



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (180)**

### *Italian Cultural Centre*

### *By-law No. 4954*

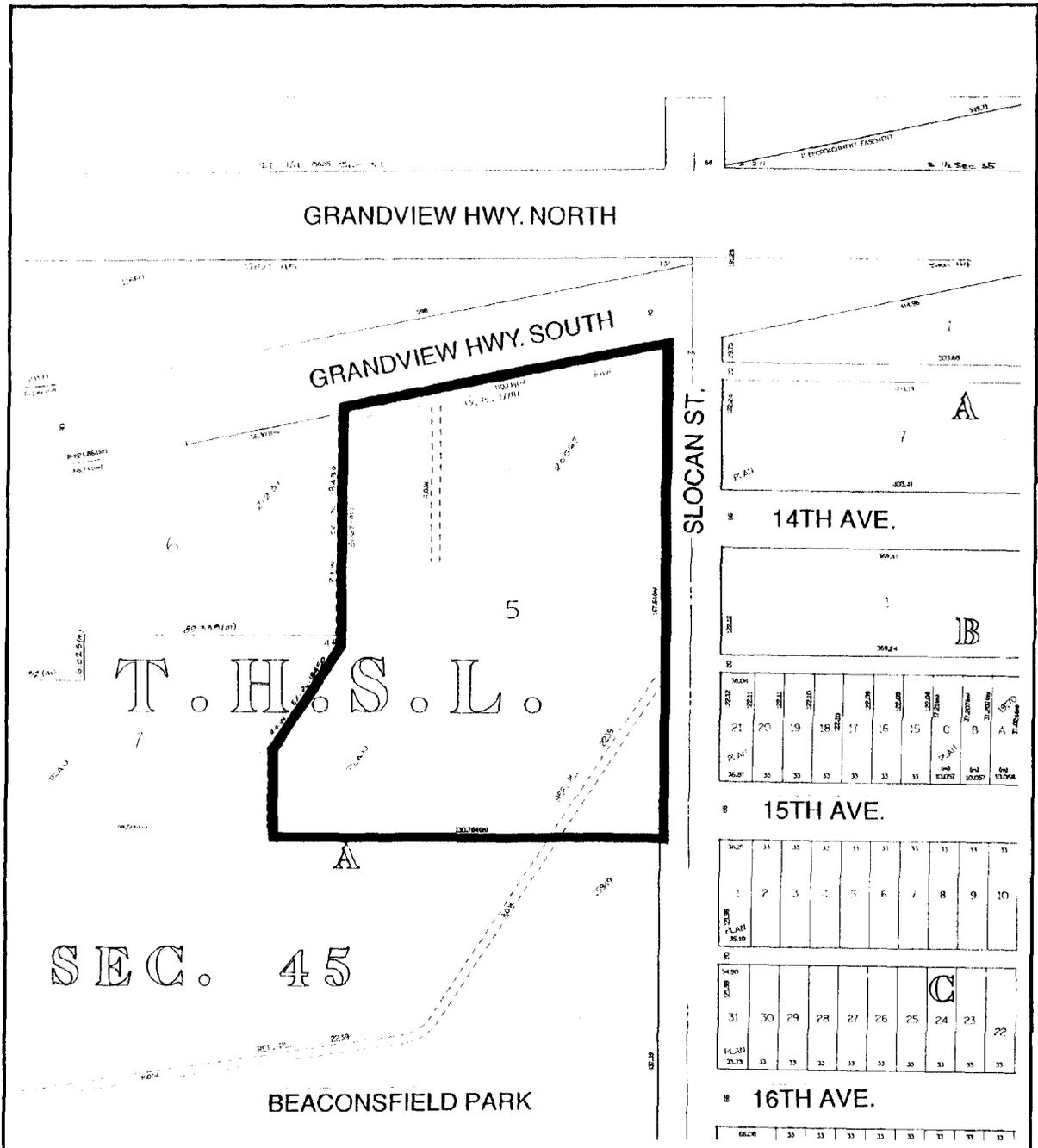
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective March 16, 1976**

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

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]* [6040; 86 09 30]
- 2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are a cultural and recreational centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, gymnasium, theatre, administrative offices, osteria, storage areas, caretaker apartment and customary ancillary uses, bocce lanes, racquetball courts and off-street parking and loading, subject to such conditions as Council may by resolution prescribe. [6040; 86 09 30]
- 3 The floor space ratio shall not exceed a gross floor space ratio of 0.55. [6040; 86 09 30]
- 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 The maximum height, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 11.857 m (38.90 ft.). [6040; 86 09 30]
- 5 A minimum of 357 off-street parking spaces shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law except that:
  - (a) 179 spaces shall be provided prior to the enactment of this By-law; and
  - (b) at the completion of each phase of development subsequent to enactment of this By-law there shall be provided spaces in accordance with Section 12 requirements. [6040; 86 09 30]
- 6 Off-street loading spaces shall be provided, developed and maintained to the satisfaction of the Director of Planning who shall first receive advice from the City Engineer. [6040; 86 09 30]
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4954 or provides an explanatory note.*



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4954 and amended by By-law No. 6040

<b>CD-1 (180) Italian Cultural Centre</b> <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): U-14	
scale: 1:2000		

Easterly 3 acres of North 8.5 acres  
of Lot A, Section 45, T.H.S.L.  
Southwest Corner of Grandview Highway  
and Slocan Street.

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An application has been received from Dr. G. Visentin, on behalf of the Italian Folk Society of British Columbia, to re-zone the Southwest Corner of Grandview Highway and Slocan Street, Easterly 3 acres of North 8.5 acres of Lot A, Section 45, T.H.S.L., from (RS-1) One-Family Dwelling District to a (CD-1) Comprehensive Development District. The CD-1 By-Law would restrict the form of development as follows:

1. Uses: Cultural and Recreational Centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, caretaker apartment and customarily ancillary uses.  
Bocce lanes  
Off-street parking and loading.
2. Floor Space Ratio: The floor space ratio shall not exceed a gross floor space ratio of 0.30.
3. Height: The height of the building shall not exceed one-storey plus cellar nor 35 feet measured from the average building grade of Slocan Street as determined by the City Building Inspector.
4. Off-Street Parking: 129 off-street parking spaces shall be provided.
5. Off-Street Loading: Shall be provided in accordance with Section 13 of the Zoning and Development By-Law.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning briefly reviewed the application for the information of Council.

Dr. G. Visentin, representing the applicant, explained that the proposed Community Centre represents the effort of the entire Italian community, and is supported by the Italian Consul in Vancouver.

Mr. Legge submitted a petition signed by 643 residents of the area adjacent to the proposed Community Centre, opposing the re-zoning application. Mr. Legge stated that the Centre could generate considerable additional traffic in the area and could also result in disturbance of the peace of the neighbourhood. He also stated that the Centre was located away from the centre of the Italian community in the City.

ly 3 acres of North 8.5 acres  
lot A, Section 45, T.H.S.L.,  
athwest Corner of Grandview Highway  
nd Slocan Street. (Cont'd)

The following addressed Council in favour of the development and requested Council approve the re-zoning application.

Mr. Camino,  
Mr. Tom Bresciani,  
Mr. Spartano,  
Mr. Colombo,  
Mr. Gary Lauk, M.L.A. Vancouver Centre  
Mr. Gerino,  
Mr. P. Borden,  
Mr. S. Albanese,  
Mr. Rutlick,  
Mr. Howie Slocan,  
Mr. R. Vullagio.

The following residents of the area spoke against the proposal; they consider that the community is already well-served with recreational facilities as there are now two Community Centres in the area and, therefore, a third is not needed. They also expressed concern over the possible traffic problems which would arise from this development and the possible disturbance of the neighbourhood in the evening hours.

Mr. D. Hamilton,  
Mr. N. McPherson,  
Mrs. Arlen,  
Mr. L. Sander,

MOVED

THAT the re-zoning application be approved, subject to the conditions recommended by the Director of Planning.

- CARRIED UNANIMOUSLY

~~#114~~

Now # 180  
SEE Amendment  
A7-LAW 6043

See # 180 & 181

Plan referred to on File in  
City Clerk's Office

S.W. Corner of Grandview Highway  
South and Slocan Street.

(R2.G.52)

BY-LAW NO. 4954

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

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-185-B annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are a cultural and recreational centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, caretaker apartment and customary ancillary uses, bocce lanes and off-street parking and loading, subject to such conditions as Council may by resolution prescribe.

3. The floor space ratio shall not exceed a gross floor space ratio of 0.30.

4. The height of any building shall not exceed one storey plus cellar nor 35 feet measured from the average building grade of Slocan Street as determined by the City Building Inspector.

5. One Hundred and Twenty-nine off-street parking spaces shall be provided.

6. Off-street Loading shall be provided in accordance with Section 13 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 16th day of March, 1976.

(Sgd.) A. Phillips

MAYOR

(Sgd.) D. H. Little

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 16th day of March, 1976, and numbered 4954.

CITY CLERK"

# 5 . BEING THE ZONING AND DEVELOPM

THE PROPERTY SHOWN BELOW (OUTLINED IN BLACK) IS REZONED FROM RS-1 ONE FAMILY DWELLING DISTRICT TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT

GRANDVIEW

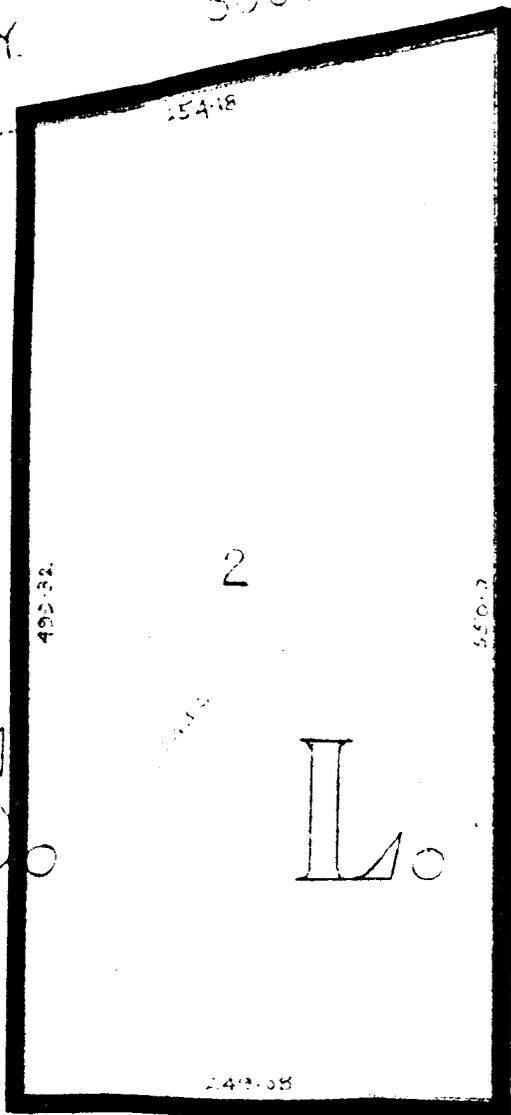
HWY.

NORTH

GRANDVIEW

HWY.

SOUTH



19128

FOURTEEN

FIFTEEN

SLOCAN ST.

SIXTEEN

562-49

752-57

3

EACONSFIELD

PARK

CD-1  
#180

S.W. corner of Grandview  
and Slocan Streets

BY-LAW NO. 6040

A by-law to amend By-law No. <sup>4954</sup>~~4594~~  
being a by-law which amended By-law No. 3575  
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. 4954 is amended as follows:

(a) by deleting section 1 and by substituting therefor the  
following:

"1. The "Zoning District Plan" annexed to By-Law No. 3575  
as Schedule "D" is hereby amended according to the plans  
marginally numbered Z-185-B and Z-278a1 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.";

(b) in section 2 by inserting after the words "dressing rooms,"  
the following: "gymnasium, theatre, administrative  
offices, osteria, storage areas," and by inserting after  
the words "bocce lanes" the following: ", racquetball  
courts";

(c) in section 3 by deleting the figure "0.30" and by  
substituting therefor the figure "0.55"; and

(d) by deleting sections 4, 5 and 6 and by substituting  
therefor the following:

"4. The maximum height, measured in accordance with the  
applicable provisions of the Zoning and Development  
By-law, shall be 11.857 m (38.90 ft.).

5. A minimum of 357 off-street parking spaces shall be  
provided, developed and maintained in accordance with  
Section 12 of the Zoning and Development By-law  
except that:

- (a) 179 spaces shall be provided prior to the enactment of this By-law; and
- (b) at the completion of each phase of development subsequent to enactment of this By-law there shall be provided spaces in accordance with Section 12 requirements."

6. Off-street loading spaces shall be provided, developed and maintained to the satisfaction of the Director of Planning who shall first receive advice from the City Engineer."

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

DONE AND PASSED in open Council this 30th day of  
September , 1986.

(signed) Michael Harcourt  
\_\_\_\_\_  
Mayor

(signed) R. Henry  
\_\_\_\_\_  
City Clerk

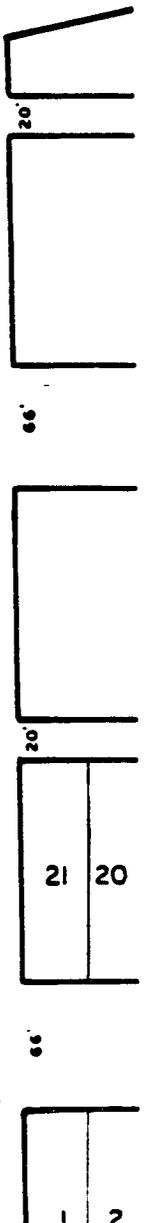
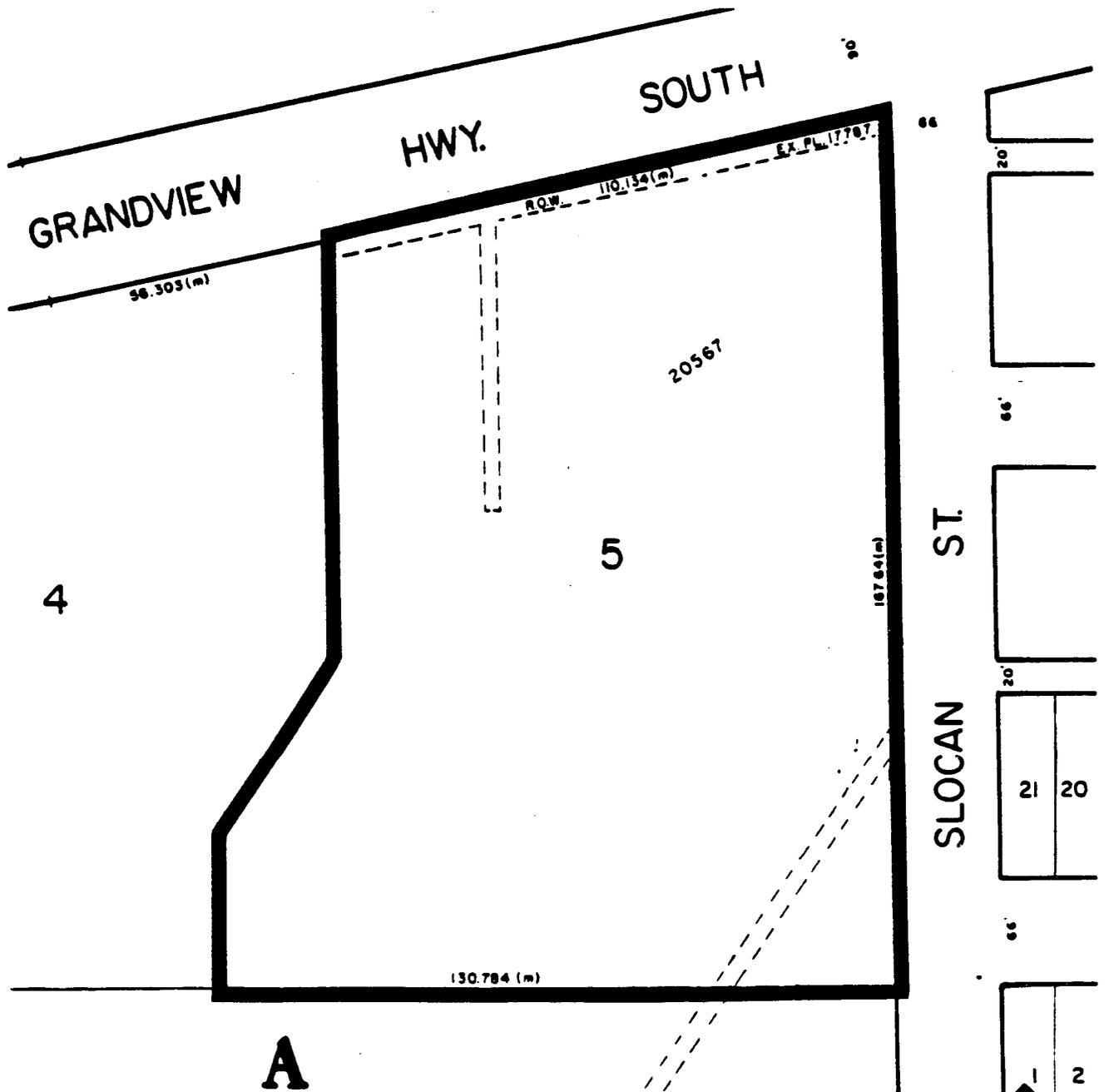
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 30th day of September, 1986, and numbered 6040.

CITY CLERK"

Final copy 1973

BY-LAW No. 6040 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN BLACK SCHEDULE A  
IS REZONED: FROM **RS-1 & CD-1** TO **CD-1 (amend.)**



SCALE: 1" = 100'

FILE No. **RZ** S.E. corner Penticton and Grandview

**Z-278a i**



**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**

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"

**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****APRIL 18, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 18, 2000, at 7:40 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 By-law.

**PRESENT:** Mayor Philip Owen

Councillor Fred Bass  
Councillor Jennifer Clarke  
Councillor Lynne Kennedy  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Tim Louis  
Councillor Sandy McCormick  
Councillor Sam Sullivan  
Councillor George Puil

**ABSENT:** Councillor Gordon Price

**CITY CLERK'S**

**OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Don 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.

- CARRIED UNANIMOUSLY

**1. Text Amendment: 3075 Slocan Street (Italian Cultural Centre)**

An application by Joe Finamore, President of the Italian Cultural Centre Society, was considered as follows:

Summary: The proposed text amendment would permit school use in the Italian Cultural Centre.

The Director of Current Planning recommended approval, subject to the conditions as set out in the agenda of the Public Hearing.

Also before Council was a memorandum, dated April 17, 2000, in which Rob Whitlock, Rezoning Planner, provided responses to questions raised by Council members at its meeting on March 14, 2000 in referring the rezoning to Public Hearing.

### **Staff Comments**

Rob Whitlock, Rezoning Planner, reviewed the application to amend the existing CD-1 By-law for the Italian Cultural Centre at 3075 Slocan Street to allow elementary and secondary school use. The proposed school, Stratford Hall, will use the existing floor space at the Italian Cultural Centre. Staff anticipate the school use will add a small level of additional travel on Slocan Street. The Centre currently has 400 parking spaces available. Due to the size and location of the existing buildings, most normal noise will be contained on site. Mr. Whitlock also reviewed the memorandum, dated April 17, 2000, addressing school certification requirements, required courses, non-profit categories and extension of the notification boundary. Staff are recommending approval subject to conditions.

Paul Pinsker, Parking and Development Engineer, advised the applicant is required to provide a traffic management plan and conduct a traffic impact study. The school will have convenient access from Grandview Highway and the Centre provides more than adequate parking.

### **Applicant Comments**

Joe Finamore, President, Italian Cultural Centre, advised Stratford Hall will provide many benefits to the Italian Cultural Centre. Currently, the facilities are under-utilized in daytime hours. The Italian Cultural Centre is a non-profit society which is struggling for financing and looking for new ways of funding programs. Stratford Hall will bring different features to the Italian Cultural Centre and bring more younger people, and families, to the Centre. The Daycare issue is a separate issue to that of the rezoning; whether the rezoning application is approved or not, the closure of the Daycare will stand. The Daycare is costing the Italian Cultural Centre in resources and time. The Centre will continue to try and find avenues for the Daycare but has given the Daycare six months notice to close the program. Joe McConnell, Stratford Hall, advised the school has received much interest from families in the East Vancouver area. Many families with children attending the school would want to live near the school and the area provides affordable housing. The school will be providing an international baccalaureate diploma program. At present, there is no international baccalaureate school in Vancouver. The school hopes to be graduating its first Grade 12 class in 2006 and is actively looking for a site within the Boundary corridor.

### **Summary of Correspondence**

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

two 'e'-mails in support of the application

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of the application:

Kim Tempest  
Craig Fenton  
Lyle Pidzarko  
Ed Mazzuca

The foregoing speakers support the application based on one or more of the following points:

as a resident of the area, is looking forward to having an independent school located in the area;

as a parent, support the school being located at the Centre; it will be convenient for children to attend;

there is a need in the community for a school like Stratford Hall;  
Stratford Hall will be able to serve the whole community.

The following speakers supported having Stratford Hall at the Italian Cultural Centre, but opposed closing the Luciano Fabbian Daycare at the Centre:

Sony Bae  
Joan Sanders  
Libby Ursini  
Dick Woldring  
Dina Cadlick  
Barb Lawson  
Laura Begg

The speakers comments are summarized as follows:

the Daycare Centre has provided daycare services to the community for 22 years;  
as a parent, was astounded at the closure notice for the Daycare Centre sent by the Italian Cultural Centre;  
the Italian Cultural Centre did not consult widely with members regarding the change in direction;  
the Centre could get revenue from other sources;  
the Centre never talked to parents, never asked for increases to fees;  
the 6 month extension is not enough time to find another facility and relocate children;  
6 months is not enough time for the Daycare Centre to meet licensing requirements for alternate space;  
do not want to lose the daycare operation for a temporary facility.

Jeff Piper, area resident, opposed the location of the school at the Italian Cultural Centre site. Mr. Piper expressed concerns with potential parking problems and

additional traffic; school activities will coincide with Italian Cultural Centre functions . In addition, Mr. Piper was concerned Slocan Street will become a major thoroughfare.

### **Applicant Closing Comments**

Leonard Bruno, representing the Italian Cultural Centre, reiterated the Centre did not want to carry on with the operation of the Daycare; the amount of time the Daycare program consumed was considerable. The Italian Cultural Centre wants Stratford Hall on board. The school is a good opportunity for the Centre; it hopes to learn how to operate a school. The School will allow the Centre to expand its features and benefits to the community and will ensure the Centre continues to grow. The Italian Cultural Centre asks Council's support for the Stratford Hall proposal.

### **Staff Final Comments**

Rob Whitlock noted the two broad groups of speakers: those in support of the school and those concerned about the Daycare. However, the Daycare issue is not germane to the issue of the rezoning. Council can, as a further condition, place a restriction on the total enrolment for the School. Furthermore, any broad expansion of the School would have to come back for further decision. Staff are still in support of the application, with the limit of Grade 9 for the School.

Rob Jenkins, Assistant Director of Current Planning, advised Council may, as a condition of the rezoning, require the Centre to provide more time for the Daycare to find an alternate site.

MOVED by Cllr. Kennedy,

THAT the application by Joe Finamore, President of the Italian Cultural Centre Society, to amend the CD-1 By-law for 3075 Slocan Street (Italian Cultural Centre) to permit school use in the Italian Cultural Centre, be approved, subject to the following conditions:

(a) THAT the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

(i) a traffic management plan for the school will be a requirement of any development application and is to be completed subject to the satisfaction of the General Manager of Engineering Services;

(ii) arrangements shall be made to the satisfaction of the General Manager of Parks and Recreation for use of the adjoining Beaconsfield Park;

(iii) requirements of the Vancouver/Richmond Health Board regarding adequacy of washrooms and other matters; and

(iv) any pre-school, kindercare, out-of-school or other childcare programs will have to meet the City of Vancouver Child Care Design Guidelines and the Vancouver/Richmond Health Board Child Care Facilities Licensing requirements.

(b) THAT, prior to enactment of the CD-1 By-law, the registered owner shall enter into:

(i) an agreement with Stratford Hall and the City of Vancouver, to the satisfaction of the Director of Legal Services, to limit the school to Kindergarten to Grade 9 and an enrolment limit of 250;

(ii) an agreement to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Greater Vancouver Regional District for a new 6.0 m wide Statutory Right-of-Way as outlined in this report;

(iii) an agreement with the City of Vancouver, to the satisfaction of the Director of Legal Services and the Director of Social Planning, that daycare will be provided on the site up to June 30, 2001, with no requirements as to operator or the future location of the daycare, and that all best efforts be made to assist the day care operation to secure a permanent location before that date.

- CARRIED

(Councillors Puil and Sullivan opposed to B(i))  
(Councillor Puil opposed to B(iii))

**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. Don Lee,  
SECONDED by Cllr. Sullivan,

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 11:20 p.m.

\* \* \* \* \*



**SPECIAL COUNCIL MEETING  
(PUBLIC HEARING)**

**DECISIONS**

DATE: Thursday, April 18, 2000

TIME: 7:30 p.m.

PLACE: Council Chamber  
Third Floor, City Hall

**FOR INFORMATION, PLEASE CONTACT TARJA TUOMINEN 873-7191**

**1. TEXT AMENDMENT: 3075 Slocan Street (Italian Cultural Centre)**

THAT the application by Joe Finamore, President of the Italian Cultural Centre Society, to amend the CD-1 By-law for 3075 Slocan Street (Italian Cultural Centre) to permit school use in the Italian Cultural Centre, be approved, subject to the following conditions:

- (a) THAT the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
  - (i) a traffic management plan for the school will be a requirement of any development application and is to be completed subject to the satisfaction of the General Manager of Engineering Services;
  - (ii) arrangements shall be made to the satisfaction of the General Manager of Parks and Recreation for use of the adjoining Beaconsfield Park;
  - (iii) requirements of the Vancouver/Richmond Health Board regarding adequacy of washrooms and other matters; and
  - (iv) any pre-school, kindercare, out-of-school or other childcare programs will have to meet the City of Vancouver Child Care Design Guidelines and the Vancouver/Richmond Health Board Child Care Facilities Licensing requirements.

- (b) THAT, prior to enactment of the CD-1 By-law, the registered owner shall enter into:
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  - (iii) an agreement with the City of Vancouver, to the satisfaction of the Director of Legal Services and the Director of Social Planning, that daycare will be provided on the site up to June 30, 2001, with no requirements as to operator or the future location of the daycare, and that all best efforts be made to assist the day care operation to secure a permanent location before that date.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

There being no amendments, it was

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

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Louis and Puil excused from voting on By-law 9)

**10. A By-law to amend By-law No. 7347, being the Private Property Tree By-law (Tree Removal Permit Fee Increase) By-law No. 8242**

MOVED by Cllr. Louis,  
SECONDED by Cllr. Bass,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Louis,  
SECONDED by Cllr. Bass,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**11. A By-law to amend By-law No. 4954, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (3075 Slocan Street -Italian Cultural Centre) By-law No. 8243**

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

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. McCormick,

SECONDED by Cllr. Don Lee,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Councillors Bass and Louis opposed)  
(Councillor Price excused from voting on By-law 11)

12. A By-law to Authorize Council Entering into a Housing Agreement (50 West Cordova Street - Hildon Hotel)By-law No. 8244

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

13. A By-law to amend By-law No. 6510, being the Sign By-law (Location of Billboards) By-law No. 8245

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

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

3075 Slocan Street (Italian Cultural Centre)

BY-LAW NO. 8243

A By-law to amend By-law No. 4954,  
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. 4954 is amended in Section 2 by adding after the words "racquetball courts" a comma and the following:

"school - elementary and secondary".

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

DONE AND PASSED in open Council this 25th day of July , 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 25th day of July 2000, and numbered 8243.

CITY CLERK"