 By-laws to permit one-family dwellings with a secondary suite, generally in accordance with Appendix A to the Administrative Report, "Secondary Suites: Amendments to Various CD-1 By-laws" dated October 17, 2006 be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 12, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development and Sign By-laws.

PRESENT:

- Mayor Sam Sullivan
- Councillor Suzanne Anton
- Councillor Elizabeth Ball
- Councillor David Cadman
- Councillor Kim Capri
- Councillor George Chow
- Councillor Heather Deal
- Councillor Peter Ladner
- Councillor B.C. Lee
- Councillor Raymond Louie
- Councillor Tim Stevenson

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
 SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: Retail and Wholesale Definitions

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

Summary: To amend Section 2 of the Zoning and Development By-law to improve and clarify the differentiation between retail and wholesale functions.

The Director of Planning, in consultation with the Director of Legal Services, recommended approval.