



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 (174)

1860-1890 Sasamat Street

By-law No. 5950

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

Effective December 17, 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) 4 one-family dwellings or one-family dwellings with secondary suite; [9414; 06 12 12]
- (b) accessory uses customarily ancillar; to the above except that swimming pools, tennis courts, or viewing decks shall not be permitted.

3 Floor Space Ratio

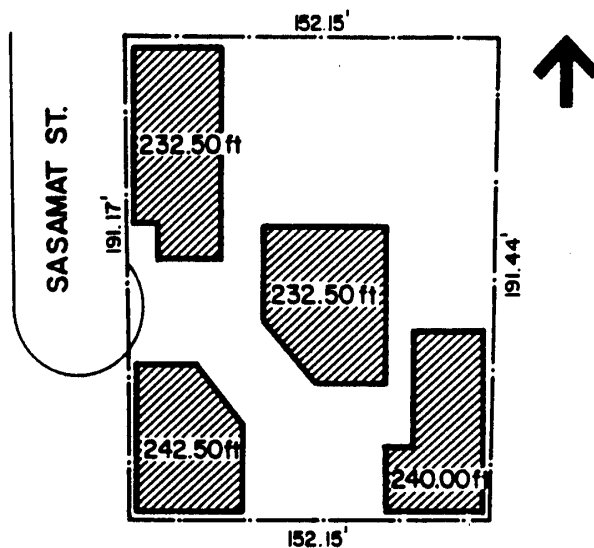
The floor space ratio shall not exceed 0.49, measured in accordance with the RS-1 District Schedule.

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 above the elevation assigned to it and shown on Diagram 1 below.

Diagram 1



Elevations based on City of Vancouver datum

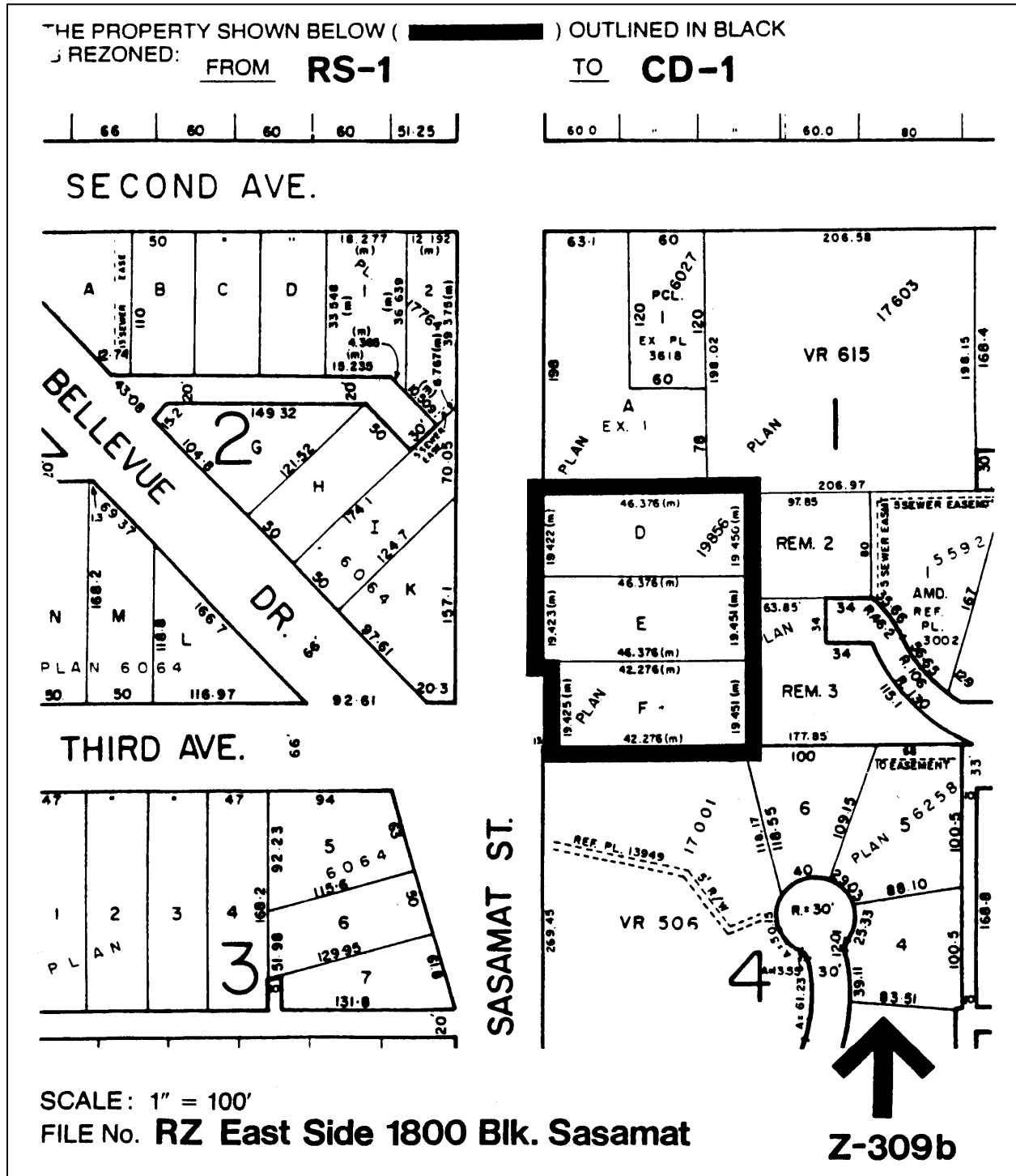
5 Off-Street Parking

A minimum of 8 off-street parking spaces shall be provided and shall be developed and maintained in accordance with the applicable provisions of section 12 of the Zoning and Development By-law.

6 [Section 6 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. 5950 or provides an explanatory note.

By-law No. 5950 Being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application: East Side 1800-Block Sasamat Street
Sasamat Ravine

The Director of Planning reports as follows:

"PURPOSE

This report assesses an application from Peter Wardle, Architect, on behalf of the owners, Laurie B. Bertrand and Kristen S. Sivertz, to rezone the site on the east side of the 1800-block Sasamat Street between Second and Third Avenues (Lots D, E and F of 1, Block 138, D.L. 540, Plan 19856) as follows:

PRESENT ZONING:	RS-1 One-Family Dwelling District
REQUESTED ZONING:	CD-1 Comprehensive Development District
STATED PURPOSE:	To permit construction of four detached single-family dwellings, at a maximum floor space ratio (FSR) of 0.55, with eight parking spaces and vehicular access from a new Sasamat Street cul-de-sac dedication.

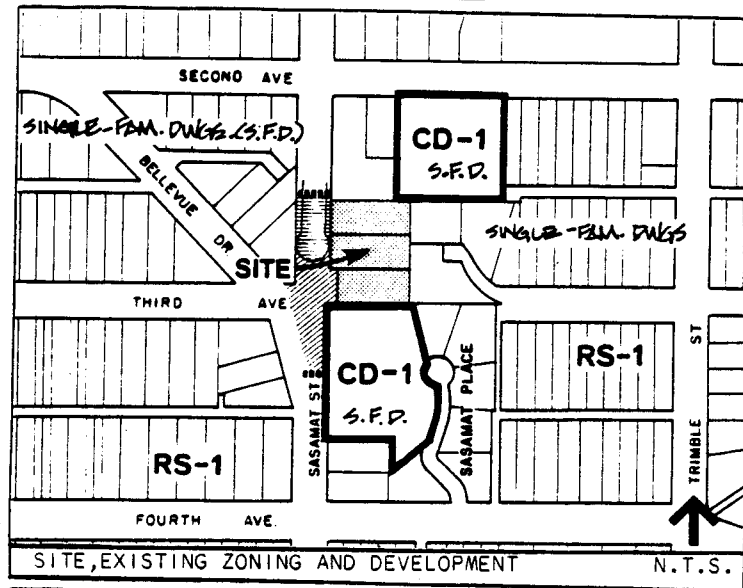
The Director of Planning supports the application.




SITE, EXISTING ZONING AND DEVELOPMENT

The vacant site was subdivided in 1983 into three parcels and comprises 0.263 ha (0.65 ac.). Sasamat Street is presently closed to vehicular traffic from approximately 76 m (250 ft.) north of Fourth Avenue and 55 m (180 ft.) south of Second Avenue. A 4.100 m (13.45 ft.) -wide road dedication was made in 1983 to accommodate a vehicular cul-de-sac in conjunction with the re-opening of a portion of Sasamat Street, south from Second Avenue.

The existing zoning and development in the area is illustrated in Diagram 1 below.

Diagram 1



 Portion of Sasamat St. to be re-opened
 Portion of Sasamat St. to remain closed
 Existing barricade

N.T.S.

Clause No. 1 Continued

The site is a ravine and slopes steeply down from adjacent development sites to the south and east, as well as from Second Avenue. Surrounding development consists mainly of single-family dwellings. Northeast and south of the site, two CD-1 zoned developments comprise five and seven detached single-family dwellings, respectively.

HISTORICAL BACKGROUND

Several redevelopment initiatives have occurred on the site since 1980. These include a CD-1 rezoning for five dwellings, subsequently withdrawn; a subdivision to create four single-family dwelling parcels, which was refused, then appealed to the Supreme Court, with the Approving Officer's decision being upheld; and a subdivision to create three single-family dwelling parcels, which was approved, yielding the existing subdivision on the site.

Since the approval of that subdivision in 1983, the owners' architect initiated a number of meetings with area residents to discuss the potential for rezoning the site to CD-1 to accommodate four detached single-family dwellings, in contrast to development under the three single-family parcel subdivision. This option is favoured by the architect, based on his assessment that this option would facilitate improved siting, better view protection for neighbours to the south, decreased building mass and increased open space.

PROPOSED DEVELOPMENT

The proposed rezoning seeks to establish an approval for siting and building envelopes for four single-family dwellings with a floor area of 371.612 m² (4,000.00 sq. ft.) per unit (see Appendix "A" for site plan and provisions for access via Sasamat Street and Appendix "B" for the applicant's "siting rationale and analysis").

The proposed floor space ratio is 0.55 and net residential density is 16.2 units per ha (5.9 units per ac.).

The maximum height elevation indicated varies between 70.9 m and 74.7 m (232.5 ft. and 245.0 ft.), referenced to the same datum as the subdivision application. Roof designs would be a combination of flat and low-pitch roofs with the flat areas clad with cedar decks. (For purposes of building height determination and regulation in this CD-1 By-law, these elevations will be converted to City datum.)

Sectional drawings and photomontages illustrate the dimensions, shape and height of the proposed building envelopes and their relationship to existing developments and views.

Following rezoning, the site would be strata titled (bareland) and individual strata lots would be developed in accordance with the established siting and building envelopes. Unit D would likely be developed first, followed by Units A, B and C. Site preparation would include proper grading, terracing and drainage to ensure continued stability of the site and support of the Sasamat Street road bed, all of which is to be designed by a Professional Engineer.

Clause No. 1 Continued

ANALYSIS AND ASSESSMENT

Comments from Reviewing Agencies

City Engineer

In a memorandum dated January 2, 1985, the City Engineer commented as follows:

- "1) This proposal shows a different configuration of road dedication from the previous (subdivision) proposal. A road closure and new dedication are required for this proposal.
- 2) Units A and D of the proposed development and the cul-de-sac must meet the building grades previously provided to the applicant. It should be noted that the Engineering Department will fit a cul-de-sac and a sidewalk onto Sasamat and the new dedication piece. The sidewalk, curbs and gutters would not be installed until a petition is received for this work.
- 3) Storm and sanitary sewers are available on Sasamat Street. All impervious areas must be directed to the Sasamat Street storm sewer.
- 4) The natural watercourse through the site is to be maintained. All storm drainage and slope stability is to be designed by a Professional Engineer. Stormwater from the site can be directed to the natural watercourse only if the post development flow is less than the pre-development flow.
- 5) Domestic flow for water supply is available from Sasamat Street. However, if mains need to be upgraded to supply fire flow on the basis of the Fire Department's requirements for new hydrants, they are to be installed at the developer's expense.
- 6) Services for B.C. Hydro and B.C. Telephone should be underground from the existing poles."

With respect to the new cul-de-sac dedication and road opening, the City Engineer advises that this new alignment is feasible as long as the roadway meets building grades, as discussed with the applicant during the subdivision.

Urban Design Panel

The Urban Design Panel supports this rezoning (see Appendix "C").

Clause No. 1 Continued

CONVENTIONAL SUBDIVISION AND CD-1 REZONING COMPARISON

The comparative statistics for the three-parcel RS-1 subdivision and the CD-1 rezoning proposal are contained in Table 1 below.

Table 1

	DEVELOPMENT AFFORDED UNDER THE RS-1 SUBDIVISION APPLICATION	DEVELOPMENT UNDER PROPOSED CD-1 ZONING
SITE AREA	2 624.313 m ² (28,247.88 sq.ft.) excludes road dedication	2 704.062 m ² (29,106.29 sq.ft.) excludes road dedication
NUMBER OF UNITS	3	4
AVERAGE SITE AREA/UNIT	874,771 m ² (9,415.96 sq.ft.)	676.02 m ² (7,276.57 sq.ft.)
FLOOR SPACE RATIO	0.60	0.55
DWELLING UNIT SIZE	524.863 m ² (max.) (5,649.58 sq.ft.)	371.612 m ² (avg.) (4,000.00 sq.ft.)
RESIDENTIAL DENSITY	12.4 units/ha (4.5 units/ac.)	16.2 units/ha (5.9 units/ac.)
MAXIMUM HEIGHT	72.8 m to 75.7 m (238.7 ft. to 248.5 ft.) above sea level *	70.9 m to 74.7 m (232.5 ft. to 245.0') above sea level *
OFF-STREET PARKING	One space for each dwelling unit	Two spaces for each dwelling unit **

* Maximum height based on previous subdivision analysis; to be converted to City datum for CD-1 by-law.

** Off-street parking spaces in accordance with Section 12 of the Zoning and Development by-law

These statistics illustrate that development under a CD-1 rezoning would result in a reduction in FSR, with the floor area of the average dwelling unit being about 71 percent of the maximum achievable under the present RS-1 zoning. An increase in residential density from 12.4 units per ha to 16.2 units per ha (4.5 to 5.9 units per ac.) would occur.

Residential density is consistent with the two CD-1 developments to the north and south of the subject site, which are developed to densities of 14.5 units per ha and 16.4 units per ha (5.32 to 5.98 units per ac.), respectively. Surrounding RS-1 densities range between 11.0 and 16.4 units per ha (4 and 6 units per ac.).

Clause No. 1 Continued

View Analysis

A major factor in the siting of the buildings is the concern for view retention for neighbouring properties.

The applicant submitted a view analysis consisting of sectional drawings and photomontages, with the proposed building envelopes superimposed. Existing views for the established development surrounding the ravine would be respected, essentially meeting the standards established under the previous subdivision approval. Unit A would, however, appear to infringe slightly (about 0.9 m or 3 ft.) into the vertical view angle from the upslope CD-1 development previously negotiated. Since Unit A is at the westerly edge of the site, seaward views would not likely be impaired. The proposed building footprints and building envelopes would form part of the site plan and sectional drawings to be approved in principle by Council as part of the "form of development".

Site Development Conditions

In approving the subdivision for this site, substantial conditions, associated primarily with the site's stability, foundation and drainage, were placed on the land as registered covenants and agreements. Similar agreements would apply to the rezoning of the consolidated site, to be satisfied prior to the enactment of the new CD-1 zoning.

The rezoning conditions would generally include the following:

- adequate means of support of Sasamat Street, including initial site preparation;
- required cul-de-sac dedication and opening;
- sewer, water, and telephone/hydro servicing;
- drainage; and
- design and siting approval.

CONCLUSION

The CD-1 rezoning would result in one additional dwelling unit, increasing the net residential density to be generally in line with the two approved CD-1 developments north and south of the subject site. A decrease in FSR to 0.55 would result in less building floor area, bulk and site coverage, and offer the potential for increased open space.

View retention is a concern with any development proposed for this ravine. The applicant has demonstrated that existing views for those residents surrounding the ravine would be retained.

Given the proposed residential density, the decrease in FSR, and better siting and design achievable under this CD-1 proposal, the Director of Planning supports the rezoning of the site to accommodate four single-family detached units in accordance with the plan and building envelopes proposed. Conditions similar to those now registered against the titles to the three existing single-family dwelling parcels under RS-1 would apply and include conditions: (1) to accommodate an altered cul-de-sac dedication and opening, and (2) to ensure appropriate siting and design review and sequencing of development of all dwellings under development permit applications by the Director of Planning.

Clause No. 1 Continued

RECOMMENDATION

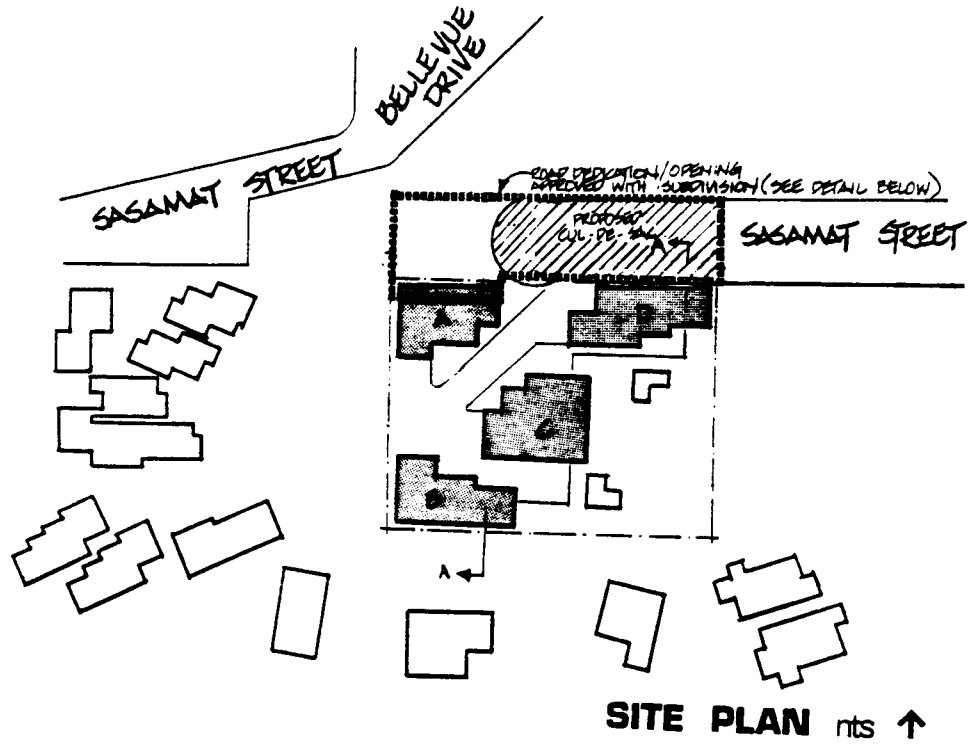
The Director of Planning recommends the following be received and referred directly to Public Hearing:

That the application to rezone the east side of the 1800-block Sasamat Street from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District, generally in accordance with the statistics set out in Table 1 and the site plan and building envelope presented by the applicant, be approved. "

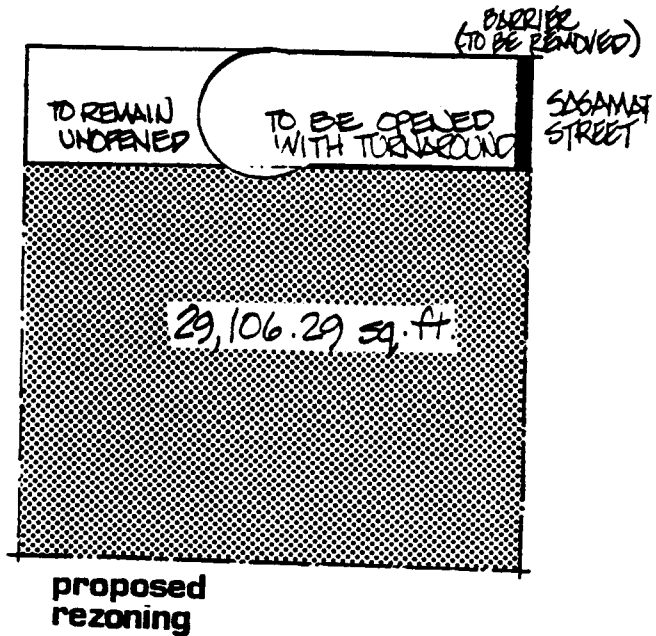
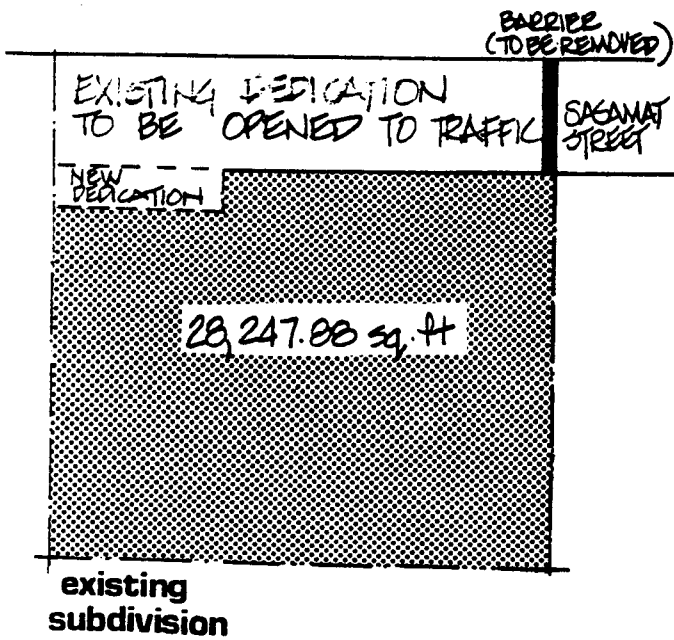
The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

APPROVED. COUNCIL, February 26, 1985.

APPENDIX "A"



ROAD CONFIGURATION





SITING RATIONALE & ANALYSIS

The siting of the buildings was affected by three major influences:

1. The horseshoe configuration of the site contours
2. The concern of view blockage by neighbours to the south
3. Access to the site from Sasamat Street.

The goals of our project are:

1. To provide views to the water from all four houses taking into account the height restriction as previously imposed
2. To provide privacy for each individual house
3. To provide two car parking for each unit on grade.
(We consider underground parking not in keeping with the single family nature of the area. Also the structure would destroy a lot of the soil stabilization efforts already in place)
4. To provide the best possible view corridor for the units immediately to the south
5. To provide accomodation on two levels only for each of the proposed dwellings.

The building envelopes were sited based on the following reasons:

1. By extending the buildings out to east and west property lines a larger view corridor could be provided in the middle of the site
2. The location of site "A", "B" and "D" help to stabilization of the bank. This particular important along Sasamat Street.
3. Site "A" was positioned in the south-east corner in order to provide an easier access to the site than was initially proposed.
4. Site "C" was positioned to provide a view corridor for site "A" and also for the neighbours to the south.

EXTRACT FROM THE MINUTES OF THE URBAN DESIGN PANEL MEETING
JANUARY 2, 1985

6. 3rd Avenue and Sasamat Street
Rezoning
Zoning: RS-1 - CD-1
Architect: Peter Wardle
-

IT WAS THE PANEL'S OPINION THAT THE UNITS AS PROPOSED WOULD FIT COMFORTABLY INTO THE EXISTING CONTEXT AND WITH LITTLE IMPACT ON THE VIEW AND PRIVACY OF THE ADJACENT HOUSES. WHEN THE PROJECT RETURNS AS A DEVELOPMENT PERMIT APPLICATION, THE PANEL WOULD LIKE TO SEE THE FOLLOWING POINTS:

Elevational Treatment

The walls of the units facing the adjacent houses which have enjoyed an unobstructed view, should be carefully designed to create an attractive image. As there will be some overlooking on to the flat roof areas of the new units, these also will need to be sensitively designed.

Site Planning

The Panel noted two isolated decks on the landscape plan and wondered about their purpose and need. They felt that they could create a privacy problems. Although recognizing the desire of the architect to emphasize a northerly orientation towards the view, the Panel felt that there would be little sun penetration into the private outdoor spaces shown adjacent to the units.

Landscaping

On the landscape plan, the Panel noticed the improvements suggested for the Sasamat cul-de-sac. Although outside the site boundaries, it was felt to be an important element in the overall area and its development was encouraged by those responsible.

174 1800-BIK. Sasamat

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: April 9, 1985

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

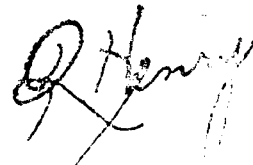
RECEIVED	
APR 10 1985	
NUMBER	G 1623
REFERRED TO	RJS
BY	Dmcd
ANSWER REQ'D	

Refer File: P.H. 162

Subject: Public Hearing Minutes - March 28, 1985

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) of March 28, 1985.

Please note any matters contained therein for your attention.


CITY CLERK

JT:ss

Att.

Also Sent To: Mr. Peter Wardle, Architect,
#202-1525 West 8th Avenue,
VANCOUVER, B.C. V6J 1T5

Mr. B. Alexander,
4440 W. 3rd Avenue,
VANCOUVER, B.C. V6R 1N1

Mr. D. Davies,
1681 Cornell Avenue,
COQUITLAM, B.C.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 28, 1985 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Harcourt
Aldermen Bellamy, Brown, Campbell,
Davies, Ford, Puil, Rankin and
Yorke

ABSENT:

Alderman Eriksen (Leave of Absence)
Alderman Yee (Civic Business)

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

* * * * *

Shortly after the commencement of the hearing of the first application, the Mayor arrived and assumed the Chair.

* * * * *

1. Text Amendment - Bed and Breakfast
- Zoning and Development By-law

The Council considered the following application of the Director of Planning:

TEXT AMENDMENT: BED AND BREAKFAST - (Zoning and Development By-law)

- (i) The proposed text amendment, if approved, would:
- provide regulations for bed and breakfast accommodation;
 - permit the use of a dwelling unit for bed and breakfast accommodation for a maximum of four bed and breakfast guests; and
 - amend various dwelling use definitions to preclude the use of sleeping or housekeeping units for temporary accommodation for tourists or transients.

- (ii) Any consequential amendments.

Cont'd...

Text Amendment - Bed and Breakfast
- Zoning and Development By-law (cont'd)

MOVED by Ald. Ford,

THAT the application be approved after amendment as follows:

- (a) That bed and breakfast accommodation be permitted as a conditional use;
- (b) That the Director of Planning be instructed to issue permits on a temporary basis expiring on December 31, 1986;
- (c) That the whole matter be brought back to Council for review by the beginning of 1987.

- CARRIED

(Aldermen Campbell and Puil opposed)

2. East side of 1800 Block Sasamat Street
(Sasamat Ravine)

The Council considered an application by Mr. Peter Wardle, Architect on behalf of the owners as follows:

REZONING: LOCATION - EAST SIDE OF 1800-BLOCK SASAMAT STREET -
SASAMAT RAVINE

(Lots "D", "E", and "F" of 1, Block 138, D.L. 540, Plan 19856)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

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

- a maximum of 4 one-family dwellings;
- accessory uses customarily ancillary to the above;
- a maximum floor space ratio of 0.55;
- provisions regarding building heights and off-street parking.

(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 drawings prepared by Peter Wardle, Architects, stamped "Received, City Planning Department, January 2, 1985", provided that the Director of Planning may allow minor alterations when approving the detailed schemes of development under development permit applications.

East side of 1800 Block Sasamat Street
(Sasamat Ravine) (cont'd)

- (b) That prior to enactment of the CD-1 By-law:
 - subdivision plans showing the consolidation, road closure and new dedication, to the satisfaction of the City Engineer and Approving Officer are registered in the Land Title Office.

- (c) That the applicant enter into agreements, to the satisfaction of the Director of Legal Services, City Engineer and Director of Planning for the provision of:
 - the adequate means of support for Sasamat Street by means of bulkhead agreements to be registered against the titles;
 - sanitary and storm drainage systems and other servicing requirements;
 - review of site preparation work connected with site development by a professional geotechnical engineer;
 - easement agreements to accommodate the proper conveyance of stormwater.

- (d) That bareland strata plans showing the four-lot configuration to accommodate the siting of buildings, as submitted, are registered in the Land Title Office.

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

Mrs. D. Whiting, Planner, Zoning Division, in her review of the application, noted two changes to the draft by-law proposed by the Director of Planning, and agreed to by the applicant, namely:

- Amend Diagram 1 respecting maximum height as follows:

- South West building 242.5 feet (Unit A)
 - South East building 240.0 feet (Unit B)

- Amend Section 2 (b) to read

- "2(b) accessory uses customarily ancillary to the above except that swimming pools, tennis courts, or viewing decks shall not be permitted."

Council was also advised the new road closure plan would have to be registered and all outstanding conditions incorporated in a Master Agreement.

Mr. D. McDonald, Associate Director, Zoning Division, advised the Council Mr. Wardle and a number of neighbours living adjacent to the site, had just met in City Hall and agreement had been reached on the major contentious issues, including elevations.

East side of 1800 Block Sasamat Street
(Sasamat Ravine) (cont'd)

Mr. Wardle confirmed he indicated to the neighbours his concurrence on compromise solutions as follows:

1. the height elevations to be those proposed by the Director of Planning;
2. the existing covenant to be applied to the new strata lots;
3. the floor space ratio be reduced from 0.55 to 0.49;
4. a design covenant be established for the first home built and this be the architectural style for subsequent construction;
5. swimming pools, tennis courts, and viewing decks will not be permitted as accessory uses;
6. a committee be established comprising Messrs. Wardle, Stekl and Kenney together with representatives of the City Planning and Engineering Departments to review other outstanding issues including the new road.
7. all pile driving for foundations to be carried out concurrently.

Mr. McDonald advised Planning staff had taken note of Mr. Wardle's observations; however, this did not alter the conditions contained in the agenda material before Council.

A number of speakers had registered their intention to address Council on this matter, but they withdrew in view of the compromise reached between the applicant and the neighbourhood representatives.

MOVED by Ald. Puil,

THAT in view of the apparent acceptable compromise between the applicant and the neighbouring residents, the application, as amended by the Director of Planning, be approved subject to the conditions proposed by the Director of Planning and set out in these minutes of the Public Hearing.

- CARRIED

(Alderman Ford opposed)

* * * * *

Alderman Brown left the Public Hearing at this point.

* * * * *

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
OF APRIL 23, 1985

ADOPTION OF MINUTES

Council on April 16, 1985, deferred consideration of the March 28, 1985 Minutes (Public Hearing) to today's meeting pending clarification of a proposed amendment to the Minutes.

In a memorandum dated April 22, 1985, the City Clerk suggested that the following statement replace the paragraph on page 5 of the Minutes where it starts 'Mr. McDonald advised...':

"Mr. McDonald advised Planning staff had taken note of Mr. Wardle's observations and he recited the changes required in the draft by-law up for consideration. He further advised that the proposed conditions of approval contained in the agenda material before Council need not be altered but that points 2, 4, 6 and 7 above would be duly noted and subsequently addressed within the scope of those conditions."

MOVED by Ald. Ford,

SECONDED by Ald. Bellamy,

THAT the Minutes of the Special Council Meeting (Public Hearing) of March 28, 1985 be adopted as amended this day.

- CARRIED UNANIMOUSLY

East side 1800 Block
Sasamat Street

BY-LAW NO. 5950

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

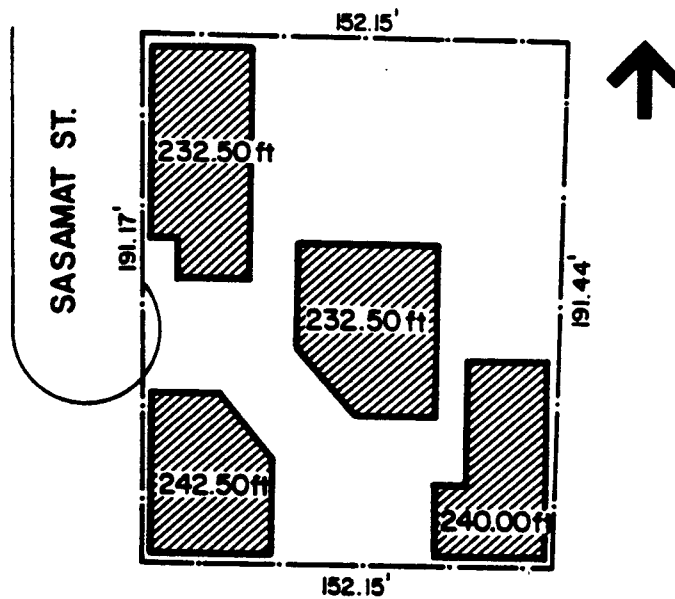
THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting
assembled, enacts as follows:

1. The "Zoning District Plan: annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-309b and is 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) 4 one-family dwellings;
 - (b) accessory uses customarily ancillary to the above except that swimming pools, tennis courts, or viewing decks shall not be permitted.
3. Floor Space Ratio

The floor space ratio shall not exceed 0.49, measured in accordance with the RS-1 District Schedule.
4. Height

No building shall extend above the elevation assigned to it and shown on diagram 1 below.

Diagram 1



Elevations based on City of Vancouver datum

5. Off-Street Parking

A minimum of 8 off-street parking spaces shall be provided and shall be developed and maintained in accordance with the applicable provisions of section 12 of the Zoning and Development By-law.

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

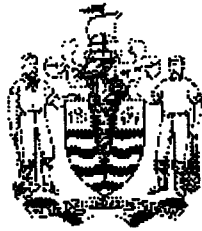
DONE AND PASSED in open Council this 17th day of
December, 1985.

(signed) Alderman Brown
Deputy Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of December, 1985, and numbered 5950.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

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

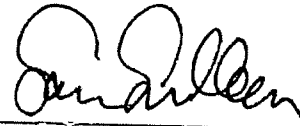
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

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 Suite s: 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.