



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 (198)

Angus East Lands

By-law No. 6254

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

Effective November 24, 1987

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

1 *[Section I 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 the following regulations and to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued, subject to the form of development being approved by Council, are:

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Broadcasting or Receiving Station.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Cold Storage Plant.
- Dairy Products Manufacturing.
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Hall, but only including a hiring hall.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Laboratory.
- Leather Products Manufacturing.
- Linoleum or Coated Fabrics Manufacturing.
- Machinery or Equipment Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class B.
- Office.
- Paper Products Manufacturing.
- Packaging Plant.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Production Studio.
- Public Authority Building or Use.
- Public Utility.
- Restaurant - Class 1, but limited to a maximum gross floor area of 140 m² (1,500 sq. ft.) [6923; 92 01 07]
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Storage Warehouse.
- Storage Yard.
- Tobacco Products Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Transportation Equipment Manufacturing.
- Vegetable Oil Manufacturing.
- Welding.
- Wholesaling - Class A.
- Wood Products Manufacturing - Class B.
- Accessory Uses customarily ancillary to any of the uses listed in this By-law by not including any retail use.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6254 or provides an explanatory note.*

3 Conditions of Use

- 3.1 No use listed in Section 2 of this By-law shall, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing, be carried on other than wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining nonindustrial districts.
- 3.2 No use listed in Section 2 of this By-law shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.
- 3.3 No use listed in Section 2 of this By-law shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles others than wholly within a completely enclosed building unless adequately screened from view from any adjacent R District, or any R District across an adjacent street or lane, by evergreen planting, wall, or fence and related landscaping that is acceptable to the Director of Planning.
- 3.4 No use listed in Section 2 of this By-law shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and compressed gas, petroleum, coal or tar products or derivatives.
- 3.5 No use listed in Section 2 of this By-law shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

4 Height

The maximum building height measured above the base surface shall be 8.23 m (27.00 ft.).

The Director of Planning may permit an increase in the maximum height of a building prescribed herein provided that adjacent property owners are notified and he takes into account the following:

- (a) the compatibility of the proposed increase in height, and the overall relationship of the development, with nearby residential areas;
- (b) the bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views; and
- (c) the preservation of the character and general amenity of the area.

5 Front Yard

A front yard with a minimum depth of 7.62 m (25.00 ft.) shall be provided.

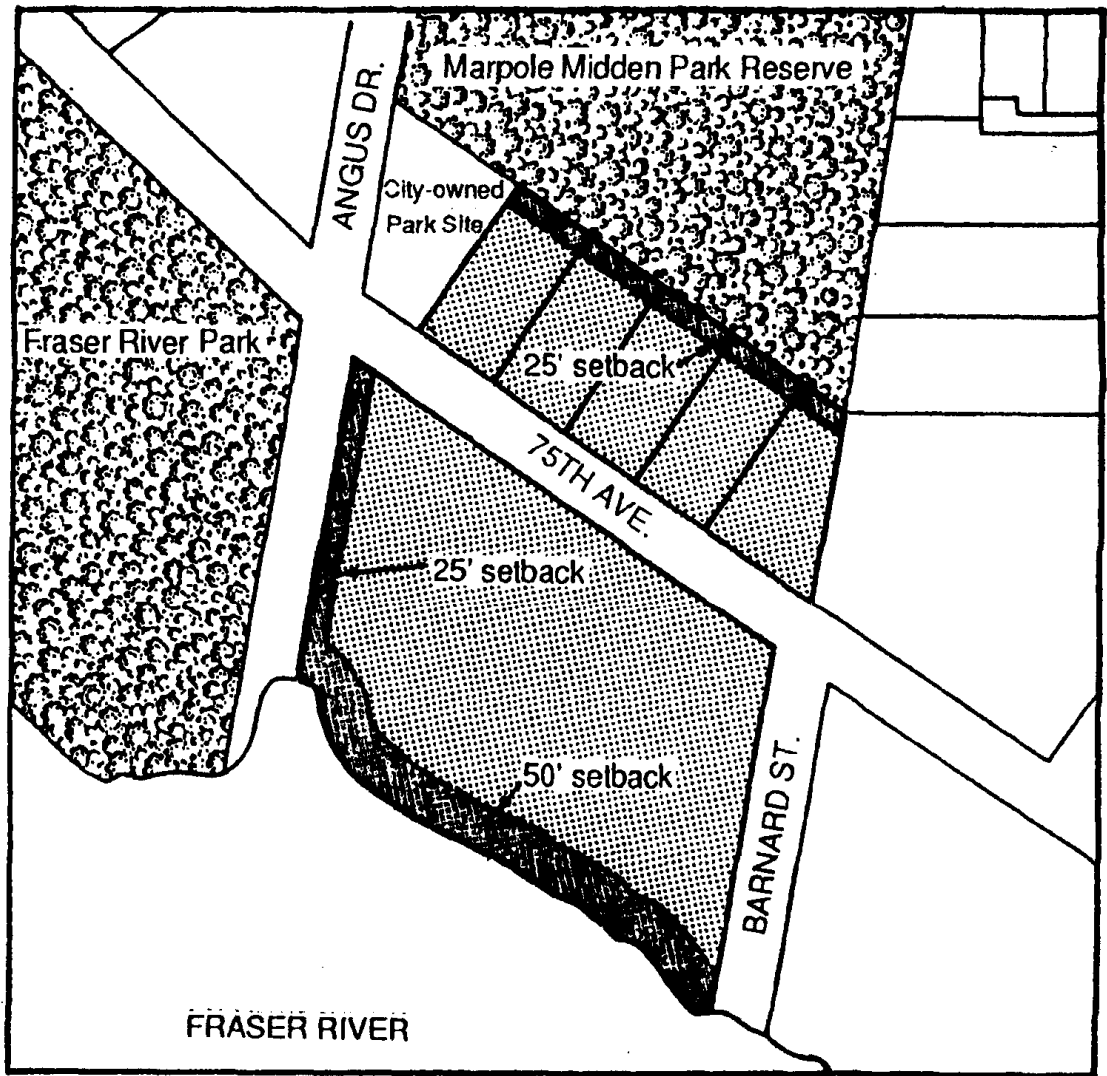
6 Side Yards

A side yard with a minimum width of 3.05 m (10.00 ft.) shall be provided adjoining an R District.

7 Landscaped Setbacks

Landscaped setbacks, as described and generally shown below, shall be provided and maintained in accordance with Sections 11.3.2, 11.3.3 and 11.3.4 of the Zoning and Development By-law.

- A. 15.24 m (50.00 ft.) adjoining the Fraser River;
- B. 7.62 m (25.00 ft.) adjoining Angus Drive south of 75th Avenue; and
- C. 7.62 m (25.00 ft.) adjoining the Marpole Midden Park Reserve.



8 Floor Space Ratio
 The maximum floor space ratio shall be 0.60.

The following shall be included in the computation of floor space ratio:

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

The following shall be excluded in the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 24 feet for the purpose of exclusion from floor space ratio computation;
- (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. [8169; 00 03 14]

The Director of Planning may permit an increase in the maximum floor space ratio for any laboratory or manufacturing use provided that he takes into account the height, bulk, location and overall design of the building and the relationship of the development with nearby residential areas and park sites, and provided further that:

- (a) the total floor space ratio shall in no case exceed 0.75; and
- (b) in respect of all lands lying to the south of 75th Avenue the minimum site area shall be 2.0 acres [7534; 96 03 26]

9 External Design

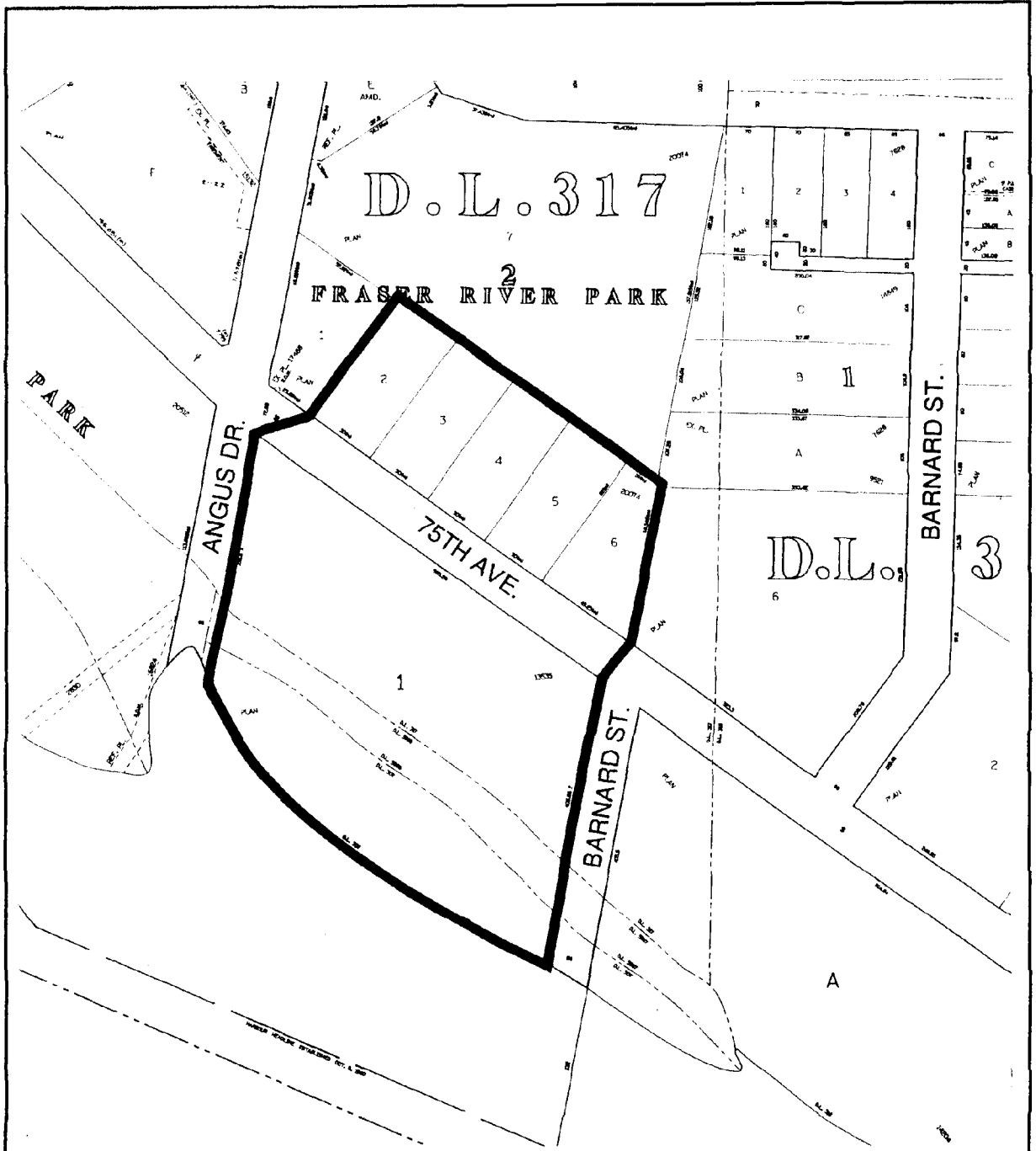
Landscaping shall be required in any front yard as follows:

- (a) except for points of access at the street property line, a continuous landscape strip shall be provided having a width equal to the required yards; and
- (b) within the landscaped setback:
 - (i) a minimum of one high-branched tree of a minimum size of 8 centimetre (3.2 inches) caliper for every 6.1 m (20.00 ft.) of property line shall be provided; and
 - (ii) ground cover with a continuous hedge or wood or masonry wall between 75 centimetres (2.46 ft.) and 90 centimetres (2.95 ft.) in height shall be provided.

10 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

11 *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (█) was rezoned:
 From **M-2** to **CD-1** by By-law No. 6254

CD-1 (198) Angus East Lands City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): L-25	
scale: 1:2500		

#198
1700 W. 75th.

Angus East Lands



BY-LAW NO. 6254

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-340a 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 the following regulations and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued, subject to the form of development being approved by Council, are:
 - * Bakery Products Manufacturing.
 - * Batteries Manufacturing.
 - * Broadcasting or Receiving Station.
 - * Chemicals or Chemical Products Manufacturing - Class B.
 - * Clothing Manufacturing.
 - * Cold Storage Plant.
 - * Dairy Products Manufacturing.
 - * Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
 - * Electrical Products or Appliances Manufacturing.
 - * Food or Beverage Products Manufacturing - Class B.
 - * Furniture or Fixtures Manufacturing.
 - * Hall, but only including a hiring hall.
 - * Ice Manufacturing.
 - * Jewellery Manufacturing.
 - * Laboratory.
 - * Leather Products Manufacturing.
 - * Linoleum or Coated Fabrics Manufacturing.
 - * Machinery or Equipment Manufacturing.

- * Miscellaneous Products Manufacturing - Class B.
- * Motor Vehicle Parts Manufacturing.
- * Non-metallic Mineral Products Manufacturing - Class B.
- * Office.
- * Paper Products Manufacturing.
- * Packaging Plant.
- * Plastic Products Manufacturing.
- * Printing or Publishing.
- * Production Studio.
- * Public Authority Building or Use.
- * Public Utility.
- * Rubber Products Manufacturing.
- * Shoes or Boots Manufacturing.
- * Storage Warehouse.
- * Storage Yard.
- * Tobacco Products Manufacturing.
- * Textiles or Knit Goods Manufacturing.
- * Transportation Equipment Manufacturing.
- * Vegetable Oil Manufacturing.
- * Welding.
- * Wholesaling - Class A.
- * Wood Products Manufacturing - Class B.
- * Accessory Uses customarily ancillary to any of the uses listed in this By-law by not including any retail use.

3. Conditions of Use

- 3.1 No use listed in Section 2 of this By-law shall, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing, be carried on other than wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts.
- 3.2 No use listed in Section 2 of this By-law shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.
- 3.3 No use listed in Section 2 of this By-law shall involve the storage of goods or materials or the placement of machinery or of refuse or garbage receptacles other than wholly within a completely enclosed building unless adequately screened from view from any adjacent R District, or any R District across an adjacent street or lane, by evergreen planting, wall, or fence

and related landscaping that is acceptable to the Director of Planning.

- 3.4 No use listed in Section 2 of this By-law shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and compressed gas, petroleum, coal or tar products or derivatives.
- 3.5 No use listed in Section 2 of this By-law shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.
4. Height

The maximum building height measured above the base surface shall be 8.23 m (27.00 ft.).

The Director of Planning may permit an increase in the maximum height of a building prescribed herein provided that adjacent property owners are notified and he takes into account the following:

- (a) the compatibility of the proposed increase in height, and the overall relationship of the development, with nearby residential areas;
- (b) the bulk, location and overall design of the building and its effect on the site, surrounding buildings and streets and existing views; and
- (c) the preservation of the character and general amenity of the area.

5. Front Yard

A front yard with a minimum depth of 7.62 m (25.00 ft.) shall be provided.

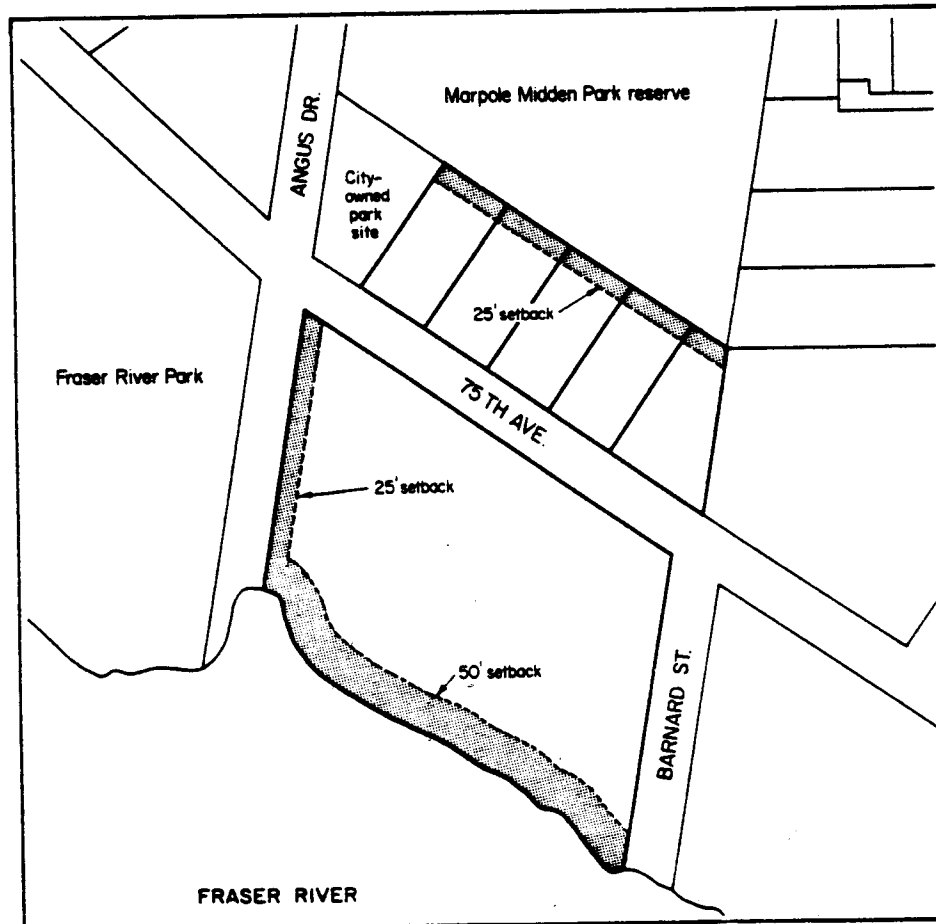
6. Side Yards

A side yard with a minimum width of 3.05 m (10.00 ft.) shall be provided adjoining an R District.

7. Landscaped Setbacks

Landscaped setbacks, as described and generally shown below, shall be provided and maintained in accordance with Sections 11.3.2, 11.3.3 and 11.3.4 of the Zoning and Development By-law.

- A. 15.24 m (50.00 ft.) adjoining the Fraser River;
- B. 7.62 m (25.00 ft.) adjoining Angus Drive south of 75th Avenue; and
- C. 7.62 m (25.00 ft.) adjoining the Marpole Midden Park Reserve.



8. Floor Space Ratio

The maximum floor space ratio shall be 0.60.

The following shall be included in the computation of floor space ratio:

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

The following shall be excluded in the computation of floor space ratio:

- (a) where floors are used for off-street parking and loading, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 24 feet for the purpose of exclusion from floor space ratio computation.

The Director of Planning may permit an increase in the maximum floor space ratio for any laboratory or manufacturing use provided that he takes into account the height, bulk, location and overall design of the building and the relationship of the development with nearby residential areas and park sites, and provided further that:

- (a) the total floor space ratio shall in no case exceed 0.75; and
- (b) the minimum site area shall be:
 - (i) 2.0 acres in respect of all lands lying to the south of 75th Avenue, and
 - (ii) 0.8 acres in respect of all lands lying to the north of 75th Avenue.

9. External Design

Landscaping shall be required in any front yard as follows:

- (a) except for points of access at the street property line, a continuous landscape strip shall be provided having a width equal to the required yards; and
- (b) within the landscaped setback:
 - (i) a minimum of one high-branched tree of a minimum size of 8 centimetre (3.2 inches) caliper for every 6.1 m (20.00 ft.) of property line shall be provided, and
 - (ii) ground cover with a continuous hedge or wood or masonry wall between 75 centimetres (2.46 ft.) and 90 centimetres (2.95 ft.) in height shall be provided.

10. Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 24th day of November , 1987.

(signed) Gordon Campbell
Mayor


(signed) Maria Kinsella
City Clerk

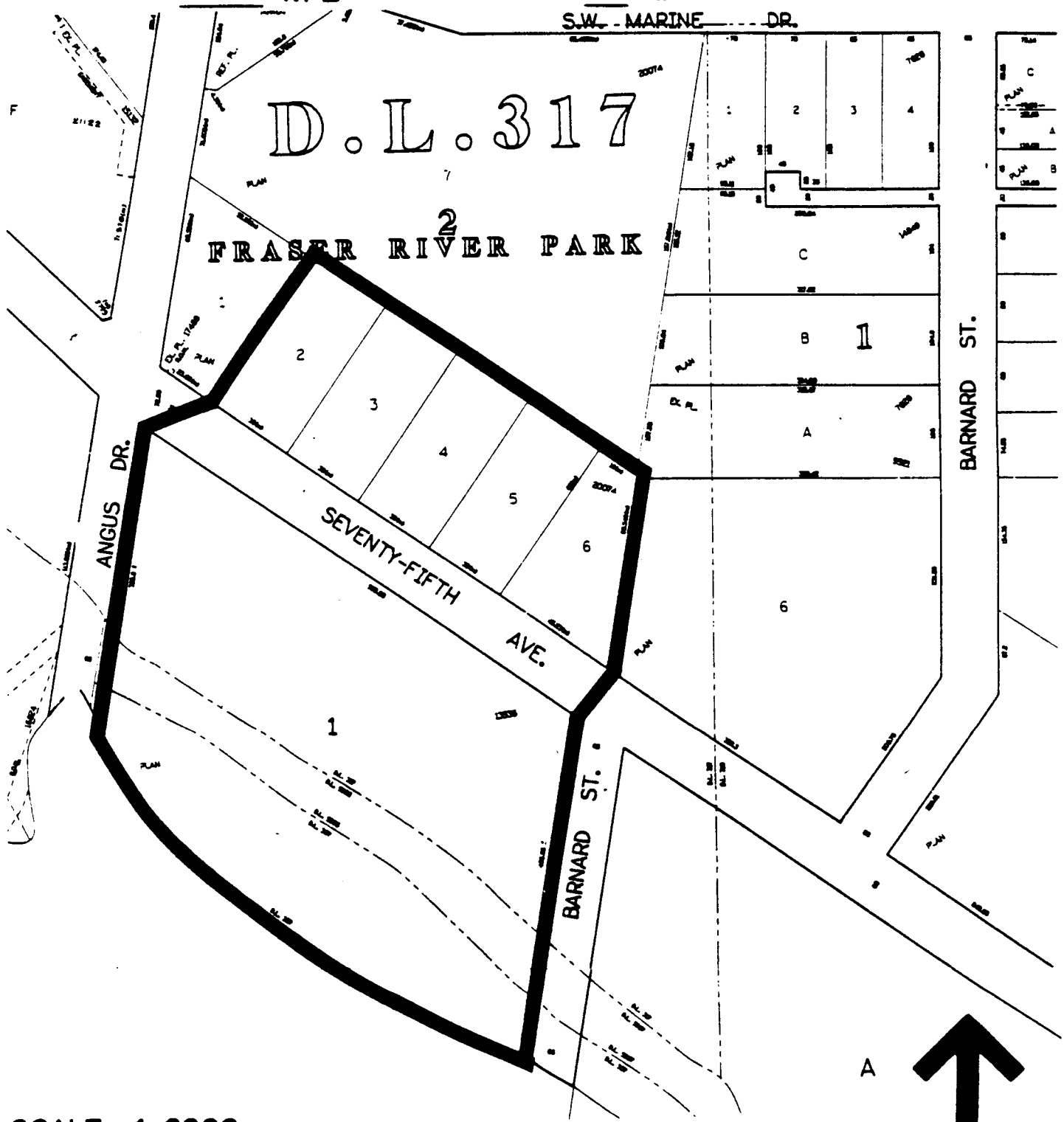
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of November 1987, and numbered 6254.

CITY CLERK"


BY-LAW No. 6254 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 M-2 TO CD-1



SCALE: 1:2000
FILE No. RZ 1700 W 75th Ave.

A 
Z- 340a

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

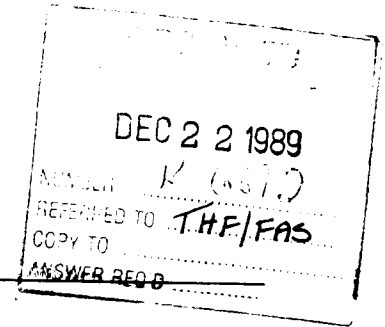
Date: 20th December 1989

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES

Refer File: 5303-2

Subject:

FORM OF DEVELOPMENT: 8680 ANGUS DRIVE
D.A. NO. 208926 - CD-1 BY-LAW NO. 6254



Please be advised that City Council, at its meeting held at the conclusion of the Standing Committee on Planning & Neighbourhoods meeting of Thursday, December 14, 1989, approved the recommendation of the Committee, as contained in its attached report dated December 14, 1989, with regard to the above matter.

M. Kinsella

CITY CLERK

H

MLCross:mfm
Att.

Also sent to:

Waisman Dewar Grout Carter Inc. 300 - 1775 Anderson Street V6H 3Y4
Attention: Mr. Alan Haitley, Architect (737-7000)

Messrs. Irving Thomas Investments Ltd., 14 - 4350 Valley Drive V6L 3B5
(731-6892)

Mr. David Halmai, 6432 Collingwood Street V6N 1T6

DISTRIBUTED TUESDAY

CITY OF VANCOUVER

COUNCIL MEETING

A Meeting of the Council of the City of Vancouver was held on Thursday, December 14, 1989, at 5:30 P.M., in Committee Room No. 1, Third Floor, City Hall, following the Standing Committee on Planning and Neighbourhoods meeting, to consider the recommendations of the Committee.

PRESENT: Mayor Campbell
Alderman Davies
Alderman Eriksen
Alderman Owen
Alderman Price
Alderman Pull
Alderman Rankin
Alderman Taylor
Alderman Wilking

ABSENT: Alderman Baker
Alderman Bellamy

CLERK TO
THE COUNCIL: M. L. Cross

Report of the Standing Committee
on Planning and Neighbourhoods
(December 14, 1989)

The Council considered the recommendations of the Committee as contained in the following clauses of the attached report:

- 3041 Cl. 1: Precinct Plan Study - North Side Point Grey Road
- 5803-2 Cl. 2: Form of Development: 8680 Angus Drive
D.A. No. 208926 - CD-1 By-law No. 6254
- 2609-2 Cl. 3: Rear Access to Proposed Development
at 2744 West 35th Avenue - Lane South of 35th Avenue,
between Macdonald Street and Trafalgar Street
- 2050 Cl. 4: Proposed Changes to Cultural Grants Process
- 5652 Cl. 5: "Resident Parking Only" Proposal at the Broadway/
Slocan Area (Broadway Pentecostal Tabernacle,
2677 East Broadway)
- 5301-4 Cl. 6: Managing Trees in Single-Family Areas
- 8007-2 Cl. 7: Downtown South Neighbourhood Planning

Clauses 1 to 7

MOVED by Ald. Taylor,
SECONDED by Ald. Owen,
THAT the recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:35 P.M.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND NEIGHBOURHOODS

14 DECEMBER 1989

A Regular Meeting of the Standing Committee of Council on Planning and Neighbourhoods was held on Thursday, December 14, 1989, at approximately 2:30 P.M., in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Taylor, Chairman
Mayor Campbell
Alderman Baker (Clauses 1 to 6)
Alderman Bellamy (Clauses 1 to 2)
Alderman Davies
Alderman Eriksen
Alderman Owen
Alderman Price
Alderman Puil
Alderman Rankin
Alderman Wilking

CLERK: M. L. Cross

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

Adoption of Minutes

The Minutes of the Standing Committee on Planning & Neighbourhoods meetings of November 23 and 30, 1989, were adopted.

RECOMMENDATION

1. Precinct Plan Study -
North Side Point Grey Road

The Committee considered a Manager's Report dated November 28, 1989 (on file), in which the Director of Planning and the City Engineer, in consultation with the General Manager, Park Board, responded to a September 26, 1989 Council instruction to report back on the timing, staffing and cost implications for a comprehensive review of Brock House, Jericho Tennis Club and the Royal Vancouver Yacht Club, to establish a plan outlining the potential for facilities alterations/expansions, in context of the local community.

*Chrg. ✓
Doff ✓
Ceng. ✓
Mgr. ✓
Parker ✓
C/A ✓
B ✓
SP*

2. Form of Development: 8680 Angus Drive
D.A. No. 208926 - CD-1 By-law No. 6254

The Committee considered a Manager's Report dated November 27, 1989 (on file), in which the Director of Planning recommended approval of the form of development for 8680 Angus Drive, i.e., the construction of a two-storey warehouse/office building and a three-storey office building.

The proposed development complies with the provisions of the CD-1 By-law No. 6254, enacted on November 24, 1987, which accommodated a number of types of manufacturing and other industrial type uses to a maximum FSR of 0.60. The Director of Planning is prepared to approve the development application, subject to various conditions related to technical by-law requirements, certain minimal design changes, and a requirement that Council first approve the form of development. The applicant is requesting a relaxation of the maximum height limitation from 27 feet to 37.5 feet for the three-storey office building. In accordance with Section 4 of the CD-1 By-law, the Director of Planning may permit an increase in the maximum height after first notifying the affected neighbouring property owners and considering the effect of the height increase on the surrounding neighbourhood. In response to notification of ten neighbouring property owners, the Director Planning received two objections to the proposed height of 37.5 feet and view blockage created by the new office building.

After discussion, the Committee

RECOMMENDED

THAT the form of development for 8680 Angus Drive (CD-1 By-law No. 6254), as submitted under Development Application No. 208926, be approved.

3. Rear Access to Proposed Development
at 2744 West 35th Avenue - Lane South of
35th Avenue, between Macdonald Street
and Trafalgar Street

The Committee considered a Manager's Report dated December 1, 1989 (on file), in which the City Engineer advised that the owner of the property at 2744 West 35th Avenue has requested the City to open the lane at the rear of his property. The owner wishes to build a new single-family dwelling on the site and because of constraints of building height and a desire to preserve mature trees at the front of the property, the owner wishes to provide parking from the rear.

Mr. N. Peters, City Surveyor, advised there is a partially-assembled lane in the block, but there is insufficient lane dedications to provide the 20-foot lane throughout the block. The City is unable to provide a through-lane and the applicant was so advised.

*amgr. ✓
Doff ✓
Def ✓
applicant ✓
+ 2 objections ✓
from pink ✓
report ✓*

*amgr. ✓
Doff ✓
C. Eng. ✓*

SUPPGRS ITEM NO. 2
P & N COMMITTEE
AGENDA - DECEMBER 14, 1989

MANAGER'S REPORT

DATE November 27, 1989

TO: Standing Committee of Council on Planning and Neighbourhoods

SUBJECT: Form of Development: 8680 Angus Drive - D.A. No. 208926
CD-1 By-law No. 6254

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report seeks Council's approval for the form of development on the above-noted site, which involves the construction of a two-storey warehouse/office building and a three-storey office building.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the south side of 75th Avenue between Angus Drive and Barnard Street.

At a public hearing held on November 5, 1987, City Council approved the rezoning of the Angus East Lands. The CD-1 By-law was subsequently enacted on November 24, 1987.

PROPOSED DEVELOPMENT

The proposed development application (Number 208926), submitted by Mr. Dean Waisman of W. D. G. C. Architects, complies with the provisions of CD-1 By-law Number 6254 which accommodates a number of types of manufacturing and other industrial type uses, to a maximum floor space ratio of 0.60. The proposal involves the construction of two buildings on the site. One is a two-storey warehouse/office building, the other a three-storey office building.

The Director of Planning has approved the development application, subject to various conditions that must be met prior to the issuance of the development permit. These conditions relate to technical by-law requirements, certain minimal design changes, and a requirement that Council first approve the form of development.

A simplified site plan including elevations of the proposal have been included in Appendix 'A' attached.

In addition, a summary of relevant statistics is contained in Table 1 below:

TABLE 1

	<u>CD-1 By-law Number 6315</u>	<u>Proposed Development (DA 208926)</u>
Floor Space Ratio	0.60	0.60
Height	27 feet	*26.0/37.5 feet
Yards - Front (N)	25 feet	25 feet
Rear (S)	50 feet	50 feet
Side (E)	10 feet	42 feet
Side (W)	15 feet	81.5 feet
Parking	221 spaces	240 spaces

* The applicant is requesting a relaxation of this maximum height limitation from 27.0 feet to 37.5 feet for the proposed 3-storey office building. In accordance with Section 4 of the CD-1 By-law, the Director of Planning may permit an increase in the maximum height after first notifying the affected neighbouring property owners and considering the effect of the height increase on the surrounding neighbourhood. The proposed warehouse/office building complies with the maximum height limitation.

NOTIFICATION

During the processing of this development application, 10 neighbouring property owners were notified. In response, the Director of Planning received two objections to the proposed height of 37.5 feet and view blockage created by the new office building.

CONCLUSION

The form of development as proposed complies with the provisions of the CD-1 By-law Number 6254. The height relaxation requested is supported as the proposal meets the criteria for relaxation as stated in the CD-1 By-law.

The Director of Planning is prepared to approve Development Application Number 208926, subject to various conditions to be met prior to issuance of the development permit. One condition is that the form of development first be approved by City Council.

RECOMMENDATION

The Director of Planning recommends:

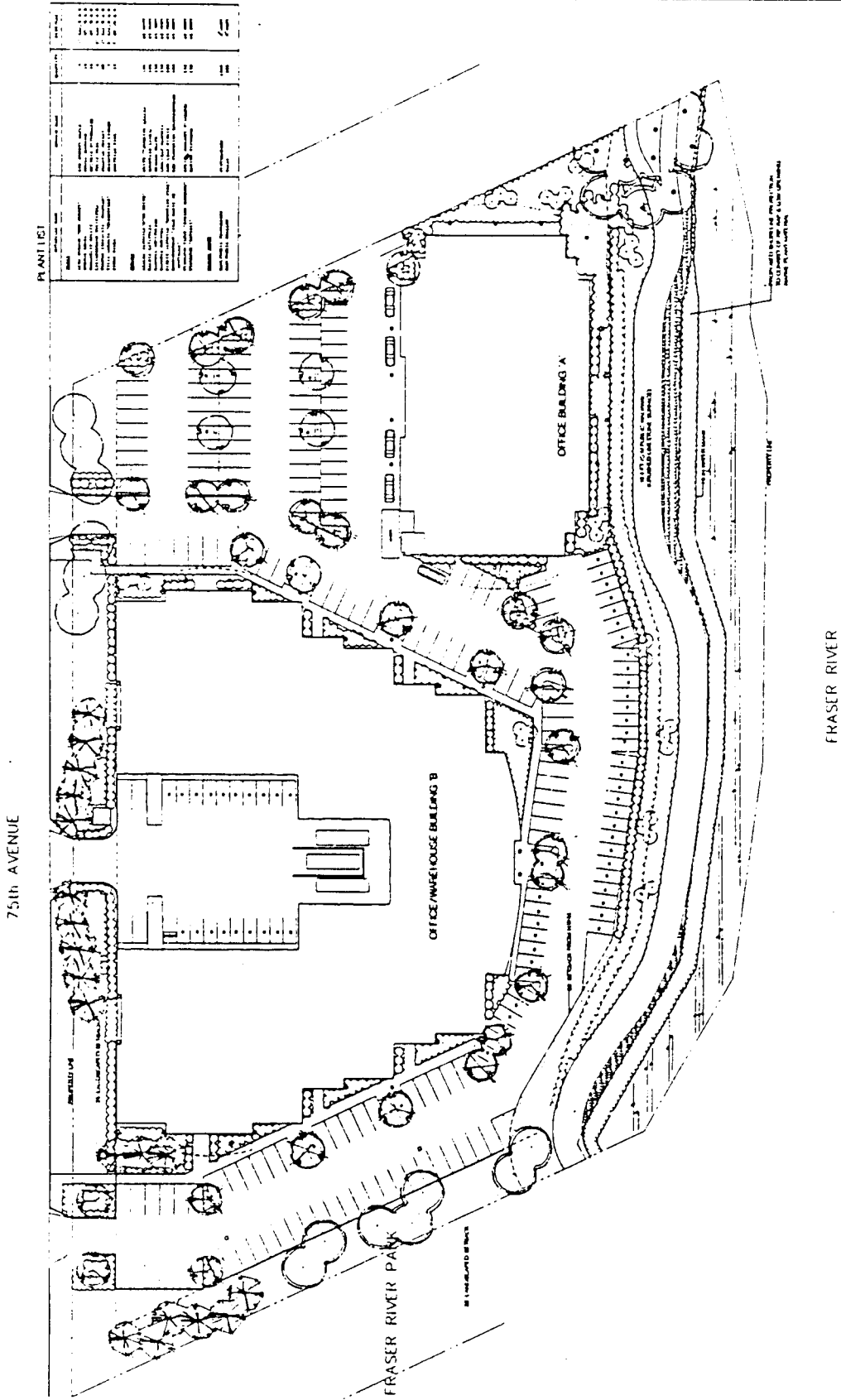
 "THAT the form of development for 8680 Angus Drive (CD-1 By-law Number 6254), as submitted under Development Application Number 208926, be approved."

The City Manager recommends approval of the foregoing.

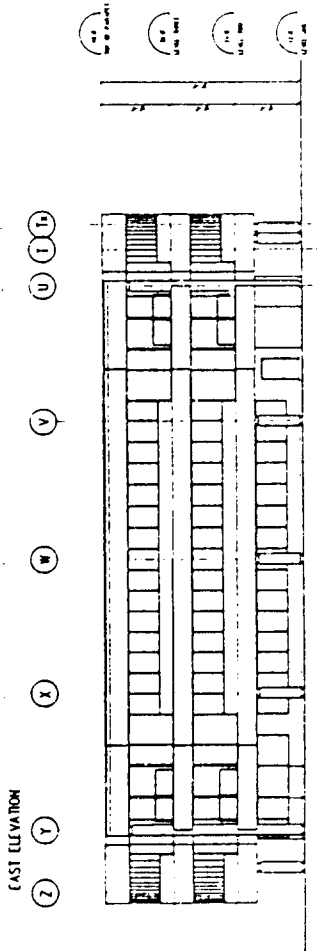
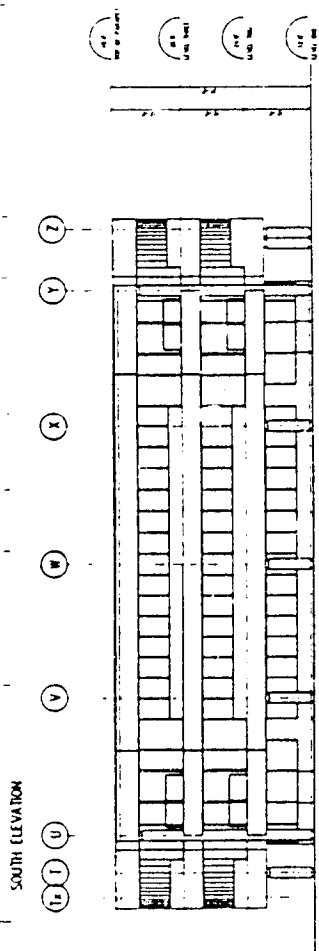
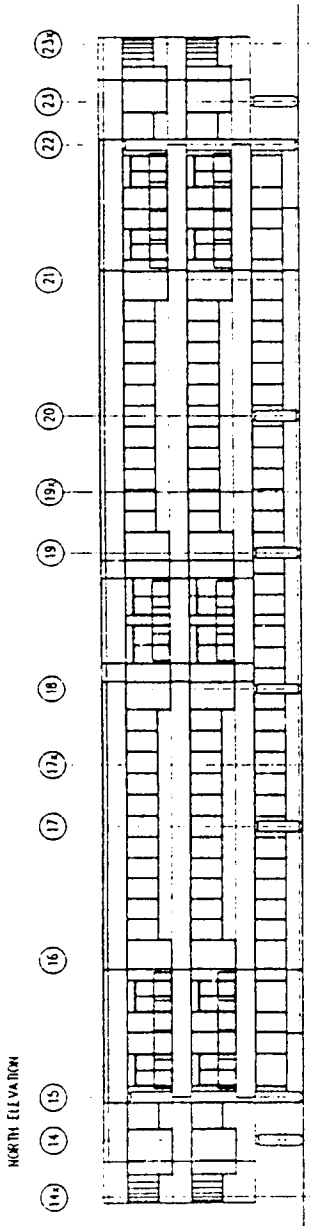
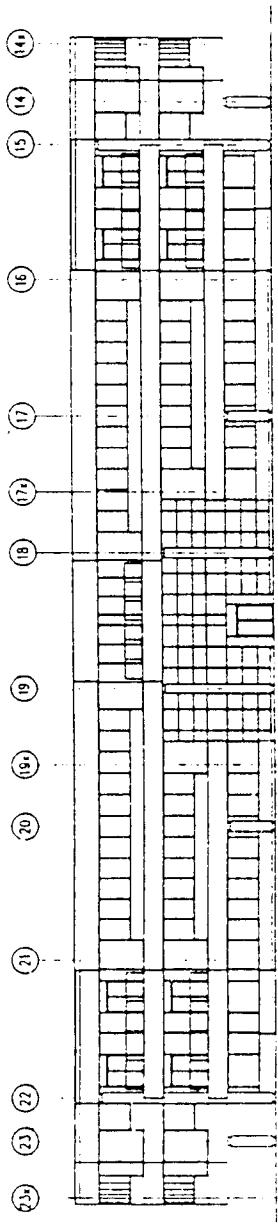
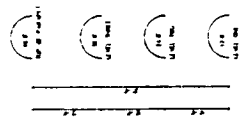
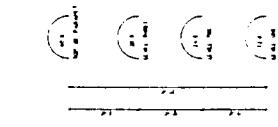
APPENDIX A 1 OF 3



Project Name	ANGUS CORPORATE C
Client	ANGUS CORPORATE C
Location	FRASER RIVER
Scale	1:100
Date	1993
Author	ANGUS CORPORATE C
Checker	ANGUS CORPORATE C
Approver	ANGUS CORPORATE C
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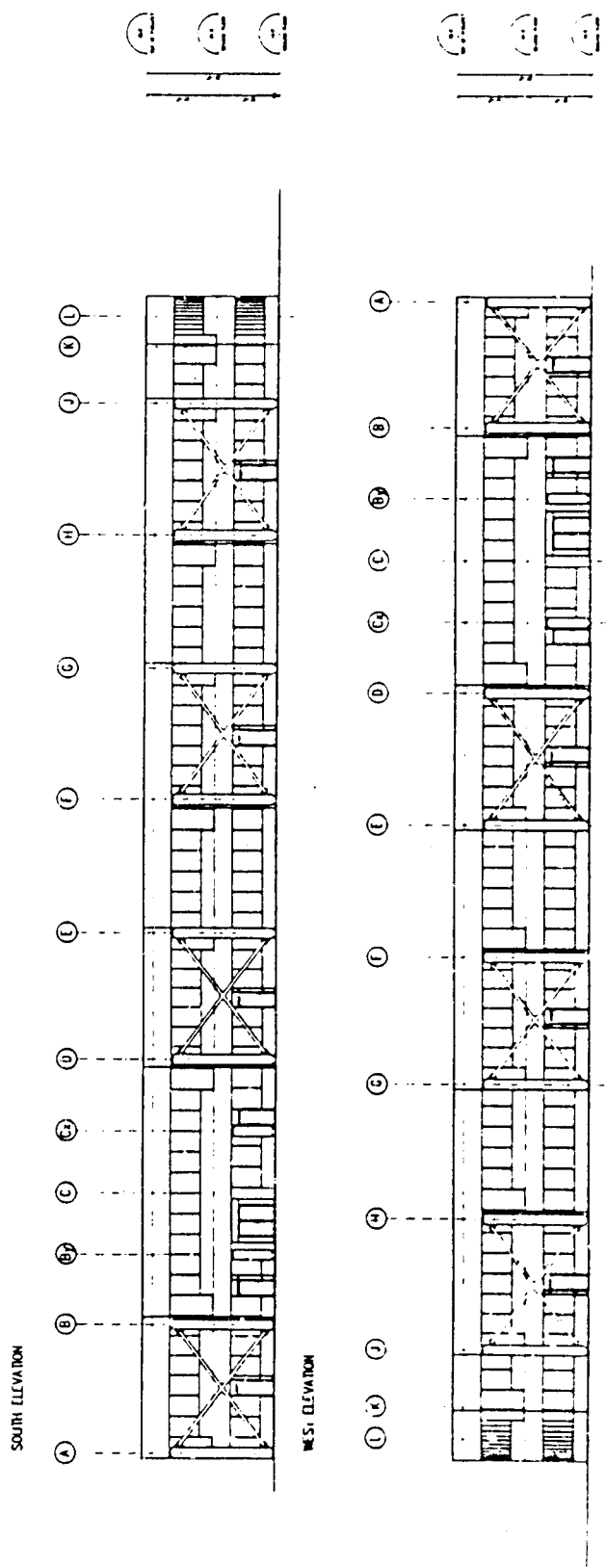
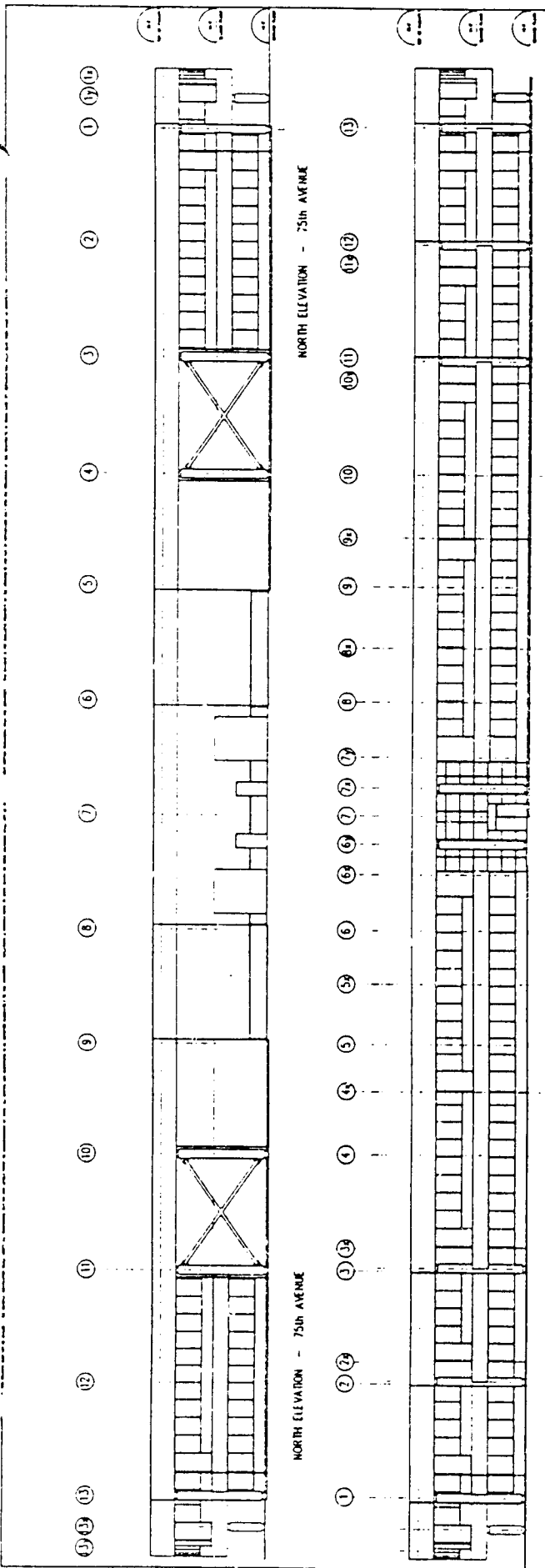
NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

Washington
Dunwoody
Crest
Carlier, Inc.
Architect & Planner
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90212
TEL: (310) 276-1111
FAX: (310) 276-1112
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Angus East Lands

BY-LAW NO. 6262

A By-law to amend By-law No. 4810
being the Sign By-law
Superseded by By-law (Sign) 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. 175:

"1700 Block W. 75th Ave. 6254 C (Industrial Areas)"

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 6262.

CITY CLERK"

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DT
CD-1
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J.M.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 5, 1987 in the Auditorium of the West End Community Centre, 870 Denman Street, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Baker (Chairman)
Aldermen Caravetta, Davies,
Eriksen, Owen and Price

ABSENT: Mayor Campbell
Alderman Bellamy
Alderman Boyce (Leave of Absence)
Alderman Puil
Alderman Taylor

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

1. Rezoning - 1260 Howe Street

An application of Weber & Associate, Architectural Consultant Inc., was considered as follows:

REZONING: LOCATION - 1260 Howe Street (Lots 10-13,
Block 102, D.L. 541)

Present Zoning: DD Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- 65 dwelling units in a multiple dwelling;
 - maximum floor space ratio of 3.96;
 - maximum height of 110 feet; and
 - provisions regarding off-street parking.
- (ii) Any consequential amendments.

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

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:

Cont'd

4. Rezoning - Angus East Lands
1700 Block West 75th Avenue

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

REZONING: LOCATION - "ANGUS EAST LANDS" - 1700 Block West 75th Avenue (Lots 2-6, Block 2, D.L. 317 and Block 1, D.L.'s 307, 317 and 5966)

Present Zoning: M-2 Industrial 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:

- light industrial and office uses, but not including retail use;
- maximum floor space ratio of 0.75;
- maximum height of 27 feet with a provision for increase;
- minimum landscaped front yards of 25 ft.;
- landscaped setbacks adjoining parks and the riverfront; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law, No. 4810.

(iii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. J. Winsor, Planner, summarized the planning objectives of the rezoning proposal which would encourage industrial uses compatible with adjacent parklands and housing to the west and north and heavy industry to the east; accommodate uses which would not generate significant increases in traffic; and provide complementary uses for existing viable industries along 75th and Barnard Street instead of creating pressures for these industries to leave.

Mr. Winsor noted the property owner, Ridgeway Developments Ltd., disagreed with the Director of Planning over density, preferring an fsr of 1.25 to the 0.6 originally proposed by the Planning Department. Following three meetings between Planning staff and Ridgeway the issue remained unresolved, however, the Planning Department had made a significant increase from 0.6 to a maximum fsr of 0.75. From a design approach, this would be acceptable but to exceed this density would result in undesirable uses, traffic generation, incompatible visual scale and bulk.

Mr. Winsor noted the application was supported by the Southlands Citizens Planning Committee, B.C. Telephone and Canfor Corporation, whose respective letters had been circulated at the Public Hearing.

The Chairman called for speakers for or against the proposal and submissions were made by the following:

Mr. Erich Ewert, I.W.A., representing 350 workers at Canfor Products, welcomed the rezoning and indicated approval of the .75 density. Industry in the area had always been nervous about the possibility of residential development on the Angus East lands and resulting conflict between housing and industry. These fears could now be put to rest forever.

Cont'd.....

Clause No. 4 cont'd

Mr. Harry Bains, I.W.A., Eburne Sawmills, spoke in support, noting density higher than .75 would generate too much traffic for the area's street system to handle.

Mr. George Kropinski, Ridgeway Developments (brief circulated) advised an fsr of 1.25 was no longer being pursued by the company, however, Ridgeway was requesting the deletion of Section 8(b) of the draft by-law providing for a minimum site area of 2 acres. This was particularly relevant to the lots on the north side of 75th Avenue where the setback requirements diminished development potential.

Mr. Kropinski gave a slide presentation illustrating this and Ridgeway's other concerns regarding parking, landscaped setbacks, front yard setbacks and proposed solutions. He submitted the City-initiated rezoning imposed onerous conditions. Compared to the current zoning, Ridgeway faced:

- reduction of frs from 5.0 to 0.6/0.75
- reduction of height from 100 to 27 feet
- increased front yards from 0 to 25 feet
- increased side yards from 3 to 10 feet
- imposition of landscaped setbacks of 25 and 50 feet.

Ridgeway anticipated high-tech industries would be attracted to the development but flexibility was an important factor for such tenants. Slides of high-tech development at Belleville, Seattle were showed to illustrate this point.

Mr. Barry Carlson, Quest Vitamin Supplies, advised his company was expanding internationally and had selected the subject site because of its M-2 Industrial zoning. He suggested the fsr be 0.75 minimum.

Mr. Paul Beaulieu, I.W.A., Canfor Shingle Mill, felt traffic could be a problem with development of the Angus East lands at a density higher than .75 maximum. There was already a concentration of heavy industrial traffic moving through the area.

Ms. Wendy Turner, Southlands Citizens Planning Committee, supported the modified rezoning proposal, noting the organization has been involved in the planning process for the past three years.

Planning staff responded to questions of Council members on some of the issues raised by Mr. Kropinski.

MOVED by Ald. Davies,,

THAT the application of the Director of Planning be approved.

(amended)

MOVED by Ald. Owen (in amendment),

THAT the draft by-law Section 8 - Floor Space Ratio, paragraph 8, be amended and approved as follows:

- (b) The minimum site area shall be 2.0 acres in respect of all lands lying to the south of 75th Avenue; and
- (c) The minimum site area shall be 0.8 acres in respect of all lands lying to the north of 75th Avenue.

- CARRIED

(Aldermen Davies and Eriksen opposed)

(underlining denotes amendment)

The amendment having CARRIED, the main motion was put and CARRIED UNANIMOUSLY.

5. Rezoning - 1791 West 75th Avenue

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

REZONING: LOCATION - 1791 West 75th Avenue
(Lot 1, Block 2, D.L. 317)

Present Zoning: M-2 Industrial District

Proposed Zoning: RS-1 One Family Dwelling District

- (i) If approved, the RS-1 zoning would accommodate park use, as approved by Council in March 1986, which would be consistent with the majority of park sites in the City.
- (ii) Any consequential amendments.

Mr. J. Winsor advised the RS-1 zoning proposed for this City-owned lot reflected its future use as parkland.

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

- CARRIED UNANIMOUSLY

6. Text Amendment - Temporary and Permanent Accommodation

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

TEXT AMENDMENT: TEMPORARY AND PERMANENT ACCOMMODATION
Sections 2, 10, 11 and Various District
Schedules of the Zoning & Development By-law;
the WED ODP; the DD ODP; the CWD ODP, the DEOD
ODP; and the SEGS ODP

- (i) The proposed text amendments, if approved, would prohibit any sleeping unit, housekeeping unit or dwelling unit from being used for a period of less than one month unless the unit forms part of a hotel. The amendment would also revise the definition of hotel, and delete the definitions of motel and tourist court.
- (ii) Consequential amendments to the Parking By-law, No. 6059.
- (iii) Any other consequential amendments.

The Director of Planning recommended approval.

In her review of the application, Ms. P. Johnston, Planner, referred to the impact of the text amendment on bed and breakfast and advised the Director of Planning will be reporting at the end of November on a strategy to permit this use on an area by area basis. The intent of the application before the Public Hearing was to clarify the distinction between temporary and permanent accommodation in order to facilitate enforcement action in cases where residential accommodation is being rented on less than a monthly basis.

The Chairman called for speakers for or against the proposal and representations were made by:

Cont'd.....

CITY OF VANCOUVER
MEMORANDUM

Item H
1700 8 1750 W. 75th

From: CITY CLERK

Date: Nov. 29, 1991

To: City Manager
 Director, Planning
 Associate Director, Central Area Projects Division
 Associate Director, Land Use & Development Division
 Director, Legal Services
 Director, Housing & Properties
 City Engineer

Refer File: P.H. #255

G/Manager, Parks & Recreation
 Director, Public Library
 Director, Social Planning

Subject: Public Hearing - November 21, 1991

I wish to advise you of the attached Minutes of the Special Council (Public Hearing) meeting of November 21, 1991.

Please note any items contained therein for your attention.

Maria Tricella
CITY CLERK

:ci
Att.

Also sent to: Mr. Michael Geller
The Geller Group
#270 - 601 West Cordova Street
Vancouver V6B 1G1

Mr. Derek Whitehead
Hotson Bakker Architects
#408 - 611 Alexander Street
Vancouver V6A 1E1

Mr. Robert Kemp
Penreal Developments Ltd.
#700 - 1090 West Georgia Street
Vancouver V6E 3V7

Mr. Felix Keskula
#1002 - 2165 West 40th Avenue
Vancouver V6M 1W4

Mr. Victor J. Parker
Ker & Ker Real Estate Ltd.
2021 West 41st Avenue
Vancouver V6M 2B4

11/29/91

NUMBER M 8301

REFERRED TO FAS

COPY TO THE

ANSWERED

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 21, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

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

ABSENT: Alderman Yorke

CLERK TO THE COUNCIL: Dennis Back

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

Items 1 and 2 were dealt with concurrently, however, for clarity, they are minuted separately.

1. Rezoning: 1601 West Georgia Street (Bayshore Site)

An application by The Westin Bayshore was considered as follows:

REZONING: 1601 WEST GEORGIA (BAYSHORE SITE) [Lot G, Block 54, District Lot 185 and of the Public Harbour of Burrard Inlet, Plan 22258; Lot H of the Public Harbour of Burrard Inlet, Plan 22258; Lots B & F Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 13623, NWD; Lots 10 - 13, Except Parcel 1, (Reference Plan 10377) and Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185, Plan 92, NWD; Lots C, D and E Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 12623, NWD]

Cont'd

4. Text Amendment: CD-1 By-law No. 6254; 1700 and 1750 West 75th Avenue

An application by Robert A. Kemp, Penreal Developments Ltd., was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW No. 6254; 1700 AND 1750 W. 75TH AVE. (Lot A, D.L. 307, 317 and 5966, Plan 22034)

- (i) If approved, the proposed text amendment would add "restaurant - Class 1, limited to a gross floor area of 140 m²", as an additional permissible use on this site.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

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

- CARRIED UNANIMOUSLY

5. Text Amendment: CD-1 By-laws No. 5222 and No. 5224; 5660 and 5670 Yew Street

An application by Felix Keskula (5660 Yew Street) and the Director of Planning (5670 Yew Street) was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAWS No. 5222 and No. 5224; 5660 and 5670 YEW STREET (Lots 3 - 4 of 12 to 16 of 1 of 6, Block 17, D.L. 526, Plan 3564)

- (i) If approved, the proposed text amendment would broaden the range of permitted uses by replacing specifically listed office uses with the use term "general office".
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

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

- CARRIED UNANIMOUSLY

1700-1750 West 75th Avenue
(Angus East Lands)

BY-LAW NO. 6923

A By-law to amend
By-law No. 6254,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6254 is amended by inserting as the
next item after "Public Utility." the following:

"* Restaurant - Class 1, but limited to a maximum gross floor
area of 140 m2 (1,500 sq. ft.)."

2. 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
January, 1992.

(Signed) Gordon Campbell
Mayor

(Signed) Maria C. Kinsella
City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed
by the Council of the City of Vancouver on the 7th day of January 1992,
and numbered 6923.

CITY CLERK "

E. King

Angus East Lands
(1779 West 75th Avenue)

BY-LAW NO. 7534

A By-law to amend
By-law No. 6254,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 8 of By-law No. 6254 is amended by deleting clause (b) and substituting the following:

"(b) in respect of all lands lying to the south of 75th Avenue the minimum site area shall be 2.0 acres."

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

DONE AND PASSED in open Council this 26th day of
March, 1996.

"(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 26th day of March 1996, and numbered 7534.

CITY CLERK"

Clause No. 2 (cont'd)

Speakers

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

Staff Closing Comments

Mr. Tom Phipps, Planner, advised the condition referred to by the applicant is a standard condition that is common for many rezoning applications.

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

3. Text Amendment: 1779 West 75th Avenue

An application by Inex Pharmaceuticals Corp. was considered as follows:

The proposed amendments to CD-1 Comprehensive Development District By-law No. 6254 would permit density to be increased from 0.60 to 0.75 floor space ratio, for manufacturing and laboratory use on sites of less than 0.8 ha (2 ac.) within the Angus East CD-1 District.

The Director of Land Use and Development recommended approval of this application, subject to the following conditions proposed for adoption by resolution of Council:

- (a) prior to enactment of the CD-1 By-law, the registered owner shall:
 - (i) make arrangements for all new electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point.

Staff Opening Comments

Staff offered no additional comments on this application.

cont'd....

Clause No. 3 (cont'd)

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

4. Text Amendment: RT-3 District Schedule (Strathcona)

An application by the Director of Land Use and Development was considered as follows:

The proposed minor amendments to the RT-3 Two Family Dwelling District regarding yards and external design regulations, would provide increased development flexibility in preserving the character of the Strathcona neighbourhood.

Staff Opening Comments

Mr. Rob Whitlock, Planner, advised this application is intended to provide slightly more flexibility in regard to front and rear yards.

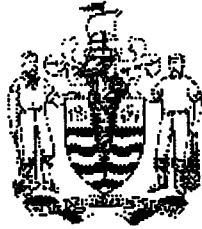
Summary of Correspondence

There was no correspondence received on this application.

Speakers

The Mayor called for speakers for and against the application and the following addressed Council.

cont'd....



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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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297
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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"