



City of Vancouver *Zoning and Development By-law*

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

planning@city.vancouver.bc.ca

CD-1 (183)

2800 East 1st Avenue

By-law No. 6064

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

Effective November 4, 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 Uses

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

- (a) a community shopping centre comprising:
 - (i) retail uses, but not including gasoline station - full serve or gasoline station -split island;
 - (ii) service uses, but not including cabaret, drive-through service, hotel, motor vehicle wash, neighbourhood public house, production studio, repair shop - Class A, restaurant - Class 2, restaurant - drive-in;
 - (iii) office uses limited to health care office, health enhancement centre, financial institution and general office limited to law, notary, travel, real estate and insurance; and
 - (iv) library [6511; 89 06 27] [7221; 93 11 09]
- (b) accessory uses customarily ancillary to the above uses including service and storage uses, off-street parking and loading facilities, pedestrian circulation and corridor space.

3 Floor Areas

- (a) The maximum floor area or areas for the uses listed in Column 1 in Table A below shall be that appearing opposite in Column 2.

Table A

Column 1	Column 2 (gross floor area)
1. Grocery or Drug Store	3 530 m ² (38,000 sq. ft.)
2. Other retail, service-commercial, library	5 621 m ² (60,500 sq. ft.)
3. Office	2 797 m ² (30,100 sq. ft.) [6511; 89 06 27] [7221; 93 11 09]
4. Enclosed pedestrian circulation, service, storage and corridor space	1 445 m ² (15,553 sq. ft.)

- (b) Notwithstanding clause (a), in no case shall the combined gross floor area for “Other retail, service-commercial, library” and “Office” uses exceed 6 689 m² (72,000 sq. ft.). [6511; 89 06 27]
- (c) For the purposes of this section the following shall be included in the computation of gross floor area:
 - (i) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building. [6511; 89 06 27]
- (d) For the purpose of this section the following shall be excluded from the computation of gross floor area:
 - (i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing. [6511; 89 06 27]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6064 or provides an explanatory note.

- 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 Off-street Parking and Loading
- (a) Off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of the Parking By-law, except that a minimum of 329 spaces shall be provided. [6511; 89 06 27]
 - (b) 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.
- 5 *[Section 5 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 **RS-1 & C-1** to **CD-1** by By-law No. 6064

CD-1 (183) 2800 E. 1st Ave.	date prepared: Aug. 1992	
	sectional(s): U,V-11	
City of Vancouver Planning Department	scale: 1:2000	



Inter-Office Correspondence

CITY ENGINEERING DEPARTMENT

File No. 630 230

June 28, 1982

MEMO TO: Zoning Division
Attention: Dorothy Whiting

FROM: City Engineer

SUBJECT: PROPOSED REZONING: (RS-1/C-1 TO CD-1) -
SOUTH SIDE 2800 BLOCK EAST 1ST AVENUE

In response to your memo of June 1, 1982, the following comments are provided for inclusion in your report.

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

1. Lane Closure/Sewer Right-of-way

Arrangements satisfactory to the City Engineer and Director of Legal Services are to be made for the required lane closure and for the cancellation of a sewer right-of-way located within the site.

2. Truck Access

The use of Kaslo Street as a maneuvering area for access to the loading area serving the restaurant/retail grouping in the southwest corner of the site is unacceptable. Sufficient maneuvering space must be provided on-site.

3. Pedestrian Access

Pedestrian access on 2nd Avenue and on Kaslo Street should be restricted to reduce the demand for on-street parking."

Some specific details which you should bring to the developers' attention, but are not for inclusion in your report, are as follows:

1. All costs related to the lane closure and to the cancellation of the sewer right-of-way, including any required utility relocations, will have to be borne by the applicant.
2. The mandatory on-site left turn for vehicles entering from 1st Avenue should be eliminated to reduce the possibility of on-street impact.

W. H. Curtis,
City Engineer.

CITY OF VANCOUVER
MEMORANDUM

CO-1 #183

From: CITY CLERK

Date: 14th July 1982

To: CITY MANAGER
DIRECTOR OF PLANNING
CITY ENGINEER
CLERK, PUBLIC HEARING

RECEIVED	
CITY PLANNING DEPT.	
JUL 19 1982	
NO.	D 4231
REFUSED BY	RJS/DMcD
ANSWER REQ.	
FILE NO.	

Refer File: 5304

Subject: PROPOSED REZONING - SOUTH SIDE OF 2800 BLOCK EAST 1ST AVENUE
AND NORTH SIDE OF 2800 BLOCK EAST 2ND AVENUE (AT RENFREW STREET)

Please be advised that City Council at its meeting on Tuesday, July 13, 1982, when considering the attached City Manager's report dated July 6, 1982, with regard to the above matter, passed the following motion:

"THAT the recommendation of the City Manager, as contained in his report dated July 6, 1982, be approved;

FURTHER THAT the option of the development containing a cinema be also referred to the Public Hearing for consideration."

R. Henry
CITY CLERK *gh*

GLEvine:mfm
Att.

Also sent to:

Mr. Joseph Funaro, CJMJ Holdings Ltd., 842 Boundary Road
Burnaby, B.C. V5K 4S8 (253-9424)

Chairman and Members, Hastings-Sunrise LAP Committee
2725 East Hastings Street, Vancouver, B.C. V5K 1Z8 (251-3619)

MANAGER'S REPORTDATE July 6, 1982

TO: VANCOUVER CITY COUNCIL

SUBJECT: Summary Report: Proposed Rezoning - South Side of 2800 Block East 1st Avenue and North Side of 2800 Block East 2nd Avenue (at Renfrew Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning, in summary, reports as follows:

"DESCRIPTION AND ASSESSMENT

The attached report provides an analysis and recommendation to Council on a community shopping centre proposal for the southwest corner of 1st and Renfrew.

Drawings submitted indicate a community shopping centre developed on four levels comprising a total building area of 22 298 m² (240,022 sq. ft.) with a gross leasable area (G.L.A.), net of servicing and circulation space, of 17 189 m² (185,022 sq. ft.). In addition, a Retail Impact Study was submitted.

These four levels are developed as follows:

- Level 1 - 377 underground parking spaces with Kaslo Street access;
- Level 2 - 126 covered parking spaces at the easterly portion with 1st and 2nd Avenue access, a supermarket at the westerly portion with a variety of retail stores handling department store type merchandise along a connecting mall;
- Level 3 - the main plaza level comprising retail stores, service commercial and multi-cinema uses;
- Level 4 - office and library space above the main plaza and shopping levels.

The Hastings-Sunrise Local Area Planning Committee has been intensely involved in the design process leading to the applicant's present submission before Council. This proposal focuses on major community concerns including scale, massing, vehicular and service circulation, design amenity, and community impacts.

The local area planning committee endorses the proposal, but notes concern regarding parking overspill from the multi-cinema, the deletion of a district library (although a local library is still indicated), and the need for good landscaping and finishing materials.

In summary assessment, the northeast portion of the City between Hastings Street and Kingsway, east of Commercial Drive, is deficient of district commercial centres and, in order to supplement this area, expansion of the C-1 district at the geographic centre of the residential area south of Hastings, 1st and Renfrew has been recognized through planning work in anticipation of the Hastings-Sunrise Plan. This expansion, however, would restrict automobile-oriented uses as they would not assist in the development of a pedestrian-oriented core at this location.

The Retail Impact Study is detailed and indicates that there is a substantial outflow of retail expenditures from this community, including food, department store type merchandise and drugstore products. It concludes that a shopping centre of this scale can be accommodated at 1st and Renfrew without negatively impacting existing businesses. Furthermore, the Hastings Street commercial area is noted as a stable environment recently changing to accommodate uses different from that proposed at this location.

Residential impacts have been minimized, however staff have concerns for the access and egress points onto Kaslo Street and Second Avenue and the potential for parking overspill generated from the multi-cinema use during late night shopping.

CONCLUSIONS

Based on the assessment, the Director of Planning supports the size and mix of the community shopping centre proposal, with the exception of the multi-cinema which should be replaced with other retail uses.

The resolution of turning restrictions at access and egress points on Kaslo Street and Second Avenue and relocation, removal, or redesign of the servicing bay at the southwest corner can be dealt with through the Development Permit process prior to by-law enactment.

RECOMMENDATION

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

That this application to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue (at Renfrew Street) to a CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site as follows:

- (a) a maximum of 3 716 m² (40,000 sq. ft.) of floor space for supermarket use;
- (b) a maximum of 11 148 m² (120,000 sq. ft.) of floor space for other retail uses, including restaurants and a financial institution;
- (c) a maximum of 2 323 m² (25,000 sq. ft.) of floor space for office, library, and service commercial uses;
- (d) a maximum of 5 110 m² (55,000 sq. ft.) of floor space for enclosed pedestrian circulation, service, and corridor space;
- (e) a minimum of 503 parking spaces to be provided."

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

CITY PLANNING
DEPARTMENT

DATE 1982 07 06

TO: City Manager (for Council)

SUBJECT: Proposed Rezoning - South Side of the 2800-block East 1st Avenue and North Side of the 2800-block East 2nd Avenue (at Renfrew Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report is an assessment of an application received from Mr. Joseph Funaro of C.J.M.J. Holdings Ltd. to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue (Block 48, Section 32, T.H.S.L., Plans 3672 and 12965) as follows:

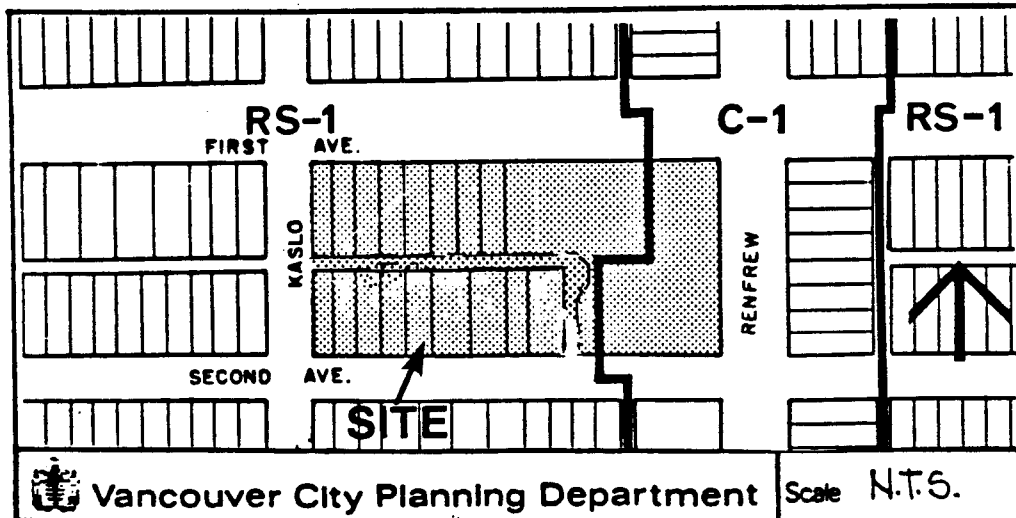
PRESENT ZONING:	RS-1 One-Family Dwelling District and C-1 Commercial District
REQUESTED ZONING:	CD-1 Comprehensive Development District
STATED PURPOSE:	Constructing a community shopping centre comprising a supermarket and other retail uses, a multi-cinema, office, library and service commercial uses, and off-street parking in a building of 22 298 m ² (240,022 sq. ft.) on four levels. (Subtracting space for servicing and circulation results in a gross leasable area (G.L.A.) of 17 189 m ² (185,022 sq.ft.))

SITE AND SITUATION

The site comprises the block bounded by 1st Avenue, Renfrew Street, 2nd Avenue and Kaslo Street with a total site area of 1.42 ha (3.52 ac). This area includes internal lanes which the applicant seeks to close and acquire.

The site and surrounding zoning are shown on Diagram 1.

Diagram 1



BACKGROUND

The most easterly portion of the site at the southwest corner of 1st Avenue and Renfrew Street has been zoned C-1 Commercial at least since the adoption of the Zoning and Development By-law, No. 3575 in 1956.

Many applications have been filed to rezone various portions of adjoining RS-1 lands in this block. Appendix 'A'-1 contains detailed accounts of these applications. In summary, the following rezoning initiatives have been made:

- In 1957, Council approved a C-1 Commercial District extension to the west into the adjacent RS-1 neighbourhood to provide for an enlarged supermarket, however development did not proceed. Council approved the rezoning comprising three additional RS-1 properties in 1962, yet even then development failed to take place.
- In 1966, a proposal to rezone the majority of the block, with the exception of 10 lots in the most westerly portion, to develop a 1 694 m² (29,000 sq. ft.) supermarket was refused. The main neighbourhood concern was the scale of development.
- In 1968, a revised supermarket proposal and rezoning of two additional lots from RS-1 was approved. The lane outlets were closed and altered to turn south and exit onto 2nd Avenue. A split-zoning resulted on the property east of the new lane extension because of the intersection configuration. An Econo Mart store with a floor area of 1 486 m² (16,000 sq. ft.) was developed with surface parking extending onto six westerly adjacent RS-1 zoned lots, such parking being a conditional approval use. This action resulted in the limit of commercial development now observed in the block.
- In 1976, an application was received to rezone four additional lots fronting 1st Avenue to CD-1 for a larger supermarket, but was refused at a Public Hearing, due to various neighbourhood concerns.
- In January, 1981 an application to rezone the combined C-1 site and adjacent RS-1 zoned properties previously approved for ancillary off-street parking, to C-1 and C-2 Commercial District, to use the existing, vacated Econo-Mart building as a Canadian Tire Store (C-2) and construct a new retail store on the requested C-1 site was deferred owing to substantial community opposition. Discussion followed with the applicants on various policy and land use issues, leading to a development permit application under the existing C-1 zoning. This application was refused by the Director of Planning as the proposed Canadian Tire Store was felt to be inconsistent with the scope of retail uses permitted under the C-1 District Schedule. The Board of Variance upheld the Director's decision in a subsequent appeal.

PROPOSED DEVELOPMENT

The proposed development of this community shopping centre is comprised of 22 298 m² (240,022 sq. ft.) of floor area on four levels, with a gross leasable area (G.L.A.), net of servicing and circulation space, of 17 189 m² (185,022 sq. ft.).

Drawings were submitted in support of the application stamped "Received, City Planning Department, May 21, 1982", as well as a supporting document entitled Retail Impact Study - 1st Avenue and Renfrew Street by Thomas Consultants Incorporated (on file in the City Clerk's Office).

The lower level of the centre contains 377 parking spaces with access from Kaslo Street. Level two contains 126 parking spaces along the easterly portion, with access from 1st and 2nd Avenues, and the supermarket along the westerly portion with other retail stores between. Level three is the main plaza level comprising a variety of retail stores, service commercial, and a multi-cinema. Level four contains the office and library over the main plaza and shopping levels.

The applicant states that the revised proposal now before Council focuses on major community concerns, including project scale, amount of proposed uses, vehicular and service access and egress points, design amenity, and neighbourhood impacts. Furthermore, through sensitive massing and façade articulation, the applicant notes that neighbourhood impacts will be minimal.

A statistical comparison of the proposed development compared to maximum development opportunities on this rezoning site under the C-1 and C-2 District Schedules is set out in the following table.

	PROPOSED CD-1 DEVELOPMENT PLANS STAMPED 'RECEIVED, CITY PLANNING DEPARTMENT, MAY 7, 1982'	DEVELOPMENT UNDER C-1 COMMERCIAL DISTRICT SCHEDULE	DEVELOPMENT UNDER C-2 COMMERCIAL DISTRICT SCHEDULE
SITE AREA	14 250 m ² (153,388 sq. ft.)	14 250 m ² (153,388 sq. ft.)	14 250 m ² (153,388 sq. ft.)
SUPERMARKET	3 716 m ² (40,000 sq. ft.)		
OTHER RETAIL	9 755 m ² (105,000 sq. ft.)		
CINEMAS	1 394 m ² (15,000 sq. ft.)		
OFFICE, LIBRARY AND SERVICE COMMERCIAL	2 323 m ² (25,000 sq. ft.)		
ENCLOSED PEDESTRIAN CIRCULATION, SERVICE, AND CORRIDOR SPACE	5 110 m ² (55,000 sq. ft.)		
TOTAL	22 298 m ² (240,022 sq. ft.)	17 100 m ² (184,066 sq. ft.) maximum	42 749 m ² (460,164 sq. ft.) maximum
OFF-STREET PARKING	503 spaces proposed * 481 spaces required	* 365 spaces	* 917 spaces
LOADING	4 spaces proposed * 9 spaces required	* 8 spaces	* 19 spaces
FLOOR SPACE RATIO	1.56	1.20 (maximum)	3.0 (maximum)

* Section 12 requirement of Zoning and Development By-law, No. 3575.
All floor areas are based on gross buildable area.

The existing area context and proposed community shopping centre, with specific use areas indicated, are schematically illustrated in Diagrams 2 and 3.

Diagram 2

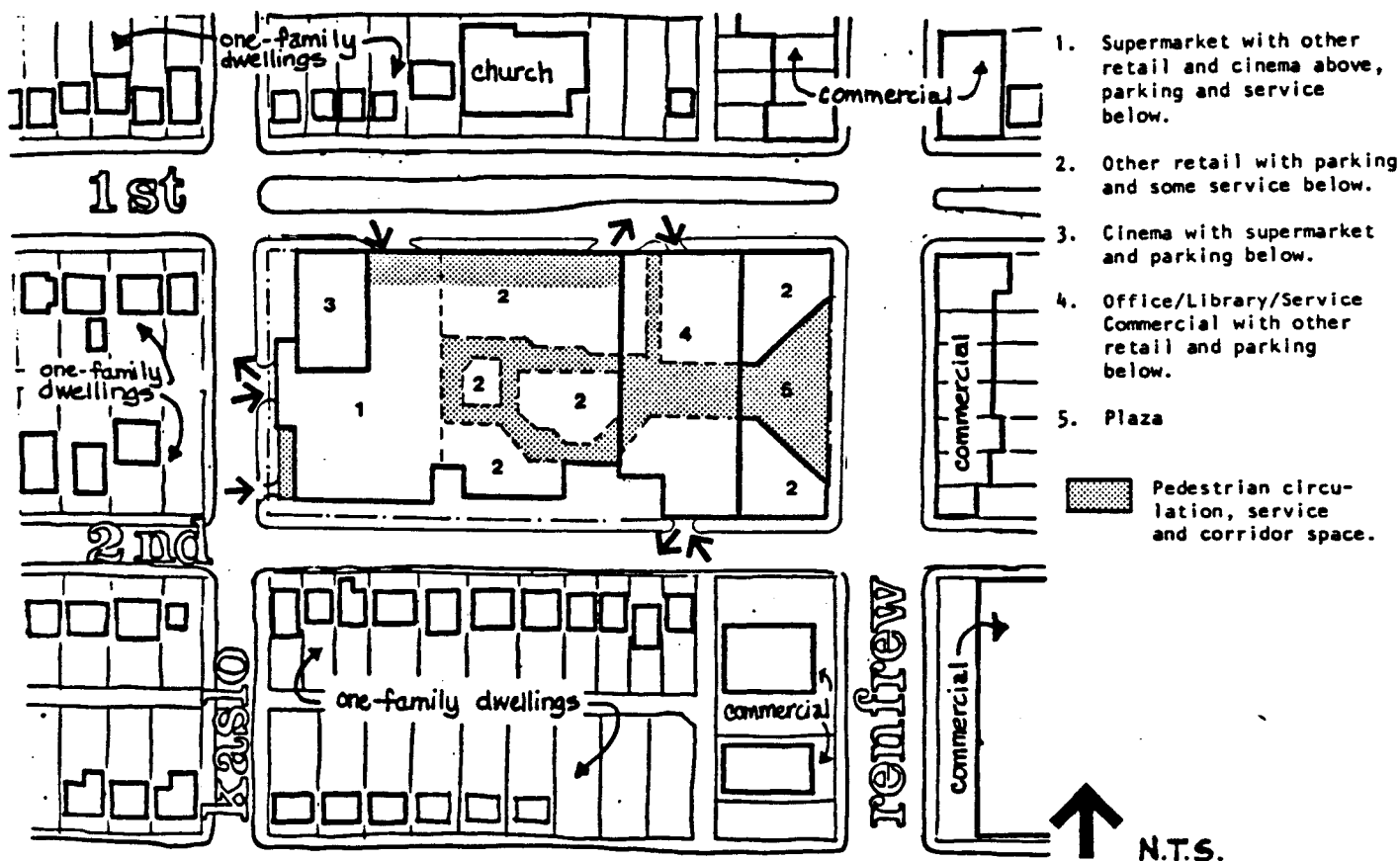
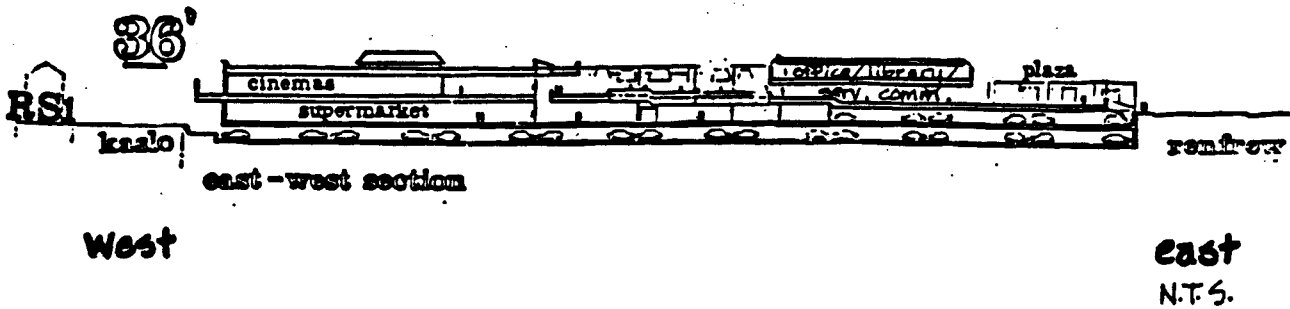


Diagram 3



COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

At its meeting of June 9, 1982, the Urban Design Panel commented favourably on the proposal, noting some areas of concern including 2nd Avenue façade treatment, adequacy of 2nd Avenue landscaping, possible library facility location and pedestrian access at the corners of the site. More detailed comments are contained in Appendix 'B'-1 to this report.

City Engineer

In a memorandum dated June 28, 1982, (Appendix 'B'-2), the City Engineer commented that the rezoning proposal was acceptable, with the following concerns to be resolved.

1. Lane Closure/Sewer Right-of-way

Arrangements satisfactory to the City Engineer and Director of Legal Services are to be made for the required lane closure and for the cancellation of a sewer right-of-way located within the site.

2. Truck Access

The use of Kaslo Street as a maneuvering area for access to the loading area serving the restaurant/retail grouping in the southwest corner of the site is unacceptable. Sufficient maneuvering space must be provided on-site.

3. Pedestrian Access

Pedestrian access on 2nd Avenue and on Kaslo Street should be restricted to reduce the demand for on-street parking.'

Community Input

The applicant has responded favourably to community concerns as expressed by the local area planning committee and in two public information meetings. Before submitting a formal application, a draft proposal was presented to the Hastings-Sunrise Citizens' Planning Committee. The Committee had previously recommended against a Canadian Tire Store at this location but supported a supermarket because of a clearly recognized need, and a 'mini-mall' concept as a way to bring some retail vitality into the shopping strip. The Committee hosted a public information meeting in March, 1982 to consider an earlier version of the current scheme. Some 250 people attended and were fairly evenly split in response to the project. The general need for shopping facilities was cited by those supporting the project, while those in opposition were concerned with site-specific issues of scale, height, traffic, parking, aesthetics, and the fact that the proposal, as then contemplated, would have left an 'island' of single-family dwelling surrounded by development.

Largely as a result of the reaction from the Public Information Meeting, the applicant hired new staff who redesigned the project encompassing the entire block. In May, the Hastings-Sunrise Citizen's Planning Committee held a second Public Information Meeting to consider major changes to the plans. The response from the majority of the 140 persons in attendance was positive, with some individuals concerned about issues such as scale and off-street parking.

The proposal now before Council reflects even further changes, including a new exit from the parking area onto Second Avenue; a multi-cinema and specialty retail in place of a single retail store; improvement of the 2nd Avenue façade; deletion of a major district library facility, and a small truck service entrance off Kaslo Street.

After deciding these were not major changes to the plan, it was felt another public meeting was unnecessary. On June 25, the local area planning committee resolved:

' THAT the H.S.C.P.C. endorse the proposal at 1st & Renfrew as submitted by C.J.M.J. Holdings Ltd. and recommend to City Council it go to public hearing for rezoning.'

In discussing this motion, some concern was expressed about possible parking problems resulting from the proposed cinemas, the deletion of a district library (possible local library still included), and the need for good landscaping and finishing materials.

ANALYSIS AND ASSESSMENT

Role of 1st and Renfrew Commercial District

Part of the work in progress in the Hastings-Sunrise Local Area Planning Program has been to consider the role of the existing C-1 zoned area at First and Renfrew. The intent of the C-1 schedule is 'to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions.'

In the City's 1971 report entitled Suburban Commercial Study,* 1st and Renfrew is indicated as serving a 'local' commercial function. Portions of Hastings Street to the north, Commercial Drive to the west and Kingsway to the far south are shown as serving 'district' commercial functions. Typical distances between local centres are shown as one-half to three-quarters of a mile, with one and one-half to two miles between district centres.

In examining the northeast portion of the City, a void in district functions exists within the area between Hastings Street and Kingsway, east of Commercial Drive, where the distance between these centres is three miles or more. A sprinkling of local C-1 districts about one-half mile apart occur at most main arterial intersections. The geographic centre of this service void is the Broadway/Grandview Highway industrial area.

In order to supplement district shopping facilities, the two basic choices are to create a new commercial centre in the industrial area (against Council policy to erode industrial areas) or to expand upon the existing C-1 districts - one north of Broadway and one south of Grandview Highway. These centres would not need to be as large as a district centre but could be expanded to offer a wider range of sources than a typical C-1 district.

North of Broadway, the geographic centre of the residential area south of Hastings Street is 1st and Renfrew. It is also the largest C-1 district in Hastings-Sunrise. The intersection has also changed considerably since the original C-1 zoning was introduced, with traffic flows increasing more than four times along 1st Avenue since the opening of the Burnaby Freeway. The centre has grown to contain a mix of shops and services, including a small college more likely to be found in a C-2 district. Until recently, it also supported a supermarket.

Partly because of the void in good-sized shopping areas between Hastings Street and Kingsway, but also because 1st and Renfrew is already acting to some degree as a district commercial area, the planning program work leading to the proposed Hastings-Sunrise Plan is presently considering recommending that the area be designated as a secondary district commercial area to supplement Hastings Street. Staff would envisage a zoning that would allow uses and floor space ratios closer to those in C-2. However, one major difference would be a restriction of automobile-oriented uses like drive-in restaurants and automotive servicing, based on the fact that excess lands exist both on Hastings Street and Kingway for these uses and that such uses would not be helpful in developing a tightly developed pedestrian-oriented centre at 1st and Renfrew.

* City of Vancouver Department of Planning and Civic Development, Suburban Commercial Study, 1971.

For years the 1st and Renfrew area has remained relatively idle with little interest in redevelopment; excepting the subject site and one office building. Even with the Econo-Mart Supermarket in operation, it lacked the vitality common to larger centres.

It is apparent that while this C-1 area is larger than most, it is not large enough to attract a full range of shops and services, and therefore, has remained marginal. The current application, tightly controlled under a CD-1 zoning, would inject 17 189 m² (185,022 sq.ft.) of leasable retail, service and office uses into the area and provide the catalyst for redevelopment and upgrading of the rest of the existing strip. Without the addition of this floor space, a simple change in zoning of the area would not necessarily fulfill the objective of upgrading, as zoning alone cannot generate market interest.

Market Impact

In a section entitled 'Future Development and Blight', the 1971 Suburban Commercial Study states that large planned shopping centres and discount operations will be required if the growing needs of the City's residents are to be met and if a transition is to be made from older to modern, efficient commercial operations. It cautions, however, that:

'the spread of economic blight, resulting from the provision of new facilities, can only be retarded by ensuring that large developments of this nature are not undertaken unless extensive market surveys can demonstrate that they are needed and that they will not have a permanent detrimental impact on the economic viability of the City's district centres or on the downtown.'

At the request of staff, therefore, the applicant commissioned Thomas Consultants Inc. to prepare a retail impact study to supplement a market analysis also being done by that firm. That impact analysis was submitted with the revised proposal.

This study is detailed and has proven helpful in the assessment of the application. The study concludes that there is a substantial outflow of retail expenditures from the community, including food, department store type merchandise (D.S.T.M.) and drugstore purchases. It further suggests that sales necessary to support the proposed mall would be largely derived from a portion of the present expenditure outflow, with minimal negative and some positive impacts to the existing shopping area.

In summary, the market impact study comments favourably on the various aspects of review, including:

- impact on existing retail area
- retail expenditures outflow
- trade area expansion
- 'residual' approach to floor space provision
- food store, retailing and drug store residuals
- upgrading of 1st and Renfrew
- Hastings Street survey
- jobs and taxes

The determination of the need for retailing space was based on a 'residual' approach. In simple terms, several types of commercial floor space that could be supported by the trade area were calculated. From these figures, the existing commercial floor space within the trade area was subtracted, arriving at floor space figures that could be supported without impacting existing retailers adversely. The consultant then recommended somewhat less floor space than could be supported to ensure economic viability of the proposed project and of the existing businesses. The residual approach is a reasonable methodology and staff agree, from a general point of view, that retail trade within the existing trade area will not be unduly impaired, even though there may be some exceptions like the two drug stores near the site.

The trade area defined in the study is based on the nature of the anchor tenants. The 'primary zone' is bounded by Hastings Street, Grandview Highway, Nanaimo Street and the Freeway. The 'secondary zone', encompassing the remainder of the trade area, is bounded by Burrard Inlet, 20th Avenue, Commercial Drive and Boundary Road. The reason for the two zones is that 'market penetration' is projected to be high in areas close to the centre, with levels falling off rapidly with distance from the site. The calculations were based on these differences.

The one weakness in the impact analysis is that specific sub-area impacts within the trade area are not calculated, although potential impacts to the Hastings Street commercial corridor are discussed in a separate section. This section leans heavily on a recent report entitled Hastings East Commercial District Study*. conducted by a group of U.B.C. planning students. The report was based on a series of interviews with shoppers and merchants on Hastings Street. Thomas Consultants Inc. conclude that because the student survey found that 46 percent of the respondents walked to the Hastings Street shopping area, the development of the proposed shopping centre at 1st and Renfrew will have little impact on Hastings Street merchants because it will not infringe upon this walk-in traffic. The consultant also concludes that as a result of the proximity of 1st and Renfrew site to the Hastings corridor it could fill much of the identified void in the existing retail mix and thus could benefit existing merchants by reducing the amount of 'outflow sales'. Staff agree with the consultant that Hastings Street does serve a localized community. Nevertheless, half the shoppers arrive by car or bus. A new retail centre at 1st and Renfrew could well draw some of this trade away from Hastings Street, causing some marginal businesses there to fold.

Staff would conclude that while the suggested trade area as a whole could absorb the retail floor space of the proposed development, Hastings Street is large enough and strong enough to survive concurrently and will not be unduly impacted. Recent trends on Hastings towards specialized office, medical and service-commercial uses are expected to continue and, along with beautification efforts presently underway, should not be harmed. In contrast, a concentration of market interest would be expected in the commercial area at 1st and Renfrew because of its close proximity to the proposed development and the present underutilization of much of the commercial property there.

Residential Impact

Any development of this scale has negative impacts. Without reducing the size of the development, the negative impacts have been minimized through a sensitive redesign process. The nature of the development will also have some positive impact on the residential neighbourhood. Both negative and positive impacts are as follows:

(1) Traffic

All major truck servicing will be from 1st Avenue to avoid residential conflict. This servicing area is recessed into the building and screened to reduce the visual impact upon residents living across the 1st Avenue arterial, which is divided. There is, however, a small truck servicing bay shown at the southwest corner of the site. This should either be eliminated, relocated or re-designed at the Development Permit stage to be visually and acoustically screened from adjacent residents.

Parking gains access from 1st Avenue, Kaslo Street and 2nd Avenue. Although multiple-entry points are provided, exit points are limited to Kaslo Street and 2nd Avenue. Specific turning restrictions at the entrances and exits on Kaslo Street and 2nd Avenue have not been identified by the applicant and solutions similar to those implemented around the Oakridge Shopping Centre should be negotiated with the City Engineer and Director of Planning during the Development Permit process in order to preserve the residential nature of these streets. Some traffic increases on these streets above past levels can, however, be expected.

Furthermore, the introduction of a multi-cinema into the community shopping centre would stimulate nighttime traffic activity in the neighbourhood and during heavier shopping hours warrants concern regarding the increased parking demands and potential overspill.

(2) Parking

The proposal offers 503 parking spaces of covered parking comprising one and one-half floors of the development, or an overall ratio of 2.7 spaces per 92.9 m² (1,000 sq. ft.) for all uses in the centre.

* School of Community and Regional Planning, U.B.C.
Hastings East Commercial District Study, 1981.

A 1980 survey of major supermarket companies by the Planning Department indicated that the peak off-street parking demand for a supermarket is 10 spaces per 92.9 m² (1,000 sq. ft.) gross leasable area (G.L.A.), with five spaces per 92.9 m² (1,000 sq. ft.) being an acceptable minimum.

For supermarket use only, the following table illustrates parking using those standards.

Off-Street Parking 3 716 m ² (40,000 sq.ft.) Supermarket	
At 5 spaces/92.9 m ² (1,000 sq.ft.) (minimum)	At 10 spaces/92.9 m ² (1,000 sq.ft.) (ideal)
200 spaces required	400 spaces required

The off-street parking for the remainder of the proposed development may be assessed on the basis of requirements under Section 12 of the Zoning and Development By-law, No. 3575. Using these standards for each of the community shopping centre components, excluding the supermarket, the following table has been derived.

Component	Section 12 Ratio	Number of Parking Spaces required
Retail Uses 9 755 m ² (105,000 sq.ft.)	1 space/1,000 sq.ft. up to 3,000 sq.ft., plus 1 space/500 sq.ft. additional	207
Cinemas 1 394 m ² (15,000 sq.ft.)	1 space/100 sq.ft.	150
Office 2 323 m ² (25,000 sq.ft.)	1 space/1,000 sq.ft. up to 3,000 sq.ft., plus 1 space/500 sq.ft. additional	47
Total		404

Assuming the retail, cinema, and office uses proposed are comparable to similar uses elsewhere, these components require a minimum of 404 off-street parking spaces. This leaves a maximum of 99 spaces to serve the supermarket.

Supermarkets in Vancouver have consistently provided off-street parking far in excess of minimum Section 12 requirements, with ratios between 5.0 and 6.0 spaces per 92.9 m² (1000 sq. ft.).

This off-street parking deficiency would result in overspill into the surrounding neighbourhood. The deficiency can be interpreted as a consequence of the proposed multi-cinema and the high parking ratio required for cinema uses.

For this reason, and also because of the late-night traffic circulation that would be generated, the Director of Planning does not support the multi-cinema component in this community shopping centre proposal, but would support an equivalent amount of other retail use, subject to the supermarket parking ratio standards being achieved and other components maintaining the required number of off-street parking spaces when measured against Section 12 standards.

(3) Aesthetics

The original proposal was higher than the present proposal and excluded six properties along the north side of 2nd Avenue. Complete with an elevated parking structure, the development was inconsistent with the visual context of the neighbourhood. The current proposal takes in the whole block, is lower in profile, has carefully designed façades that relate to the opposing street-scapes and below-grade parking. The Renfrew Street façade and the open-to-the-sky character form an effective continuation of the Renfrew Street shopping experience. The 2nd Avenue façade is low, set back and heavily articulated to relate to the houses across the street. To ensure a high quality of appearance, finishing materials, screening and landscaping will be required to a high standard at the Development Permit stage.

(4) Views

While the height of most of the project is virtually the same as that allowed under RS-1 zoning, the usual spaces between houses will, of course, not be present. Glimpses of mountain views now available to residents on the south side of 2nd Avenue therefore will be lost.

(5) Shopping Opportunities

A positive impact will be the availability to the surrounding residential area of a much-wanted supermarket, as well as a number of shops offering department store type merchandise that now requires a trip to Brentwood or downtown. Some stores and services will save residents a trip to Hastings Street or Commercial Drive. Other anticipated redevelopment on Renfrew Street, combined with new commercial uses on the strip in this area, will add to the variety of available local shopping in up-to-date surroundings.

SUMMARY AND CONCLUSION

This report assesses a proposal for a community shopping centre at the southwest corner of 1st Avenue and Renfrew Street comprising 22 293 m² (240,022 sq. ft.) of floor area on four levels, including sub-grade parking.

Work emerging from the Hastings-Sunrise Local Area Planning Program has recognized a void in district level shopping facilities within the Hastings Street and Kingsway commercial strips and staff are presently considering recommending that the area be designated as a secondary district commercial area, zoned to allow a form of development closer to that allowed under C-2, but with a restriction on automotive-oriented uses. The subject rezoning application, tightly controlled under CD-1, is seen to be the catalyst to other development and provides enough floor space to ensure a wide range of shopping facilities at 1st and Renfrew.

The market impact study, submitted by the applicant, uses a 'residual' approach in the determination of a need for retailing space and states that a shopping centre at 1st and Renfrew of the scale proposed can be accommodated within the defined trade area without negatively impacting all but a few existing businesses. Staff note that recent trends on Hastings Street suggest it is a stable area with an increasing interest in office, medical and other service-oriented uses. Because impacts on the existing level of vitality on Hastings Street will be marginal, staff are not in a position to suggest that the project be scaled down.

Residential impacts have been minimized through the position of multiple-access points, the location of major truck servicing on 1st Avenue, the low-profile design and the carefully designed facades. Staff do, however, have concern for the entry and exit points on Kaslo Street and Second Avenue, the small truck servicing bay at the southwest corner of the site, and the late night traffic and potential overspill of parking, attributable principally to proposed cinemas but also to the deficient parking standard for the supermarket.

In view of the foregoing assessment, the Director of Planning supports the size and mix of the proposed development, with the exception of the multiple cinema that should be replaced with some other form of retail.

The Director of Planning suggests that appropriate turning restrictions at the entrances and exits on Kaslo Street and 2nd Avenue be altered through consultation with the City Engineer and the Director of Planning and that the truck servicing bay at the southwest corner of the site be removed, relocated, or redesigned.

RECOMMENDATION

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

That this application to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue (at Renfrew Street) to a CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site as follows:

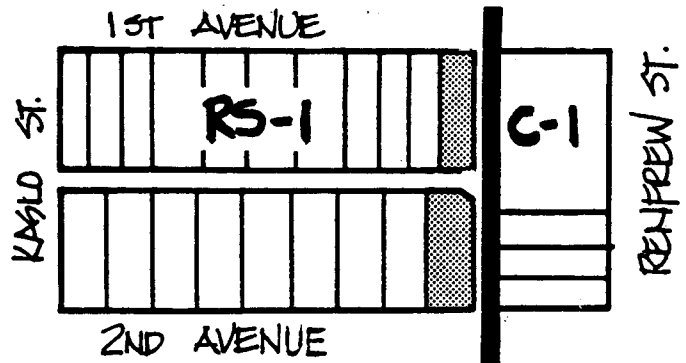
- (a) a maximum of 3 716 m² (40,000 sq. ft.) of floor space for supermarket use;
- (b) a maximum of 11 148 m² (120,000 sq. ft.) of floor space for other retail uses including restaurants and a financial institution;
- (c) a maximum of 2 323 m² (25,000 sq. ft.) of floor space for office, library, and service commercial uses;
- (d) a maximum of 5 110 m² (55,000 sq. ft.) of floor space for enclosed pedestrian circulation, service, and corridor space;
- (e) a minimum of 503 parking spaces to be provided ; "

HISTORY OF REZONING APPLICATIONS AT FIRST AND RENFREW

 REZONING SITES

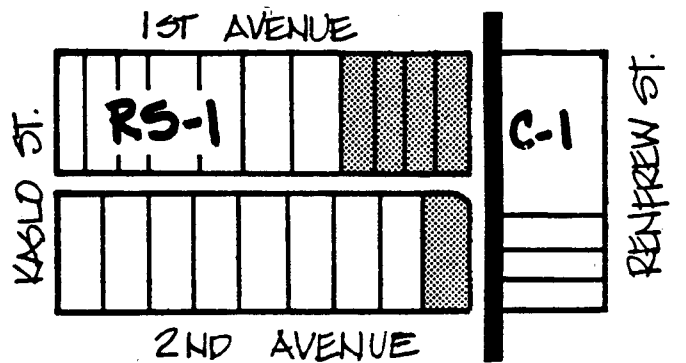
1957

A rezoning application was made to extend the C-1 Commercial District zoning one lot west, along both 1st and 2nd Avenues to allow the proposed uses to extend beyond the original commercially-zoned site. This application was withdrawn.



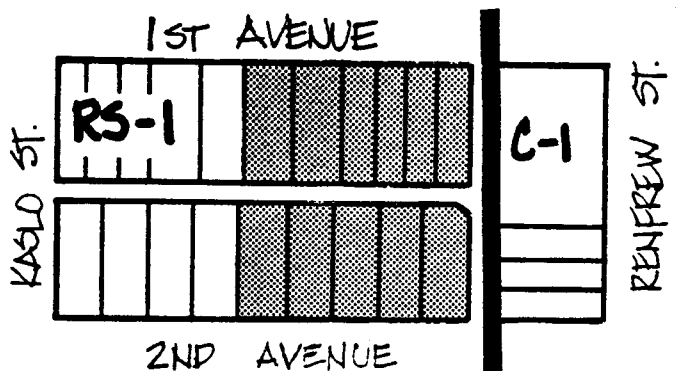
1962

A rezoning application was made to extend the C-1 Commercial District four lots to the west along 1st Avenue and one lot to the west along 2nd Avenue to erect a retail store and parking facilities. This application was withdrawn.



1966

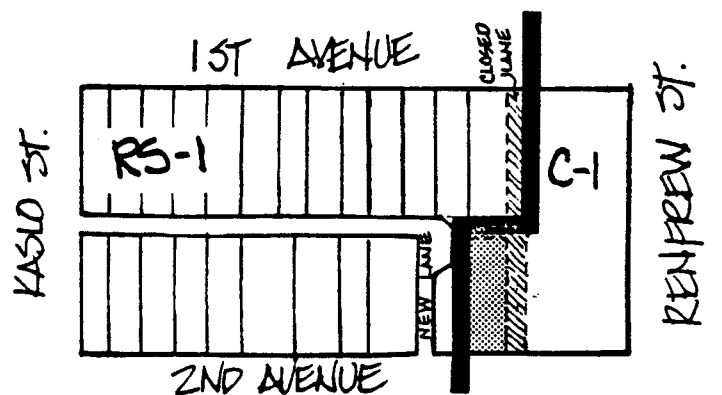
In 1966, an application was made to rezone properties zoned C-1 and RS-1, as noted on the adjacent diagram, to C-2 Commercial District. Development of a 2 694 m² (29,000.00 sq. ft.) supermarket was contemplated on the C-2 site. At a Public Hearing in March 1966, this application was refused because of:



- the lack of public support;
- the proximity to another supermarket location contemplated at 1st and Rupert
- the general indication from the community that C-2 Commercial development would be too intense for this neighbourhood, although a rezoning to C-1 Commercial might be supported.

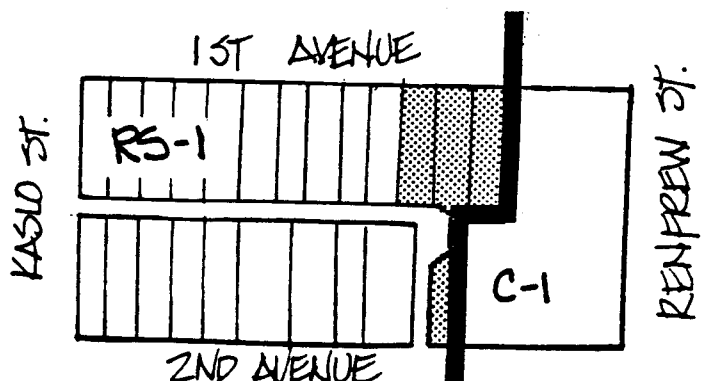
1968

A revised supermarket proposal comprising 1 486 m² (16,000 sq. ft.) of space, was received in 1968. The application sought rezoning of two additional RS-1 zoned lots to C-1 Commercial and new lane dedication. The lane re-alignment included a wide intersection for truck movements which resulted in a split-zoning on the lot immediately east of the new lane. This rezoning was approved and an Econo-Mart store was subsequently developed with surface parking extending onto six RS-1 zoned lots.



1976

In 1976, an application was made to rezone four additional lots to CD-1 Comprehensive Development District to develop a larger supermarket.



#5. Rezoning

1st and Renfrew

82 06 09

Zoning: C-2 and RS-1 to CD-1

Architect: Annand Burton-Brown

Delegation: Mike Burton-Brown, Bob MacIntyre

The Panel agreed with the general direction this proposal was taking with its concept of a village centre and felt that many of its elements were being skillfully developed. The Panel was glad to see the applicant treating each of the four sides of the project in a different manner to respond to the varying character of the streets.

THE PANEL IS SUPPORTIVE OF THIS PROJECT, noting the following comments:

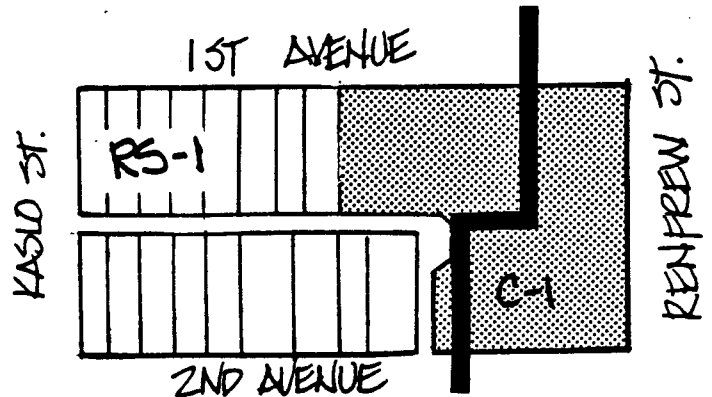
- i) It was questioned whether a lower key, more anonymous treatment of the 2nd Avenue façade would not be more appropriate than what is being proposed, and that a more public face should not be developed along 1st Avenue.
- ii) The landscaping of this project will be of great importance, especially along 2nd Avenue to act as a buffer. . . .
- iii) The location of the library would seem more appropriate at the ground level adjacent to a public street rather than on the upper floors. . . .
- iv) The development of the corners for pedestrian access to the project may be more important than mid-block openings.

At a Public Hearing in October, 1976, the application was refused because:

- the community felt that taking only a portion of the block for commercial use and leaving the remainder as residential was unfair to those residential properties still remaining on this block;
- there was disagreement with further encroachment of commercial uses into a residential neighbourhood;
- there would be a significant loss of views from the south side of 2nd Avenue as the result of a building constructed as proposed;
- the community wanted a community centre and local improvement rather than further commercial infringement.

1981

An application was received to rezone the RS-1 and C-1 areas to C-1 and C-2, with the proposed C-1 generally comprising the westerly portion along 1st Avenue. The corner site containing the vacated Econo-Mart was to be used as a Canadian Tire Store. A new retail building was to be constructed on the requested C-1 site.



As the result of various discussions with the Planning Department, the following issues were raised;

- the spread of C-2 commercial uses to an established C-1 area and the precedent-setting nature of such a rezoning approval;
- concern for the breadth of uses possible under the C-2 District Schedule should the specific use (Canadian Tire) be discontinued in the future;
- the uses contemplated were not C-1 in nature which would add to the precedent in other C-1 zoned areas throughout the City;
- the local community was not supportive of a Canadian Tire Store, suggesting the need of a supermarket at this location.

Having concluded that the contemplated rezoning was totally futile, the applicants proceeded with a Development Permit Application under the existing C-1 zoning and were refused as the Director of Planning considered that the proposed use of the premises by Canadian Tire exceeded the retail limitations described in the C-1 District Schedule and was not, therefore, a permitted use in the C-1. A subsequent appeal to the Board of Variance was disallowed and the decision of the Director of Planning was upheld.

The rezoning application was withdrawn in November, 1981.

Drawgs. Sept. 12/86 in
Manilla File

C.C. 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

2800 BIK. E. bld.
CD-1 # 183

From: CITY CLERK

Date: - 3 April 85

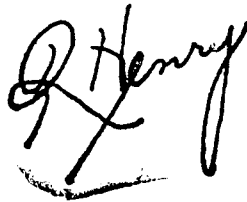
To: CITY MANAGER
CITY ENGINEER
DIRECTOR OF PLANNING
DIRECTOR OF LIBRARY
SUPERVISOR OF PROPERTIES
CLERK, PUBLIC HEARING
CLERK, URBAN DESIGN PANEL

Refer File 5304

RECEIVED
CITY PLANNING DEPT.
APR 04 1985
NUMBER 61559
REFERRED TO RJS/Dmc
CITY CLERK

Subject: Proposed Rezoning - South Side of the 2800-block
East 1st Avenue and North Side of the 2800-block
East 2nd Avenue (at Renfrew Street)

I wish to advise you that Vancouver City Council, at its meeting on Tuesday, April 2, 1985, approved the recommendation of the City Manager, as contained in his attached report, dated March 26, 1985, with regard to the above matter.



CITY CLERK *gl*

GLEvine/lc
Att.

Also sent to:

Mr. A. Burton-Brown, Architect
P.O. Box 12131, 555 W. Hastings St., Vancouver V6B 4N6

CJMJ Holdings Ltd., Ste. 1 - 2350 E. Hastings St., Vancouver
V5L 1V6

TO: City Manager (for Council)

SUBJECT: Proposed Rezoning - South Side of the 2800-block East 1st Avenue and North Side of the 2800-block East 2nd Avenue (at Renfrew Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

PURPOSE

This report assesses an application received from Mr. Joseph Funaro of C.J.M.J. Holdings Ltd. to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue (Block 48, Section 32, T.H.S.L., Plans 3672 and 12965) as follows:

PRESENT ZONING: RS-1 One-Family Dwelling District and C-1 Commercial District

REQUESTED ZONING: CD-1 Comprehensive Development District

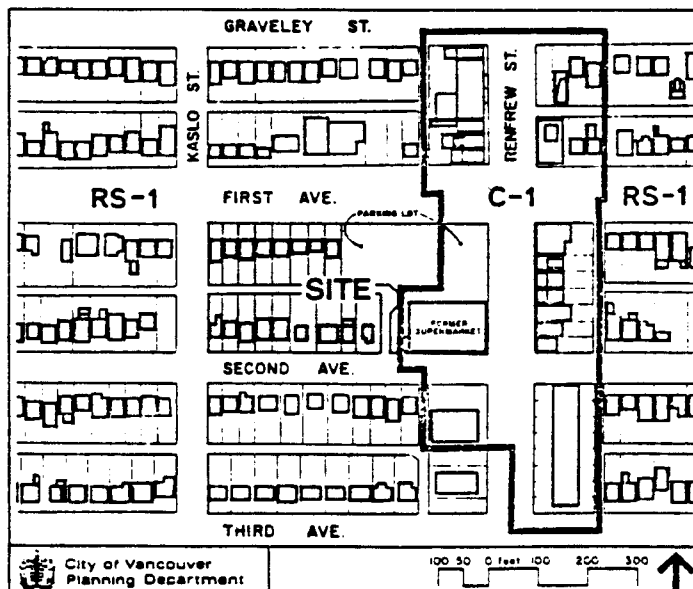
STATED PURPOSE: 'Commercial development comprising a supermarket, retail space and office space with off-street parking and loading spaces.'

This application supersedes a previous application for CD-1 for the same site from the same applicant, which was approved in principle at Public Hearing on July 29, 1982. The current mix of uses is similar, but of differing proportions, and total floor space and form of development have been scaled down by about 50%.

SITE, EXISTING ZONING AND DEVELOPMENT

The site, illustrated in Diagram 1 below, includes the whole block bounded by 1st Avenue, Renfrew Street, 2nd Avenue and Kaslo Street with a total site area of 1.42 ha (3.52 ac.). The block includes internal lanes which the applicant seeks to close and acquire. A portion of the site, 0.35 ha (0.86 ac.), is zoned C-1 Commercial District and developed with a 1 486 m² (16,000 sq. ft.) former supermarket building currently occupied by a ceramic tile retailer. The balance of the site is zoned RS-1 One-Family Dwelling District and is developed with 17 single-family dwellings on separate lots, but includes a portion of the parking lot originally built to service the supermarket.

Diagram 1



BACKGROUND

The easterly portion of the site along Renfrew Street has been zoned C-1 at least since the adoption of the Zoning and Development By-law in 1956. Since then, many applications have been filed to rezone various portions of adjoining RS-1 lands to support commercial development, summarized as follows:

- 1957 - C-1 extension was approved - development did not occur.
- 1962 - further C-1 extension was approved - development did not occur.
- 1966 - proposal to rezone most of the block for 2 694 m² (29,000 sq. ft.) supermarket was refused.
- 1968 - further C-1 extension was approved - 1 486 m² (16,000 sq. ft.) Econo Mart supermarket was constructed with surface parking extending onto six adjacent RS-1 zoned lots as a conditional approval use.
- 1976 - proposal to rezone four additional lots fronting 1st Avenue to CD-1 for a larger supermarket was refused.
- 1981 - proposal to rezone RS-1 zoned parking lot area to C-1, and supermarket site to C-2, to use the existing building as a Canadian Tire Store and construct a retail store on the parking lot area was deferred by applicant. A development permit application for a Canadian Tire Store on the existing C-1 zoned site was refused, the decision being upheld by the Board of Variance on appeal. The rezoning application was abandoned.
- 1982 - proposal by C.J.M.J. Holdings Ltd. to rezone the whole block to CD-1 for a community shopping centre comprising 22 298 m² (240,022 sq. ft.) of floor area on four levels, with a gross leasable area (GLA) of 17 189 m² (185,022 sq. ft.) was approved. The By-law was not enacted as conditions of approval were not completed by the applicant.

A letter dated February 7, 1985 from Armand Burton-Brown Architects, on behalf of C.J.M.J. Holdings Ltd., advised that the scheme approved in 1982 has had to be amended for several reasons, the principal ones being:

- "(a) The earlier scheme needed more financial resources to develop than were available to our client in the economic climate of the last two years, requiring a reduction in size.
- (b) Some major components of the Project, namely the cinemas, Junior Department Store, which were to provide the second anchor to the Supermarket, could not be persuaded to sign leases, due to the economic climate and changing organizational factors within their industries. The balance of the Centre was thus upset and a re-arrangement of the remaining elements was necessary."

PROPOSED DEVELOPMENT

The proposed development is a community shopping centre comprising 11 644 m² (125, 553 sq. ft.) of floor area with a detached one-storey supermarket building and attached one- and three-storey buildings containing retail space, service commercial space and offices. The one-storey building would be developed with screened rooftop parking and the supermarket building would contain a level of underground parking (see Diagrams 2, 3 and 4 for illustrations of proposed scheme and Diagram 5 for comparison with previously approved scheme in section).

The gross leasable area (GLA), net of servicing and circulation space totals 10 219 m² (110,000 sq. ft.). Drawings submitted in support of the application were stamped "Received, City Planning Department, February 5, 1985". Amended drawings and accompanying statistics, responding to concerns of the Urban Design Panel, City Engineer and the Local Area Planning Committee, were stamped "Received, City Planning Department, March 22, 1985" and represent the proposal described in this report.

Diagram 2
SCHEMATIC PLAN OF PROPOSAL
FIRST AVE.

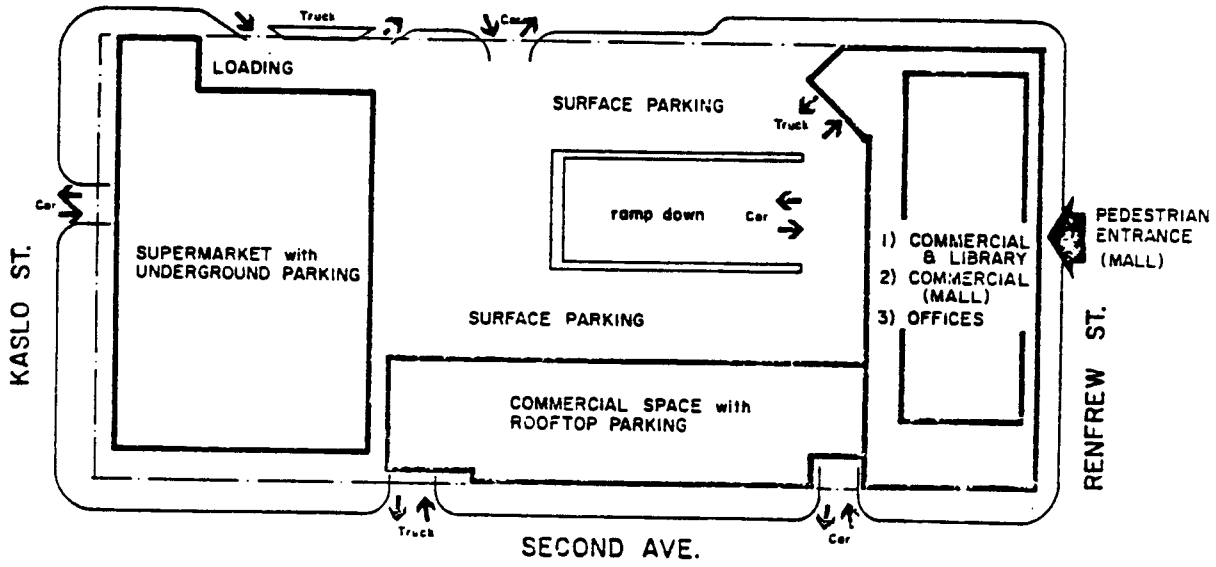


Diagram 3
PERSPECTIVE OF PROPOSAL (LOOKING SOUTHWEST)

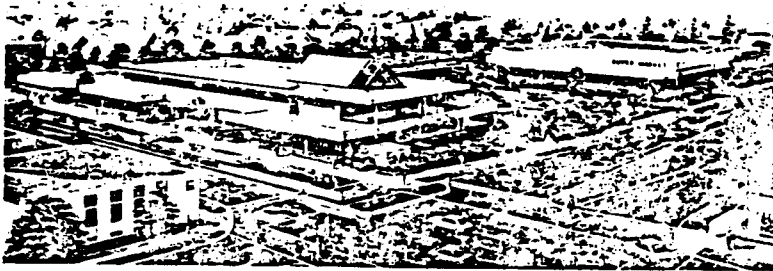


Diagram 4
SECTION OF PROPOSAL ALONG 2ND AVENUE

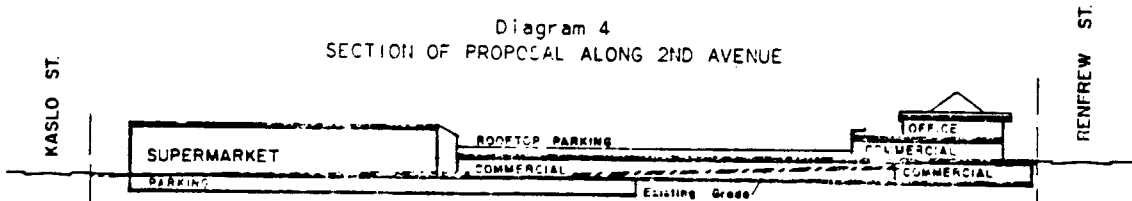
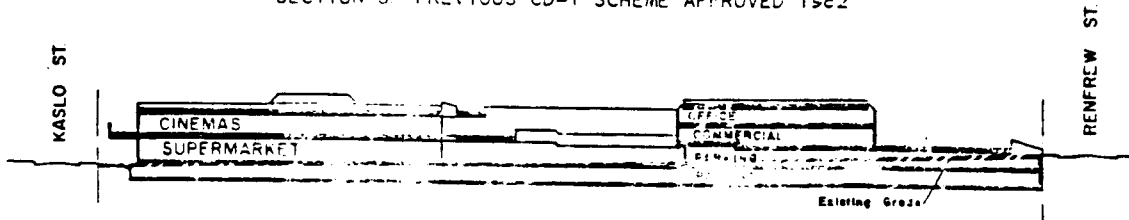


Diagram 5
SECTION OF PREVIOUS CD-1 SCHEME APPROVED 1982



The supermarket is to be located at the western end of the block with primary access and loading from First Avenue. Under the supermarket is a parking area containing 179 spaces and to the east of the supermarket is a surface parking area containing 152 spaces, including 32 spaces on a wide and gently sloping ramp accessing the underground parking. The underground parking is also accessed from Kaslo Street, with the opening located close to 1st Avenue. Fronting onto the surface parking lot, to the south, is a one-storey structure containing small stores with screened roof-top parking above, accessible from 2nd Avenue and containing 54 parking spaces. The three-storey building at the eastern (Renfrew Street) end of the block contains:

- Level 1 - retail space, including a drugstore and a library fronting onto the main parking area
- Level 2 - open mall and retail space including a restaurant and a bank fronting onto Renfrew Street
- Level 3 - offices, a restaurant mezzanine and open terraces.

The project is designed so that no part of the development projects more than two storeys above the existing grade around the site perimeter. This has been achieved by taking advantage of the natural slope down from Renfrew Street toward the west. As well, the central part of the 2nd Avenue facade is just over one storey in height.

A statistical comparison of the proposed and previously approved scheme, as well as development options under C-1 and C-2 District Schedules, is set out in Table 1 below:

Table 1

	PROPOSED CD-1	PREVIOUS CD-1 APPROVED IN 1982	C-1 COMMERCIAL DISTRICT SCHEDULE	C-2 COMMERCIAL DISTRICT SCHEDULE
Site Area	14 247 m ² (153,353 sq. ft.)	same	same	same
Supermarket	3 530 m ² (38,000 sq. ft.)	3 716 m ² (40,000 sq. ft.)		
Other Retail	5 621 m ² (60,500 sq. ft.) includes library, drug store and restaurant.	9 755 m ² (105,000 sq. ft.)		
Cinemas		1 394 m ² (15,000 sq. ft.)		
Office	1 068 m ² (11,500 sq. ft.)	2 323 m ² (25,000 sq. ft.) includes library & service commercial		
Circulation & Service	1 445 m ² (15,553 sq. ft.)	5 110 m ² (55,000 sq. ft.)		
TOTAL	11 664 m ² (125,553 sq. ft.)	22 298 m ² (240,022 sq. ft.)	17 100 m ² (184,066 sq. ft.) maximum	42 745 m ² (460,164 sq. ft.) maximum
Floor Space Ratio	0.82	1.56	1.20 maximum	3.0 maximum
Off-Street Parking Spaces	385 proposed 217 required*	503 proposed 481 required*	365 required*	917 required*
Off-Street Loading Spaces	5 proposed 5 required*	4 proposed 9 required*	8 required*	19 required*

* Section 12 requirement of Zoning and Development By-law

- Note: 1) all floor areas are based on gross buildable areas.
 2) proposed CD-1 is about 50% smaller in total gross buildable area than scheme approved in 1982.
 3) proposed library in present scheme is 743 m² (8,000 sq. ft.); same in previous scheme.

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

On February 27, 1985, the Urban Design Panel supported the proposal, but commented as follows:

'The scaled-down application was considered by the Panel to still be an appropriate response to the site, though some of the character of the previous scheme had been lost. The PANEL supports this rezoning application, noting the following comments:

Character

The panel was disappointed that the village-like character of the previous scheme had been lost. This character, which created an image of a collection of buildings, resulted in a strong definition of individual uses. The differentiation rather than a continuous horizontal form is considered more appropriate for a local shopping area. The panel encourages the retrieval of some of this character.

Parking

The containment of the parking by the buildings was felt to be successful, but the location of a parking area at the southwest corner of the site* was of some concern. This parking area is most likely to impact the adjacent residential area. The relocation of this parking is encouraged.

Street Definition

The existing strong definition of First Avenue was noted by the panel, and there was some concern expressed that the inset entrances and exits to parking would disrupt this definition. The panel would like to see this definition retained, perhaps by the replanting of street trees.

Corner Treatment

The Panel noted that the most prominent corner of the site at First Avenue and Renfrew is the location of the stairwell* that leads to the underground parking. This location was considered to be inappropriate for such a function.'

*The above-noted parking area and stairwell are relocated in the revised scheme submitted March 22, 1985.

City Engineer

The City Engineer comments as follows:

'The City Engineer has serious concerns with the vehicular impacts of this development on adjoining residential streets. Vehicular access to this site is limited due to the median on First Avenue which restricts access from the north, east, and to some degree, from the south as well. As a result, traffic will be required to travel on Second and Kaslo Streets (residential streets) in order to gain access to the site. Several measures have been suggested by staff in order to minimize the traffic problems. These measures include:

- 1) placement of the Second Avenue vehicular entrance east of the lane, west of Renfrew Street;
- 2) location of the Kaslo Street entrance north of the lane, south of First Avenue;
- 3) the westerly truck access on Second Avenue (March 22 revised scheme) must be deleted.

Although these measures will have some benefit, residents will perceive a noticeable increase in traffic volumes over that which now exists on these two streets.

If this rezoning proceeds, the following matters are to be resolved as conditions of rezoning approval:

- 1) That the applicant, as owner of all property within the block, first consolidate the parcels and purchase the existing lane from the City, such purchase price to reflect full market value, as determined by Council following a report from the City Engineer, with the conditions of sale to include the following:
- all costs associated with relocation of existing utilities, or the provision of easements to contain them, the physical closure of the lane, registered consolidation with the balance of this block into a single parcel and cancellation of the existing sewer right-of-way within the site, are to be borne by the purchaser with the posting of a Letter of Credit satisfactory to the Director of Legal Services and City Engineer to secure the obligation.
- 2) If watermains are to be upgraded to supply fireflow, the upgrading will be carried out at the developer's expense. Applicant is required to submit details to the Fire Department for review regarding fire access and hydrant locations.
 - 3) Westerly access on Second Avenue* is not supported as it permits greater intrusion of traffic into the residential neighbourhood. This access is therefore to be deleted.
 - 4) Curb relocations on Second Avenue, First Avenue and Kaslo Street are unacceptable and must be deleted.
 - 5) If the proposed exit to Kaslo Street is retained, resulting in increased traffic flow, the Engineering Department is prepared to widen Kaslo Street to 11 metres at the developer's expense.
 - 6) Relocation and removal of all existing B.C. Telephone and B.C. Hydro overhead and underground wires, including the traffic signal duct, for lane closure, are to be carried out at the developer's expense.'

*Car access to the surface parking area from 2nd Avenue is relocated in the March 22 revised scheme, but the access point is retained for truck access to a double loading bay. The Engineer is opposed to this truck access point and relocation will be required. The truck loading area can be accommodated from the interior side of the site.

Hastings-Sunrise Citizens' Planning Committee

On February 14, 1985, the project's architect explained the new CD-1 proposal to the Hastings-Sunrise Citizens' Planning Committee. The Committee resolved:

'That the Hastings-Sunrise Citizens' Planning Committee support the revised community shopping centre proposal and recommend that City Council refer this matter directly to a public hearing for consideration.'

During the discussion, the adequacy of off-street parking was of principal concern to committee members and the developer agreed to design the proposal to accommodate a future extension to the parking level adjacent to 2nd Avenue*. This additional parking level would run along the southerly side of the proposed supermarket and could provide approximately fifty additional off-street parking spaces. For reasons of safety, the committee also expressed a desire to ensure the parking area was well lit.

*The March 22 revised scheme deletes the 2nd Avenue parking area, but does provide 52 additional parking spaces.

Other Community Input

Staff have received a number of inquiries following the erection of notification signs on the site in February, 1985. Apart from concerns expressed about increased traffic circulation and parking on neighbourhood streets, there have been no major objections raised about the project. During the years since the approval of the previous proposal in 1982, staff have received numerous enquiries from residents asking why the project was delayed and advising of their strong desire to see the development proceed. From these many inquiries it is clear that the local community is particularly keen on having the additional shopping facilities and, in particular, a supermarket in a location close at hand.

ANALYSIS AND ASSESSMENT

The conclusions reached by the Director of Planning in support of the 1982 proposal remain valid for the current proposal, even in its scaled-down format. These can be summarized under several headings, as follows:

Role of the 1st and Renfrew Commercial District

The Hastings-Sunrise Local Area Planning Program has concluded that because of a void in 'district' commercial areas between Hastings Street and Kingsway, and because 1st and Renfrew is larger than most C-1 zoned centres, it should be designated as a secondary commercial district to supplement Hastings Street. As a way to stimulate redevelopment, the draft Hastings-Sunrise Plan recommends a rezoning of all existing commercial properties in the 1st and Renfrew area to allow for uses and floor space ratios similar to those in C-2, while discouraging automobile-oriented uses. The draft Plan recommends all existing C-1 properties in the 1st and Renfrew area be rezoned to C-2C1.

Rezoning of the southwest corner of 1st and Renfrew to CD-1 and the development of a community shopping centre is hoped to provide an extra catalyst for redevelopment and upgrading of the rest of the area. Without this centre, a simple change in zoning of the area may not lead to an upgrading, as rezoning alone may not generate market interest.

Market Impact

In support of the 1982 proposal, the applicant commissioned Thomas Consultants Inc. to prepare a retail impact study to supplement a market analysis also being done by that firm.

The study concluded that there is a substantial outflow of retail expenditure from the local community, on food and department store and drugstore merchandise. It further suggested that sales necessary to support the proposed shopping centre would be largely derived from a portion of the present expenditure outflow, with minimal negative and some positive impacts to the existing shopping areas on Hastings Street and at 1st and Renfrew.

In a review of the study, staff concluded that while the trade area as a whole could absorb the retail floor space of the proposed redevelopment, Hastings Street is also large enough and strong enough to survive concurrently and would not be unduly impacted. In contrast, a positive concentration of market interest would be expected near the new shopping centre at 1st and Renfrew.

With the reduced size, any negative impact on the Hastings Street commercial area would be less, while market interest could still be expected to occur near the new centre.

Residential Impacts

Both the previous and current schemes have negative and positive impacts, although the negative impacts would be reduced as a consequence of the smaller scale of the new scheme. The impacts which may be anticipated are:

(1) Traffic

Both proposals show the loading area from 1st Avenue to avoid conflict with residential uses on 2nd and Kaslo Streets. The new proposal shows this to be partly screened by a wall, which would help mitigate undesirable views and noise with respect to residences across 1st Avenue. This wall should be extended along the full length of the loading area at the development permit stage.

Access to parking for the new proposal is mainly from 1st Avenue, but also from Kaslo Street. Turning restrictions that may be considered necessary should be negotiated with the City Engineer and Director of Planning at the development permit stage. Traffic increases on these streets well above present levels can, however, be expected.

(2) Parking

The 1982 scheme offered 503 off-street parking spaces, with an overall ratio of 2.7 spaces per 92.9 m² (1,000 sq. ft.) for all uses in the centre. The new proposal offers 385 spaces with an overall ratio of 3.5 spaces per 92.9 m².

While the new proposal has no cinema component (requiring a higher parking ratio) and provides an overall improved ratio of parking to floor space, this must be examined against the parking needs of the supermarket which is now a greater proportion of the overall floor space as compared with the old scheme. A 1980 survey of major supermarket companies by the Planning Department concluded that an acceptable minimum amount of parking to serve average supermarket demand is 5 spaces per 92.9 m², while peak demand could be met with 10 spaces per 92.9 m². Assuming 5 spaces per 92.9 m² is needed, the proposed supermarket should offer a minimum of 190 spaces, leaving 195 additional spaces to serve the remaining uses. Requirements for other general categories of uses in the centre can be assessed on the basis of Section 12 of the Zoning and Development By-law. The requirements are illustrated in Table 2 below:

Table 2

Component	Section 12 Requirement	Maximum Off-Street Parking Spaces Required
retail and service commercial uses: 5 621 m ² (60,500 sq. ft.)	1 space/1,000 sq. ft. up to 3,000 sq. ft., plus 1 space/500 sq. ft. additional.	118
office use: 1 068 m ² (11,500 sq. ft.)	same	23
Total		141

Adding the required 141 parking spaces to the 190 spaces needed to serve the supermarket equals 331 spaces, or 54 spaces less than the 385 spaces offered by the new proposal. The number of parking spaces provided is, therefore, considered adequate to serve the proposed development.

(3) Aesthetics

The 1982 proposal was more massive overall than the current scheme, although its edges were carefully designed to relate to the opposing streetscapes. The new scheme mitigates the somewhat overbearing aspect of the project along the otherwise residential 2nd Avenue with the reduced one/two storey structure. Retained is the strong image and pedestrian entry on Renfrew Street designed to maintain continuity with the rest of the 1st and Renfrew shopping area.

The redesign has resulted in a loss of some of the character of the previous scheme that was more articulated in design, particularly along the 2nd Avenue facade. These details, as well as finishing materials, screening and landscaping, particularly adjacent to any parking areas, will need to be considered, but could be deferred to the development permit stage.

(4) Views

While the previous proposal would have blocked the views of the mountains from the south side of 2nd Avenue, the new scheme may allow for some second-storey views across the top of the low building between the supermarket and the higher structure on Renfrew Street.

(5) Shopping Opportunities

Both proposals offer a much-wanted supermarket as well as a number of shops and offices with merchandise and services found on Hastings Street or Commercial Drive. Other anticipated redevelopment on Renfrew Street, combined with new commercial uses in the area, will add to the variety of available local shopping in up-to-date surroundings that will be a major benefit to the whole south end of Hastings-Sunrise.

CONCLUSION

In view of the foregoing assessment, the Director of Planning supports the reduced size, general form of development and use mix of the proposed development.

A number of issues will need to be dealt with at the development permit stage and would be listed as conditions of approval of the CD-1 rezoning. These include site consolidation, fire access and hydrant locations, curb relocations, Kaslo Street widening, on-site lighting, relocation of 2nd Avenue truck access, extension of screening of loading bay along 1st Avenue and turning restrictions onto local streets.

RECOMMENDATION

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

That the application to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue to CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site generally in accordance with the information furnished by the applicant and described in this report.

RECOMMENDATION

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

That the application to rezone the south side of the 2800-block East 1st Avenue and the north side of the 2800-block East 2nd Avenue to CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site generally in accordance with the information furnished by the applicant and described in this report."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Planning.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 5th November 1986

CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES
CLERK, PLANNING & DEVELOPMENT COMMITTEE
CLERK, PUBLIC HEARING

NOV 06 1986
H 5816
RJS/dmco

Refer File: 5302

Subject: ENACTMENT OF CD-1 BY-LAW: FIRST AVENUE AND RENFREW STREET

Please be advised that City Council, at its meeting on Tuesday, November 4, 1986, approved the recommendation of the City Manager, as contained in his attached report dated October 30, 1986, with regard to the above matter.



CITY CLERK *g*

GJohnson:mfm
Att.

Also sent to:

Canada Safeway Ltd., 840 Cambie Street V6B 4J2
Attention: Mr. Ken Horwood, Real Estate Director

Mr. J. Funaro, #1 - 2350 East Hastings Street V5L 1V5

MANAGER'S REPORTDATE October 30, 1986

TO: VANCOUVER CITY COUNCIL

SUBJECT: Enactment of CD-1 By-law: First Avenue and Renfrew Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" PURPOSE

This report recommends that the draft CD-1 By-law, pertaining to the proposed community shopping centre at the southwest corner of First Avenue and Renfrew Street, approved in principle at Public Hearing on May 9, 1985, be amended. The report also recommends routine resolutions pertaining to the form of development and other conditions. Owing to the urgency of concluding this matter by the present Council, action is recommended on November 4.

BACKGROUND

The current proposal supersedes a previous application for CD-1 for the same site by the same applicant, approved in principle at Public Hearing in 1982. The 1982 scheme contained nearly twice the floor space as the current one.

In April, 1986, staff were advised that the applicant had had considerable difficulty getting his project started but had recently joined with an established developer and wished to proceed with a somewhat smaller-scale development with reduced floor area, height and parking space. Staff concluded that because the basic footprint of the development remained the same as the 1985 scheme presented at Public Hearing, the proposed changes could be accommodated within the terms of a development permit application and without the need for a new Public Hearing.

The 1985 scheme proposed 385 parking spaces, 54 in excess of the requirement calculated by staff. The present proposal provides 329 spaces, or 6 in excess of the calculated requirement. This is considered satisfactory, as outlined in the Analysis section below, but the draft by-law would have to be amended since it specifies 385 spaces rather than the basis of the calculation.

ANALYSIS

The staff analysis, as contained in the City Manager's report on the 1985 proposal, concluded that 54 parking spaces were being provided in addition to what would be needed by the development. This conclusion was based on a 1980 survey of major supermarket companies by the Planning Department that concluded an acceptable minimum amount of parking to serve average supermarket demand is 5 spaces per 1,000 sq.ft., considerably more than that required on the basis of Section 12 of the Zoning and Development By-law. Assuming this formula, the proposed 38,000 sq.ft. supermarket required 190 spaces. Also assuming that the requirements for the remaining uses in the centre, excluding corridor space, would be met on the basis of Section 12, these required an additional 141 spaces, adding up to a total parking requirement of 331 spaces. What was proposed, apparently at the request of Canada Safeway Limited who wanted extra parking, was an additional 54 parking spaces, adding up to a total of 385 spaces.

Canada Safeway has now provided a letter (Appendix "A") explaining that because the accessibility of parking to service the proposed supermarket was then questionable, they required the extra 54 parking spaces to compensate for the perception by the public of a lack of parking.

The total floor space of the currently proposed scheme is 13% less than that approved in 1985, although supermarket and retail uses remain about the same. Most of the reduction is in office and corridor space. Using the same basis of calculation as used with the 1985 scheme, the total requirement would be 323 spaces. Proposed is 329 spaces, or six more than required.



SAFEGWAY CANADA SAFEGWAY LIMITED
840 CAMBIE STREET, VANCOUVER, B.C. V6B 4J2

APPENDIX "A"

TELEPHONE: (604) 687-4833

October 28th, 1986.

City of Vancouver,
Planning Department,
453 West 12th Avenue,
Vancouver, B. C.
V5Y 1V4

Attention: Mr. David Thomsett
Mr. David McDonald

Dear Sirs:

RE: FIRST AVENUE MARKETPLACE
1ST & RENFREW
VANCOUVER, B. C.

We have been requested to analyze the difference between the 1985 and 1986 First Avenue schemes and comment on how they relate to our merchandising plan.

The 1986 Scheme is far more suitable in that all of the parking is either at grade level or accessible on the parking deck, no parking is underground. In the 1985 Scheme, the accessibility of the roof top parking and a large majority of the underground parking was questionable, and in our opinion, we required more parking spaces to compensate for the perception by the general public of a lack of parking. In our opinion, the 1986 Scheme more than adequately provides Safeway with the required parking in order that we may optimize the service to our customers and be successful in this location.

We thank you for your consideration.

Yours very truly,

CANADA SAFEGWAY LIMITED

Ken E. Horwood, R.I.(B.C.)F.R.I.
Real Estate Director.

KEH:cam

2800-BLK. #183
E. 1st Ave.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 9, 1985 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Campbell
Aldermen Bellamy, Brown, Davies,
Eriksen, Ford, Rankin and Yee

ABSENT: Mayor Harcourt)
Alderman Puil) on Civic Business
Alderman Yorke)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Eriksen,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 4497 Belmont Avenue

The Director of Planning submitted an application as follows:

LOCATION: 4497 BELMONT AVENUE (Lot H, Block 130, D.L. 540, Plan 17355)

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

- (i) If approved, the proposed zoning would accommodate a one-family dwelling. It is anticipated that the existing building would be demolished and the City-owned property leased for single-family development.

Cont'd....

4497 Belmont Avenue (Cont'd)

The Director of Planning recommended the application be approved.

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

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

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

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

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

MOVED by Ald. Brown,

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

- CARRIED UNANIMOUSLY

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

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

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

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

Cont'd.....

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

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

One speaker addressed the Council:

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

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

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

MOVED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

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

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

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

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

Requested Zoning: CD-1 Comprehensive Development District

Cont'd....

Lands between East 1st and 2nd Avenues
- Renfrew to Kaslo Streets (cont'd)

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site as a community shopping centre generally as follows:
 - a maximum of 3 530 sq. m (38,000 sq. ft.) of floor area for supermarket use;
 - a maximum of 5 621 sq. m (60,500 sq. ft.) of floor area for other retail, including a drug store and restaurant, and a library;
 - a maximum 1 068 sq. m (11,500 sq. ft.) of floor area for office;
 - a maximum 1 445 sq. m (15, 553 sq. ft.) of floor area for circulation, storage and service;
 - setbacks, site coverage and building heights in accordance with the submitted plans;
 - a minimum of 385 off-street parking spaces.

- (ii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to adjacent developments;
 - pedestrian and vehicular circulation within and to/from the site;
 - the accessibility, safety and security of off-street parking and loading facilities, giving specific attention to satisfactory relocation of the proposed loading bay access from 2nd Avenue;
 - lighting of off-street parking and its impact on the residential uses surrounding the site;
 - the provision and maintenance of landscaping with particular regard to the Renfrew Street plaza and peripheral site treatment adjacent to 2nd Avenue and Kaslo Street;
 - the provision and location of garbage collection facilities and
 - the deletion of curb relocations on 1st and 2nd Avenues and Kaslo Street.

- (b) That the approved form of development be as presented in the drawings prepared by Annand, Burton-Brown Architects stamped "Received, City Planning Department, March 22, 1985" and further that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Cont'd....

Lands between East 1st and 2nd Avenues
- Renfrew to Kaslo Streets (cont'd)

- (c) That the applicant, as owner of all property within the block, first consolidate the parcels and purchase the existing lane from the City, such purchase price to reflect full market value, as determined by Council following a report from the City Engineer, with the conditions of sale to include the following:
 - all costs associated with relocation of existing utilities or the provision of easements to contain them, the physical closure of the lane, registered consolidation with the balance of this block into a single parcel and cancellation of the existing sewer right-of-way within the site, are to be borne by the purchaser with the posting of a Letter of Credit satisfactory to the Director of Legal Services and City Engineer to secure the obligation.
- (d) That if watermains are to be upgraded to supply fireflow, the upgrading will be carried out at the developer's expense. The applicant is required to submit details to the Fire Department for review regarding fire access and hydrant locations.
- (e) That if the proposed exit to Kaslo Street is retained, resulting in increased traffic flow, the City Engineer will have the authority to widen Kaslo Street at the developer's expense.
- (f) That all existing B.C. Telephone and B.C. Hydro overhead and underground wires, including traffic signal duct, be relocated and removed at the developer's expense.
- (g) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within (1) one year from the date of enactment of the proposed by-law.

Mr. D. Thomsett, Zoning Division, advised the current application supercedes a proposal for the same site by the same applicant which was approved in principle by Council in 1982 but subsequently withdrawn by the applicant. The current mix of uses is similar but of differing proportions, the total floor space and form of development having been scaled down by about 50%.

Cont'd...

Lands between East 1st and 2nd Avenues
- Renfrew to Kaslo Streets (cont'd)

The Deputy Mayor when calling for speakers for or against the application ascertained the majority of individuals who had registered intention to address Council supported the rezoning. He advised their support had been noted by Council members. However, representations were made by:

- Mr. W. Page who did not oppose the rezoning but regretted the reduction in the size of the proposed development.
- Mr. A Lipucci, for Neighbourhood House, spoke in support.
- Mr. J. Vitanza, support.

A communication from Hastings Chamber of Commerce was also noted.

MOVED by Ald. Bellamy,

THAT the application of Mr. J. Funaro be approved subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,

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 8:20 p.m.

1st Avenue & Renfrew Street

183
2800-81K.
East 1st.

BY-LAW NO. 6064

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-310c and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

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

- (a) a community shopping centre comprising a supermarket, other retail uses (which may include restaurants and financial institutions but shall not include drive-in restaurants), offices, library and service-commercial uses (but not including the servicing of motor vehicles);
- (b) accessory uses customarily ancillary to the above uses including service and storage uses, off-street parking and loading facilities, pedestrian circulation and corridor space.

3. FLOOR AREAS

- (a) The maximum floor area or areas for the uses listed in COLUMN 1 in Table A below shall be that appearing opposite in COLUMN 2.

TABLE A

COLUMN 1	COLUMN 2 (gross floor area)
1. Supermarket	3 530 m ² (38,000 sq.ft.)
2. Other retail, service-commercial, library	5 621 m ² (60,500 sq.ft.)
3. Office	1 068 m ² (11,500 sq.ft.)
4. Enclosed pedestrian circulation, service, storage and corridor space.	1 445 m ² (15,553 sq.ft.)

(b) For the purpose of this section the following shall be included in the computation of gross floor area:

(1) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

(c) For the purpose of this section the following shall be excluded from the computation of gross floor area:

(1) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing.

4. OFF-STREET PARKING AND LOADING

(a) Off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of the Parking By-law, except that 5 parking spaces shall be provided for every 92.9 m² (1,000 sq.ft.) of supermarket use and, in any event, a minimum of 329 spaces shall be provided.

(b) 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.

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

DONE AND PASSED in open Council this 4th day of
November , 1986.

(signed) Alderman Eriksen

Deputy Mayor

(signed) R. Henry

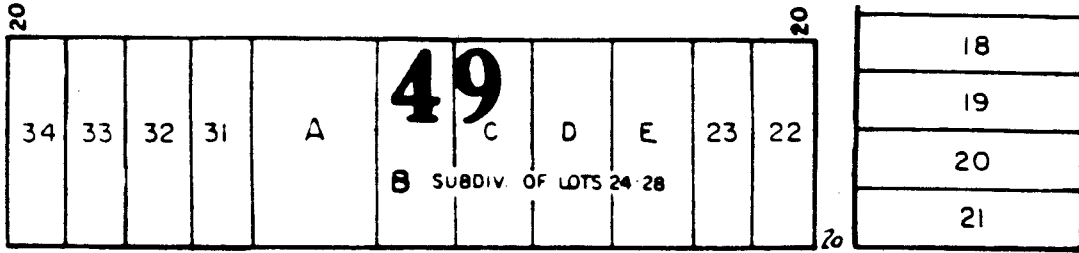
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 4th day of November, 1986, and numbered 6064.

CITY CLERK"

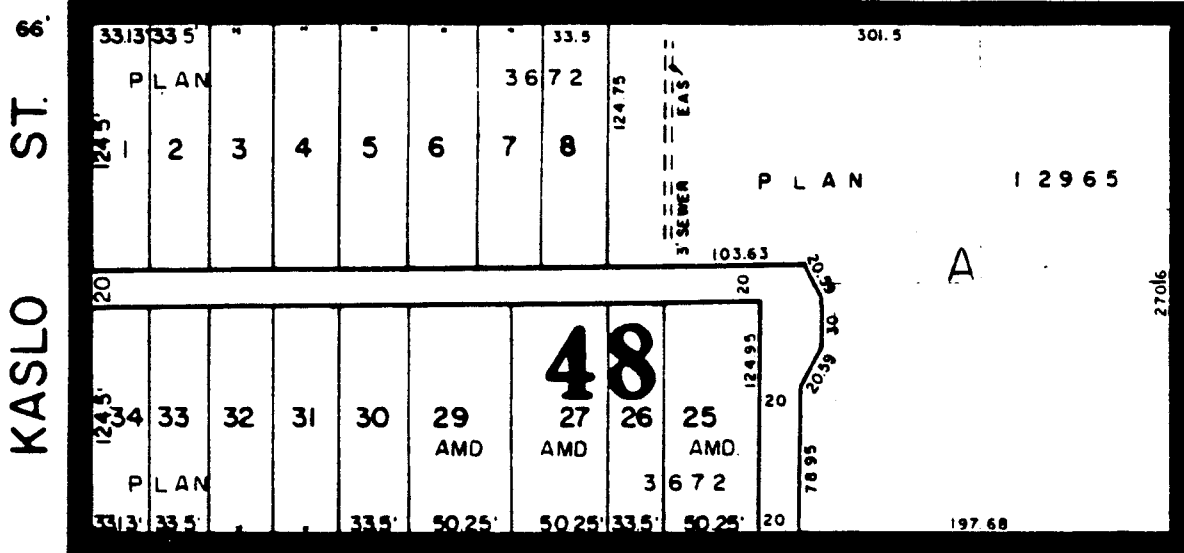
BY-LAW No. 6064 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

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



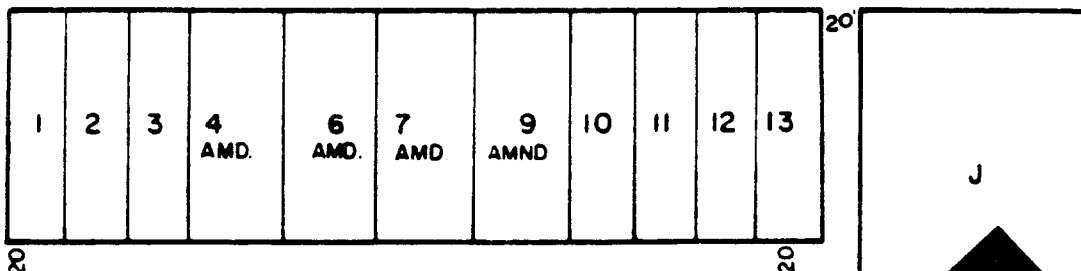
FIRST

AVE. 116'



SECOND

AVE. 66'



SCALE: 1" = 100'
 FILE No. RZ 2800 blk East 1st

J

 Z-310c

AN EXTRACT FROM THE MINUTES OF
VANCOUVER CITY COUNCIL MEETING OF NOVEMBER 4, 1986

E. Proposed Conditions of Development
for 1st and Renfrew CD-1

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

THAT the approved form of development be as presented in the drawings prepared by Annand Burton-Brown, Architects, stamped "Received City Planning Department, September 12, 1986";

AND FURTHER THAT the Director of Planning allow minor alterations to this approved form of development when approving the detailed scheme of development;

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

- CARRIED UNANIMOUSLY

(Aldermen Puil, Yorke and the Mayor excused from voting
on Motion E)

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 8, 1989, in the Council Chamber, City Hall at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Alderman Baker, Bellamy, Eriksen,
Price, Puil, Rankin and Taylor

ABSENT: Alderman Davies
Owen (Civic Business)
Wilking (Civic Business)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning & Development and Sign By-laws.

- CARRIED UNANIMOUSLY

Council members noted the large number of delegations registered to speak on the first agenda item and it was agreed to vary the agenda in order to consider the uncontroversial applications first. Therefore, the numbering of the applications in these Minutes corresponds to the order in which they were considered and may vary from the numbering shown on the agenda.

1. Rezoning - 3490 Kingsway

An application of Michael Lee, Architect was considered as follows:

REZONING: LOCATION - 3490 KINGSWAY (LOT C AND D, BLOCK 10, D.L. 36 AND 49, GROUP 1 NWD, PLAN 7245)

Present Zoning: RT-2 Two-Family Dwelling District and
RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

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

- 17 dwelling units;
- retail store;
- grocery or drug store;
- office uses;
- service uses, as more particularly listed in the draft by-law;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 0.75;

Clause No. 1 cont'd

Mr. Phipps indicated the Director of Planning had no objection to the amendment. The height of 35 feet was omitted from the applicant's drawings, therefore, Planning staff were unaware of the need insert the 35-foot figure in the draft by-law.

There were no speakers for or against the application.

MOVED by Ald. Baker,
THAT the application be approved at a maximum height of 35 feet, subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Text Amendment CD-1 By-law No. 6064
East 1st Avenue and Renfrew Street

An application of Annand Burton-Brown Architects was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 6064: LOCATION - EAST FIRST AVENUE AND RENFREW STREET (Lot B, Block 48, Section 32, Plan 21014)

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

(i) The draft by-law, if approved, would increase the permitted floor area for office uses by 1,022 m² (11,000 sq. ft.) but would maintain the existing maximum permitted floor space ratio of 0.82.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. J. Coates, Associate Director, Zoning & Subdivision Group, advised the application to convert retail floor space to office at the First Avenue Marketplace, was a response to market conditions and the current difficulty in leasing retail space in this project. The total amount of office space possible under the amended CD-1 by-law represented 20% of the total leasable area and was considered by the Director of Planning to be appropriate and would provide the owners with flexibility.

There were no speakers for or against the proposal.

MOVED by Ald. Puil,
THAT the application of Annand Burton-Brown Architects be approved.

- CARRIED UNANIMOUSLY

3. New Sign By-law

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

Clause No. 3 cont'd

NEW SIGN BY-LAW

- (i) The proposed new Sign By-law, if approved, would regulate the number, type, form, appearance and location of signs according to districts and uses within a district, and would replace existing Sign By-law No. 4810.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Ms. Pat. Johnston, Zoning & Subdivision Group, in a comprehensive review, discussed the intent and provisions of the new Sign By-law. Reference was also made to additional illustrated material circulated with the agenda package (on file) which responded to Council's request for more details on third party advertising, billboards, parking lot advertising signs, murals and signs and logos on penthouses.

Industry and community organizations had been canvassed for their views and four letters had been received in response, including the letter from the Building Owners and Managers' Association (on file), circulated to Council members at the Public Hearing.

Ms. Johnston acknowledged the following changes will need to be made to the By-law prior to enactment:

- 1) Correction of section reference numbers that were overlooked when Section 12 (Appeals) was deleted on Council instruction.
- 2) reference to be added to the new IC-3 district in Schedule B, Section (1).
- 3) reference to be added to HA-1 in Schedule C, clause 1 (f)(iv).

Mr. R. Hebert, Director of Permits & Licenses, advised the Hearing he supported the new Sign By-law and recommended approval.

The Mayor called for speakers for or against the application and a submission was made by:

Mr. Lindsay G.M. Miles, Chairman, B.C. Sign Association By-law Committee (brief on file). The Association supported the new By-law in general principle with the exception of the absence of any avenue of discretionary interpretation similar to that in the old By-law, Section 7. Mr. Miles recognized legal technicalities had forced its removal but submitted its deletion, in combination with the introduction of more stringent regulations regarding the use of automatic changeable copy displays, i.e. electronic message centres, and displays on buildings over a height of 20 metres, have created a by-law which cannot adequately serve the sign requirements of the business community.

The Association brief made specific reference to the following sections:

- Section 11 - Automatic Changeable Copy Displays
- Section 10 - Displays on Buildings over 20 metres
- Section 5.52 - Refusal of Permit Application
- Section 5.5(d) - Permit Issued in Error
- Schedule B. 1.1 Section H2 - Signage on B.C. Place lands
- Schedule C. Section 1F-5 - Signage on Second Floor Business

Clause No. 3 cont'd

Also noted was a communication dated June 8, 1989 (on file) from Mr. Ian Beveridge, Executive Director, BOMA, identifying an oversight in Section 11.9, which governs flashing or twinkling lights associated with the Granville Street theatre district. BOMA was also concerned about the regulation restricting signage to a logo on buildings above 55 metres (10.6.2(d)(i)) and proposed this clause be amended as proposed in the Association's letter.

In response to questions from Council members, Mr. Hebert suggested the issues raised by the B.C. Sign Association and BOMA could be reviewed by staff - this would not prevent approval of the application today.

MOVED by Ald. Puil,

THAT the application of the Director of Planning be approved;

FURTHER THAT the issues raised at this Public Hearing be reviewed by staff with the industry and community representatives concerned.

- CARRIED UNANIMOUSLY

Text Amendment: Body Rubs Parlours and Reflexology-Shiatsu Clinics

The Mayor noted the large number of delegations wishing to address Council on the proposed rezoning of 1879 West 1st Avenue, and it was

MOVED by Ald. Rankin,

THAT the Public Hearing on the application for a Text Amendment: Body-Rub Parlours and Reflexology-Shiatsu Clinics be adjourned to Tuesday, June 20 at 2:00 p.m. in the Council Chamber.

- CARRIED UNANIMOUSLY

4. Rezoning - 1879 West 1st Avenue

An application by Brook Development Planning Inc., was considered as follows:

REZONING: LOCATION - 1879 West First Avenue (Lots 1-4, Plan 2301 and Portion Lot A, Plan 21106, Block 207, D.L. 526)

Present Zoning: M-1A Industrial-Commercial District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft by-law, if approved, would rezone the site to CD-1 to accommodate use and development generally as follows:
 - maximum of 70 dwelling units in a multiple dwelling;
 - retail store;
 - grocery or drug store;
 - office uses, but not including health care office;
 - restaurant - Class 1;
 - motor vehicle repair shop;
 - parking garage;
 - accessory uses customarily ancillary to the above uses;
 - maximum floor space ratio of 3.0 of which a maximum 2.47 FSR would be for dwelling uses and 0.53 FSR for all other uses;

1st Avenue and Renfrew Street

BY-LAW NO. 6511

A By-law to
amend By-law No. 6064,
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. 6064 is amended:
 - (a) in clause (a) of section 2 by deleting all those words following the word "comprising" and by inserting in their place a colon and the following:
 - "(i) retail uses including a supermarket, but not including gasoline station-full serve or gasoline station - split island;
 - (ii) service uses, but not including cabaret, drive-through service, hotel, motor vehicle wash, neighbourhood public house, production studio, repair shop - Class A, restaurant - Class 2, restaurant- drive-in;
 - (iii) office uses;
 - (iv) library";
 - (b) in section 3 of Table A by deleting from column 2 the numbers "1 068 m² (11,500 sq. ft.)" and by substituting therefor the numbers "2 090 m² (22,500 sq. ft.)";
 - (c) in section 3 by renumbering clauses (b) and (c) as clauses (c) and (d) respectively and by inserting the following new clause (b):
 - "(b) Notwithstanding clause (a), in no case shall the combined gross floor area for "Other retail, service-commercial, library" and "Office" uses exceed 6 689 m² (72,000 sq. ft.)." and
 - (d) in clause (a) of section 4 by deleting the phrase "5 parking spaces shall be provided for every 92.9 m² (1,000 sq. ft.) of supermarket use and, in any event,".

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

DONE AND PASSED in open Council this 27th day of
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 6511.

CITY CLERK"

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1993, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Eriksen, Kennedy, Owen, Price,
Puil, Rankin and Wilson

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Chan,

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

- CARRIED UNANIMOUSLY

1. Text Amendment: Comprehensive Development District By-law No. 6064 (First Avenue Marketplace - 2800 East 1st Avenue)

An application by 1st Avenue Marketplace (1986) Inc. was considered as follows:

TEXT AMENDMENT: COMPREHENSIVE DEVELOPMENT DISTRICT BY-LAW
NO. 6064 (First Avenue Marketplace - 2800 East 1st Avenue)

- (i) If approved, this amendment would permit an increase in the allowable floor area for office uses by 707 m² (7,600 sq. ft.) from 2 090 m² (22,500 sq. ft.) to 2 797 m² (30,100 sq. ft.) to permit floor area presently approved for retail and service use on the first and second levels to be used for general office use. It would also limit this general office to local serving uses. The total floor area for retail (exclusive of the supermarket), service and office uses would not change and would remain limited to 6 689 m² (72,000 sq. ft.).
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

A review of the correspondence received on this application showed one letter dated April 6, 1993, addressing concerns with the application. It contains signatures of six area residents.

Clause No. 1 continued

Mr. Tom Phipps, Planner, advised 1st Avenue Marketplace has applied for a second increase in the amount of the total existing floor space which may be used for office purposes, as opposed to retail or commercial purposes. This results in a total of up to 30,100 sq. ft. out of a total of 72,000 sq. ft. of non-supermarket space that may be used for office space. This would be approximately three times the office space which was originally approved. There is a possibility there may be some displacement of retail users as a result of this amendment.

The Director of Planning recommends approval of the proposed increase in office use with an amendment to list the office uses which would most likely benefit the local neighbourhood.

The Mayor called for speakers for or against the application, and the following delegations were heard:

Ms. Luon Giffin, 2900 Block East 3rd Avenue, advised she, and other neighbours are opposed to any development which will lead to increased traffic or taller buildings on the main streets.

Ms. Sharon McGowan, 2900 Block East 3rd Avenue, echoed the comments of the earlier speaker and expressed hopes this proposal would not ease the way for greater density or highrise development in the neighbourhood.

Following a question from a member of Council, Mr. Phipps advised the application does not allow for an increase in floor space, but changes only the use of the existing floor space.

A member of Council acknowledged the traffic concerns of the neighbouring residents; particularly their desire to see a traffic circle at 3rd and Kaslo, and use of the laneway west of Renfrew between 2nd and 3rd Avenue.

MOVED by Cllr. Davies,

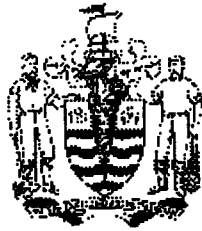
THAT the traffic concerns noted at this Public Hearing be directed to the Vancouver Traffic Commission, for consideration, at which time representations could be received from concerned neighbours.

- CARRIED UNANIMOUSLY

MOVED by Cllr Davies,

THAT the application be approved.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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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"