



City of Vancouver *Zoning and Development By-law*

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

planning@city.vancouver.bc.ca

CD-1 (195)

988-1014 Beach Avenue

By-law No. 6221

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

Effective October 6, 1987

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

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 The area shown included within the heavy black outline on Schedule “A” is rezoned 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:

- multiple dwelling
- apartment hotel
- commercial marine-oriented
- commercial — office
- commercial — retail
- hotel
- marina
- public or private social, cultural or recreational
- accessory uses customarily ancillary to the above uses

together with the following uses which shall only be permitted if carried on within buildings existing as of 25 September 1986 provided that no additions shall be permitted to such buildings:

- warehouse
- parking area, temporary
- parking garage
- hall
- boat repair
- sailing school
- accessory uses customarily ancillary to the above uses.

3 **Definition**

Where used in this By-law the following definition shall apply:

Apartment Hotel means a building containing 16 or more dwelling units, equipped to be used, in whole or in part, as temporary accommodation for transients or tourists, and which may be used in whole or in part as permanent residences;

Commercial Marine-Oriented means any commercial activity directed toward the sale of marine supplies or services including marine transportation activities, and may also include public-oriented commercial activities such as restaurants and entertainment uses that attract a significant proportion of their patrons due to proximity to the waterfront;

Commercial — Office means any administrative or management activity undertaken in conducting the affairs of a business, profession, service industry, government, or any similar activity, but excluding commercial retail and marine-oriented commercial activities.

Commercial — Retail means any activity that involves the selling of goods, merchandise or services to the general public, including facilities for the sale of food, beverages, and entertainment.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6221 or provides an explanatory note.

4 Floor Area

A maximum of 34,435 m² (370,667 sq. ft.) of floor area shall be permitted, except that of this total a maximum of 10,404.8 m² (112,000 sq. ft.) shall be permitted for the following uses:
[7388; 95 03 07]

commercial marine-oriented
commercial - office
commercial - retail

Floor area shall be measured in accordance with the Southeast Granville Slopes Official Development Plan, being Schedule A to Bylaw No. 5752, except that enclosed balconies can be excluded, provided that the Director of Planning first approves the design and provided further that the total area of all balcony enclosures does not exceed eight percent of the permitted floor area.

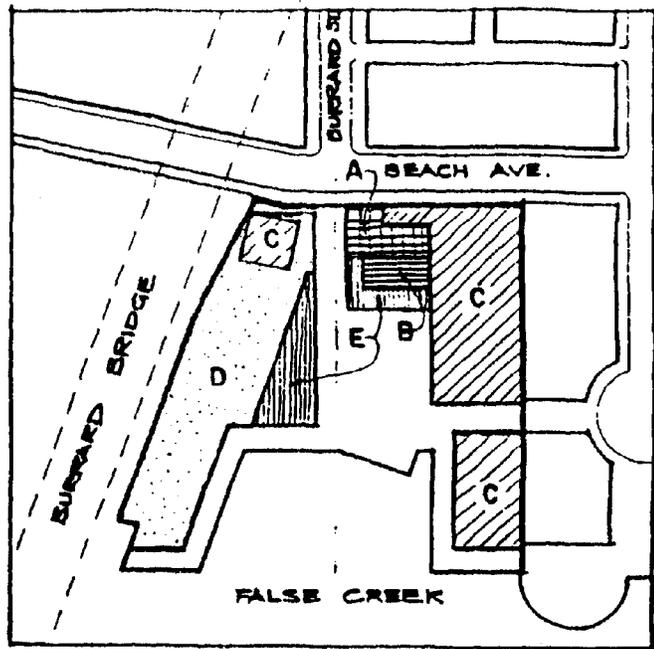
- 4.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000.
[8169; 00 03 14]

5 Height

The maximum building height, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area 'A' on diagram 1 below, the maximum building height shall be 79.00 m (259.19 ft.);
- (b) for that portion of the site within Area 'B' on diagram 1 below, the maximum building height shall be 65.00 m (213.25 ft.);
- (c) for that portion of the site in Area 'C' on diagram 1 below, the maximum building height shall be 30.00 m (98.43 ft.);
- (d) for that portion of the site within Area 'D' on diagram 1 below, the maximum building height at any point shall be no higher than the Burrard Bridge deck level at any adjacent point;
- (e) for that portion of the site within Area 'E' on diagram 1 below, the maximum building height shall be 12.00 m (39.37 ft.).

Diagram 1



6 Off-Street Parking

Off-street Parking for all uses shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as noted in Table 1 below:

Table 1

Use	Minimum Parking Requirement
Multiple Dwelling	1 space for each 68.0 m ² (731.97 sq. ft.)
Multiple Dwelling for Seniors, eligible for Federal or Provincial Government Funding	1 space for each 149.0 m ² (1,603.87 sq. ft.)
Commercial - Office	1 space for each 85.0 m ² (914.96 sq. ft.) minimum 1 space for each 79.0 m ² (850.38 sq. ft.)
Commercial Marine - oriented	1 space for each 190.0 m ² (2,045.21 sq. ft.) or site area used for warehousing or open boat storage and repair, in addition to the minimum requirement for commercial and residential uses.
Marina	1 space for each 2 berths

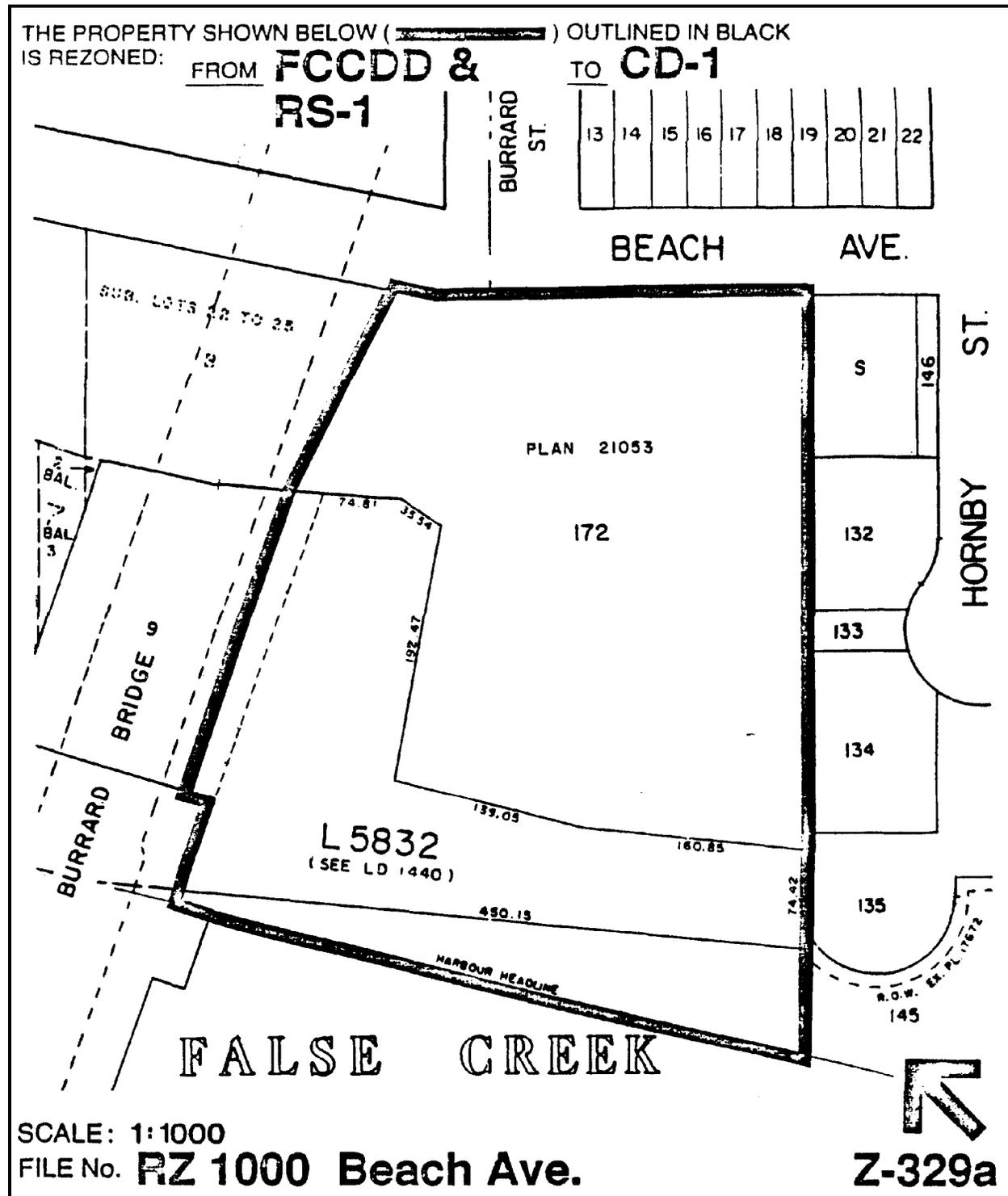
Notwithstanding Table 1, the Director of Planning in consultation with the City Engineer may permit a reduction in the total amount of off-street parking for mixed-use developments.

7 Loading

Loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

By-law No. 6221 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



#195
1000 Beach Ave

1000 Beach Avenue

BY-LAW NO. 6221

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

THE COUNCIL OF THE CITY OF VANCOUVER, in opening 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-329a 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:

- multiple dwelling
- apartment hotel
- commercial marine-oriented
- commercial - office
- commercial - retail
- hotel
- marina
- public or private social, cultural or recreational
- accessory uses customarily ancilliary to the above uses

together with the following uses which shall only be permitted if carried on within buildings existing as of 25 September 1986 provided that no additions shall be permitted to such buildings:

- warehouse
- parking area, temporary
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- hall
- boat repair
- sailing school
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3. Definitions

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Commercial - Office means any administrative or management activity undertaken in conducting the affairs of a business, profession, service, industry, government, or any similar activity, but excluding commercial retail and marine-oriented commercial activities;

Commercial - Retail means any activity that involves the selling of goods, merchandise or services to the general public, including facilities for the sale of food, beverages, and entertainment.

4. Floor Area

34 435

A maximum of ~~54,435.0~~ m² (370,667 sq. ft.) of floor area shall be permitted, except that of this total a maximum of 10,404.8 m² (112,000 sq. ft.) shall be permitted for the following uses:

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commercial - office
commercial - retail.

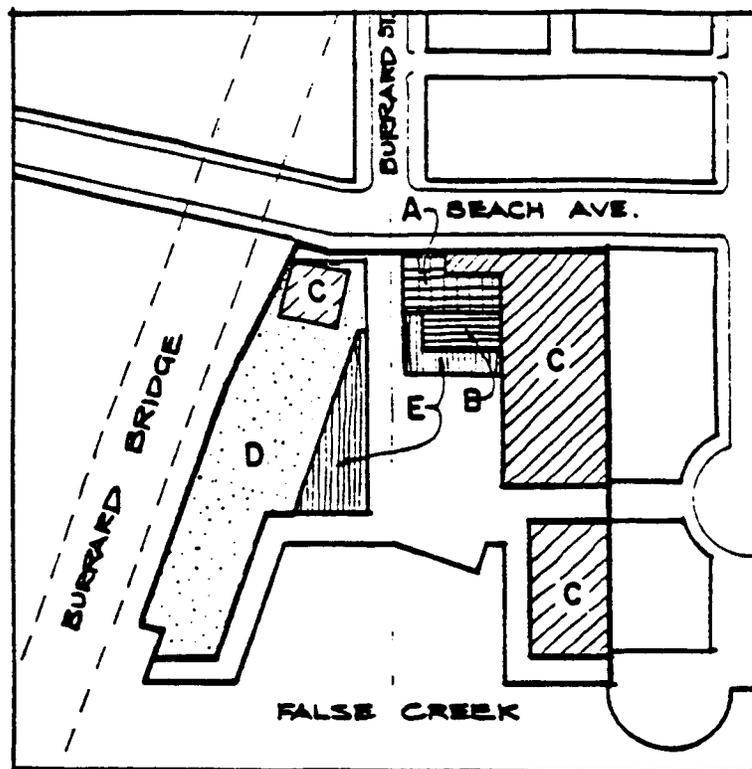
Floor area shall be measured in accordance with the Southeast Granville Slopes Official Development Plan, being Schedule A to By-law No. 5752, except that enclosed balconies can be excluded, provided that the Director of Planning first approves the design and provided further that the total area of all balcony enclosures does not exceed eight percent of the permitted floor area.

5. Height

The maximum building height, measured above the base surface, shall be as follows:

- (a) for that portion of the site within Area 'A' on diagram 1 below, the maximum building height shall be 79.00 m (259.19 ft.);
- (b) for that portion of the site within Area 'B' on diagram 1 below, the maximum building height shall be 65.00 m (213.25 ft.);
- (c) for that portion of the site in Area 'C' on diagram 1 below, the maximum building height shall be 30.00 m (98.43 ft.);
- (d) for that portion of the site within Area 'D' on diagram 1 below, the maximum building height at any point shall be no higher than the Burrard Bridge deck level at any adjacent point;
- (e) for that portion of the site within Area 'E' on diagram 1 below, the maximum building height shall be 12.00 m (39.37 ft.).

DIAGRAM 1



6. Off-street Parking

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TABLE 1

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Commercial Marine-oriented	1 space for each 190.0 m ² (2,045.21 sq. ft.) of site area used for warehousing or open boat storage and repair, in addition to the minimum requirement for commercial and residential uses
Marina	1 space for each 2 berths

Notwithstanding Table 1, the Director of Planning in consultation with the City Engineer may permit a reduction in the total amount of off-street parking for mixed-use developments.

7. Loading

Loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 6th day of October 1987.

(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella

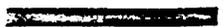
City Clerk

"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 6th day of October 1987, and numbered 6221.

CITY CLERK"

BY-LAW No. 6221 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
IS REZONED:

FROM **FCCDD &
RS-1**

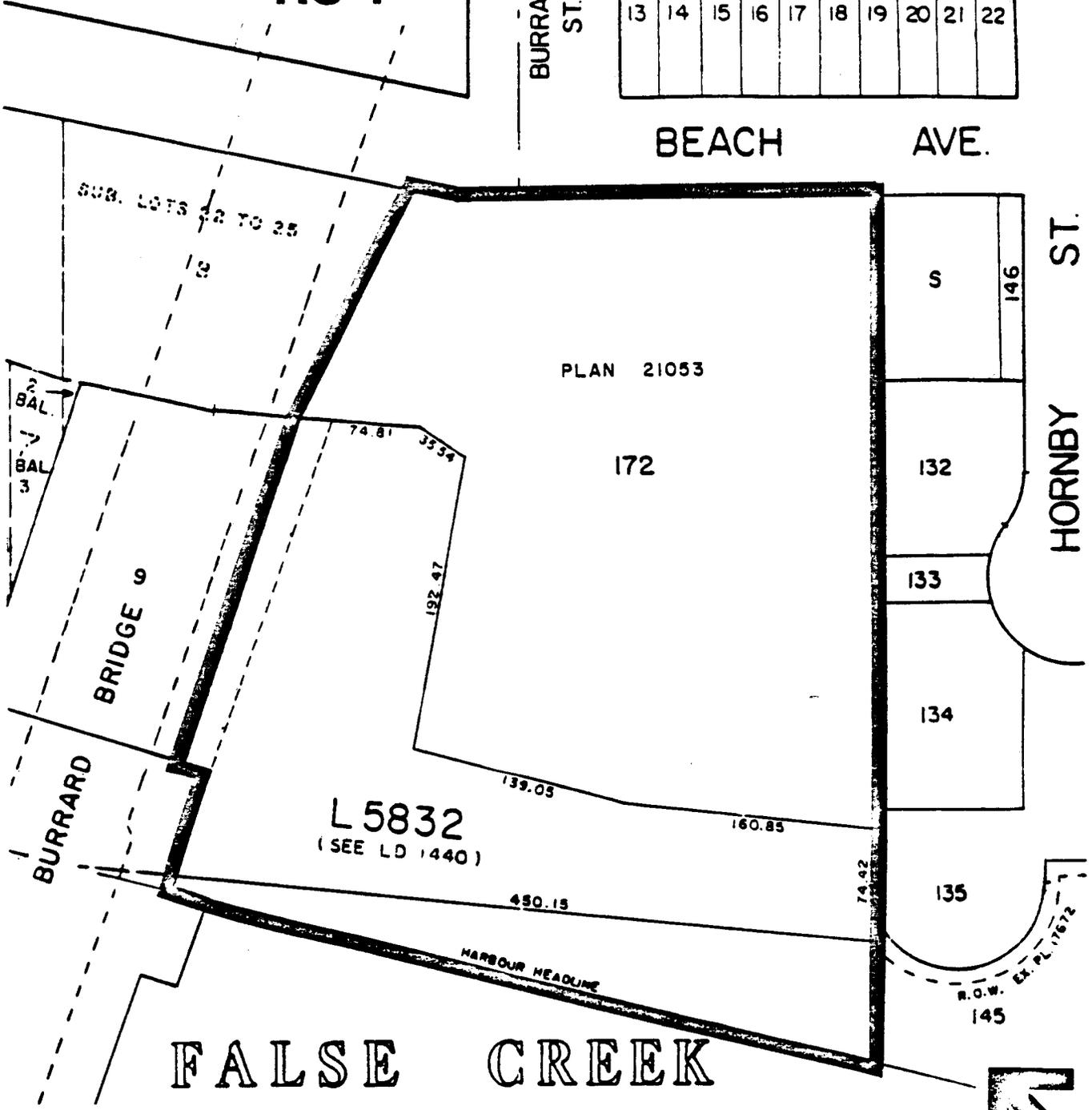
TO **CD-1**

13	14	15	16	17	18	19	20	21	22
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BURRARD ST.

BEACH AVE.

HORNBY ST.



SCALE: 1:1000

FILE No. **RZ 1000 Beach Ave.**


Z-329a

195-

BY-LAW NO. 6244

A By-law to amend By-law No. 4810
being the Sign By-law
Superseded by Sign By-law 6510

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the following as Map Index No. 169:

"170. 1000 Beach Avenue 6221 B (Commercial Residential)"

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

DONE AND PASSED in open Council this 3rd day of
November, 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 3rd day of November 1987, and numbered 6244.

CITY CLERK"

195

BY-LAW NO. 6261

A By-law to amend By-law No. 4810
being the Sign By-law

Superseded by Sign By-law 6510

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

1. Schedule "I" of By-law No. 4810 is amended by renumbering the entry commencing with the words "170. 1000 Beach Avenue" from "169" to "174" and by deleting from the entry the symbol "170."
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 8th day of December, 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 8th day of December 1987, and numbered 6261.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: February 6, 1987

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

Refer File: P.H. 182

Subject: Public Hearing - January 29, 1987

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) of January 29, 1987.

Please note any matters contained therein for your attention.

R. Henry
CITY CLERK

Also Sent To: Korian Investments Corp.
1080-999 West Hastings Street
VANCOUVER, B.C.
V6C 2W2

RECEIVED	
CITY OF	
FEB 09 1987	
NUMBER	<i>I 061 P</i>
REFERRED TO	<i>R.T.S.</i>
COPY TO	<i>D.M.C.D.</i>
ANSWER REQ'D	

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 29, 1987 at the Marpole-Oakridge Community Centre, 990 West 59th Avenue, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Campbell
Aldermen Baker, Bellamy, Boyce,
Caravetta, Davies
Eriksen, Owen, Price,
Puil and Taylor

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - Northwest Corner
of 57th Avenue and Cambie Street
- Langara Gardens

The Council considered an application of Michael Geller and Associates Limited as follows:

TEXT AMENDMENT: NORTHWEST CORNER OF 57TH AVENUE AND CAMBIE STREET - LANGARA GARDENS - COMPREHENSIVE DEVELOPMENT DISTRICT (CD-1) BY-LAW NO. 4358

(i) The proposed text amendment, if approved, would amend the existing by-law to:

- permit the construction of an 18-storey tower containing 85 dwelling units and 204.4 m² (2,200 sq. ft.) of ground-level commercial space. This would replace a two-storey building at the same location. The tower would be similar in design and height to the existing three towers;
- incorporate the entire site, including the existing and proposed development, thereby permitting the ultimate use and development of the site generally as follows:
 - 607 dwelling units in multiple dwellings;
 - commercial uses including retail, restaurant, office, medical office and financial institutions, provided that the total amount of commercial floor area does not exceed 2,057.8 m² (22,150 sq. ft.);

Cont'd....

Text Amendment - Northwest Corner
of 57th Avenue and Cambie Street
- Langara Gardens (Cont'd)

- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 0.782;
- maximum height from 54.9 m (180 ft.) at the southeast corner of the site to 9.1 m (30 ft.) throughout the remainder of the site; and
- provisions regarding off-street parking and loading.

(ii) Any consequential amendments.

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

(a) That the detailed scheme of development in a development permit application is first approved by the Director of Planning, having particular regard to:

- improved transition between the proposed tower and the two-storey multiple dwelling to the west.
- provision of a secured and covered pedestrian connection from the underground parking area serving the existing towers to the proposed tower in accordance with the recommendation of the City Engineer.

(b) That the approved form of development is generally as prepared by Waisman, Dewar, Grout and Carter, Architects, stamped "Received, City Planning Department, October 8, 1986", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Mr. Ian Smith, Zoning Division, reviewed the application and advised the proposed expansion would result in a net increase of 73 rental dwelling units (14%) and a small commensurate increase in the retail area (11%). It was the opinion of the Director of Planning that the fourth tower on the site represented the best possible design solution. Public response had been minimal and a traffic consultant's report commissioned by the applicants at the City's request concluded the proposed expansion would add about 50 cars to the traffic generated by the whole Langara Gardens development and was not expected to cause any severe problems.

Mr. Clive Grout, Architect, for the applicant, described features of the proposed development noting some of the suites had been designed to accommodate handicapped persons. While traffic generated by the expansion would not be a problem, there was evidence of increasing volumes of traffic utilizing 57th and 59th Avenues and he recommended the City Engineer consider appropriate traffic measures at these intersections with Cambie Street.

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

- Mr. H. Culham, 7184 Neal Street, opposed the rezoning and addition of a fourth tower, citing the need for an indepth study of the entire south Vancouver area before such ad hoc spot rezoning should proceed.

Cont'd.....

Rezoning - Northwest Corner 57th Avenue
and Laurel Street (Cont'd)

The Mayor called for speakers for or against the proposal and the following speakers made representations:

Opposed

- Mr. M. Wylie, 7255 Laurel Street, owner of the sixth lot objected to the development surrounding his home on three sides and contended there was no indication or need for the high density concept.

- Mr. G. S. Levey, 940 West 57th Avenue, referred to the adverse impact on the neighbourhood due to existing institutional uses, and the need for a study of traffic patterns.

- Mrs. O. Spaetgens, 6963 Fremlin Street, also noted the area had a number of institutional uses that generated traffic and parking problems for residents. She requested Council stipulate that there be no access to the development from 54th Avenue.

- Mr. Gordon Wylie, 7255 Laurel Street, submitted a number of form letters and a petition containing 74 signatures of property owners of 54, 55, 57 and 58 Avenues, Fremlin, Oak, Heather and Laurel Streets, opposing any change from one family zoning and urging retention of the single family character of the area.

- Ms. H. Wylie, 7255 Laurel Street
- Miss H. Robinson, Burnaby
- Dr. A. M. Robertson, 756 West 53rd Avenue
- Dr. R. G. McCreery, 775 West 54th Avenue
- Mr. K. Doyle, 7255 Laurel Street
- Mrs. L. Sengara, 6977 Heather Street
- Mr. G. Richardson, 1319 West 53rd Avenue
- Mr. B. Casson, 1092 West 57th Avenue

In Favour

- Mr. J. Corvett, 935 West 57th Avenue, stated he lives directly to the east of the site and supported the project because it would utilize a large land parcel which is lying dormant. It would also improve vehicular access to his property.

- Mr. E. Hong Tai, 915 West 57th Avenue, felt the project was well designed and would complement adjacent houses.

- Mr. K. Broad, 8020 Seafair Drive, Richmond, son-in-law of the owner of the largest land parcel, commended the Planning staff on trying to find the best use for an underutilized site.

Alternatives to the development would be for the land to continue to lie vacant or go to some institutional use. He urged approval subject to a traffic study.

- Mrs. J. Broad, 8020 Seafair Drive, Richmond, referred to Council's approvals for institutional uses which over the years, had over-riden the wishes of the neighbourhood. She was concerned lest her father, a long time resident, would become a scapegoat and be unable to develop his large land parcel at a time when he wished to retire.

Mr. Thomsett responded to some of the concerns expressed by the delegations.

MOVED by Ald. Puil,
THAT the rezoning application be not approved.

- CARRIED UNANIMOUSLY

* * * * *

As application Nos. 3 and 4 were related, it was agreed to deal with them concurrently but for clarity they are dealt with separately in this report.

* * * * *

3. Rezoning - 1000 Beach Avenue

The Council considered an application of Henriquez Productions Ltd., as follows:

REZONING: LOCATION - 1000 BEACH AVENUE (Lot X, Block 14, D.L. 185, Lot Y, D.L. 541, D.L. 7145 all of G.P. 1, N.W.D., Plan 11774 and Waterlot 5832)

Present Zoning: FCCDD False Creek Comprehensive Development 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:
 - multiple dwellings, hotels, apartment hotels, retail, office, marine-oriented commercial, marina and public or private social, cultural or recreational uses;
 - interim uses to reflect those presently existing on the site;
 - maximum floor area of 34 436.1 m² (370,667 sq. ft.) except that a maximum of 10 405.1 m² (112,000 sq. ft.) shall be permitted for retail, office and marine-oriented commercial uses;
 - maximum height ranging from 12.0 m (39.4 ft.) to 79.0 m (259.2 ft.); and
 - provisions regarding off-street parking and loading;
- (ii) Amend Sign By-law No. 4810 to establish sign regulations for the newly-created CD-1 District.
- (iii) Any consequential amendments.

The Director of Planning recommended approval subject to conditions proposed for adoption by resolution of Council.

Mr. L. Beasley, Associate Director, Area Planning, reviewed the history of the application, noting while rezoning approval had been given in principle at a Public Hearing on September 25, 1986, it had not been possible to enact the by-law due to the applicant's inability to satisfy the conditions before the civic election of November, 1986.

Mr. Beasley read into the record the following amendments to the Director of Planning's condition C, paragraphs 1, 2 and 4 which were considered critical to the clarity of the prior-to conditions:

First paragraph to now read:

That also prior to enactment of the CD-1 By-law, the respective property owners enter into agreements which are to be registered in priority to all other encumbrances, to the satisfaction of the City Engineer and the Director of Legal Services to ensure the following:

Cont'd....

Rezoning - 1000 Beach Avenue (Cont'd)

Second paragraph to now read:

- construction of the seawall and waterfront walkway, at the owner's cost, to the satisfaction of the City Engineer. The owner must provide the City with a letter of credit, in an amount and containing terms to the satisfaction of the City Engineer, to guarantee that the seawall and walkway will be constructed according to the standards and schedule approved by the City Engineer.

Fourth paragraph to now read:

the grant of a statutory right-of-way from the Crown in favour of the City for the portion of the seawall and waterfront walkway to be constructed on Crown land. The applicant is responsible for arranging for the execution of the right-of-way.

*underlining denotes amendment

Mr. Beasley also noted:

- some wording changes to the draft by-law;
- an error in the map accompanying the draft by-law which will be remedied by an application to the next Public Hearing.

Mr. R. Henriquez, architect, briefly reviewed amendments to the Director of Planning's prior-to conditions now proposed by the applicant and circulated to Council members.

Mr. D. Gillanders, lawyer for the applicant, presented arguments why, in his opinion, the developer should not be required to deposit with the City at the time of the rezoning, a Letter of Credit for \$1 million to secure the cost of construction of the seawall and waterfront walkway as required by the City Law Department. In his view, the City's interest would be amply protected by the developer agreeing to enter into a Sec. 215 Covenant requiring the developer to deposit the Letter of Credit prior to any development permit being issued for any portion of the site. The applicant's position was set out in letters dated January 23 and 29, 1987 (on file) which were circulated to Council members.

Mr. Gillanders requested the City not pursue its requirement for consolidation of the water lot and upland parcel. The applicant, as owner of the upland and as tenant of the prepaid water lease, was willing to enter into various agreements.

Mr. Gillanders stated, in his opinion, there was no need to require the fee simple owner of the water lot to be a party to any of the agreements. Further, he argued there was no need to bring the water lot under the Land Titles system.

Mr. Ian Lawrenson, City Law Department, responded to questions from Council members on the City's position, explaining why it was felt that a Letter of Credit was preferable to a Section 215 Covenant; why the fee simple owner must execute the water lot agreements; and why the water lot should be brought under a Land Titles system.

Cont'd....

Rezoning - 1000 Beach Avenue (Cont'd)

Mr. Lawrenson made the following points:

- 1) It is the view of the Law Department that the intended scope of Section 215 does not extend to securing construction obligations for public facilities on what will be City land, but rather relates to the regulation of private structures on private land.
- 2) Where the City secures large construction obligations, it normally requires Letters of Credit when no further discretionary stages are involved.
- 3) Unless the land is brought under the Land Titles System there is difficulty achieving registration of agreements.

Concerning the water lot issue Mr. Lawrenson stated the fee simple owner must be the granting party because zoning is "forever" and a 30-year prepaid lease can be terminated by the lessor, or cancelled by mutual agreement of the parties, thus erasing agreements.

The City Manager discussed the issue of what should occur if no Development Permit is applied for within a reasonable period and suggested the agreement contain a 10-year "blow-away" date.

There were no speakers for or against the application.

MOVED by Ald. Puil,

THAT this Public Hearing be adjourned to February 10, 1987 to permit the Mayor, City Manager and City Legal and Planning staff to meet with the applicant to clarify the legal situation, for report back.

- LOST

(Aldermen Bellamy, Baker, Owen, Price, Taylor and the Mayor opposed)

MOVED by Ald. Boyce,

THAT this Public Hearing be adjourned to February 3, 1987 for report back on the legal situation.

- LOST

(Aldermen Bellamy, Baker, Owen, Price, Taylor and the Mayor opposed)

* * * * *

At this point in the proceedings
Aldermen Davies, Eriksen and Puil left the meeting.

* * * * *

Rezoning - 1000 Beach Avenue (Cont'd)

MOVED by Ald. Baker,
THAT condition (b) proposed by the Director of Planning be amended and approved as follows:

That prior to the enactment of the CD-1 By-law:

- subdivision plans showing reconfiguration of the site to establish the parcel containing the seawall's waterfront walkway and to consolidate the uplands parcels into one parcel, are registered in the Land Title Office;

- CARRIED

(Aldermen Boyce and Caravetta opposed)

MOVED by Ald. Baker,
THAT condition (c) paragraph 2 proposed by the Director of Planning be amended and approved as follows:

construction of the seawall and waterfront walkway, at the owner's cost, to the satisfaction of the City Engineer. The owner must provide the City with a letter of credit prior to the issuance of a Development Permit for the new form of development, in an amount and containing terms, to guarantee that the seawall and walkway will be constructed according to the standards and schedule approved by the City Engineer, such schedule to be coordinated with the construction of the first buildings.

- CARRIED

(Aldermen Boyce and Caravetta opposed)

MOVED by Ald. Baker,
THAT condition (c), paragraph 5 be amended and approved as follows:

conveyance of the parcel containing the seawall and waterfront walkway to the City. Conveyance will occur at a time satisfactory to the City Engineer, prior to the occupancy of the first new building.

- CARRIED

(Aldermen Boyce and Caravetta opposed)

MOVED by Ald. Baker,
THAT the seawall agreement contain a 10-year "blow-away" date.

- CARRIED

(Aldermen Boyce and Caravetta opposed)

Cont'd.....

Rezoning - 1000 Beach Avenue (Cont'd)

MOVED by Ald. Baker,

THAT the application be approved subject to the following conditions proposed by the Director of Planning as amended this day:

- (a) That the approved form of development is generally as prepared by Henriquez Productions Ltd., and stamped "Received, City Planning Department, July 18, 1986".
- (b) That prior to the enactment of the CD-1 By-law:
 - subdivision plans showing reconfiguration of the site to establish the parcel containing the seawall's waterfront walkway and to consolidate the uplands parcels into one parcel, are registered in the Land Title Office;
- (c) That also prior to enactment of the CD-1 By-law, the respective property owners enter into agreements which are to be registered in priority to all other encumbrances, to the satisfaction of the City Engineer and the Director of Legal Services to ensure the following:
 - construction of the seawall and waterfront walkway, at the owner's cost, to the satisfaction of the City Engineer. The owner must provide the City with a letter of credit prior to the issuance of a Development Permit for the new form of development, in an amount and containing terms to the satisfaction of the City Engineer, to guarantee that the seawall and the walkway will be constructed according to the standards and schedule approved by the City Engineer, such schedule to be coordinated with the construction of the first buildings. The seawall agreement is to contain a 10-year "blow-away" date regarding seawall construction.
 - The extent of the seawall and walkway to be constructed by the owner includes the length along the new shoreline shown for the approved form of development, and a length offsite which is necessary to connect the new walkway to the existing paved surface under the Burrard Bridge. The minimum width of the walking surface on the waterfront walkway shall be 7.5 m (24.61 ft.).
 - the grant of a statutory right-of-way from the Crown in favour of the City for the portion of the seawall and waterfront walkway to be constructed on Crown land. The applicant is responsible for arranging for the execution of the right-of-way.
 - conveyance of the parcel containing the seawall and waterfront walkway to the City. Conveyance will occur at a time satisfactory to the City Engineer, prior to the occupancy of the first new building.
 - granting of a statutory right-of-way for access and utility purposes over the parcel containing the seawall and waterfront walkway, to the satisfaction of the City Engineer and Director of Legal Services.

Cont'd.....

Rezoning - 1000 Beach Avenue (Cont'd)

- a guarantee of City access from the water for the maintenance or replacement of the seawall and waterfront walkway, and a guarantee of support for the seawall and waterfront walkway. The applicant is responsible for ensuring that the owner of the water lot enters into this agreement.
- services required for any development on the water lot (such as spaces for parking, loading and garbage facilities) are provided by the upland parcel.
- prohibition of use or development of the water lot unless such services are secured in the upland parcel. The applicant is responsible for ensuring that the owner of the water lot enters into this agreement.
- indemnification for the City against claims arising because of the proximity of the proposed development to the Burrard Bridge. The applicant is responsible for ensuring that all owners enter into these agreements.
- a statutory right-of-way over the upland parcel for utility routing from Beach Avenue to the water lot.
- obligation to construct and maintain at the owner's cost all utilities required to service the water lot, and to obtain a private easement over the upland parcel to contain those utilities. The applicant is responsible for ensuring that the owner of the water lot enter into these agreements.

- CARRIED

(Alderman Boyce and Caravetta opposed)

*Underlining denotes amendments

4. Rezoning - Lands just West of 1000 Beach Avenue

Council considered the following application of the Director of Planning as follows:

REZONING: LOCATION - LANDS JUST WEST OF 1000 BEACH AVENUE
(Portion of Subdivision of Lots 22-25 of Lot B, Block 14, D.L. 125, Plan 9919)

Present Zoning: FCCDD False Creek Comprehensive Development District

Proposed Zoning: RS-1 One-Family Dwelling District

(i) The proposed rezoning, if approved, would eliminate the split zoning of a small site which lies between the proposed CD-1 zone and the RS-1 lands to the west.

The Director of Planning recommended approval.

MOVED by Ald. Baker,
THAT the application be approved.

- CARRIED

(Aldermen Boyce and Caravetta opposed)

* * * * *

At this point in the proceedings
Alderman Puil rejoined the meeting.

* * * * *

5. Text Amendment: Zoning and Development
By-law, the FCCDD and Associated Area
Development Plans, the WED ODP, the
DD ODP, the DEOD ODP, and the FSD ODP

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

TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW, THE FCCDD AND
ASSOCIATED AREA DEVELOPMENT PLANS, THE WED ODP, THE DD ODP, THE
DEOD ODP, AND THE FSD ODP.

- (i) The proposed text amendment, if approved, would:
 - Amend section 3.2.6 of the Zoning and Development
By-law to make reference to sites identified in the
Vancouver Heritage Inventory dated August, 1986;
 - amend the above-noted Official Development Plans and
Area Development Plans to permit relaxation of any
regulations and provisions of these plans, subject to
conditions, where literal enforcement would not allow
the restoration and renovations of sites identified on
the Vancouver Heritage Inventory; and
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. D. McDonald, Associate Director, Zoning, briefly reviewed
the Heritage relaxation provisions proposed.

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Boyce,
THAT the Committee of the Whole rise and report and the Director
of Legal Services be instructed to prepare and bring forward the
necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 11:40 p.m.

CITY MANAGER'S REPORTS (CONT'D)

1. Policy Report File: 2850
(September 1, 1994)

Amendments to the Sign By-law to Assign
Commercial Signage Regulations to Four Sites

MOVED by Cllr. Bellamy,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

2. Policy Report File: 5001-2
(October 4, 1994)

Miscellaneous Amendments to the Zoning and Development
By-law (including amendments to CD-1 By-laws No. 4397
and 6221), the DD and CWD Official Development Plans
and the Parking and Sign By-laws

MOVED by Cllr. Clarke,
THAT the recommendation of the City Manager, as contained in
this report, be approved.

- CARRIED UNANIMOUSLY

3. Policy Report File: 5301-1
(September 12, 1994)

Options for a New Tree Regulation
By-law under Bill 77

MOVED by Cllr. Price,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

BY-LAW 4397 - 5233 & 5239-5299 Joyce
6221 - 1000 Beach

1995

BY-LAW NO. 7388

A By-law to amend
By-laws Nos. 4397 and 6221, 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. 4397 is amended in section 2 by deleting the words "By-law No. 4037" and substituting the words "By-law No. 4397".~~
2. By-law No. 6221 is amended in section 4 by deleting the figure "54,435.0 m²" and substituting the figure "34 435 m²".
3. This By-law comes into force and takes effect on the date of its passing.

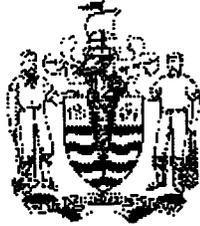
DONE AND PASSED in open Council this 7th day of March ,
1995.

"(signed) Philip W. Owen"
Mayor

"(signed) Dennis W. Back"
Deputy 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 7th day of March 1995, and numbered 7388.

DEPUTY CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"



2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Don Lee
Councillor McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)
Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

Clause No. 2 (cont'd)

Speakers

Mayor Owen called for speakers for and against the application and none were present.

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. ~~Text Amendments: 1299 West Hastings Street (501 Bute Street)~~

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

~~Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.~~

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

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

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
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. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting 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-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting 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."

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

DONE AND PASSED in open Council this 20th day of February ,
2001.

(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 20th day of February 2001, and numbered 8298.

CITY CLERK”