



# **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 (200)**

*1308-1338 Alberni Street*

### ***By-law No. 6263***

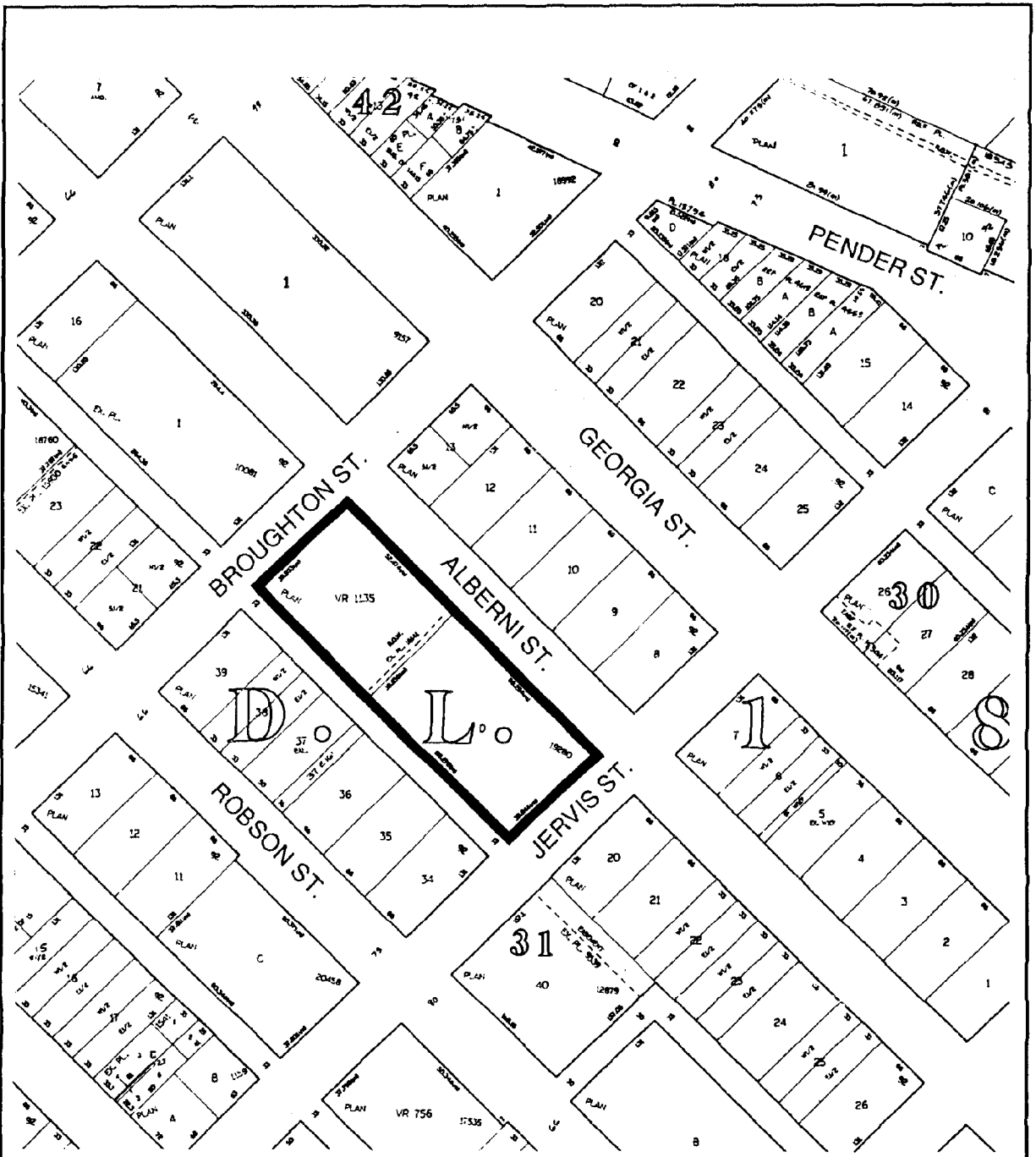
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

***Effective December 15, 1987***

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

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) a maximum of 161 dwelling units; [6335; 88 04 12]
  - (b) commercial to a maximum floor area of 390.193 square metres (4,200 sq. ft.);
  - (c) social, recreational and cultural;
  - (d) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**  
The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.00, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness and recreation and day care, are excluded from the floor space measurement provided that:
- (i) total area being excluded shall not exceed the lesser of twenty percent of the permitted floor space, or 929.03 square metres (10,000 sq. ft.); and
  - (ii) in the case of a day care facility, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of a need for the facility in the immediate neighbourhood.
- 3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**  
The maximum building height, measured about the base surface, shall be 91.44 metres (300 ft.).
- 5 **Off-street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 283 off-street parking spaces shall be provided. [6335; 88 04 12]
- 6 **Off-street Loading**  
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6263 or provides an explanatory note.*



The property outlined in black (■) was rezoned:  
 From **DD** to **CD-1** by By-law No. 6263

<b>CD-1 (200) 1308-1338 Alberni St. 717 Jervis</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): N-7	
scale: 1:2000		

1300 Alberni Street

BY-LAW NO. 6263

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-337b and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) a maximum of <sup>161 (See Text Amend't 6335)</sup> 150 dwelling units;
  - (b) commercial to a maximum floor area of 390.193 square metres (4,200 sq. ft.);
  - (c) social, recreational and cultural;
  - (d) accessory uses customarily ancillary to the above uses.
3. Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.00, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness and recreation and day care, are excluded from the floor space measurement provided that:

- (i) total area being excluded shall not exceed the lesser of twenty percent of the permitted floor space, or 929.03 square metres (10,000 sq. ft.); and
- (ii) in the case of a day care facility, the Director of Planning, on the advice of the Director of Social Planning,

is satisfied of a need for the facility in the immediate neighbourhood.

4. Height

The maximum building height, measured about the base surface, shall be 91.44 metres (300 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of ~~261~~ <sup>253 (see 235)</sup> off-street parking spaces shall be provided.

6. Off-Street Loading

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

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

DONE AND PASSED in open Council this 15th day of December , 1987.


(signed) Gordon Campbell  
Mayor

(signed) Maria Kinsella  
City Clerk

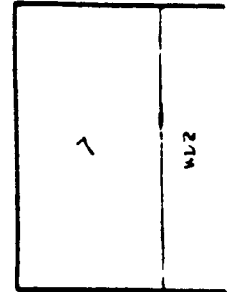
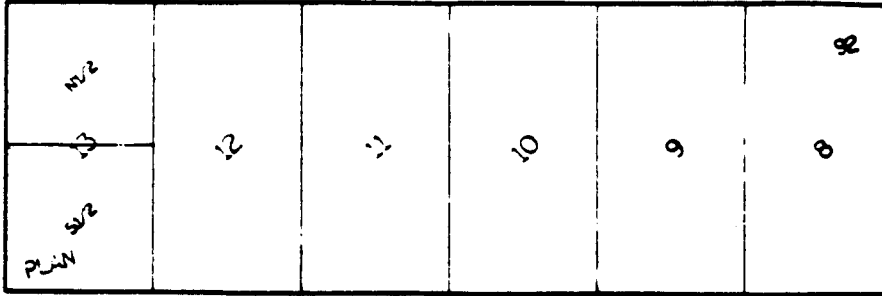
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 15th day of December 1987, and numbered 6263.

CITY CLERK"

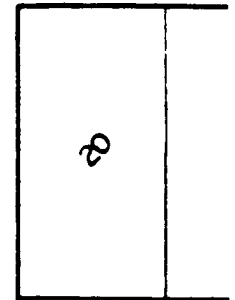
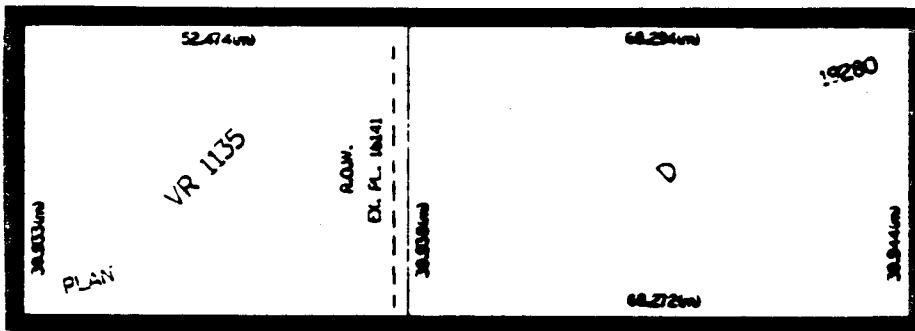
BY-LAW No. 6263 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW

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

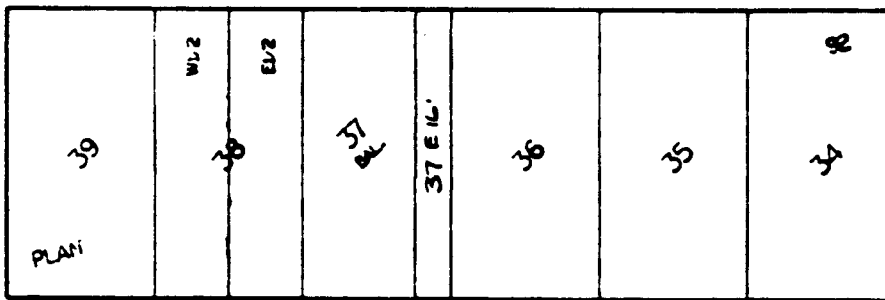
GEORGIA ST.



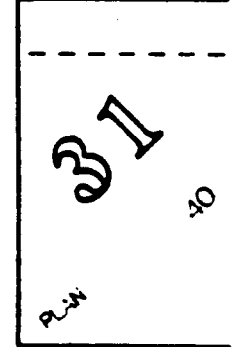
ALBERNI ST.



BROUGHTON ST.



JERVIS ST.



ROBSON ST.



SCALE: 1:1000

FILE No. **RZ 1300 Alberni**

**Z-337 b**

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 23, 1987 at Dunbar Community Centre, 4747 Dunbar Street, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

CLERK TO THE COUNCIL: Mrs. J. Walker

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - RA-1 District Schedule

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

TEXT AMENDMENT: RA-1 DISTRICT SCHEDULE

- (i) The proposed text amendment, if approved, would change the RA-1 District Schedule as follows:
  - revise the intent statement to emphasize the maintenance and encouragement of a semi-rural, equestrian and limited-agricultural nature of the district to permit one-family dwellings and, in special circumstances, to permit infill one-family dwellings;
  - include strict limits on height, floor space, site coverage, building width and depth;
  - provide for caretakers' units, and limited retail use subject to strict conditions of use; and
  - adopt in principle design objectives to be used in conjunction with the RA-1 District Schedule. These draft guidelines plus a summary of the process and previous reports are included in a memo to Mayor and Council dated July 14, 1987, which follows the draft by-law in the agenda package.

- (ii) Any consequential amendments.

Text Amendment - RA-1 District Schedule (Cont'd)

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

- (a) The approval in principle of the document entitled, "RA-1 Design Objectives". Following enactment of the rezoning, this document will be formally presented to Council for adoption by resolution.

Mr. R. Jenkins, Planner, spoke to a July 14, 1987, memorandum to Council (on file), the purpose of which was to:

- briefly summarize key goals and corresponding RA-1 District Schedule provisions which have been generated through the Southlands local area planning program;
- present the Design Objectives (Appendix I) which Council is requested to adopt in principle;
- present a letter recently received from the Agricultural Land Commission (Appendix II) indicating their continued support for the proposed amendments; and
- bring Council up-to-date on other regulatory matters related to the RA-1 district.

The memorandum detailed the RA-1 Schedule provisions and RA-1 Guidelines which respond to the following established goals for the area:

- retain semi-rural character;
- preserve and enhance equestrian and related activities;
- resolve the issue of floodproofing in Southlands without altering the character of the area.

The RA-1 Design Objectives, for approval in principle at this meeting, were discussed in detail in Appendix I attached to the memorandum.

The Mayor called for speakers for or against the application.

Mr. H. B. O'Toole, President, Blenheim Flats Ratepayers Association, registered his opposition to the by-law on the grounds it is too restrictive and strips away the owners' rights to use their properties as they wish. He asked why the 9,000 sq. ft. residential provision must be divided into 7,000 sq. ft. and 2,000 sq.ft., again stating that owners of large lots should be allowed to divide their properties as they wish within the 9,000 sq. ft. maximum.

The following spoke in support of the by-law:

- |                  |                     |
|------------------|---------------------|
| C.J. MacKenzie   | Kirsty Johnstone    |
| Ray Murray       | Bernice Ramsay      |
| Mrs. L. Bain     | Dan Rurak           |
| Janne Potter     | Kathy Brydon        |
| Jennifer Maynard | Mrs. R. Wright      |
| Clare Maynard    | Jennifer McGuinness |
| Jean Simpson     | Marjorie Maddigen   |
| Peggy Craig      | Robert Falconer     |

Cont'd....



Text Amendment - RA-1 District Schedule (Cont'd)

Jennifer Dent	Don Langley
Paul Carter	Rick Maynard
Heather Mahaffey	Daniel Bossert (on behalf of R. McDonald)
Lori Cohen	Yvonne Collins
Wendy Charlton	Patricia Oswald
Jim Dent	Robben Whitbread
Terry Slack	Gillian Will
George Simpson	Henry Hersog
Jean MacKenzie	Meilin Yeoell
Dr. Len Jenkins	Caroline Morrison
Wendy Turner	Gail Dundas
Dorothy Sample	

Mr. J. Murray, Murray Nurseries Ltd., filed a brief and a petition containing approximately 28 signatures supporting his request for site coverage treatment equal to equestrian facilities. Mr. Murray explained his need to increase the combined retail and office space by 2616 sq. ft., bringing the total area up to 4933 sq. ft. He noted that 5000 sq. ft. of garden nursery buildings, plus 3000 sq. ft. of existing residential space would provide 8000 sq. ft. total residential garden nursery buildings. This would be more in keeping with the site coverage permitted for equestrian facilities and Mr. Murray asked Council to instruct the Planning Department to approve his proposal. With the foregoing exception he supported the by-law.

There were twelve additional speakers from the floor, eleven of whom expressed their support for the application. Also, thirteen letters of support, from persons unable to attend the meeting, were submitted.

In general, the speakers agreed the overall amendments resulted in the best possible compromise. However, some speakers considered the residential maximum site coverage, and the 2,000 sq. ft. maximum for a caretaker's unit, were too high. Other concerns expressed included:

- that the principles of the plan be adhered to and the provisions of the by-law be enforced.
- that the semi-rural and recreational character of the area be preserved for the pleasure of citizens from all areas who wish to cycle, walk, picnic, etc., as well as for equestrians.
- that strata-fitting infill housing be simplified and not require expensive upgrading or disruption of woods and trees.

Mr. R. Jenkins responded to these concerns, noting that the 2,000 sq.ft. limit for infill housing on larger lots would not detract from the area character and also would retain the space for equestrian use. Also the ten-stall barn would be a bonus for large equestrian operators and provide accommodation for horses whose owners live outside the area.

Referring to the request from Murray Nurseries Ltd., Mr. Jenkins pointed out that there is presently 1300 sq. ft. retail space and under the new provision this could be increased to 2000 sq. ft. However, Mr. Murray is requesting almost 5,000 sq. ft., combined office and retail, which increases the retail space to 3,500 sq. ft. The Planning Department is concerned that such a large mass of retail space will result in a large retail garden centre more appropriate in a commercial district and will detract from the character of the area.

Text Amendment - RA-1 District Schedule (Cont'd)

MOVED by Ald. Price,  
THAT the application of the Director of Planning be amended by increasing the nursery retail space to 4,000 sq. ft.

- LOST

(Aldermen Bellamy, Caravetta, Davies, Eriksen, Owen, Puil, Taylor and the Mayor opposed)

MOVED by Ald. Puil,  
THAT the application be approved subject to the condition proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Rezoning Application - South Side of 1300 Block Alberni Street

Council considered an application of Eng and Wright Partners, Architects, as follows:

REZONING: LOCATION - THE SOUTH SIDE OF THE 1300-BLOCK ALBERNI STREET (Lot D, Block 31, D.L. 185, Plan 19280 and Strata Lots 1-65, D.L. 185, VR1135)

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:

- total of 150 dwelling units;
- maximum of 4,200 sq. ft. of commercial use;
- maximum floor space ratio of 6.00;
- maximum height of 315 feet; and
- minimum of 261 off-street parking spaces and provisions regarding off-street loading.

(ii) Amend Sign By-law No. 4810

(iii) Any consequential amendments.

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

(a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, the City Engineer and the Medical Health Officer, having regard to:

- a maximum height of 91.44 m.(300 ft.) measured above the base surface;
- design development of the podium, particularly its relationship to Alberni Street and Alberni Place;
- design changes to improve the proposed tower's relationship to development proposed on the vacant site to the north, across Alberni Street;
- refinements to the parking and loading areas; and
- noise abatement within the units.

Cont'd.....

Rezoning Application - South Side of  
1300 Block Alberni Street (Cont'd)

- (b) That the approved form of development is generally as prepared by Eng & Wright Partners, Architects, and stamped "Received City Planning Department, March 27, 1987", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development, as outlined in resolution (a) above.

Mr. L. Beasley, Associate Director of Planning, briefly reviewed the application and responded to questions. He advised the maximum height restriction should be amended to read 300 ft. and not 315 ft. as shown in the draft by-laws.

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

- Mr. M. Ivanda suggested the f.s.r. be reduced from 6.00 to 3.00 or 4.00, as the major portion will be used for residential purposes.
- Mr. R. Pacheco (Arthur Erickson, Architects) asked that the relationship to his client's project on Georgia Street be considered a major concern in the approval of this application.
- Mr. G. Eng (applicant) requested the 6.00 f.s.r. be maintained for residential use as it will provide more expendability with respect to views. The project will contain only 85 units, each of which will be sold with an average of two parking spaces. Mr. Eng noted his company is co-operating with Arthur Erickson, Architects, in an effort to ensure compatibility of their developments.

Mr. Beasley acknowledged the importance of the relationship between the two projects, noting that any minor adjustments can be dealt with through the Development Permit process.

MOVED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

3. Text Amendment: North Park  
Official Development Plan - Interim Uses

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

TEXT AMENDMENT: NORTH PARK OFFICIAL DEVELOPMENT PLAN - INTERIM USES

- (i) The proposed text amendment, if approved, would permit short-term interim uses in the North Park Area provided that the Development Permit Board is satisfied that these uses are compatible with adjacent permanent development, and are intended to be replaced in accordance with the overall objectives of the Plan. It is also recommended that development permits be limited to a maximum of three years.
- (ii) Any consequential amendments.

Cont'd.....

Text Amendment: North Park Official  
Development Plan - Interim Uses (Cont'd)

The Director of Planning recommended approval.

A letter from Mr. Bob Thompson, Castor Consultants Ltd., proposing that the words "or longer as approved by Vancouver City Council" be added to Section 6.6(d), was circulated.

Mr. L. Beasley, Associate Director of Planning, reviewed the application and urged Council to adopt the amendment as presented in the draft by-law.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

4. Text Amendment: CD-1 By-law No. 5373  
-800-900 West 10th Avenue

Council considered an application of Howard/Yano Architects, as follows:

TEXT AMENDMENT: CD-1 BY-LAW, No. 5373 - 800-900 WEST 10TH AVENUE

- (i) The proposed text amendment, if approved, would permit a relaxation of the front yard setback to allow building additions to line up with buildings existing prior to the adoption of the by-law on July 29, 1980. An additional amendment would allow for a relaxation of the side yard requirement for parking levels which are at or below the base surface.
- (ii) Any consequential amendments.

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

- (a) That the form of development for 875 West 10th Avenue, generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.
- (b) That the change to the form of development for 895 West 10th Avenue (the Arthritis Centre), generally in accordance with the development statistics presented and plans received on May 19, 1987, be approved.

Mr. I. Smith, Planner, briefly reviewed the application and responded to questions.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER  
MEMORANDUM

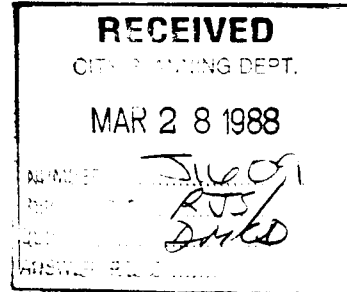
1300 Alberni St.

From: CITY CLERK

Date: March 25, 1988

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

Refer File: P.H. 198



Subject: Public Hearing - March 22, 1988

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) of March 22, 1988.

Please note any matters contained therein for your attention.

A handwritten signature in cursive script, appearing to read "Hensell".

CITY CLERK

Also Sent To: Messrs. Aitken, Wreglesworth Associates  
171 West Esplanada  
North Vancouver, B.C. V7M 3J9

Mr. Gilbert Eng, Architect  
1650 Alberni Street  
Vancouver, B.C. V6G 1A6

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 22, 1988 in the Council Chamber at approximately 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

ABSENT: Alderman Bellamy (Leave of Absence)  
Alderman Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,  
SECONDED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - CD-1 By-law No. 5997  
1080 Alberni Street

Council considered an application of Aitken Wreglesworth Associates as follows:

TEXT AMENDMENT: CD-1 BY-LAW No. 5997 - 1080 ALBERNI STREET

- (i) The proposed amendment, if approved, would permit calculation of floor area in accordance with the West End District Official Development Plan. This would result in a conversion of a portion of the existing amenity area to tenant storage space.
- (ii) Any consequential amendments. There would be no change to the approved form of development.

The Director of Planning recommended approval.

There were no speakers respecting the application.

MOVED by Ald. Owen,

THAT the application of Aitken Wreglesworth Associates be approved.

- CARRIED UNANIMOUSLY

2. Text Amendment - CD-1 By-law No. 6263 -  
South side of the 1300 Block Alberni Street

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

TEXT AMENDMENT: CD-1 BY-LAW, NO. 6263 - The South Side of the 1300 Block Alberni Street

- (i) The proposed amendment, if approved, would increase the maximum number of dwelling units from 150 to 161 and increase the number of off-street parking spaces from 261 to 283. There would be no change to the approved form of development.
- (ii) Any consequential amendments

The Director of Planning recommended approval.

There were no speakers respecting the application.

MOVED by Ald. Boyce,  
THAT the application of Eng & Wright Partners, Architects, be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment - Section 6.2.8,  
S.E.G.S. ODP

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

TEXT AMENDMENT: SECTION 6.2.8, S.E.G.S. ODP

- (i) The proposed amendment, if approved, would delete the March 31, 1988, date for removal of temporary marinas and allow the Development Permit Board to consider this use providing that it is limited to a one-year duration.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers respecting the application.

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

- CARRIED UNANIMOUSLY

# 200

1300 Alberni Street

BY-LAW NO. 6335

A By-law to amend By-law No. 6263, being a  
by-law which amended By-law No. 3575  
by rezoning an area to CD-1

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

1. Clause (a) of Section 2 of By-law No. 6263 is amended by deleting the figure "150" and by substituting therefor the figure "161".
2. Section 5 is amended by deleting the figure "261" and by substituting therefor the figure "283".
3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day of  
April, 1988.

(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 12th day of April 1988, and numbered 6335."

CITY CLERK



Report to Council  
Standing Committee of Council  
on Planning and Neighbourhoods  
December 14, 1989

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.

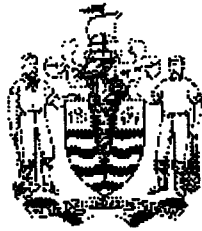
After discussion, the Committee

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.

COUNCIL  
14 DECEMBER 1989

APPROVED.



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

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**EXPLANATION**

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

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

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

**Director of Legal Services  
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"