



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (191)

2425 Brunswick Street

By-law No. 6161

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

Effective June 18, 1987

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

BY-LAW NO. 6161

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

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

- 1 The “Zoning District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-336 and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) a maximum of 33 dwelling units, all of which units shall be eligible for Federal and/or Provincial Government funding, in a building consisting of a multiple dwelling attached to a multiple conversion dwelling which multiple conversion dwelling results from the retention, renovation and relocation of the existing building known as the “G.W. Ledingham House”;
 - (b) accessory uses customarily ancillary to the above use.
- 3 **Floor Space Ratio**
The floor space ratio, measured in accordance with the provisions of the RM-3A District Schedule, shall not exceed 1.43.
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**
The maximum building height, measured above the base surface, shall be 11.887 m (39.00 ft.).
- 5 **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 30 parking spaces shall be provided.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6161 or provides an explanatory note.

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

DONE AND PASSED in open Council this 18th day of June 1987.

(signed) Gordon Campbell

Mayor

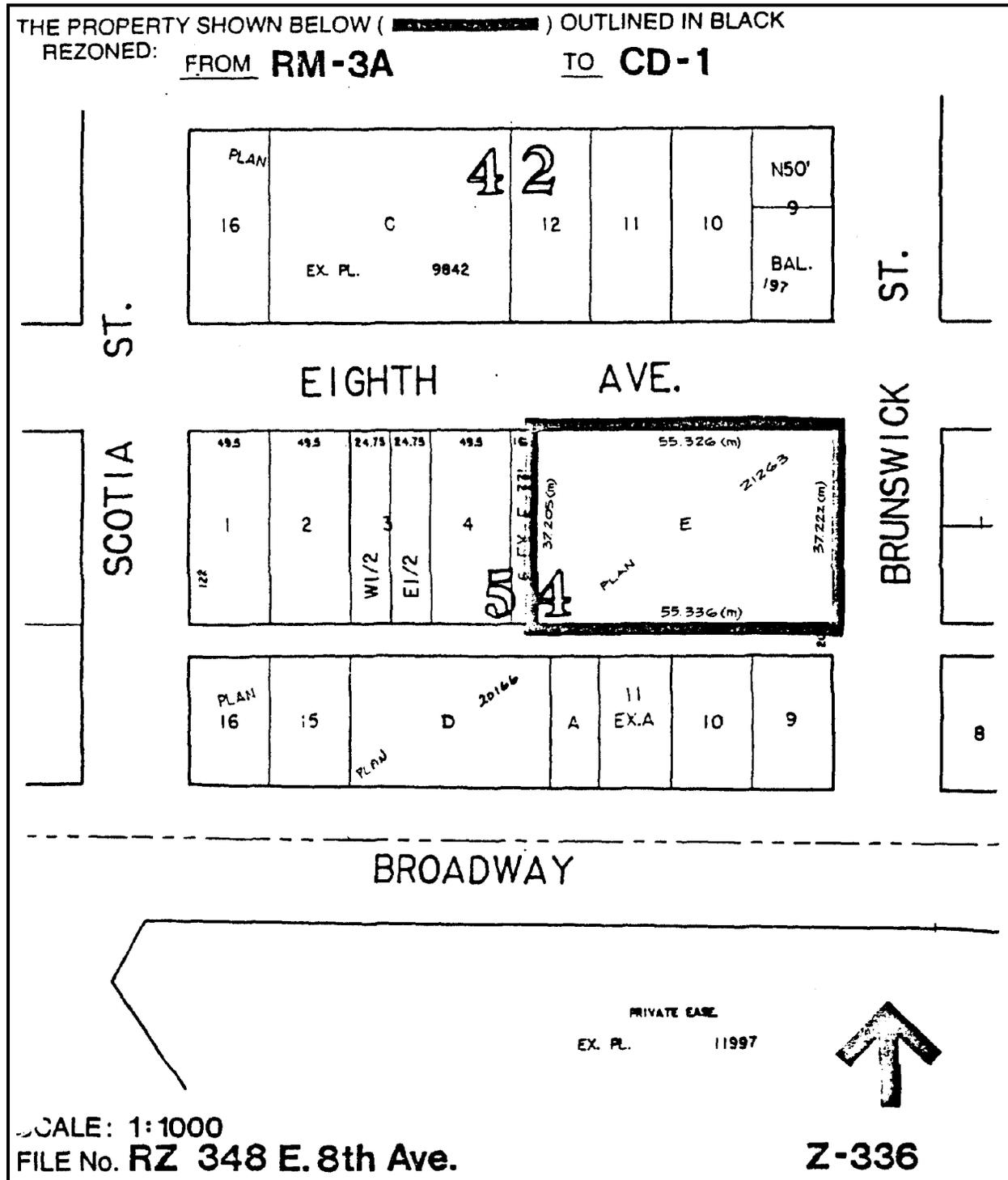
(signed) Maria Kinsella

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 18th day of June 1987, and numbered 6161.

CITY CLERK”

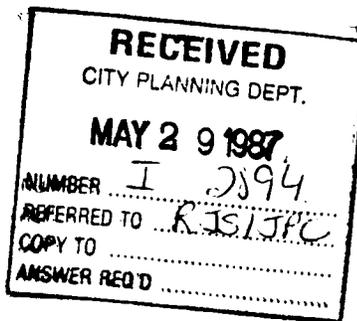
By-law No. 6161 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



CITY OF VANCOUVER
MEMORANDUM

CD-1 #191
2425 Brunswick
Drwgs. in Manilla File

From: CITY CLERK



Date: 28th May 1987

To: CITY MANAGER
DIRECTOR OF SOCIAL PLANNING
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES
CLERK, PUBLIC HEARING

Refer File: 2604-2/8023

Subject: BOARD OF VARIANCE DECISION: FIRST UNITED CHURCH
NON-MARKET HOUSING PROJECT - BRUNSWICK AND EAST 8TH AVENUE

Please be advised of the attached extract from the minutes of the City Council meeting of Tuesday, May 26, 1987, dealing with the attached Manager's Report dated May 25, 1987, with regard to the above matter.

M. Kinnala
CITY CLERK *ju*

JWalker:mfm
Att.

Also sent to:

Chairman and Members, Board of Variance, c/o Planning Department

Chairman and Members, Vancouver Heritage Advisory Committee
City Hall

Mr. Anthony Norfolk, Mount Pleasant Neighbourhood Association
203 - 2535 Alberta Street V5Y 3L2

First United Church, 320 East Hastings Street V6A 1P4
Attention: Mr. Lawrence Bantleman

Mr. Edward de Grey, Architect, 1110 Hamilton Street V6B 2S2 (682-6929)

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

DATE May 25, 1987

TO: VANCOUVER CITY COUNCIL

SUBJECT: Board of Variance Decision: First United Church Non-Market
Housing Project - Brunswick and East 8th Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports:

"PURPOSE

The purpose of this report is to review the issues involved with the proposed development of this City-owned site at Brunswick and East 8th Avenue for a fully accessible non-market family rental housing project.

The report discusses:

- the Board of Variance decision of May 12th, 1987;
- the positions of all involved parties as expressed at a joint meeting held May 20th, 1987; and
- alternate design concepts and their financial and other implications;

and advises Council on a proposed plan of action. This report is organized as follows:

1. Purpose
2. Choices
3. Issues
4. Background
5. Positions and Objectives
6. Development Options
7. Analysis and Conclusions
8. Recommendations

CHOICES

The Board of Variance decision leaves two choices if Council is to pursue the development of the site for non-market housing:

1. Deferred solution

To defer the project for further consideration of the feasibility of incorporating the heritage buildings in a manner more consistent with the Heritage Advisory Committee's wishes and plan to re-submit for the 1988 program.

2. Immediate solution

To select a strategy and a design which can be developed under the existing funding still available, as approved, in the 1986 program or, alternately, a plan which could be submitted by June 12th, for the 1987 program. The two possible options are:

- a) to demolish the heritage buildings and proceed with an outright approval application within the existing RM-3A Zoning, or,
- b) apply immediately for a CD-1 rezoning to reflect the existing plan of development.

The Heritage Advisory Committee and the Mt. Pleasant Citizen's Committee prefer Solution one (1).

The Director of Social Planning, supported by the Sponsor Group, prefers and is recommending the CD-1 solution noted in 2. b) above. Reasons are outlined in the report.

ISSUES

The two central issues which have persisted since the acquisition of the site on August 12, 1986, despite many attempts at resolution, are:

1. a conflict of objectives between the Heritage Advisory Committee's objectives with respect to two buildings on the Heritage Inventory (one "A" and one "B" building; and the program goals, design requirements and objectives of the Provincial non-market housing program and the project sponsor.
2. funding limitations both within the BCHMC housing program and as set by Council in its decisions on the amount of land subsidy that would be provided (August 12 and October 28, 1986; and March 31, 1987). (Appendix I includes the summary report from August 12 and a summary of Council discussion and actions on August 12 and October 28th.)

The Heritage Advisory Committee's and community's objectives cannot be attained without the provision of a significant additional City subsidy.

BACKGROUND

On May 12, 1987, the Board of Variance upheld a third party appeal against the issuance of Development Permit No. 205434 for a non-market housing project to be developed on City-owned land on the corner of Brunswick and East 8th Avenue.

The appellant's case centred on the argument that the Heritage Advisory Committee's written approval of the project dated March 24, 1987, and submitted to Council on that day, did not fulfill the requirements of Section 3.2.6(b) of the Zoning and Development By-law, because this approval did not include "support of the proposed conservation work".

The Planning Department representative noted that the requested relaxations were required for heritage conservation and that approval of the project by the Heritage Advisory Committee had been received by Council, albeit with expressed reservations. He also noted that the proposed project had been considered and supported by Council on three separate occasions.

Representatives from First United Church outlined the project objectives and the need to meet BCHMC program goals, design guidelines and funding criteria. They advised that alternate designs incorporating additional heritage components had been considered in August, 1986 and again in October, 1986; and that, as sponsor, First United Church had acted in accordance with Council's decisions (August 12, 1986; October 28, 1986; and March 31, 1986) and in accordance with the advice of the Director of Planning to proceed with the project as approved by Council. This advice was given after the Director of Planning reviewed alternate concepts with the development team on October 7, 1986.

The Board of Variance does not have to state reasons for its decisions. Factors in the case which the Board appeared to focus on were:

- 1) the role of the Heritage Advisory Committee and the treatment of its advice; and
- 2) the proposal to move and raise the Ledingham building.

POSITIONS AND OBJECTIVES

1. Board of Variance:

The Board of Variance decision cannot be appealed. Nor can it give consideration to another project on the site unless it is different from the previous one.

2. Heritage Advisory Committee:

The Heritage Advisory Committee's position, as expressed by the Chairperson and two other members at a meeting of the parties on May 20th, is that the Committee will support only that which it considers to be "good" heritage conservation. On this site, they advised that this would mean:

- retention of the heritage precinct, that is, both the "A" and "B" buildings in a manner which maintains the atmosphere of these buildings.
- possible movement of the "B" building but no movement or elevation change to the Ledingham building.
- the treatment of heritage as equally important in comparison to all other program goals, requirements and objectives.

They advised that minor amendments to the project would not satisfy their objectives. The Chairman noted that in other cases where a development did not satisfy the Heritage Committee's objectives, the Committee would prefer to see the building demolished as opposed to seeing it retained in a manner with which the Committee did not agree.

3. Mt. Pleasant representative's position:

Mr. A. Norfolk, representing the Mt. Pleasant Neighbourhood Association expressed a position similar to the Heritage Advisory Committee's position except that he stated that he believed that the community would consider moving both the "A" and "B" buildings slightly forward on the site.

4. BCHMC's position:

The Manager of Social Housing Development for BCHMC noted at the May 20th meeting that:

- BCHMC strongly supports the project as submitted chiefly because of its special features for the disabled, that being that all units were handicapped accessible and adaptable. BCHMC would prefer to see the application proceed as submitted and approved, including the Ledingham building.
- BCHMC has extended its funding to the limit for this project, including the provision of an additional 12% (\$270,000) on the Maximum Unit Price, in recognition of the fully accessible and adaptable features.
- BCHMC is prepared to hold the 1986 funding to May 31, pending Council resolution. This would be extended for a further 30 days if Council accepts the Director of Social Planning's proposal to proceed with site rezoning.
- BCHMC is prepared to consider an application for the 1987 housing program, or any future program, only if the heritage questions have been absolutely resolved.

Other BCHMC Policy Considerations:

BCHMC has also indicated in discussions with Social Planning Department staff that:

- they favour 3-storey developments for families;
- no 4-storey (3-storey plus basement) developments were approved in 1986;
- they allowed the high percentage of 36% one-bedrooms (64% family units) only because of its special disabled features (i.e. its accessibility).

5. First United Church's position:

The President of First United Church Housing Society and other Society representatives at the May 20th meeting noted that:

- First Church is committed to the concept of an accessible/adaptable family-disabled project and would prefer to see the present proposal, including the Ledingham, proceed. Representatives noted that the Society had revised its original plan to include the Ledingham building, in response to their own support for heritage preservation and community concerns. The Society was also interested in the opportunity to demonstrate that older buildings could be made fully accessible.
- The Society and its architect, in conjunction with Social Planning Department staff, have been examining alternate development proposals since August, 1986 as a result of the Heritage Advisory Committee's and community concerns. They have consistently maintained that to achieve their objectives they were unable to accommodate additional heritage concerns within the design and funding limits set by BCHMC and the subsidy levels set by Council on August 12th, 1986 and confirmed again on October 28, 1986. (Section 6. of this report discusses alternate concepts and cash subsidy implications for the City; Appendix I provides additional details.)
- First United Church has received an invoice from the architect for \$87,700, for work completed on the basis of Council's directions, BCHMC approvals in Plan I and II, and the Director of Planning's approval. The Society has also expended \$7,500 of its own funds on the Development Permit plus an additional sum on administrative costs.
- The Society needs a clear decision and direction from Council on a revised project before formally re-committing itself as sponsor.

DEVELOPMENT OPTIONS

Several development options including retention of both houses on the site have been examined in light of the differences of opinion expressed by the concerned parties.

They are put forward reflecting constraints imposed by the objectives of accessibility and/or heritage preservation and they note where accessibility and/or family housing objectives will be seriously impacted. If Council was to decide that the family/disabled objectives are lesser priorities, the design conflicts would be reduced. The subsidy requirements, however, remain. (Appendix II outlines these options.) Therefore, the options are as follows:

1. Deferred Solution: Retention of "A" building in Current Location and Elevation, and Retention and Moving of "B" Building

This option would defer the project for further consideration of the Heritage Committee's objectives, with possible re-submission in the 1988 Provincial program.

One of the positions advanced by Mr. Norfolk has been that both heritage buildings could be retained and a project with the same total unit count as the current project, developed. Mr. Norfolk believes that such a project would require an additional city subsidy to retain the "B" building, but no other subsidy. Social Planning staff do not agree. Furthermore, the proposal would not meet City design criteria, particularly livability concerns.

The Society and Social Planning staff have examined alternate design concepts which retain either one or both buildings. Alternate concepts were reviewed prior to August 12th and in October.

Retaining the Ledingham and the "B" house, and leaving the Ledingham in its current location causes site-planning problems because the Ledingham building, alone, occupies one-third (1/3) of the total site. Developed at its current elevation, the Ledingham would accommodate two units as would the "B" house. Not moving the Ledingham building means allocating one-third (1/3) of the site to two units and accommodating the remaining 25 units on the remainder.

The presence of the "B" building, even if it is moved forward on the site, further complicates the site planning for the new development and exacerbates livability for the remaining units.

Several sub-options with different heights and unit mixes were examined. In each case loss of accessibility, reduction in the family units, livability and other design problems resulted. The objective of a totally accessible development, which the City has supported, would be lost.

A 3-storey development (approximately 21 units), would be preferable to 4 storeys from BCHMC's and the Society's perspective but the required subsidy would be approximately \$330,990.

The 4-storey option would require a City subsidy of \$200,000 but the configuration creates conflicts, such as overshadowing, and height disparity between the new development and existing homes; conflict with BCHMC's preference for 3 storeys; requires ramping to all basement units; requires a flat roof on the infill; and results in cost increases for extra ramping and deeper parking structure.

Deferring the project to 1988 does not take into account the cost accrued by the architect and the Society to date. Additional holding costs on the land, if the site is submitted for the 1988 program, will be \$93,924 at .75%.

2. Demolition of Heritage Buildings: Outright RM-3A Application

Council could authorize the demolition of the Ledingham house in accordance with Part 10 of the Zoning By-law (Council already authorized demolition of the "B" building on August 12, 1986); and instruct the Society to submit a Development Permit Application for an outright approval use under the existing RM-3A zoning.

Such a project would not require any subsidy under the 1987 Maximum Unit Prices. (Appendix I, option II). However, the project would require a new Development Permit Application and the Society and architect would not be covered for costs incurred on the previous submission. The estimated additional holding period is four months; the additional holding costs, at 7.5%, are \$20,872.

First United Church is reluctant to see the Ledingham House demolished.

3. CD-1 Rezoning

Council could refer the site to Public Hearing for a rezoning to CD-1 in accordance with the form of development shown in the existing proposal.

If the CD-1 rezoning is approved, the existing Development Permit and Building Permit applications could be reprocessed quickly. BCHMC has agreed to hold the 1986 funding to June 30, 1987 for this purpose. The entire project could proceed at the same cost and with the same City subsidy of \$100,000 as previously approved. The problem of the outstanding architectural and permit fees would also be resolved. There would be one additional month of holding costs on the land, at \$5,200.

The Director of Planning states that a Public Hearing could be held in June, and provided that the Law Department prepares the necessary documents, it is possible to enact a CD-1 By-law on the same day as the Public Hearing.

ANALYSIS

This is a case where various parties have legitimate objectives and are exercising their mandates in a clear and responsible fashion.

However, it is evident that the objectives of complete heritage preservation and a fully accessible family project cannot be achieved. Also, the financial constraints approved by Council for the land price and the maximum unit prices as set by BCHMC present serious problems. The report noted earlier that the project is already the beneficiary of an additional subsidy of \$270,000 to achieve a fully accessible development. A deferral means a complete redesign and costing of the project taking into account unit mix, livability, height and relationship to the heritage homes amongst other factors.

The City faces a difficult choice between achieving heritage objectives versus constructing a fully accessible project on this site. This is regrettable.

Comments of the Director of Planning

"When I approved the development application on April 9, 1987, I was aware of the following:

- (1) It was to provide much-needed special housing on a relatively rare site.
- (2) The principles of this scheme, not the details, had been supported by Council.
- (3) The compromises to the heritage value of the Ledingham House were significant.
- (4) A favourable decision was needed immediately or the scheme would be lost.

There is significant opposition to the present scheme from the local community representative and from Council's Heritage Advisory Committee.

Given more time and more money, and some further understanding from all sides, a much better scheme can be visualized.

On one hand it would be unfortunate to delay the scheme as it has come so far. Yet, to delay it does not mean it has to be abandoned. On the other hand, it would be unfortunate to miss an opportunity to improve the scheme. A higher quality scheme may better serve the broader and longer-term goals of creating a richly diverse livable city.

In April I decided in favour of the present scheme principally because of Council's previous decisions on financial support and the need for an immediate decision.

I would make that decision again, yet would prefer to be able to review a better scheme, should council wish to authorize the extra time and money to work out such a scheme with the parties involved."

CONCLUSION

The Director of Social Planning supports heritage conservation and is uncomfortable that the conflict exists. However, having weighed the:

- condition of the homes (the "B" building is in extremely poor condition);
- the worthiness of the project proposal for a fully handicapped accessible family housing project which is well-located for people with disabilities;
- the genuine attempt within budget constraints to retain the Ledingham House, although not in a fashion which satisfies the Heritage Committee or neighbourhood groups' objectives;
- the time, energy and expense the First United Church has gone to, with Council approval;
- the effort to achieve a development without additional City subsidy;

he believes that the current project should be supported through a CD-1 rezoning process.

RECOMMENDATIONS

The Director of Social Planning recommends:

- A. THAT Council instruct the Director of Social Planning to make application to rezone the site to CD-1, the By-law to contain details respecting the use of the land, height, yards, and position of the Ledingham building as shown in the drawings attached to Development Permit Application No. 205434; and that the application be referred to Public Hearing at the earliest possible date; and that Council instruct the Director of Legal Services to immediately prepare and forward the draft By-law, for enactment immediately following the Public Hearing.

If Council does not support recommendation A above, the following options are put forward for Council's consideration:

- B. THAT Council authorize the demolition of the "A" and "B" buildings and advise the Society to submit a Development Permit Application for an outright approval under the existing RM-3A zoning.

OR

- C. THAT Council defer development of the site pending a review directed toward incorporating the Heritage Advisory Committee and related community objectives; and that Council endorse, in principle, the provision of an adequate City subsidy to effect such a project. "

The City Manager RECOMMENDS approval of recommendation A and that the Public Hearing be held no later than June 18, 1987.

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
MAY 26, 1987

Board of Variance Decision: First United
Church Non-Market Housing Project -
Brunswick and East 8th Avenue

MOVED by Ald. Taylor,

- A. THAT Council instruct the Director of Social Planning to make application to rezone the site to CD-1, the by-law to contain details respecting the use of the land, height, yards and position of the Ledingham building as shown on the drawings attached to Development Permit Application No. 205434; and that the application be referred to a Public Hearing on June 18th; and that Council instruct the Director of Legal Services to immediately prepare and forward the draft by-law for enactment immediately following the Public Hearing;

FURTHER THAT the City Manager and the Director of Legal Services review the powers of the Board of Variance and report back.

- CARRIED

(Alderman Puil opposed)

Earlier this day Council had deferred a decision on a delegation request from Mr. Anthony Norfolk on this matter. The Director of Legal Services advised it is Council's policy that if an application is referred to a Public Hearing, Council will not hear any delegations, pro or con the application, prior to the Public Hearing. Therefore, Mr. Anthony Norfolk's presentation should be heard at the forthcoming Public Hearing. It was, therefore,

MOVED by Ald. Boyce,

THAT the delegation request of Mr. Anthony Norfolk be received and he be advised that he may make representation at the June 18th Public Hearing if he so wishes.

- CARRIED UNANIMOUSLY

Extract from the Minutes of the Vancouver City Council Meeting
(In Camera) of August 12, 1986

4. Site Acquisition - 336-348 East 8th Avenue
Summary Report

Council considered a Manager's report dated July 31, 1986, forwarding a report of the Director of Social Planning recommending the acquisition of properties at 336-348 East 8th Avenue for development of an accessible housing project for families and the disabled to be sponsored by First United Church. The report also recommended one of the properties, the Ledingham House at 348 East 8th Avenue, which has been evaluated as having primary heritage significance in Phase II of the Vancouver Heritage Resource Inventory, be renovated and incorporated into the new development.

Also circulated to Council were the following:

- Communication dated August 5, 1986, from Mr. A. Norfolk, on behalf of Mt. Pleasant Community Association, supporting retention of the three houses and the trees on the site for a sensitive infill-type development tailored for access by the handicapped. Mr. Norfolk requested that he be permitted to address Council in this regard. Council took no action on the delegation request.
- Report of the Vancouver Heritage Advisory Committee's meeting of August 11, 1986, recommending that Council instruct the Social Planning Department to pursue Mr. Norfolk's proposals.

The Director of Social Planning, in response to questions, advised the Ledingham House could be accommodated in the new development, however, the house at 342 East 8th Avenue ('B' heritage designation) is in poor repair and could not be accommodated without reducing the total number of units to a point where the project would no longer be economically viable.

MOVED by Ald. Puil,

THAT recommendations A to D, as contained in the Manager's report dated July 31, 1986, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,

THAT recommendation E, as contained in the Manager's report dated July 31, 1986, be deferred pending further review.

- LOST

(Aldermen Bellamy, Campbell, Davies, Eriksen, Puil, Rankin,
Yee, Yorke and the Mayor opposed)

MOVED by Ald. Puil,

THAT recommendation E, as contained in the Manager's report dated July 31, 1986, be approved.

- CARRIED

(Aldermen Brown, Ford and the Mayor opposed)

MANAGER'S REPORT

DATE: July 31, 1986

TO: Vancouver City Council
SUBJECT: Site Acquisition - 336-348 East 8th Avenue:
Summary Report
CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports.

"This report recommends the acquisition of the properties at 336-348 East 8th Avenue for the purpose of developing an accessible housing project for families and the disabled. It also recommends that the Ledingham House at 348 East 8th Avenue, which has been evaluated as having primary heritage significance in the Phase II Vancouver Heritage Inventory, be renovated and incorporated in the new development. The retention of this heritage building is supported by the Planning Department and local community. Retention will require approval by the City of a capital grant of approximately \$36,500 to \$44,000 to cover the costs of the restoration. The Directors of Finance and Social Planning recommend that the Municipal Incentive Grant Reserve be used as the source of funds for the proposed grant.

Discussion

The selected site at 336-348 East 8th was chosen after an extensive site search and meets the development criteria of proximity and accessibility of shopping and services required by families and the disabled.

The primary objective of the project is to provide a high standard of accessible design, ensure complete wheelchair accessibility on site and throughout the building, and provide unit layouts which will be easily and inexpensively adaptable to the varying needs of disabled and non-disabled households, over the life of the project.

The second objective, to retain and incorporate the Ledingham House in the new project, emerged after discussions with the Heritage staff and local area planner.

The original project concept called for the demolition of all three houses on the site. The initial site check had shown that none of these houses had heritage designation and it was only after the interim agreements had been signed, that Social Planning staff learned that two of the houses are listed in the Phase II Vancouver Heritage Resource Inventory. (This phase of the heritage program is currently being prepared for a report to Council.)

The Heritage Planning staff, local area planners and community strongly support the retention of the two houses and, in particular, support retention of the corner property at 348 East 8th Avenue known as the Ledingham House.

The Director of Social Planning retained the services of a consulting engineer to evaluate the two heritage houses. As a result of the consulting engineer's advice, the Director of Social Planning believes that the preferred alternate solution is to retain the Ledingham House and incorporate it as part of the new project. The second building — 342 East 8th Avenue — is in worse physical condition and is of lesser heritage significance than the Ledingham building. It cannot be accommodated on the site without reducing the total unit count below the point of economic viability.

The revised project may require relaxations to the side yard and other regulations, to achieve the unit count required for economic viability.

Also, a grant of between \$36,500 and \$44,000 will be required to cover the additional costs of moving and upgrading the Ledingham building. These costs represent the difference between the cost of new construction at \$45 per square foot; and the cost of moving and upgrading at \$55 to \$57 per square foot. They cannot be included in the project budget.

The Director of Social Planning advises that the proposal to incorporate the Ledingham House will not be viable without a capital grant.

Summary

The proposed project, including the restored Ledingham House will provide 33 units of housing for families and disabled persons. Assuming Council's approval of the capital grant, preliminary budgets indicate that the project is economically viable and that the land rent paid at the commencement of construction will be equal to the market value of the lease for the proposed 41 plus 20 year term.

The site acquisition price is \$835,000 or \$37.71 per square foot. The Supervisor of Properties estimates market value at \$33.50 per square foot but notes that because this site is one of the few remaining Mount Pleasant sites that fits the accessibility criteria for the physically disabled, its location may have a subjective value which is different than the pure market value.

Although saving the Ledingham House does represent an extra cost, the Director of Social Planning is supportive of this proposal. If a private developer were to assemble this site for an outright approval use under RM-3A, he would be under no obligation to save either heritage building. City intervention thus appears to be the only way to ensure that the Ledingham Building, which has been identified as one of the 227 most important heritage buildings in the City, is retained.

With respect to the timing of the Provincial program it is noted that announcements on the Phase I, Expression of Interest, are now scheduled for August 25th rather than August 21st. Since this schedule could be delayed again and since the subject removal date and the next available Council date are both on August 26th, the decision on acquisition of the site and retention of the Ledingham House must be made on its own merits rather than on the basis of Phase I approval.

Alternate options are to acquire the site and proceed with the original plan, including demolition of all the existing houses, or to allow the interim agreement to lapse and to seek an alternate site for the family/disabled project for the 1987 program year.

RECOMMENDATIONS

The Director of Social Planning recommends that:

- A. The site at 336 - 348 East 8th Avenue, legally described as E. 33 feet of Lot 5; Lot 6; Lot 7 W. 40 feet; and Parcel B; all of Block 54, D.L. 200A, Plan 197, be acquired for \$835,000 for the purpose of developing a mixed project for families and disabled persons, as described in this report.
- B. Council endorse the proposal that the Ledingham House at 348 East 8th Avenue be incorporated in the development, and endorse, in principle, the provision of a capital grant to cover the full premium costs of the renovations (estimated at up to \$44,000), with the source of funds being the Municipal Incentive Grant Reserve.

- C. Council endorse First United Church as sponsor for the proposed project.
- D. Council approve \$7,500 in the Social Housing Fund for City expenses incurred in the initial development process, including the costs of demolition, at the discretion of the Director of Civic Buildings.
- E. Council authorize the demolition of the houses at 342 and 336 East 8th Avenue at the appropriate time, in accordance with Section 10 of the Zoning and Development By-law."

The City Manager RECOMMENDS approval of the foregoing recommendations.

Ledingham Precinct
336, 342, 348 East 8th Avenue
(Comm. 1)

Council had for consideration the following documents:

- letter from the Mount Pleasant Neighbourhood Association, objecting to the present proposal to develop a 33-unit social housing project for families and the disabled at 336-348 East 8th Avenue. This project includes restoration of Ledingham House but permits demolition of the remaining two heritage buildings included in the Ledingham Precinct. The Association requests that before this development proceeds further a professional study be commissioned by consultants with proven expertise in the heritage field who should consider the site in the historic Mount Pleasant context as a whole rather, than in isolation;
- letter dated October 23, 1986 from the First United Church Social Housing Society, advising it is proceeding with plans for the social housing project, including restoration of Ledingham House, in accordance with Council's approval on August 12, 1986. The Society has extensively reviewed the possibility of retaining the other two buildings while maintaining its project goals, and has determined this would not be possible without a large increase in Council's subsidy. Also, a complete heritage restoration and infill project on this site would adversely affect the accessibility of the project to the disabled;
- report dated October 14, 1986 from the Vancouver Heritage Advisory Committee, advising Council the Committee endorses the following conclusions of its Design Review Sub-Committee:
 - "That it cannot support the preliminary development proposal;
 - That efforts should be made to incorporate all three heritage buildings into the project and that the architects should demonstrate the practicality of this option;
 - That if only the Ledingham House is to stay, the plan needs to be more sensitive to its heritage value by maintaining its present setting, keeping its elevation and landscaping;
 - That, if necessary, the Director of Planning should be encouraged to relax the RM-3A regulations so that the development can be undertaken with sensitivity to the historic siting and context of this site."
- memo dated October 27, 1986 from the Director of Social Planning, commenting on the proposal of the Mount Pleasant Neighbourhood Association which stressed heritage retention and involves restoring all three houses, with infill development behind. The memo confirmed the position of the First United Church Social Housing Society, that a project of this type would require a larger City subsidy and would jeopardize the incorporation of handicapped housing. The Director of Social Planning also provided estimates of additional costs involved should Council agree to retention of the three houses. The Director of Social Planning favours Council permitting the Society to proceed with its original development proposal as approved by Council on August 12, 1986.

EXTRACT FROM THE MINUTES
VANCOUVER CITY COUNCIL MEETING
OCTOBER 28, 1986

Ledingham Precinct 336,342,348 East 8th Avenue (continued)

Council also noted a number of letters circulated in support of the position of the Mount Pleasant Neighbourhood Association, particularly, a letter dated October 27, 1986 from the Mount Pleasant Citizens' Planning Committee, advising of the following resolution of the Committee:

"THAT the present scheme of development is unacceptable and that no further action should take place with respect to the site pending further study of improved design alternatives."

As earlier approved, Mr. A. Norfolk, Mount Pleasant Neighbourhood Association, spoke to the process leading to the community's request to Council this day, including difficulties encountered in receiving acceptance by the development sponsors of the desirability of preserving Ledingham Precinct intact and the need for recognition of the wider significance of the Ledingham Precinct and the Brewery Creek area to the preservation of Mount Pleasant neighbourhood. In conclusion, he requested Council to delay demolition of 336-348 East 8th Avenue, and request staff to undertake a study of this whole situation for report back. Mr. Norfolk also questioned the Social Planning Department's estimate that it would cost an additional \$350,000 to provide infill housing.

Mr. H. Lock, President of the Board of Directors, First United Church, lauded Council's decision of August 12, 1986 to retain the Ledingham House, while recognizing that the other houses in the precinct could not economically be retained and thereby providing an opportunity for much needed disabled and family housing in the area. Retention of the three houses would make the project economically unfeasible and also would mean the Society would not be able to make the development totally accessible to the disabled. Mr. Lock stressed the time element in obtaining approval of the development, pointing out that should the Society not make the October 31st deadline, there is the strong likelihood of the project not being considered until next year, with the resultant increase in cost to the City.

Ms. A. Kloppenborg, Social Planner, answered questions from Council, outlining the process of consultation with the local area planning group and the neighbourhood and confirming the estimated cost of \$350,000 to provide infill housing.

MOVED by Ald. Rankin,
SECONDED by Ald. Eriksen,

THAT the representations made this day and the correspondence circulated to Council, be received for information and no further action be taken.

- CARRIED

(Aldermen Brown and Ford opposed)

Design Alternatives

Social Planning staff and First United Church have reviewed a variety of concepts. For the purposes of clarity 3 options are presented:

- 1) Retaining the "A" and "B" buildings, with the "A" in its current location and elevation and the "B" moved forward.
- 2) No heritage buildings.
- 3) Current project (with a CD-1 rezoning).

1. Deferred Solution

Retain "A" and "B", with "A" in current position and elevation; "B" moved forward on the site.

12 - one-bedroom	4 storeys
13 - two-bedroom	24,600 sq. ft.
2 - three-bedroom	55% families
<u>27 units</u>	

This project would be submitted in the 1988 Provincial program. BCHMC does not favour 4-storey developments for families. We have shown this example at 4 storeys because a 3-storey development would require what we believe would be an unacceptable level of subsidy (estimated at \$330,000 plus).

Advantages: o meets heritage objectives

Disadvantages: o requires City subsidy of \$202,000 (figured on 1987 MUP)
 o does not meet BCHMC design objectives for family housing at 3 storeys
 o creates design conflicts with accessible/adaptable features
 - additional ramping
 - "A" and "B" buildings inaccessible
 o creates problems in livability/aesthetics
 - additional shadowing
 - height disparity between 4-storey infill and adjacent existing apartments and "A" and "B" buildings
 - requires flat roof on infill
 o elimination of the special additional 12% MUP for at least the 4 units in the "A" and "B" buildings

2. No Heritage

Outright RM-3A

same unit mix as 1.

3 storeys
 31,766 sq. ft.
 64% families

This project would have to be submitted as a 1987 project because of the time required to complete a new set of drawings, excluding the Ledingham.

Advantages: o would not require any City subsidy under 1987 MUPs
 o meets all BCHMC objectives
 o qualifies for 12% additional MUP because of disabled features

Disadvantages: o architect fees and First Church costs on first proposal are not covered
 o no heritage

3.	<u>Current Project</u>	<u>CD-1 Rezoning</u>
	12 - one-bedroom	3 storeys
	15 - two-bedroom	31,766 sq. ft.
	6 - three-bedroom	64% families
	<u>33</u> units	

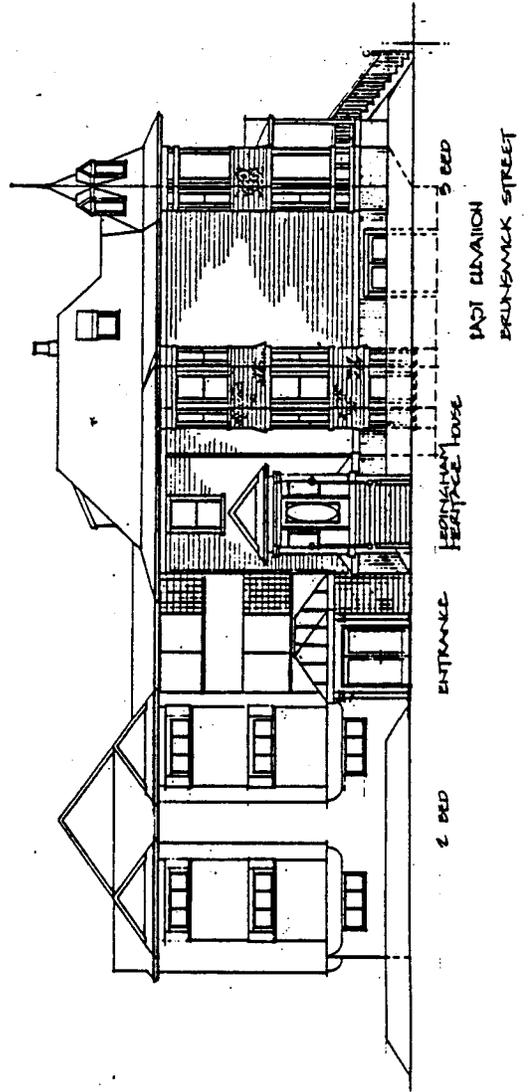
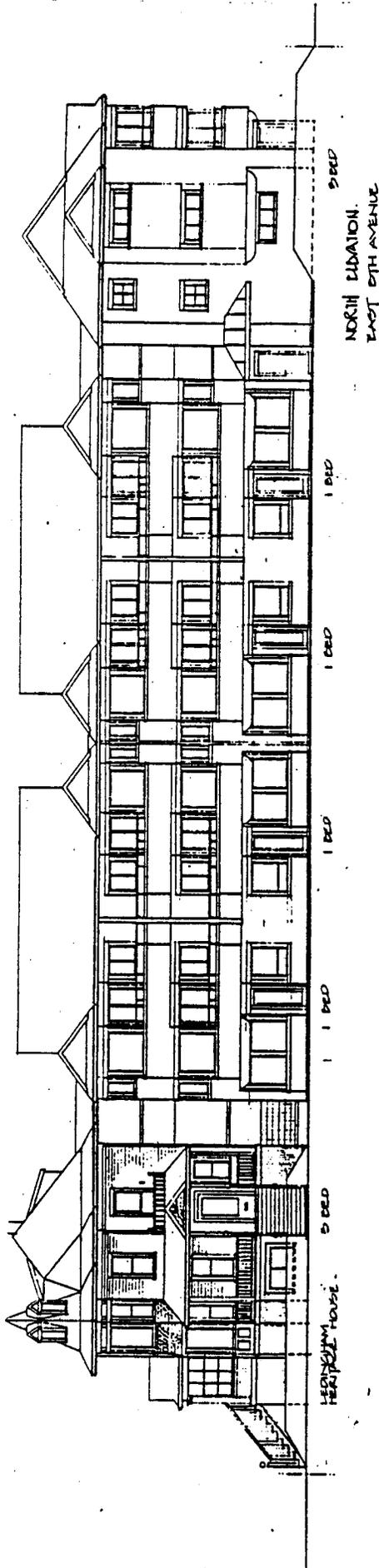
This project could be built under 1986 funding with the \$100,000 subsidy already approved by Council.

- Advantages:
- o meets all BCHMC objectives
 - o qualifies for same 12% increase on MUPS that original project was granted, because of disabled feature
 - o retains Ledingham
 - o provides accessible/adaptable family housing
 - o architects fees and funds expended by First Church are covered

- Disadvantages:
- o does not meet Heritage Advisory Committee objectives

APPENDIX II

Current proposal - CD -1
rezoning



336-348 East 8th Avenue

BY-LAW NO. 6161

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-336 and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) a maximum of 33 dwelling units, all of which units shall be eligible for Federal and/or Provincial Government funding, in a building consisting of a multiple dwelling attached to a multiple conversion dwelling which multiple conversion dwelling results from the retention, renovation and relocation of the existing building known as the "G.W. Ledingham House";
 - (b) accessory uses customarily ancillary to the above use.
3. Floor Space Ratio

The floor space ratio, measured in accordance with the provisions of the RM-3A District Schedule, shall not exceed 1.43.
4. Height

The maximum building height, measured above the base surface, shall be 11.887 m (39.00 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 30 parking spaces shall be provided.

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

DONE AND PASSED in open Council this 18th day of June , 1987.

(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 18th day of June 1987, and numbered 6161.

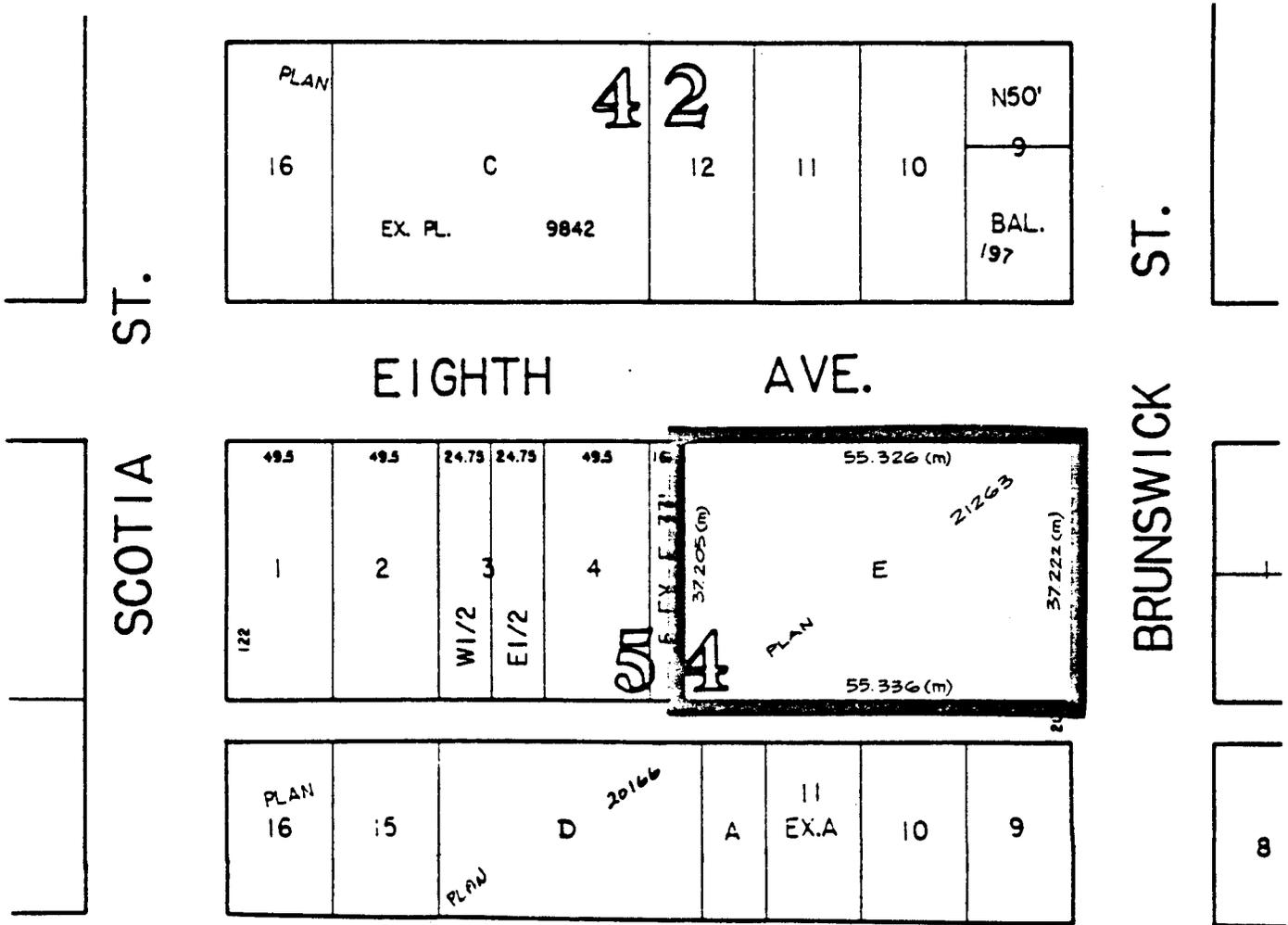
CITY CLERK"

191

BY-LAW No. 6161 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
REZONED: FROM **RM-3A** TO **CD-1**



BROADWAY

PRIVATE EASE
EX. PL. 11997



SCALE: 1:1000
FILE No. **RZ 348 E. 8th Ave.**

Z-336

CITY OF VANCOUVER
MEMORANDUM

H 191
336-348 E. 8th.

From: CITY CLERK

Date: June 30, 1987

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

Refer File: P.H. 189

RECEIVED	
CITY PLANNING DEPT.	
JUL - 3 1987	
NUMBER	I 3493
REFERRED TO	Dmcd
COPY TO	RJS
LOWER RECD	

Subject: Public Hearing Minutes - June 18, 1987

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on June 18, 1987.

Please note any matters contained therein for your attention.

CITY CLERK

Att.
JT:ss

- c.c. Chairman & Members, Vancouver Heritage Advisory Committee
- Chairman & Members, Mt. Pleasant Neighbourhood Association
- Chairman & Members, Mt. Pleasant Citizens Planning Committee
- Chairman & Members, First United Church Social Housing Society
- Mr. A. Little, 204-372 East 8th Avenue, Vancouver, B.C.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 18, 1987 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Boyce, Caravetta,
Davies, Eriksen, Owen,
Price, and Taylor

ABSENT: Aldermen Bellamy and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald.

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. Rezoning - 336-348 East 8th Avenue

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

REZONING: LOCATION - 336-348 EAST 8TH AVENUE (Lot E, Block 54, D.L. 200A, Plan 21263, Formerly East 33' Lot 5, Lot 6, West 40' Lot 7, and Parcel B, Block 54, D.L. 200A, Plan 197)

Present Zoning: RM-3A Multiple Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

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

- The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
 - retention, renovation and relocation within the site of the existing building (Ledingham House) presently located at 348 East 8th Avenue;
 - construction of a multiple dwelling attached to the existing building (Ledingham House);
 - a total of 33 dwelling units, all of which shall be eligible for Federal and/or Provincial government funding;

Cont'd.....

Rezoning - 336-348 East 8th Avenue (Cont'd)

- maximum floor space ratio of 1.43;
- maximum height of 39 feet; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

The Director of Planning recommended the application be approved.

Mr. D. Thomsett, Zoning Division, reviewed the history of the application. The CD-1 Zoning will permit a 33-unit fully accessible non-market family rental project to be built, sponsored by First United Church Housing Society. It was proposed to incorporate in the design the Ledingham House, a heritage house categorized "A" on the City's Heritage Inventory. A "B" category building also on the site and another old building are slated for demolition. The project is not supported by the Vancouver Heritage Advisory Committee or the Mount Pleasant Neighbourhood Association on the ground heritage values are being compromised in the design. Council instructed the Director of Planning to bring forward the rezoning application following a successful third party appeal to the Board of Variance against the issuance of the development permit.

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

- Mr. Alex Little, 204-372 East 8th Avenue, a member of the Area Citizens Planning Committee and Block Neighbour, supported the application for rezoning, noting if the housing project is delayed further, B.C.M.H.C. funding will be withdrawn.

- Mr. R. Lord, 203-317 East 8th Avenue, supported rezoning and the housing project.

- Mr. K. Lyotier, 407-118 Alexander Street, felt the compromise would benefit everyone - the Ledingham House would be preserved and needy people housed.

- Mr. M. Gordon, Manager for owner 343 East 8th Avenue, opposed the spending of City funds on the Ledingham House due to its poor condition. His building was 3 feet below street level and may be impacted by new development. On-street commuter parking is a problem, often blocking vehicular access to the apartment building and creating difficulties for his elderly tenants. He requested that this be investigated by the Engineering Department.

- Mr. Henry Lock, First United Church Social Housing Society, sponsors of the project, regretted the Society had been drawn into a heritage vs. housing conflict. He pointed out the Ledingham House would be retained but there were insufficient funds to include the adjacent B category house. The senior levels of government had made clear that additional funding was not available. The community had been assured the housing project would prove a stabilizing force in the neighbourhood.

- Mr. B. Ledingham, Delta, expressed his interest in the project and the preservation of the Ledingham House, his old family home.

- Mr. C. Christopherson, 312-440 East 5th Avenue, expressed fears about the future of Mount Pleasant and favoured a structured planning process and meaningful neighbourhood input.

Cont'd....

Rezoning - 336-348 East 8th Avenue (Cont'd)

- Mr. C. Douglas, 803-2277 West 2nd Avenue, native son of Mount Pleasant, was in favour of the design and the development but urged consideration of an alternative scheme that would also achieve retention of the "B" category house next to the Ledingham House.

- Mr. B. Jamieson, 374 West 14th Avenue, Chairman, Mount Pleasant Citizens Planning Committee, stated nobody objected to the principle of the housing project or disagreed that it would be a stabilizing influence but it was to be regretted community input was not sought at the outset. He supported an alternative proposal that would be submitted to Council this evening.

- Mr. J. Clarke, 601 West 13th Avenue, supported the incorporation of the A and B buildings into the new housing development.

- Mr. T. Louis, B.C. Coalition of the Disabled, spoke in support of the application, emphasizing the need for accessible non market rental housing.

- Mr. C. Schuman, 2621 St. George, questioned the City's commitment to heritage and supported preservation by all means possible, including making it profitable for developers to retain meritorious buildings.

- Mr. G. Ross, Mount Pleasant Neighbourhood Association, stated the Association's position all along had been to achieve a design to complement the heritage aspects of the precinct.

- Mr. A. Norfolk, 203-2535 Alberta, displayed a set of architectural drawings proposed as an alternative to the design prepared for the First United Social Housing Society. He stated there seems to be general agreement with the housing concept with the exception of the design and the retention of the two heritage houses. His alternative design provides for a fully accessible 34 dwelling unit development, incorporating both existing heritage buildings. The re-design of the project would require approximately one month to complete and would not, in his opinion, jeopardize the loss of B.C.H.M.C. funding. Mr. Norfolk advised he was prepared to donate his design plans to the project sponsor as his contribution to the community.

- Rev. M. Marquardt, 303-423 East 10th Avenue, strongly supported the project and stated that the sponsors should be congratulated in their efforts to provide affordable housing.

Following the hearing of delegations, the Mayor called on the Deputy Director of Social Planning and the project architect to comment on the submission.

The Deputy Director referred to the long and complex process leading up to the Public Hearing and the conflicting objectives between heritage preservation and the development of non-market housing. The current proposal reflects the culmination of efforts to bring together the various interests in the best possible way.

Mr. Purdy then made specific reference to a number of aspects of the alternative proposal submitted by Mr. Norfolk which were deficient including:

- the access ramp which does not meet the building code or fire regulations;

Cont'd....

Rezoning - 336-348 East 8th Avenue (Cont'd)

- the added expense of a double elevator;
- liveability of the units located approximately 2.6 feet below grade;
- unknown costs of upgrading the second existing building.

Mr. Purdy emphasized the financial constraints of the project and the limitations of B.C.H.M.C. funding. He felt that the Norfolk alternatives would neither meet the City and B.C.H.M.C. objectives nor the financial limitations for the project.

Mr. Edward de Gray, architect, advised that the alternative design submission is similar to an earlier proposal which had been considered. He added that this alternative design contains a number of compromises, not the least of which is that four of the units would be built below grade. Also, the project could not be built within the allowable f.s.r. factor, considering that it provides for retaining both of the existing residences.

Ms. A. Kloppenberg, Social Planner, responded to community criticisms about lack of information early on in the process by pointing out the in camera nature of the negotiations for the property acquisition. When the heritage concerns became known the structural integrity of the A & B buildings was reexamined and a series of meetings held with community representatives and the Heritage Committee to explain Council's criteria and the financial constraints and timetable posed by the B.C.M.H.C. guidelines.

MOVED by Ald. Baker,
THAT the application of the Director of Planning be approved.

- CARRIED

(Alderman Price opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Eriksen,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

BY-LAWS

1. A By-law to Amend the Zoning and Development By-law being By-Law No. 3575

MOVED by Ald. Baker,
SECONDED by Ald. Eriksen,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Baker,
SECONDED by Ald. Eriksen,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Proposed Form of Development for 336-348 East 8th Avenue

MOVED by Ald. Baker,
SECONDED by Ald. Eriksen,
THAT the approved form of development be generally as presented in the drawings prepared by Edward deGray, architect, stamped "Received City Planning Department, May 28, 1987", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 9:30 p.m.



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**

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"