



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

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

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## CD-1 (182)

*424 Drake Street*

*By-law No. 6057*

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

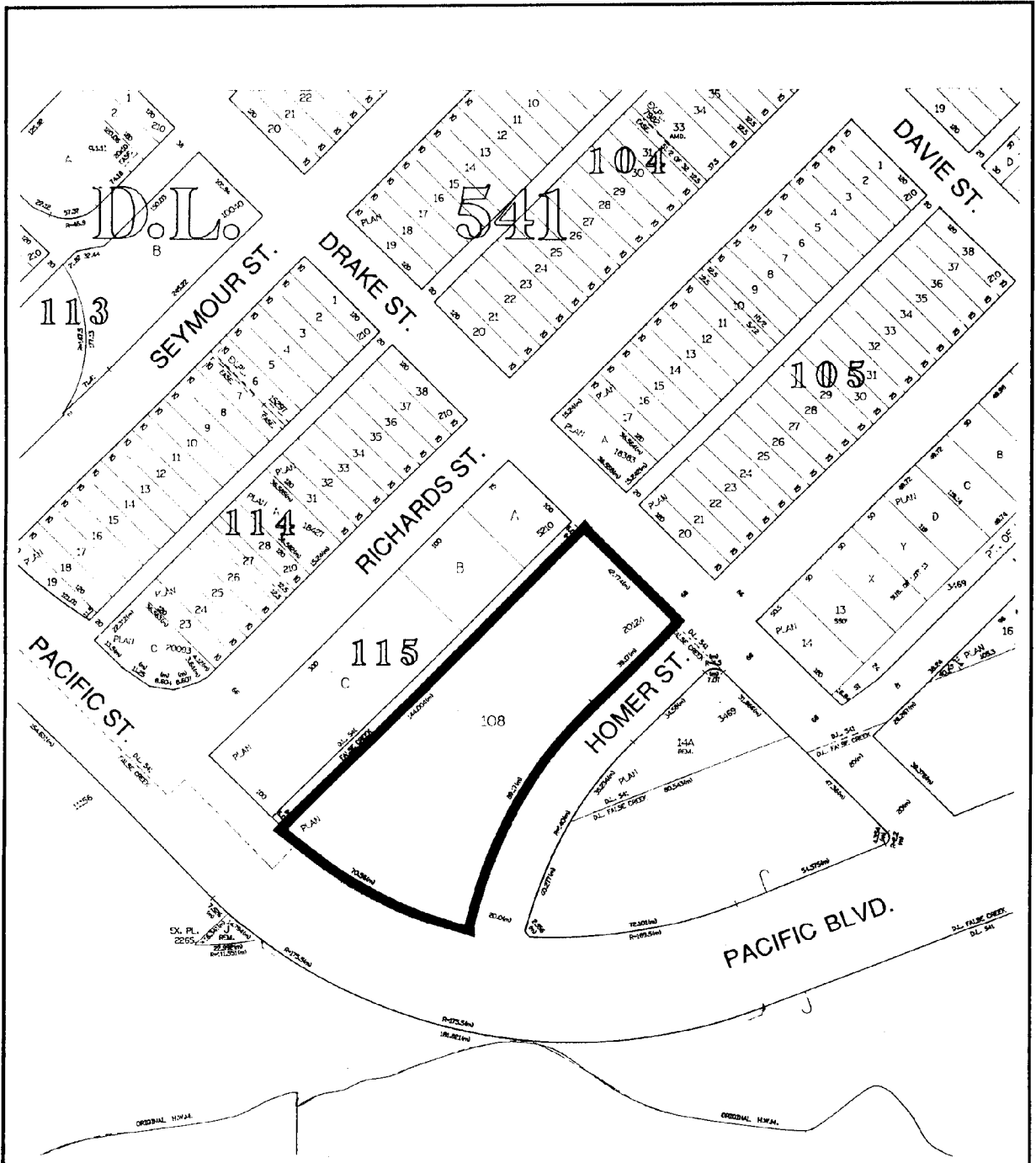
**Effective October 28, 1986**

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


- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned 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) 367 dwelling units in multiple dwellings; [6954; 92 03 24]
  - (b) office/commercial, which means any office, including banks and financial institutions;
  - (c) retail/commercial, which means any retail store, business, retail-type service activity, restaurant (excluding a drive-in); [6516; 89 06 27]
  - (d) other commercial, which means any other commercial use not being “retail” or “office”; [6516; 89 06 27]
  - (e) public and institutional;
  - (f) social, recreational and cultural;
  - (g) parks and open space;
  - (h) accessory uses customarily ancillary to the above uses.
- 3 Floor Space Ratio
- 3.1 The maximum density for all buildings shall not exceed a floor space ratio of 4.75 of which a maximum of 0.24 shall be non-residential and a maximum of 4.51 shall be residential. The floor space ratio shall be measured in accordance with the provisions of the West End District Official Development Plan. [6516; 89 06 27] [6954; 92 03 24]
- 3.2 The following ancillary facilities are excluded from the floor space measurement:
- Amenity areas for the social and recreational enjoyment of the residents and employees, or providing a service to the public, including facilities for general fitness, general recreation daycare, provided that:
- (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.); and
  - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
- 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. [8169; 00 03 14]
- 4 Height  
The maximum building height measured above the base surface shall be 79.3 m (260.0 ft).
- 5 Off-street Parking  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that a minimum of 400 off-street parking spaces shall be provided.  
[6516; 89 06 27]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6057 or provides an explanatory note.*

- 6      Off-street Loading  
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 3 off-street loading spaces shall be provided.  
[6516; 89 06 27]
- 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.]*




The property outlined in black (█) was rezoned:  
 From **DD** to **CD-1** by By-law No. 6057

<b>CD-1 (182) 424 Drake St.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): N-10 scale: 1:2000	

CITY OF VANCOUVER  
MEMORANDUM

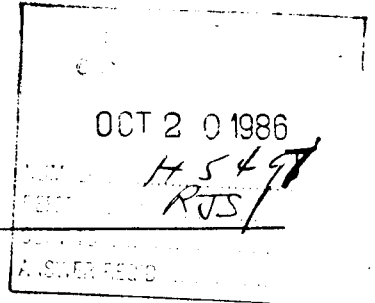
From: CITY CLERK

Date: October 17, 1986

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


Refer File: P.H.179

Subject: Public Hearing Minutes - October 9, 1986



I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on October 9, 1986.

Please note any matters contained therein for your attention.

  
CITY CLERK *lys*

GJ:ss  
Att.

Also Sent To: Mr. P. Merrick,  
Merrick Kennedy Architects Ltd.,  
1 Goalers Mews,  
VANCOUVER, B.C.  
V6B 4K7

Messrs. Bill Casson Associates Ltd.,  
424 Drake Street,  
VANCOUVER, B.C.  
V6B 4Y7

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 9, 1986 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 (items 1 & 2 only)  
Aldermen Bellamy, Brown, Campbell,  
Davies, Eriksen, Ford,  
Rankin, Yee and Yorke

ABSENT: Alderman Puil

CLERK TO THE COUNCIL: Mrs. G. Johnson

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

The Mayor suggested and Council agreed to vary the agenda for the Public Hearing.

As items 1 and 2 were related, it was agreed to consider them concurrently.

1. Text Amendment: Zoning and Development By-law
2. Text Amendment: WED ODP

The Council considered applications of the Director of Planning, as follows:

1. TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW

- (i) The proposed text amendment, if approved, would:
  - define full-serve gasoline station;
  - define split-island gasoline station;
  - define service bay;
  - make split-island stations conditional approval uses;
  - allow for conditional conversions from full service to split-island stations only if service bays are retained, provided that no more than two bays would need to be retained.
- (ii) Any consequential amendments.

Cont'd

Clauses 1 and 2 cont'd

2. TEXT AMENDMENT: WED ODP

- (i) The proposed text amendment, if approved, would:
  - change uses permitted from gasoline service and self-service stations to gasoline station full-serve and gasoline station split-island.
- (ii) Any consequential amendments.

In each application, the Director of Planning recommended approval.

Mr. Dave McDonald, Associate Director - Zoning Division, recalled that Council has been deliberating the issue of self-serve gasoline stations over the past years leading to a joint meeting of the Standing Committees on Economic Development and Planning and Development in May 1986 to consider several policy options. At Council's meeting of June 10, 1986, approval was given to the option which allows full-serve stations to be considered in appropriate schedules (as at present) with normal planning considerations, throughout the city; allows split-island stations to be considered in the same way; and allows existing self-serve stations to remain (as non-conforming uses). However, no new self-serve stations nor conversions from other types of stations will be considered. Council will allow conditional conversion of full-serve to split-island stations, only if existing or former (closed) service bays are retained, provided that no more than two bays would be required.

Mr. McDonald referred to two minor changes as contained in his memo of October 9, 1986 which simplify and clarify the wording of the proposed text amendment.

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

Mr. M. Green, B.C. Petroleum Association (brief filed), expressed his Association's objections to the amendments, asking Council to continue reviewing the implications of the amendments, prior to formal adoption. In addition, the Association objected to the recommendation treating existing self-serve gasoline stations as a non-conforming use. He claimed the proposed amendments could impede the freedom of the operator of a gasoline service station to operate efficiently and may affect the ability to achieve an adequate return for investment.

Mr. McDonald responded to the B.C. Petroleum Association's principal concern about self-serve gasoline stations becoming non-conforming uses, advising the stations can become conforming by converting one pump island to a full-serve. Any aspects that are non-conforming, with respect to regulation, can find relief through the authority given to the Director of Planning under the Vancouver Charter or through the Board of Variance. The term "minor repairs" is open-ended and is not intended to be obstructive.

Cont'd

4. Rezoning: 424 Drake Street

The Council considered a rezoning application by Bill Casson and Associates Ltd., as follows:

REZONING: LOCATION - 424 DRAKE STREET (Lot 108, False Creek 20124)

Present Zoning: DD Downtown 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:

- 350 dwelling units in multiple dwellings;
- office;
- retail;
- other commercial;
- public and institutional;
- social, recreational and cultural;
- a maximum floor space ratio of 4.7;
- a maximum height of 260 ft.;
- provisions regarding off-street parking and loading;
- accessory uses customarily ancillary to the uses listed above.

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

(iii) Any consequential amendments.

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

- (a) That the approved form of development be generally as prepared by Eng and Wright Partners, Architects, and stamped "Received, City Planning Department, June 6, 1986", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development in a development permit application.
- (b) That prior to the issuance of a development permit, the design is revised to:
  - provide further articulation of the major facades, particularly those facing the northwest and northeast;
  - maximize visual privacy and reduce the impact of cross-viewing.
- (c) Also prior to the issuance of a development permit;
  - an acoustic report is submitted and implemented to the satisfaction of the Medical Health Officer; and
  - the loading bays are relocated to the satisfaction of the City Engineer.

Cont'd



Clause 4 cont'd

Mr. J. Carline, on behalf of the Director of Planning, advised this application to rezone the site bounded by Drake Street, Homer Street, Pacific Boulevard and the lane west of Homer Street, from DD to CD-1, is for the purpose of constructing a high density market residential complex with some commercial uses at or near grade, and accessory parking underground. The applicant wishes to develop a residential fsr of approximately 4.0 with a commercial fsr of approximately 0.7, keeping the total within the present maximum fsr of 5.0. The Director believes the proposal is consistent with the City's desire to accommodate more inner city housing stock, providing a livable environment of a high quality. It was noted that the noise buffers for this proposal are quite acceptable.

In response to a question, Mr. Carline explained this application will provide the City with new experience for developments using a residential fsr of 4.0 in the downtown. Planning staff does not intend, at this time, to bring about an across the board amendment allowing a fsr of 4.0.

There were no speakers for or against this application.

MOVED by Ald. Rankin,

THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

5. Text Amendment: North Park ODP

The Council considered an application of the Director of Planning, as follows:

TEXT AMENDMENT: NORTH PARK ODP

- (i) The proposed text amendment, if approved, would:
  - insert more specific regulations on height, floor area, parking and loading;
  - replace diagrams to reflect design refinements, including a more detailed graphic illustration of some of the urban design principles and a land use plan which better categorizes mixed uses and increases the mixed use options on various sites;
  - other housekeeping amendments.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

Cont'd

Clause No. 5 cont'd

Mr. J. Carline, on behalf of the Director of Planning, advised that this joint application by the Director of Planning and B.C. Place to amend the North Park ODP was to accommodate "supplemental amendments" - these include urban design regulations on height, density, parking and urban design and amended diagrams to accommodate the detailed design objectives. He explained that a revised provision to the ODP will permit the use of a hotel on Block 17, although it still retains its residential zoning.

Mr. Carline pointed out a slight correction to the boundary of North Park on diagram 3 near Pacific Boulevard North and Dunsmuir Street, to conform with other diagrams in the Plan. A change to the key for diagram 5 was also noted, adding the words "contained" before "open space" and "edge" after "built form".

For the record of the Public Hearing, Mr. Carline advised that negotiations with B.C. Transit are still under way to ensure access from the Keefer steps to the Stadium ART station and Beatty Street. If these negotiations are not successful and access is not provided from the Keefer Street steps to the downtown either through the station or the other transit control site, the Director of Planning may have to report back with amendments to the Plan to reflect this. In response to a question, Mr. Carline confirmed that an elevator will be in place at the Keefer steps gateway and access will be ensured for the disabled through to Keefer Street.

There were no speakers for or against this application.

The Deputy Mayor noted a letter dated October 9, 1986 from the Chinatown Parking Committee, expressing its opposition to the proposed parking structure under the playing field site adjacent to Keefer and Quebec Streets and Pacific Boulevard.

MOVED by Ald. Bellamy,

THAT the application be approved as amended this day by the Director of Planning, and set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

6. Text Amendment: WED ODP

The Council considered an application of the Director of Planning, as follows:

TEXT AMENDMENT: WED ODP

- (i) The proposed text amendment, if approved, would:
  - Add a heritage floor area bonus to the West End District Official Development Plan for sites on the Vancouver Heritage Inventory. The increase in floor area would be authorized by the Development Permit Board, subject to prior approval by City Council. In determining the bonus, the Board shall consider the cost of the heritage-related restoration, the value of increased floor area and the impact on the neighbourhood.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

Cont'd

77 102  
424 DRAKE

424 Drake Street

BY-LAW NO. 6057

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-326a and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) 350 dwelling units in multiple dwellings;
  - (b) office/commercial, which means any office, including banks and financial institutions;
  - (c) retail/commercial, which means any retail store, business, retail-type service activity, restaurant (excluding a drive-in), provided that such uses shall not include the sale or rent of sex-oriented products;
  - (d) other commercial, which means any other commercial use not being "retail" or "office", provided that such use shall not include the sale or rent of sex-oriented products;
  - (e) public and institutional;
  - (f) social, recreational and cultural;

- (g) parks and open space;
- (h) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The maximum density for all buildings shall not exceed a floor space ratio of 4.7 of which a maximum of ~~0.7~~<sup>0.24</sup> shall be non-residential and a maximum of ~~4.0~~ shall be residential. The floor space ratio shall be measured in accordance with the provisions of the West End District Official Development Plan. #46

3.2 The following ancillary facilities are excluded from the floor space measurement:

Amenity areas for the social and recreational enjoyment of the residents and employees, or providing a service to the public, including facilities for general fitness, general recreation daycare, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 per cent of the permitted floor space or 929.03 m<sup>2</sup> (10,000 sq. ft.); and
- (ii) in the case of a child daycare centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.

4. Height

The maximum building height measured above the base surface shall be 79.3 m (260.0 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law, except that a minimum of 400 off-street parking spaces shall be provided.

6. Off-Street Loading

Off-street loading shall be provided, developed and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law, except that 5 off-street loading spaces shall be provided.

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

DONE AND PASSED in open Council this 28th day of  
October, 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 28th day of October, 1986, and numbered 6057.

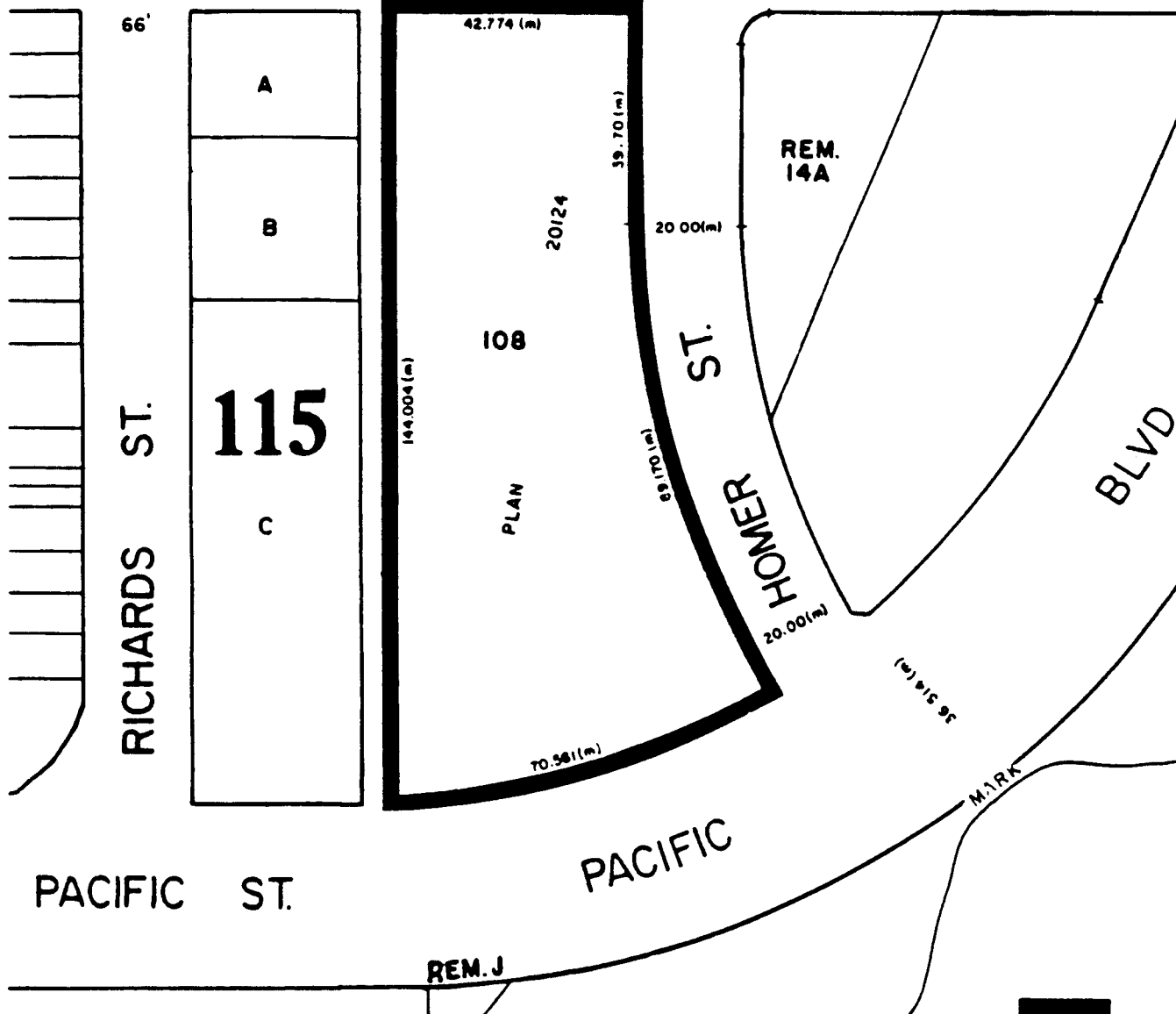
CITY CLERK"

BY-LAW No. 6057 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 **DD** TO **CD-1**



DRAKE ST.



SCALE: 1" = 100'  
FILE No. **RZ 424 Drake**



**Z-326a**

CITY OF VANCOUVER  
MEMORANDUM

424 Drake

From: CITY CLERK

Date: May 11, 1989

To: CITY MANAGER  
ACTING DIRECTOR OF PLANNING  
ASSOCIATE DIRECTOR, ZONING DIVISION  
DIRECTOR OF LEGAL SERVICES  
CITY ENGINEER

Refer File: P.H. #214

Subject: Public Hearing - April 20/25, 1989

RECEIVED	
MAY 12 1989	
NUMBER	K 5768
REFERRED TO	JTC
COPY TO	
ANSWER REQ'D	

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on April 20/25, 1989.

Please note any matters contained therein for your attention.



DEPUTY CITY CLERK

:ci  
Att.

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 20, 1989, at Trout Lake Community Centre, 3350 Victoria Drive, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-Law.

PRESENT: Mayor Campbell  
Aldermen Baker, Bellamy, Davies,  
Eriksen, Owen, Price,  
Puil, Rankin, Taylor and  
Wilking

CLERK TO THE COUNCIL: Mrs. J. Thomas

Due to the temporary absence of the Mayor, Deputy Mayor Puil assumed the Chair.

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,  
SECONDED by Ald. Eriksen,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Puil in the Chair, to consider proposed amendments to the Zoning & Development By-law.

- CARRIED UNANIMOUSLY

The Public Hearing on the following application was held on April 20 and 25, 1989. For clarity, the order of the agenda has been changed in these Minutes to show the discussion as one item.

1. Rezoning - 1700 East Broadway at Commercial Drive

An application of Waisman, Dewar, Grout, Carter Architects, was considered as follows:

**REZONING: LOCATION - 1700 EAST BROADWAY AT COMMERCIAL DRIVE**

Present Zoning: C-2 Commercial and RS-1 One-Family Dwelling Districts.

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft by-law, if approved, would rezone the site as CD-1, to accommodate use and development of the site generally as follows:
- 72 dwelling units in a multiple dwelling;
  - office uses;
  - retail uses as more particularly listed in the draft by-law;
  - service uses as more particularly listed in the draft by-law;
  - maximum floor space ratio of 3.0;
  - maximum height of 54 m (177 feet);
  - provisions regarding off-street parking and loading.
- (ii) Proposed amendments to the Sign By-law which, if approved, would allow signage on this site under Schedule B (Suburban Commercial C-2) of the Sign By-law.



Clause No. 1 cont'd

(iii) Any consequential amendments.

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

- (a) That, prior to the enactment of the CD-1 By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:
  - (i) - fire compartmentation;
    - Fire Department access routes;
    - public safety exiting;
    - zoned deluge sprinkler systems;
    - ventilation and smoke exhaust systems;
    - zoned underpass fire alarm and detection system;
    - emergency telephone communication system;
    - emergency lighting and power supply;
    - dangerous goods spill drainage system, and
    - unobstructed emergency access stairways for firefighters, on both sides of the Cut, with dry standpipes, designed for integration with a future Cut roadway, all to the satisfaction of the Fire Chief;
  - (ii) - submission of an acoustical evaluation of the proposed development, confirming residential unit compliance with CMHC requirements (to be included as a By-law requirement), and assessing the proposed acoustical treatment of the office, retail/service commercial spaces and the pedestrian concourse, and assessing the development's response to train and ALRT vibration;
  - (iii) - location of column supports for the proposed structure aligned with the existing columns of the ALRT guideway and future supports of the Commercial Drive bridge so as to not reduce the available right-of-way for the rail line or proposed roadway, to the satisfaction of the City Engineer;
  - (iv) - deletion of the proposed underground parking structure beyond the west property line of the site;
  - (v) - all vehicular access to provide for two-way operation;
  - (vi) - location of columns within the parking areas so as to provide unobstructed manoeuvring aisles;
  - (vii) - deletion of the proposed trees on the Commercial Drive Bridge.
- (b) That the approved form of development is adopted in principle, generally as prepared by Waisman, Dewar, Grout, Carter, Architects, and stamped "Received, City Planning Department February 6, 1989", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

4. Text Amendment - 424 Drake Street

An application submitted by Bill Casson & Associates Ltd., was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 6057: LOCATION - 424 DRAKE STREET

- (i) The draft by-law, if approved, would change the permitted floor space ratios (FSR) as follows:
  - residential FSR - increases from 4.00 to 4.46;
  - commercial FSR - decreases from .70 to .24;
  - total FSR - remains 4.70.
- (ii) Housekeeping amendments to reflect changes made earlier to the Zoning and Development By-law.
- (iii) Any consequential amendments.

In his review of the application Mr. J. Coates, Planner, Zoning & Subdivision Group, advised since the previous rezoning and development permit approvals for this site in 1987, the City and the Province had become aware of the possibility of soil contamination on lands in the False Creek area. The applicant has applied for clearance from the Ministry of the Environment, Waste Management Branch. The Acting Director of Planning, therefore, is recommending the soil issue be resolved prior to enactment of the CD-1 By-law and approval be subject to a condition reflecting this.

There were no speakers.

MOVED by Ald. Bellamy,

THAT the application be approved subject to Ministry of Environment clearance respecting clean soils on the site.

- CARRIED UNANIMOUSLY

5. Rezoning - 1572 East 22nd Avenue

An application of Blues Developments Ltd. was considered as follows:

REZONING: LOCATION - 1572 EAST 22ND AVENUE (Lot 4, North Part Block 8, D.L. 352, Plan 1257)

Present Zoning: RS-1A One-Family Dwelling District  
Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft by-law, if approved, would accommodate use and development of the site generally as follows:
  - nine dwelling units in one-family, two-family or three-family dwellings;
  - maximum floor space ratio of 0.563;
  - maximum height of 9.144 m (30 feet);
  - provisions for off-street parking.
- (ii) Any consequential amendments.

Clause No. 5 cont'd

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

- (a) That, prior to the enactment of the CD-1 By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:
  - reducing building No. 3 (see Appendix II, City Manager's Report dated March 7, 1989) to a one-family dwelling with a maximum FSR of 0.53 for the site.
- (b) That the approved form of development is adopted in principle, generally as prepared by Cornerstone Architects, and stamped "Received, City Planning Department, March 1, 1989", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That, prior to enactment of the CD-1 By-law:
  - (i) arrangements be made to the satisfaction of the City Engineer and Director of Legal Services for the provision of a registered right-of-way (15-feet wide min.) from 22nd Avenue south to the existing north-south lane, to be used for garbage collection for properties fronting Fleming Street and to have the potential to provide future rear access to ten residential lots abutting the site.
  - (ii) arrangements to be made to the satisfaction of the City Engineer and Director of Legal Services for the undergrounding of all B.C. Hydro and Telephone services within and adjacent the site from the closest existing suitable pole.
  - (iii) evidence be submitted in writing, to the satisfaction of the Director of Planning, showing that the proposed development will result in no surface water flow onto adjoining sites.

Mr. T. Phipps, Zoning & Subdivision Group, advised the application proposed infill family housing on an irregularly shaped lot. Four principal structures are proposed: one fronting on East 22nd Avenue, containing three dwelling units, and three two-family structures to the interior of the site. The Director of Planning had some concerns respecting the massing of the two central infill structures and felt this massing should be reduced. Condition (a), as proposed by the Director of Planning, would achieve this reduction and lessen the visual domination of the interior of the block.

Mr. J. Richards, for the applicants, explained the intent was to provide affordable housing through duplexes. There were few duplex experiments in the city and it was felt this project could counter high land costs. The applicants had made several concessions to the original proposal to meet neighbourhood and Planning Department concerns, including a reduction in fsr and height, change of lane access and preservation of mature trees on the site. The further reduction of one unit, as proposed by the Director of Planning's Condition (a), could threaten the integrity of the project. In response to questions, Mr. Richards explained the result would be instead of a duplex structure there would be one single-family house, larger in size and higher priced than each of the duplexes.

#182

424 Drake Street

BY-LAW NO. 6516

A By-law to amend  
By-law No. 6057 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. Section 2 of By-law No. 6057 is amended:
  - (i) in clause (c) by deleting the words "provided that such uses shall not include the sale or rent of sex-oriented products" and the immediately preceding comma; and
  - (ii) in clause (d) by deleting the words "provided that such use shall not include the sale or rent of sex-oriented products" and the immediately preceding comma.
2. Section 3.1 is amended by deleting the figures "0.7" and "4.0" and by substituting therefor the figures "0.24" and "4.46" respectively.
3. Section 5 is amended by deleting the words "provisions of Section 12 of the Zoning and Development" and by substituting therefor the words "applicable provisions of the Parking".
4. Section 6 is amended by deleting the words "provisions of Section 12 of the Zoning and Development By-law, except that 5 off-street loading spaces shall be provided" and by substituting therefor the words "applicable provisions of the Parking By-law except that 3 off-street loading spaces shall be provided".
5. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 27th day of  
June , 1989.

(signed) Gordon Campbell  
Mayor

(signed) Maria Kinsella  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 27th day of June, 1989, and numbered 6516.

CITY CLERK"

CITY OF VANCOUVER  
MEMORANDUM

*Handwritten:* 4.21.1991

From: CITY CLERK

Date: August 27, 1991

To: City Manager  
→ Director of Planning  
Associate Director, Land Use & Development Division  
Director of Legal Services  
City Engineer  
Director of Permits & Licenses  
Medical Health Officer  
Clerk, Vancouver Heritage Advisory Committee

Refer File: P.H. #251

RECEIVED  
PLANNING DEPARTMENT  
AUG 29 1991  
NUMBER 6005  
THF

Subject: Public Hearing - August 15, 1991

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I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of August 15, 1991.

Please note any items contained therein for your information.

CITY CLERK

NL:ci  
Att.

Also sent to: Applicants, and other interested parties

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

**3**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 15, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:35 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Chan, Davies,  
Eriksen, Owen, Price, Puil,  
Wilson and Yorke

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: N. Largent

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

VARY AGENDA ORDER

MOVED by Ald. Bellamy,

THAT the order of the agenda be varied to deal with item 4 following item 6.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

2. Text Amendment: CD-1 By-law No. 6057  
(424 Drake Street)

An application by Eng and Wright Partners, Architects, was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 6057 - 424 DRAKE STREET (VR 2540 and Remainder of Lot 108, False Creek, Plan 20124)

(i) If approved, the proposed text amendment would increase the maximum number of dwelling units from 350 to 367, and increase the maximum floor space ratio from 4.70 to 4.75.

(ii) Any consequential amendments.

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

(a) That, prior to enactment of the amending CD-1 by-law, the registered owner shall, at no cost to the City:

(i) make arrangements, to the satisfaction of the Medical Health Officer, that measures will be taken to provide a suitable acoustic environment for all dwelling units; and

(ii) make arrangements, to the satisfaction of the City Engineer and Director of Legal Services, to execute a Section 215 Covenant to ensure that the 23 shared parking spaces are available for evening residential visitor parking use from 7:00 p.m. to 7:00 a.m.

**SUMMARY OF PROPOSED CHANGES**

	CURRENT STATUS	PROPOSED AMENDMENT (IF APPROVED)
ZONE	CD-1	CD-1
TOTAL FSR (MAX.)	4.70	4.75
- non-residential use	.24	.24
- residential use	4.46	4.51
DWELLING UNITS	350	367

Cont'd

Clause No. 2 cont'd

Mr. J. Coates, Senior Planner, reviewed the application, noting the proposed application will result in some public benefits, particularly in the provision of rental housing, and no public disbenefit. Additional parking space will be required for visitors.

There were no speakers for or against the application.

MOVED by Ald. Price,

THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Rezoning: 8264 Hudson Street

An application by the Director of Housing & Properties was considered as follows:

REZONING: 8264 HUDSON STREET (Lot 24 and Amended Lot 25 of 8 and 9, Block B, District Lots 319, 323 and 324, Plan 2277)

Present Zoning: RT-2 Two-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- special needs residential facility - congregate housing facility;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 1.05;
- maximum height of 12.20 m; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

Cont'd



BY-LAW NO. 6954

A By-law to amend  
By-law No. 6057, 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. 6057 is amended:
  - (a) in clause (a) of section 2 by deleting the figure "350" and substituting therefor the figure "367"; and
  - (b) in section 3.1 by deleting the figures "4.7" and "4.46" and substituting, respectively, the figures "4.75" and "4.51".
2. This By-law comes into force and takes effect on the date of its passing.

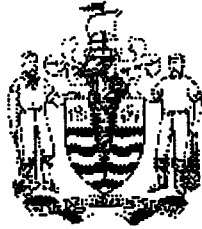
DONE AND PASSED in open Council this 24th day of  
March , 1992.

(signed) Gordon Campbell  
Mayor

(signed) Maria C. Kinsella  
City Clerk

I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of March 1992, and numbered 6954.

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

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[COMMUNITIES](#)

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## EXPLANATION

Zoning and Development  
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services  
14 March 2000

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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"