

CD-1 (210)
Back-up Notes Summary Page
Nanaimo Street and 26th Avenue

BY-LAWS

CD-1 (210) - By-law No. 6313 and any subsequent amending by-laws

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=6313

Consequential By-laws

Sign No. 6328 Schedule I http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=4810

Parking No. 11428 Schedule C <https://bylaws.vancouver.ca/parking/SchedC.pdf>

POLICIES and GUIDELINES

Nanaimo Station Area CD-1 Guidelines (Nanaimo Street and 26th Avenue Site) (By-law No. 6313) – <http://former.vancouver.ca/commsvcs/guidelines/CD-1/N002.pdf>

Transportation 2040 (2012) -

http://vancouver.ca/files/cov/Transportation_2040_Plan_as_adopted_by_Council.pdf

PUBLIC HEARINGS - Minutes, Reports, Posted By-laws, etc.

PH Date *February 11, 1988* - Item 2

Summary - from RS-1 to develop low-rise apartments or townhouses on sites adjacent to the A.L.R.T. system and impacted by the guideways, stations, bus loops and additional traffic on arterial streets

By-law and Guidelines enacted on *March 22, 1988*

PH Date *May 12, 1988* - Item 7

Summary – to amend CD-1 (210) to revise the maximum permitted dwelling units per hectare to be consistent with the stated maximum permitted dwelling units per acre

TA enacted on *June 21, 1988* – [By-law No. 6360](#)

PH Date *May 12, 1988* - Item 2

Summary – to amend CD-1 (210) to rezone the site at 4000 block Nanaimo Street to RS-1 ([By-law No. 6365](#))

TA enacted on *June 21, 1988* – [By-law No. 6366](#)

PH Date *September 13, 1990* - Item 3

Summary – to amend CD-1 (210) to reduce the minimum site area to facilitate project phasing, increase dwelling unit density and reduce the minimum off-street parking space standard

TA enacted on *November 27, 1990* – [By-law No. 6767](#)

PH Date *June 23, 1992* - Item 3

Summary – to amend CD-1 (210) to correct an error involving a wrong metric equivalent for the maximum permitted density of 50 units per acre

TA enacted on *July 21, 1992* – [By-law No. 7008](#)

PH Date *September 12, 1995* - Item 2

Summary – to amend CD-1 (210) to delete the acoustic requirement for on-site open space (i.e. balconies, terraces, patios, etc.)

TA enacted on *January 11, 1996* – [By-law No. 7515](#)

PH Date *February 24, 2000* – Item 1

Summary – to amend CD-1 (210) to provide floor space exclusions to provide construction incentives to control building envelope leaks

TA enacted on *March 14, 2000* – [By-law No. 8169](#)

PH Date *December 12, 2006* - Item 2 - <https://council.vancouver.ca/20061212/ph20061212WEB.htm> Summary – to amend CD-1 (210) to allow “one-family dwelling with secondary suite” as a use

TA enacted on *December 12, 2006* – [By-law No. 9414](#)

PH Date *November 24, 2015* - Item 1 - <https://council.vancouver.ca/20151124/phea20151124ag.htm> Summary – to amend CD-1 (210) to update the off-street parking requirements

TA enacted on *December 15, 2015* – [By-law No. 11412](#)

Backup Notes

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 11, 1988 in the Auditorium of St. Mary's School, 5239A Joyce Street, Vancouver 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 Boyce, Caravetta, Davies,
Eriksen, Owen, Price and
Taylor

ABSENT: Aldermen Baker, Bellamy and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
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 By-law.

- CARRIED UNANIMOUSLY

Mr. R. Scobie, Zoning & Subdivision, in a staff review of the agenda before Council this evening, advised 18 CD-1 rezoning proposals would be presented for Council's consideration, all relating to Station Areas. He described the intensive public participation process initiated by the individual Station Area Citizens' Planning Committees, commencing in 1982, noting the proposals were supported by the citizens' committees.

1. Rezoning - Broadway Station Area -
Site J6 - Victoria Drive at Victoria Diversion

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

REZONING: LOCATION - BROADWAY STATION AREA - SITE J6 - VICTORIA DRIVE AT VICTORIA DIVERSION

Present Zoning: C-2 Commercial District and RS-1
One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) Any consequential amendments

....Cont'd.....

Clause 1 continued

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, "Broadway Station Area Guidelines - Victoria Drive at Victoria Diversion site".

Mr. P. Wotherspoon, in an overview of Site J6, advised the CD-1 zoning would permit multiple family residential development that, through orientation, could deal with the impact of the elevated A.L.R.T. guideway which borders the site on its south side and help establish a stronger neighbourhood character and image.

Council was advised there is a Class B heritage building on the site. It was built in 1900 and is the earliest surviving home in the area. It was hoped the house could be retained and incorporated in a compatible manner into new development on this site although it may be necessary to relocate it further north along Victoria Drive.

The Mayor called for speakers and the following addressed Council:

- Mr. C. Muskeyne, submitted a letter (on file), from Mr. Bruce Richards, Secretary-Treasurer, International Association of Machinists and Aerospace Workers, Local 692, owner of 3576 Victoria Drive, seeking assurance that the proposed rezoning will not adversely affect the saleability of this property. Mr. Muskeyne advised the property had been offered to the City on several occasions and the owner would appreciate further consideration in this regard.

- Mr. Binder Lalli, 3325 Kingsway, advised he was interested in buying the City-owned lots on Site J6.

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

2. Rezoning - Nanaimo/29th Avenue Station Areas

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

REZONING: LOCATION - NANAIMO/29TH AVENUE STATION AREAS:

SITE B - WALKER AND COPLEY STREETS

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE C - NANAIMO STREET AND VANNESS AVENUE NORTH:

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE F - KAMLOOPS STREET AND 24TH AVENUE

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

....Cont'd.....

Clause 2 continued

#210

SITE G - NANAIMO STREET AND ~~26TH~~^{26th} AVENUE
Present Zoning: RS-1 One-Family Dwelling District
C-1 Commercial District; and
M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District
Amend Sign By-law No. 4810

SITE H - KAMLOOPS STREET AND 26TH AVENUE
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE M - 28TH AVENUE AND KASLO STREET
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE O - SLOCAN STREET AND 29TH AVENUE
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE P - 29TH AVENUE AND A.L.R.T. STATION
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE Q - EARLES STREET AND 29TH AVENUE
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE R - KINGS AVENUE AND EARLES STREET
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

SITE S - KINGS AVENUE AND RUPERT STREET
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) Any consequential amendments pertaining to the above-noted sites

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 documents entitled:
 - "Nanaimo Station Area Guidelines - Walker Street and Copley Street Site"
 - "Nanaimo Station Area Guidelines - Nanaimo Street and Vanness Avenue North Site"
 - "Nanaimo Station Area Guidelines - Kamloops Street and 24th Avenue Site"
 - "Nanaimo Station Area Guidelines - Nanaimo Street and 26th Avenue Site"
 - "Nanaimo Station Area Guidelines - Kamloops Street and 29th Avenue Site"
 - "29th Avenue Station Area Guidelines - 28th Avenue and Kaslo Street Site"
 - "29th Avenue Station Area Guidelines - Slocan Street and 29th Avenue Site"
 - "29th Avenue Station Area Guidelines - 29th Avenue at A.L.R.T. Station Site"
 - "29th Avenue Station Area Guidelines - Earles Street and 29th Avenue Site"
 - "29th Avenue Station Area Guidelines - Kings Avenue and Earles Street Site"
 - "29th Avenue Station Area Guidelines - Kings Avenue and Rupert Street Site."

Clause 2 continued

Mr. R. Scobie, Zoning and Subdivision, advised the City Engineer has also requested a revision to his guideline (blue document) for the storm water storage requirement which affects the following five sites:

Nanaimo/29th Avenue Station Areas - Sites B, C, H, M and P;

The revised guideline as follows will further reduce the ambiguity between pervious and impervious surfaces:

"STORM WATER STORAGE

The following table, prepared by the City Engineer, rates the pervious character of various surfaces to guide applicants in the City's administration of the storm water storage provision of the by-law.

ITEMS CONSIDERED

ITEMS CONSIDERED

Pervious

- Grass
- Gardens
- Decorative Stone Driveways and Walkways (Gravel size or smaller)
- Turfstone Pavers for Driveways (use 3/4 of pervious area in the pavers)
- Overhangs such as Bay Windows with pervious ground beneath

Impervious

- Buildings
- Concrete
- Black Top
- Asphalt
- Wood
- Wooden Decks with spaces between the slats to pervious ground beneath
- Swimming Pools
- Concrete/Brick Pavers
- Gravel Driveways"

Mr. P. Wotherspoon, Planner, advised this application recommends CD-1 rezoning for eleven sites adjacent to the A.L.R.T. system and impacted by the guideways, stations, bus loops and additional traffic on arterial streets. The intent is to develop low-rise apartments or townhouses, designed to fit into the character of the neighbourhood and provide a buffer between the guideway and existing single family homes. To achieve this, the highest buildings (low-rise apartments) will be situated nearest the guideway, to shield the townhouses which, in turn, will shield the single-family homes.

Over the eleven sites, floor space ratios will range from .75-1.00, heights from 30 ft. - 39 ft., and unit density from 25-40 units per acre.

In addition to the draft by-laws, draft guidelines for each site were submitted for approval. These guidelines addressed the concerns raised by the community during the planning process. They will be made available to applicants and used by staff in the evaluation of development projects. Approval of the draft by-laws and guidelines will provide for the development of new multiple housing on these sites which can deal with the impacts of the A.L.R.T. system in this area.

In response to a request for examples of actual unit figures on some sites, Mr. Wotherspoon advised:

- Site B - 30 units
- Site P - 56 units
- Site H - Approximately 20-22 townhouses
- Site G - 105 new units

....Cont'd.....

Clause 2 continued

If all sites are developed there will be approximately 400 new units in this area.

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

- Mr. Larry Olkovick, Nanaimo/29th Avenue Station Area Citizens' Planning Committee, pointed out the eleven sites recommended for rezoning were identified as a result of numerous meetings in the community. New developments will shield existing single-family homes from the negative impacts of the A.L.R.T. system by providing a better living environment for all residents, various housing types for families, seniors, handicapped, etc. and affordable housing for those wishing to live in the City where they work. The Nanaimo/29th Avenue Station Area Citizens' Planning Committee wholeheartedly supported the rezoning application for all eleven sites.

- Ms. Zwanette Pereboom, a member of the Citizens' Planning Committee for six years, briefly reviewed the process leading to selection of the eleven sites under consideration for rezoning. She reiterated the advantages of new development and stressed the importance of imposing specific guidelines on each site. Ms. Pereboom requested assurance that, once approved, any changes to the guidelines would not be made without a further Public Hearing. She strongly supported rezoning of all sites.

The following speakers were opposed to rezoning Site B - Walker and Copley Streets, for the reasons noted:

- Mr. Wally Hobbs, 3538 Copley Street - was concerned that 30 units per acre will triple existing density and compound parking problems. He considered one and a half parking spaces per unit unrealistic and 39 feet height excessive as, due to the location of this site in relation to the guideway, a buffer could not be provided. Mr. Hobbs submitted two petitions, a total of 47 signatures collected by area residents, in opposition to rezoning Site B.

- Mr. Bill Banting, 3548 Walker Street adjacent to Site B, expressed great concern that a 39 feet high development would obstruct the views enjoyed by himself and his neighbours.

- Ms. Baljit Toor, 3597 Walker Street, stated the construction of any development would add to the already disturbing impacts of the A.L.R.T. system.

- Ms. Sandra Parent, 2219 East 25th Avenue, was concerned about the development of more low-rental housing and an increase of related problems in the neighbourhood.

- Mr. Paul Dickinson, 3539 Copley Street, reiterated Mr. Hobbs' statement that no development on Site B would provide a buffer to the A.L.R.T.

Additional speakers from the floor cited increased density, low income housing - more crime, parking problems and a preference for single-family homes over multiple dwellings, as their reasons for opposing the rezoning.

....Cont'd.....

Clause 2 continued

- Mr. Wade Luciak, 2916 East 29th Avenue, spoke in favour of rezoning Site B. He supported the concept of staggered height developments between the A.L.R.T. guideway and existing single-family homes as proposed by the Planning Department. Mr. Luciak viewed this as a perfect example of a potentially beautiful townhouse development.

Mr. Scobie and Mr. Wotherspoon responded to specific concerns raised by some of the speakers.

- Mr. Jeff Weldon, 4021 Kamloops Street (re Site F, Kamloops Street and 24th Avenue), recently moved into the area because of convenience of A.L.R.T. He was concerned about increased traffic and the lack of parking and asked if these issues had been studied. Mr. Weldon also requested information on possible dates for construction starts on any of the sites.

- Mr. Sada Nand, 4569 Earles Street, supported rezoning Site Q.

- Mr. Wade Luciak, 2916 East 29th Avenue, supported rezoning Site P.

- Mr. Peter Kavanagh, 4539 Moss Street, supported all rezonings, particularly Sites P, Q and R, even though parking will create a problem. He requested the Planning Department to consider development of a small retail facility on Site P or Q, similar to that on the south side of the ALRT.

- Mr. Manfred Schmid, 2769 East 28th Avenue, also supported the rezonings in general, advocating that people who work in Vancouver, should be given an opportunity to live in the City, should they so wish.

Several unregistered speakers expressed their opposition to rezoning individual sites specific to their concerns, which included:

- lane access to proposed developments
- increased traffic
- additional parking problems
- excessive heights obstructing views.

In response to the main areas of concern, staff comments are briefly summarized below:

- where multiple dwelling developments are proposed - site will be signed, community will be notified and building design will be submitted to Council for approval;
- lane access to buildings will be located as near as possible to street;
- building height is measured from base surface - 30ft applies to any building in RS-1 area, 39 ft. is approximately four-storeys high;
- guidelines call for submission of view analysis with the development permit application, to safeguard view corridors.

....Cont'd.....

Clause 2 continued

In conclusion, Mr. Wotherspoon noted that some change in the neighbourhood is inevitable, due to the ALRT system. However, it is hoped the proposed rezonings will achieve a better form of housing which will fit into the character of the neighbourhood, whilst alleviating the impacts of the ALRT. Another objective is to provide affordable housing as an incentive to young families to remain or return to Vancouver which, in turn, will increase school enrolment.

MOVED by Ald. Davies,

- A. THAT Site B (Walker and Copley Streets) be deleted from the application.
- B. THAT the application respecting Sites C, F, G, H, M, O, P, Q, R and S, as amended, be approved, subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Rezoning - Joyce Station Area

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

REZONING: LOCATION - JOYCE STATION AREA:

SITE B - VANNESS AVENUE AND MCHARDY STREET

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE C - VANNESS AVENUE AND RUPERT STREET

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District
Amend Sign By-law No. 4810	

SITE J - BOUNDARY ROAD AND VANNESS AVENUE

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE K - ORMIDALE STREET AND VANNESS AVENUE

Present Zoning:	RS-1 One-Family Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE R - 3450 WELLINGTON AVENUE

Present Zoning:	RS-1 One-Family Dwelling District and M-1 Industrial District
Proposed Zoning:	CD-1 Comprehensive Development District

SITE U - ORMIDALE AND FOSTER STREETS

Present Zoning:	M-1 Industrial District
Proposed Zoning:	CD-1 Comprehensive Development District

- (1) Any consequential amendments pertaining to the above-noted sites.

....Cont'd.....

Clause 3 continued

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 documents entitled:
 - "Joyce Station Area Guidelines - Vanness Avenue and McHardy Street Site"
 - "Joyce Station Area Guidelines - Vanness Avenue and Rupert Street Site"
 - "Joyce Station Area Guidelines - Boundary Road and Vanness Avenue Site"
 - "Joyce Station Area Guidelines - Ormidale Street and Vanness Avenue Site"
 - "Joyce Station Area Guidelines - 3450 Wellington Avenue Site"
 - "Joyce Station Area Guidelines - Ormidale Street and Foster Street Site".

Mr. R. Scobie, Zoning and Subdivision, noted unfortunately, the dwelling unit density provision for a multiple dwelling on a locked-in lot was omitted from the draft CD-1 By-law for Site J (Boundary Road and Vanness Avenue) in the Joyce Station Area. The following provision should be inserted, with sections 5 to 10 inclusive renumbered accordingly:

"5. Dwelling Unit Density

A maximum of three units shall be permitted in a multiple dwelling on a development site consisting of a lot left at the end of a block and beside a proposed multiple dwelling, or a lot left between an existing and a proposed multiple dwelling."

The City Engineer has also requested a revision to his guideline (blue document) for the storm water storage requirement which affects the following two sites:

Joyce Station Area - Sites B and C

The revised guideline as follows will further reduce the ambiguity between pervious and impervious surfaces:

"STORM WATER STORAGE

The following table, prepared by the City Engineer, rates the pervious character of various surfaces to guide applicants in the City's administration of the storm water storage provision of the by-law.

ITEMS CONSIDERED

ITEMS CONSIDERED

Pervious

Impervious

- Grass
- Gardens
- Decorative Stone Driveways and Walkways (Gravel size or smaller)
- Turfstone Pavers for Driveways (use % of pervious area in the pavers)
- Overhangs such as Bay Windows with pervious ground beneath

- Buildings
- Concrete
- Black Top
- Asphalt
- Wood
- Wooden Decks with spaces between the slats to pervious ground beneath
- Swimming Pools
- Concrete/Brick Pavers
- Gravel Driveways"

210

Nanaimo at 26th Ave

Nanaimo Station Area
Nanaimo Street at 26th Avenue

BY-LAW NO. 6313

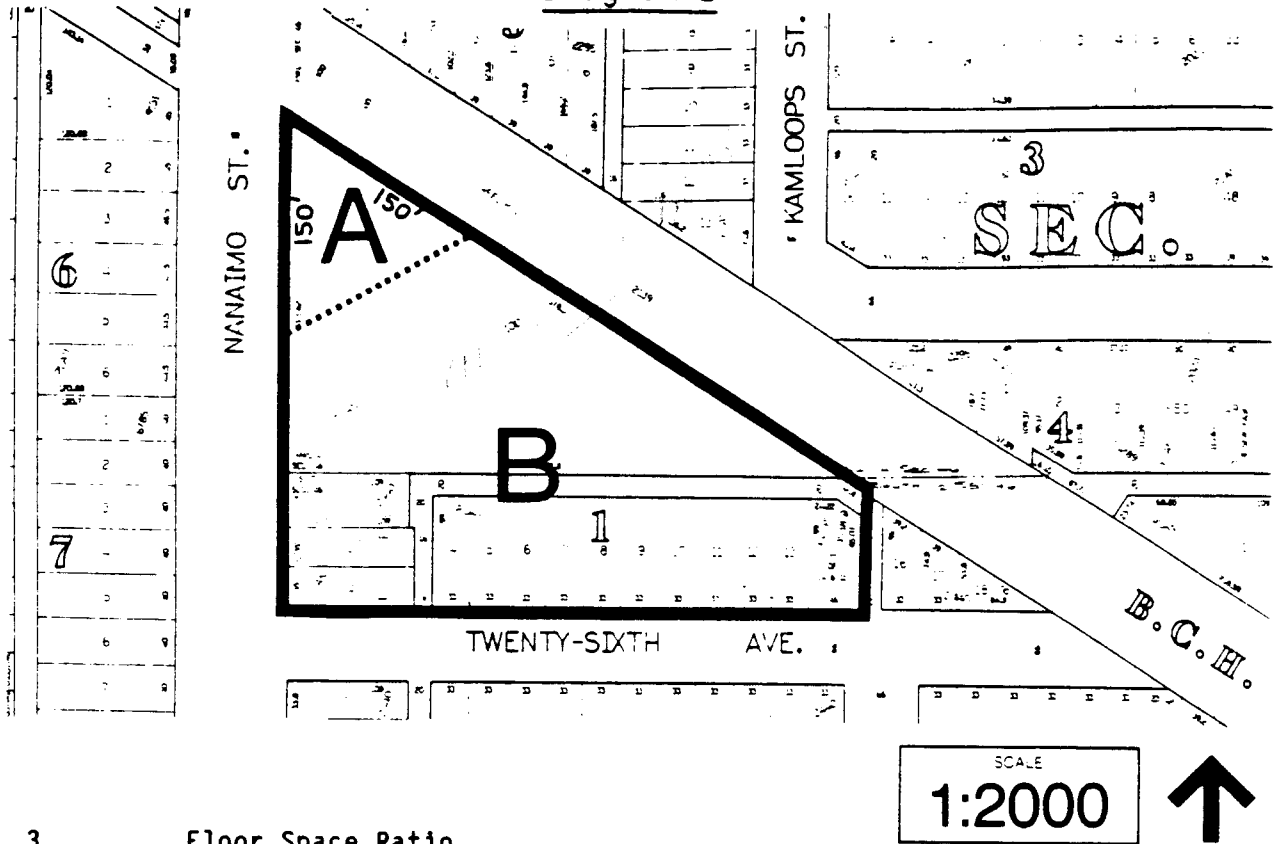
amended - sub 366 and 6365
(boundary only)

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-344b(iii) 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, including design guidelines, and the only uses for which development permits will be issued are:
 - (a) in that portion of the area herein after referred to as Site A, as shown on Diagram 1 below:
 - Multiple dwelling;
 - Accessory uses customarily ancillary to the foregoing;
 - Convenience commercial retail (which means any retail store, business, retail-type service activity or restaurant, but not including a drive-in, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to clause (a) of section 3.1 below.
 - (b) in that portion of the area herein after referred to as Site B, as shown on Diagram 1 below:
 - One-family dwelling, subject to the regulations that would apply if located in the RS-1 District;
 - Multiple dwelling;
 - Accessory uses customarily ancillary to the foregoing.

Diagram 1



3. Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.0, except that:

- (a) for Site A only, for any building with a floor space ratio greater than 0.75, a maximum of 0.05 floor space ratio of convenience commercial retail may be substituted for an equal amount of residential floor area, subject to the commercial floor area being located on the ground floor.
- (b) the following shall also be excluded from the floor space ratio calculation:
 - (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all such enclosures and other features does not exceed eight percent of the permitted floor area; and
 - (ii) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space:

- saunas;
- tennis courts;
- swimming pools;
- squash or raquetball courts;
- gymnasium and workout rooms;
- games and hobby rooms;
- other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above.

3.2 The maximum floor space ratio, calculated as if located in the RS-1 District, for all other uses shall be 0.60.

4. Site Area

The minimum site area for a multiple dwelling shall be 12 820 m² (138,000 sq. ft.).

5. Dwelling Unit Density

The maximum dwelling unit density for multiple dwellings shall be 14.2 units per hectare (35 units per acre).

6.

Height

The maximum building height measured above the base surface shall be 11.9 m (39 ft.), except that within 30.2 m (99 ft.) of the boundary of the site abutting 26th Avenue the maximum building height shall be 9.2 m (30 ft.).

7. Acoustics

7.1

All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels set opposite such portions. For the purposes of this section the "noise level" is the A-weighted 24-hour equivalent ((LEQ) sound level expressed in decibels.

<u>Portion of Dwelling Unit</u>	<u>Noise Level</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

7.2

No development permit shall be issued for a multiple dwelling until arrangements, satisfactory to the Director of Legal Services, have

been made for the construction of a fence, designed and located to mitigate noise emanating from the adjacent ALRT right-of-way, which:

- (a) is between 1.8 m (6 ft.) and 2.5 m (8 ft.) in height and continuous in its length with no horizontal openings; and
- (b) is constructed of solid materials having an impervious surface and a minimum density of 9.7 kg per m² (2 lb. per sq. ft.).

7.3 The fence shall be inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the fence is designed and constructed in accordance with the minimum standards set out in Section 7.2(b) above.

8. Off-street Parking

8.1 Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:

- (a) for multiple dwellings - a minimum of 1.5 spaces per unit shall be provided;
- (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of 1 space for every dwelling unit shall be provided;
- (c) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units.

8.2 A minimum of 75% of the off-street parking spaces required for multiple dwellings shall be provided underground, except that spaces required for senior citizens' housing may be surface parking.

9. Vehicular Access

Vehicular access to underground parking shall be provided either from Nanaimo Street or from 26th Avenue within 45.7 m (150 ft.) from Nanaimo Street.

10. Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the 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 22nd day of March , 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 22nd day of March 1988, and numbered 6313.

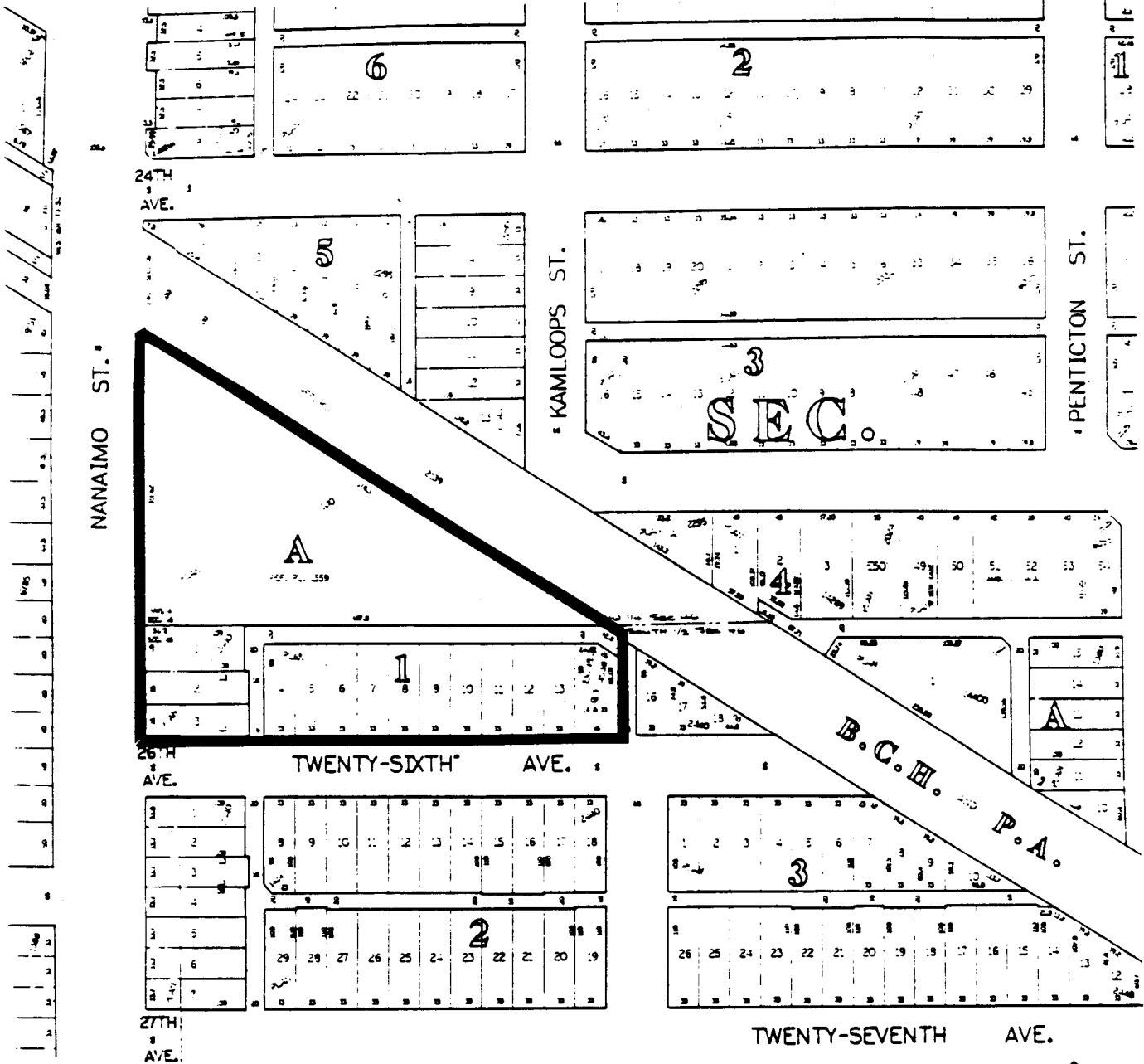
CITY CLERK"

BY-LAW No. 6313 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,C-1 & RS-1** TO **CD-1**

AMENDED BY 6365
 WHICH REZONED PART OF
 SITE BACK TO RS-1



SCALE: 1:2000
 FILE No. RZ - NANAIMO ST. & 26th AVE.

Z 344 b (iii)

~~#226~~ 6310
Item 2 - 4000 Nanaimo
SEE # 210

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 12, 1988 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy,
Owen, Price and Taylor

ABSENT: Aldermen Boyce, Caravetta, Davies,
Eriksen and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
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 - Landscape Setback - McLean Drive and East 3rd Avenue

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

TEXT AMENDMENT: LANDSCAPE SETBACK - McLEAN DRIVE AND E. 3RD AVENUE

- (i) The proposed amendment to Schedule C of Zoning and Development By-law No. 3575, if approved, would establish a 6.0 ft. landscape setback along the west side of McLean Drive from Grandview Highway North to Third Avenue, and along the south side of Third Avenue from McLean Drive to the lane west of McLean Drive.
- (ii) Any consequential amendments.

The Director of Planning recommended the application be approved.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

2. Rezoning - 4000 Block Nanaimo Street

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

REZONING: LOCATION - 4000 BLOCK NANAIMO STREET (Lot C, Northwest Quarter of Section 46, T.H.S.L., Plan 21336)

Present Zoning: CD-1 Comprehensive Development District (By-law No. 6313)

Proposed Zoning: RS-1 One-Family Dwelling District

(i) The draft by-law, if approved, would rezone the site to a rezoning more consistent with present site use and development as vehicular (transit) access to the bus loop at Nanaimo Station.

(ii) Consequential amendments to CD-1 By-law No. 6313.

The Director of Planning recommended the application be approved.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,

THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

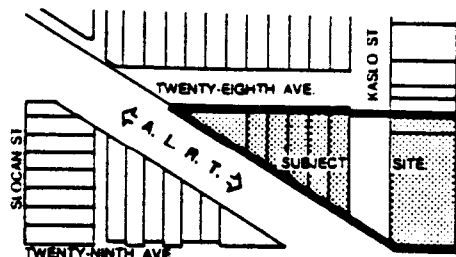
3. Rezoning - Kaslo Street End and 28th Avenue

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

REZONING: LOCATION - KASLO STREET END AND 28TH AVENUE (See Diagram 1 below)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District



↑ DIAGRAM 1

- (i) The draft CD-1 by-law, if approved, would accommodate the use and development of the site generally as follows:
 - one-family dwelling;
 - multiple dwelling;
 - maximum floor space ratio of 1.0 for a multiple dwelling and 0.60 for a one-family dwelling;
 - maximum density of 35 units per acre;
 - maximum height of 35 ft.;
 - acoustic requirements;
 - storm water storage requirements; and
 - provisions regarding off-street parking
- (ii) Any consequential amendments.

Clause No. 3 Continued

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, "29th Avenue Station Area Guidelines - Kaslo Street-End Site".

There were no speakers for or against the application.

MOVED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

4. Rezoning - 5515-5665 Boundary Road
3690 Vanness Avenue

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

REZONING: LOCATION - 5515-5665 BOUNDARY ROAD AND 3690 VANNESS AVENUE (Lots 10-24, Plan 2889, and Lot 'C', Plan 13894, all of Block 6, D.L. 36)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

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

- one-family dwelling;
- two-family dwelling;
- multiple dwelling;
- maximum floor space ratio of 1.45 for a multiple dwelling and 0.60 for a one-family dwelling or a two-family dwelling;
- maximum height of 120 ft. for a multiple dwelling;
- acoustic requirements; and
- provisions regarding off-street parking.

- (ii) Any consequential amendments.

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, "Joyce Station Area Guidelines - Boundary Road and Vanness Avenue Site".

There were no speakers for or against the application; however, the Mayor ascertained eight members of the public present including Ms. C. Taulu, Chairman of the Joyce Station Area Planning Committee, supported the application.

MOVED by Ald. Bellamy,

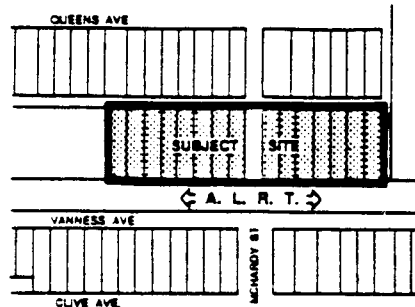
THAT the application be approved subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

5. Rezoning - 3263-3327 Vanness Avenue and 5092 McHardy Street

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

REZONING: LOCATION - 3263-3327 VANNESS AVENUE AND 5092 MCHARDY STREET (See Diagram 2 below)
Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District



↖ DIAGRAM 2

- (i) The draft CD-1 by-law, if approved, would accommodate the use and development of the site generally as follows:
 - one-family dwelling;
 - multiple dwelling;
 - maximum floor space ratio of 1.20 for a multiple dwelling and 0.60 for a one-family dwelling;
 - maximum height of 39 ft.;
 - acoustic requirements;
 - storm water storage requirements; and
 - provisions regarding off-street parking;
- (ii) Any consequential amendments

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, "Joyce Station Area Guidelines - Boundary Road and Vanness Avenue Site".

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 12, 1988 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy,
Owen, Price and Taylor

ABSENT: Aldermen Boyce, Caravetta, Davies,
Eriksen and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
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 - Landscape
Setback - McLean Drive and
East 3rd Avenue

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

TEXT AMENDMENT: LANDSCAPE SETBACK - McLEAN DRIVE AND E. 3RD AVENUE

- (i) The proposed amendment to Schedule C of Zoning and Development By-law No. 3575, if approved, would establish a 6.0 ft. landscape setback along the west side of McLean Drive from Grandview Highway North to Third Avenue, and along the south side of Third Avenue from McLean Drive to the lane west of McLean Drive.
- (ii) Any consequential amendments.

The Director of Planning recommended the application be approved.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

2. Rezoning - 4000 Block Nanaimo Street

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

REZONING: LOCATION - 4000 BLOCK NANAIMO STREET (Lot C, Northwest Quarter of Section 46, T.H.S.L., Plan 21336)

Present Zoning: CD-1 Comprehensive Development District (By-law No. 6313)

Proposed Zoning: RS-1 One-Family Dwelling District

(i) The draft by-law, if approved, would rezone the site to a rezoning more consistent with present site use and development as vehicular (transit) access to the bus loop at Nanaimo Station.

(ii) Consequential amendments to CD-1 By-law No. 6313.

The Director of Planning recommended the application be approved.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

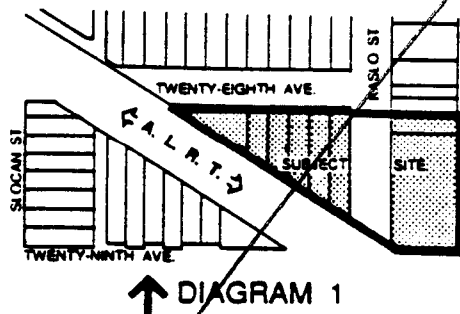
3. Rezoning - Kaslo Street End and 28th Avenue

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

REZONING: LOCATION - KASLO STREET END AND 28TH AVENUE (See Diagram 1 below)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District



- (i) The draft CD-1 by-law, if approved, would accommodate the use and development of the site generally as follows:
 - one-family dwelling;
 - multiple dwelling;
 - maximum floor space ratio of 1.0 for a multiple dwelling and 0.60 for a one-family dwelling;
 - maximum density of 35 units per acre;
 - maximum height of 35 ft.;
 - acoustic requirements;
 - storm water storage requirements; and
 - provisions regarding off-street parking
- (ii) Any consequential amendments.

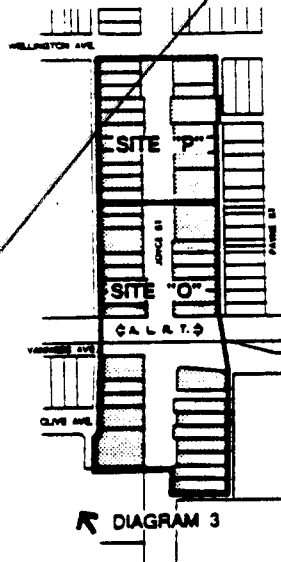
6. Rezoning - Joyce Street between Wellington and Euclid Avenues

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

REZONING: LOCATION - JOYCE STREET BETWEEN WELLINGTON AND EUCLID AVENUES (See Diagram 3 below)

Present Zoning: C-1 Commercial District
Proposed Zoning: C-2C Commercial District - Site "O" on Diagram 3;
RM-4N Multiple Dwelling District - Site "P" on Diagram 3.

Any consequential amendments.



The Director of Planning recommended approval.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

7. Text Amendment - CD-1 By-laws Nos. 6310-6320 Inclusive

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

TEXT AMENDMENT: CD-1 BY-LAWS NO. 6310-6320 INCLUSIVE

- (i) The proposed amendment to Section 5 (Dwelling Unit Density) of each of the CD-1 By-laws, if approved, would revise the maximum permitted dwelling units per hectare to be consistent with the stated maximum permitted dwelling units per acre.
- (ii) Any consequential amendments.

Clause No. 7 Continued

The Director of Planning recommended approval.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

8. Parking By-law No. 6059 -
Text Amendment to Section 4.2.1.3

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

- PARKING BY-LAW NO. 6059 - TEXT AMENDMENT TO SECTION 4.2.1.3
- (i) The proposed amendment, if approved, would establish off-street parking requirements for a multiple dwelling or infill multiple dwelling located in the RT-5N Zoning District.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,
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 7:50 p.m.

NANAIMO STATION AREA GUIDELINES FOR CD-1 BY-LAW NO. 6313

- NANAIMO STREET AND
26TH AVENUE SITE

Adopted by City Council March 22, 1988

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NOTE: The guidelines in this document are organized under standardized headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply under a standardized heading.

NANAIMO STATION AREA
GUIDELINES FOR CD-1 BY-LAW
NANAIMO STREET AND 26TH AVENUE SITE

1 APPLICATION AND INTENT

These guidelines should be used in conjunction with the CD-1 By-law for multiple residential development on the Nanaimo Street and 26th Avenue site, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to Chapter 3: New Development Opportunities and Chapter 7: Implementation and Development Principles in the Nanaimo/29th Avenue Station Areas Plan.

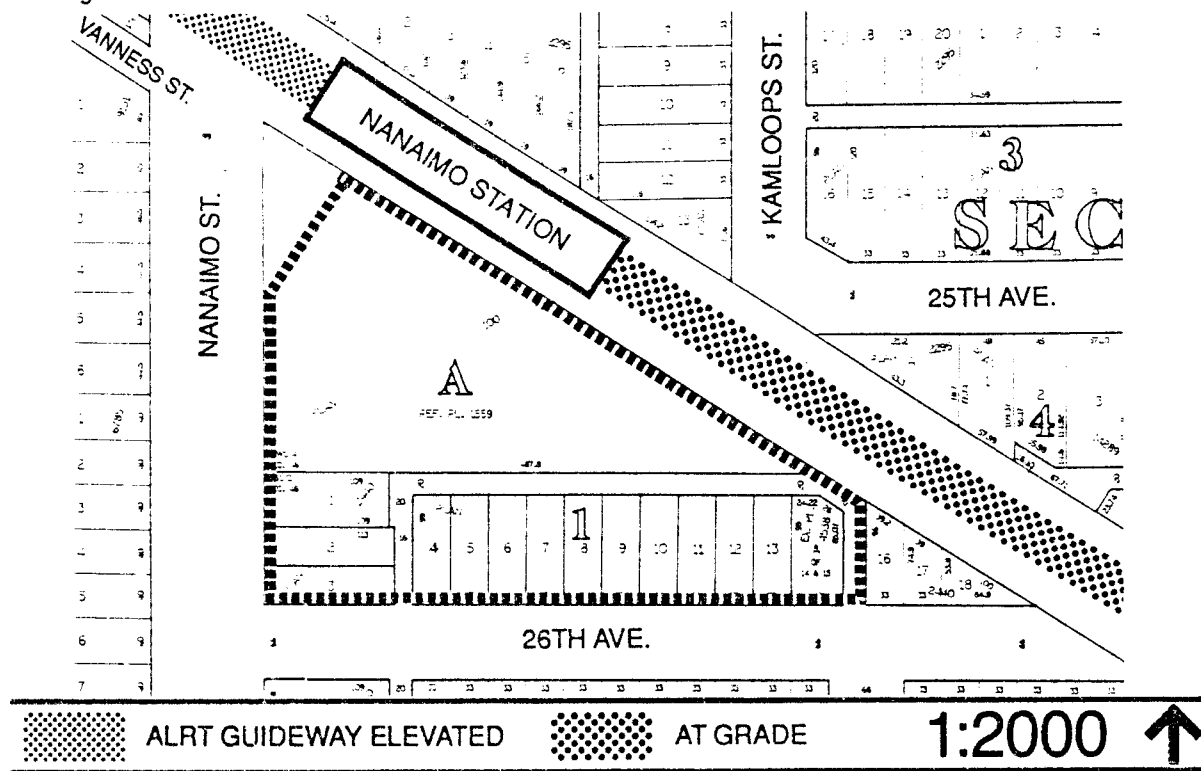
The ALRT redevelopment sites are mainly located in established single-family neighbourhoods. Most sites are also adjacent to and physically impacted by the ALRT system or busy arterial streets. The major guideline objectives are:

- (a) To ensure that new development is compatible with the physical character of the neighbourhood;
- (b) To achieve residential liveability by dealing with the impacts of the ALRT system and arterial streets; and
- (c) To achieve high quality development that assists in establishing a stronger neighbourhood character and image.

It may not always be possible to achieve all the guideline objectives outlined in this document. On each site trade offs will be considered to achieve the major guideline objectives.

The intent in developing the Nanaimo Street and 26th Avenue site is to provide multiple housing that can deal with the impact of the ALRT system. This housing should also create a noise and visual buffer between the ALRT and nearby single-family homes. It should be scaled to fit into the area and should create a frontage character for both Nanaimo Street and 26th Avenue. A small amount of convenience commercial retail space should be provided on Nanaimo Street next to the ALRT station to serve the needs of both residents and transit riders

Figure 1. Nanaimo Station Area - Nanaimo Street and 26th Avenue Site.



2 GENERAL DESIGN CONSIDERATIONS

2.1 Site Context

This site is located in a stable residential area and is surrounded by single-family homes to the west and south. The site fronts on both Nanaimo Street and 26th Avenue and is bordered by the Nanaimo Station, the at grade ALRT guideway and the B.C. Parkway on its north side. Another CD-1 zoned residential site is located immediately to the east along Kamloops Street.

Although there are few prominent design elements in the surrounding neighbourhood, there is potential for emphasizing the positive characteristics to create a more identifiable community. Elements that establish character include topography, view, landscaping, building scale and building features such as roof types, windows, entrances and finishing materials.

OBJECTIVE:

New development should respond positively to the site context and the existing scale and character of the surrounding neighbourhood.

This can be achieved by:

- (a) Being compatible with the scale and character of the surrounding neighbourhood.

- (b) Assisting in limiting ALRT impacts on the surrounding neighbourhood.
- (c) Ensuring that the liveability of any new dwelling units is not compromised by ALRT and traffic impacts.
- (d) Helping establish a stronger neighbourhood character and image.

2.3 Orientation

The Nanaimo Station and ALRT guideway create privacy and noise problems which limit the orientation of new development. The neighbourhood subdivision pattern results in existing homes on Nanaimo Street being oriented to the east or west and those on 26th Avenue oriented north-south. The site follows this pattern fronting on both Nanaimo Street and 26th Avenue. New development provides the opportunity to help limit ALRT impacts on the neighbourhood and reinforce the predominant development pattern.

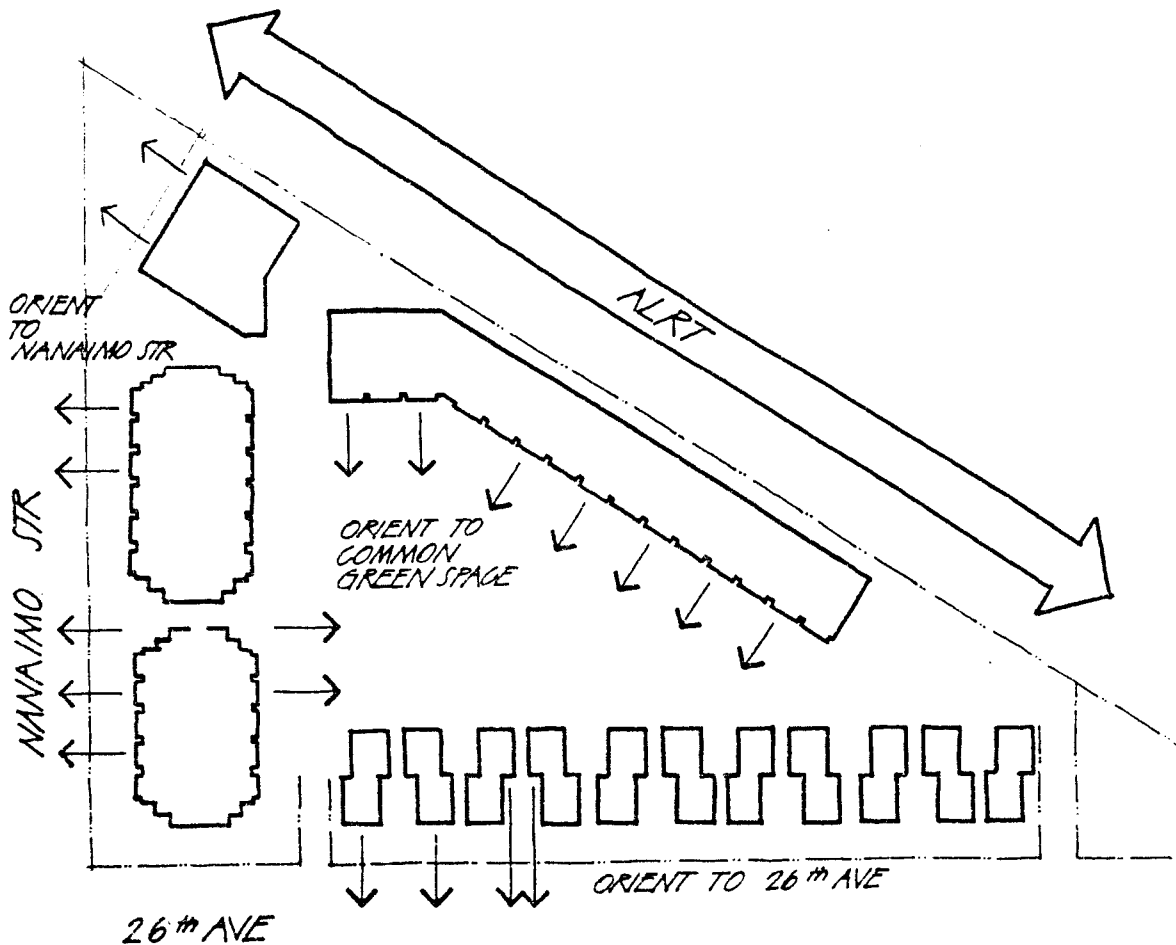
OBJECTIVE:

New development should be oriented to limit ALRT impacts and reinforce the existing pattern of development.

This can be achieved by:

- (a) Orienting new residential development away from Nanaimo Station and the ALRT guideway and towards existing streets, major open spaces and views.
- (b) Orienting residential entrances and building frontages to establish a frontage character for both Nanaimo Street and 26th Avenue.
- (c) Orienting new commercial development towards the ALRT station and Nanaimo Street to serve the needs of both residents and transit riders.

Figure 2. Suggested Orientation for New Development.



2.4 View

Views are a major amenity in residential development. Spectacular views of the downtown and northshore mountains are possible from the site. However, views from lower level units will be blocked by Nanaimo Station. New development that takes advantage of this view opportunity must also respect views from homes to the south. A view analysis which illustrates the impact of new development on existing views will be required with any development permit application.

OBJECTIVE:

New development should take advantage of any potential views without unduly compromising existing views enjoyed by nearby homes.

This can be achieved by:

- (a) Limiting building height if it will block views from nearby homes.

- (b) Articulating and providing breaks in roof lines to open up views.

2.6 Light and Ventilation

Adequate natural light and ventilation are necessary for residential liveability. However, the need to mitigate impacts could conflict with providing light and ventilation along building walls facing the ALRT. New development must achieve solutions to this conflict to ensure residential liveability. Below grade dwelling units and their private outdoor spaces do not receive adequate light.

OBJECTIVE:

New development should provide adequate natural light and ventilation to all dwelling units.

This can be achieved by:

- (a) Maximizing the number of exterior walls with windows for each dwelling unit not impacted by the ALRT station and guideway.
- (b) Using alternatives to standard windows such as skylights and glass block to allow light through walls facing the ALRT.
- (c) Locating dwelling units at or above grade only.

2.8 Noise

Low noise levels are a major element in residential liveability. This site is impacted by noise from ALRT trains and, to a lesser extent, traffic on Nanaimo Street. New development must be noise tolerant itself and should contribute in reducing noise impacts on the surrounding neighbourhood.

OBJECTIVE:

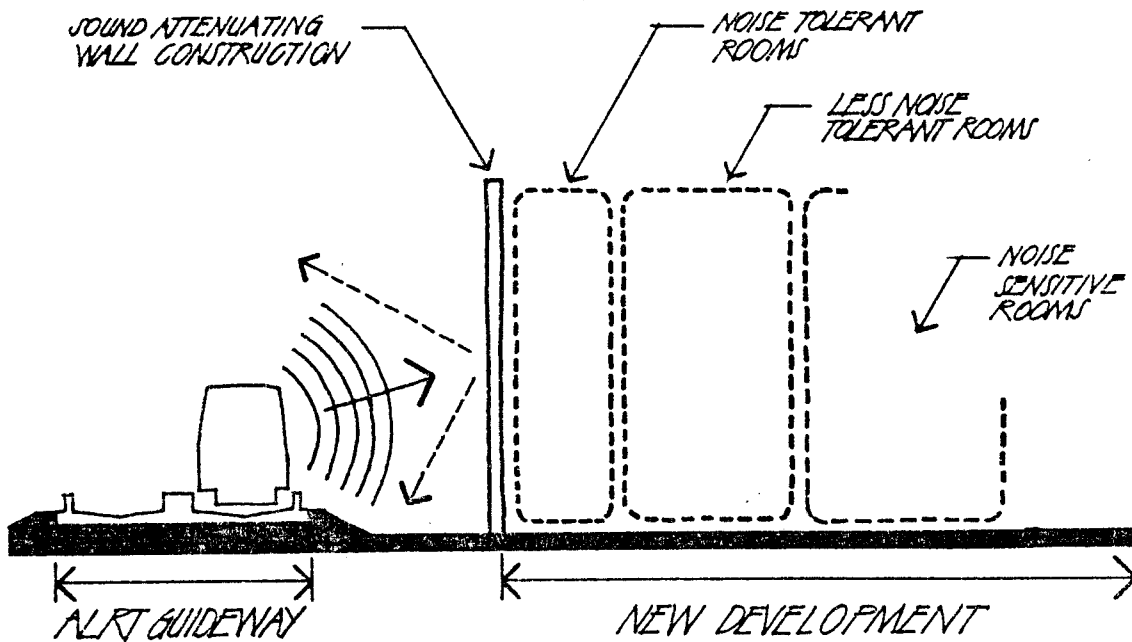
New residential development should minimize ALRT and traffic noise in dwelling units and assist in reducing ALRT noise impacts on nearby single-family homes.

This can be achieved by:

- (a) Locating rooms most affected by noise such as living rooms and bedrooms away from the noise source (Figure 3).
- (b) Locating areas not affected by noise such as stairwells and single loaded corridors between the noise source and dwelling units.
- (c) Using materials and construction methods that limit noise transmission such as masonry construction, double stud insulated walls, triple glazing and glass block.

- (d) Locating noise buffers such as glazed balconies, walls, fences and berms between the noise source and dwelling units.
- (e) Providing alternate ventilation systems such as baffled wall vents.
- (f) Constructing noise fences adjacent to the ALRT station and guideway using materials compatible with the main building.

Figure 3. Example of New Development Responding to Noise Impacts.



2.9 Privacy

The ALRT station creates privacy problems due to overlooking into the site and the surrounding neighbourhood. Transit riders can see into the site from the at grade ALRT also creating privacy problems. New development that is higher than adjacent buildings could also create privacy problems. However, sensitive site and dwelling unit planning can reduce overlook problems and minimize the loss of privacy on adjacent sites.

OBJECTIVE:

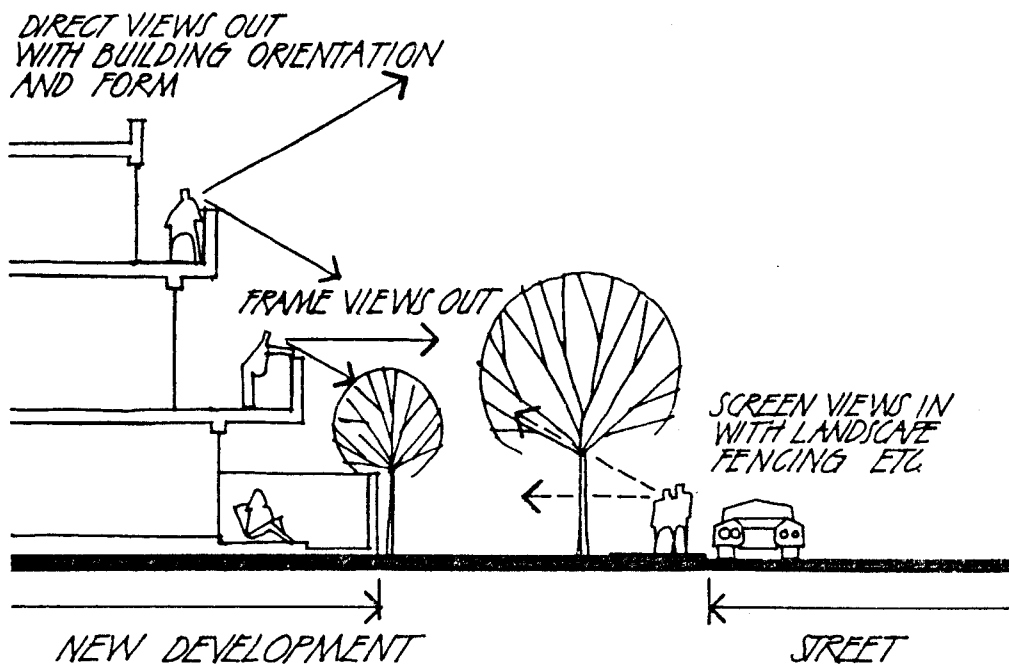
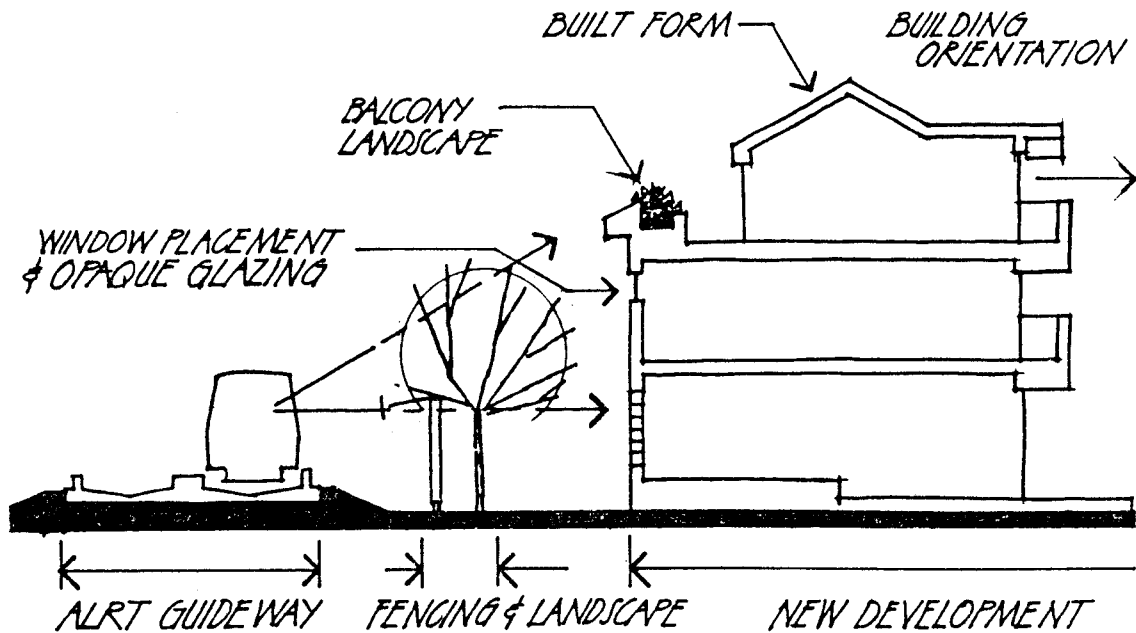
New development should respect and improve existing levels of privacy.

This can be achieved by:

- (a) Using building massing and landscaping to block views from the ALRT into the new development and the surrounding neighbourhood.

- (b) Designing and landscaping new development to ensure that the privacy of adjacent sites is not unduly compromised.
- (c) Ensuring that new development has a high degree of individual unit privacy through careful location and treatment of windows and balconies.
- (d) Locating solid fences between the ALRT and new dwelling units.

Figure 4. Examples of Building Configuration to Ensure Privacy.



2.13 Parking

Underground parking should be located below grade limiting any exposed structure. Any exposed structure or surface parking areas should be well screened and suitably treated.

4 GUIDELINES PERTAINING TO REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.2 Frontage

The most common building frontage in the neighbourhood is that of a single-family home on a single lot. This sets up a recognizable rhythm of spacing from house to house. New higher density development will be built on large sites possibly disrupting this established pattern.

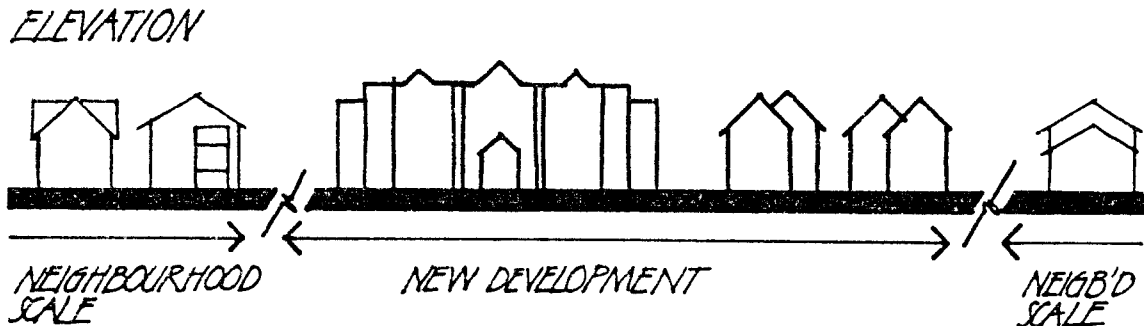
OBJECTIVE:

New development should provide a frontage character that is compatible with existing single-family development. It should also create visual interest and avoid an anonymous box-like image.

This can be achieved by:

- (a) Physically breaking the building into a number of smaller elements.
- (b) Visually breaking facades into smaller individual components.
- (c) Articulating building facades to express individual units.

Figure 5. Example of New Development Creating Frontage Character.



4.3 Height

The existing character of the surrounding neighbourhood is in part created by the predominant one to two-storey height of single-family development. New development will be higher in order to deal with ALRT impacts and achieve its maximum density. It should also respond to lower building heights in the surrounding neighbourhood.

OBJECTIVE:

New development should screen the ALRT from the surrounding neighbourhood and should provide a visual transition to the lower height of nearby single-family homes.

This can be achieved by:

- (a) Locating the highest building elements adjacent to the station.
- (b) Providing variations in height to create visual interest.
- (c) Scaling development down to the existing neighbourhood height as the distance from the station and Nanaimo Street increases.

4.4 Yards

Yards are an important element that create scale and character for an area. Most single-family homes in the neighbourhood have typical front yards of 6.1 to 7.3 metres (20 to 24 feet) and 1.0 metre (3 foot) side yards. These front yards provide a continuous strip of open space along the street edge. The issue of providing setbacks from the ALRT is complex and requires consideration of the benefits to site development and impact mitigation.

OBJECTIVE:

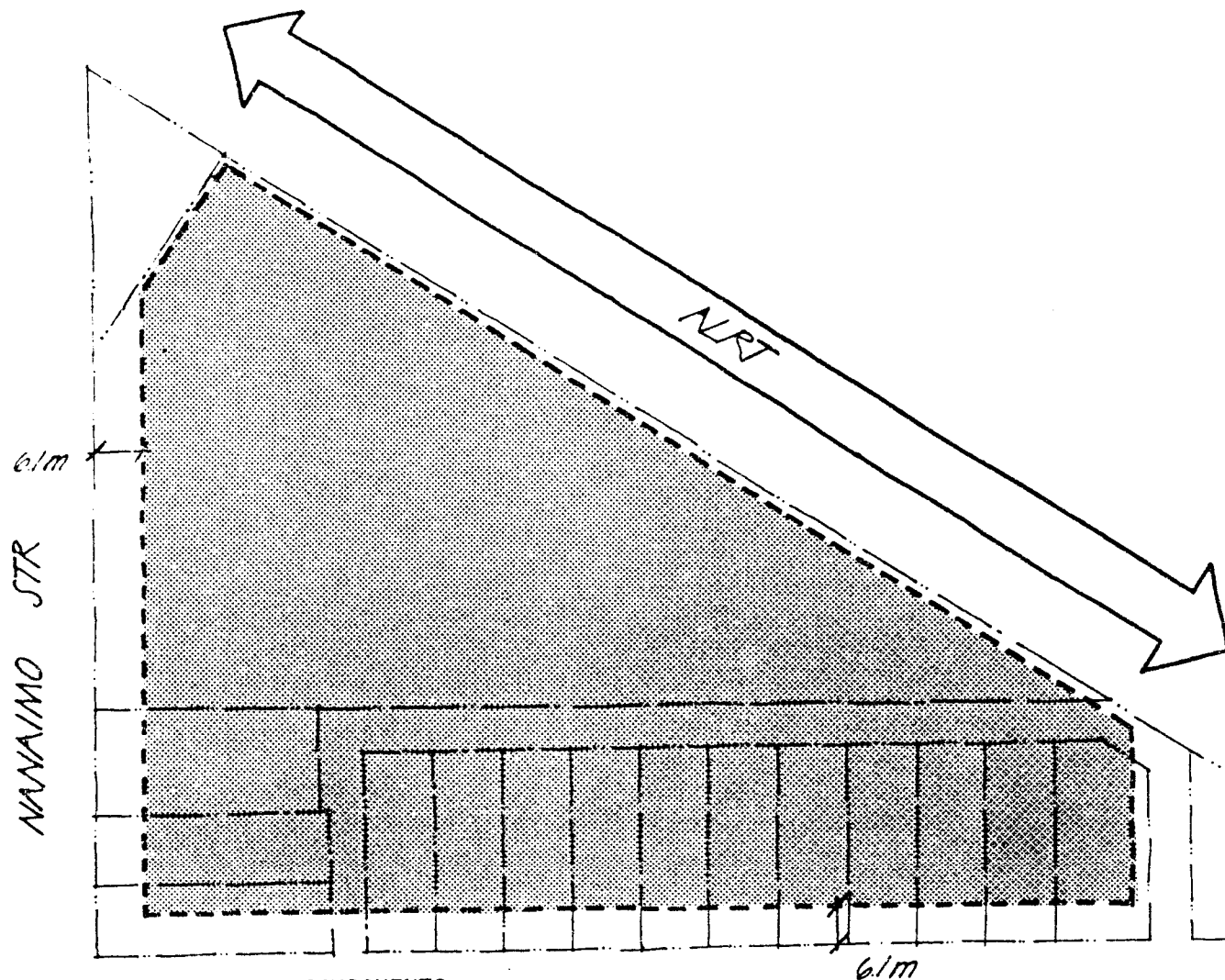
New development should use building setbacks that respond to ALRT impacts and respect and continue the existing yard rhythm and character of the neighbourhood.

This can be achieved by:

- (a) Providing a 6.1 metre (20 foot) setback along both Nanaimo Street and 26th Avenue (Figure 6).
- (b) Providing a 3.05 metre (7 foot) setback from the future common property line between this site and the easterly adjacent site. The lane at the north end of Kamloops Street is to be closed and consolidated with the Nanaimo/26th Avenue site. This will enable the development of a landscaped pathway between the two sites linking the neighbourhood to the south of the B.C. Parkway.

- (c) Providing no setback between the building and the ALRT when the exposed wall has been designed to deal with privacy and noise impacts. This permits more flexible site planning, creates more useable open space and encourages more units oriented away from the station and ALRT guideway.

Figure 6. Suggested Setbacks for the Nanaimo Street and 26th Avenue Site.



5 ARCHITECTURAL COMPONENTS

5.1 Roofs

Roofs can assist in giving an area character and identity and often define the building's use. There are a variety of pitched roof types in the neighbourhood, reflecting a residential character.

OBJECTIVE:

New development should have roofs that are compatible with the existing neighbourhood character and create visual interest.

This can be achieved by:

- (a) Integrating pitched roofs into the overall design to provide residential character. These should strengthen neighbourhood identity, be compatible with adjacent housing and avoid a "tacked-on" look.
- (b) Emphasizing entrances and expressing dwelling unit identity by incorporating secondary roofs.
- (c) Creating an attractive roofscape when adjacent to and lower than the ALRT station.
- (d) Clustering and screening any mechanical equipment and venting.

5.2 Windows

Windows are an important element in establishing character. Generally windows in the neighbourhood are of the standard residential type. New development provides an opportunity to enhance visual interest and the sense of quality construction through window detailing. However, particular care must be taken in the treatment of any windows affected by ALRT and traffic impacts.

OBJECTIVE:

New development should use windows that create visual interest and reinforce the residential character of the neighbourhood.

This can be achieved by:

- (a) Emphasizing residential character by using articulated window types such as bay windows and windows with more detailing and emphasized framing that express unit individuality.
- (b) Suitably treating any windows affected by ALRT and traffic impacts to reduce noise and ensure privacy.

5.3 Entrances

Entrances are a key component in a building's design and traditionally are its major focus. Most older houses in the area have highly visible single street-facing entrances, some at grade and others accessible from a substantial staircase.

OBJECTIVE:

New development should emphasize entrances.

This can be achieved by:

- (a) Providing individual grade access to as many dwelling units as possible.

- (b) Creating visual interest by use of porches, staircases, entrance roofs and door detailing.
- (c) Locating and designing lobbies to be clearly visible and directly accessible from the street.

5.4 Balconies

With an increase in density, balconies will provide needed outdoor space. The design of balconies should consider privacy, useability, integration with the overall design and ALRT and traffic impacts.

OBJECTIVE:

New residential development should provide balconies which are useable, private and ALRT and traffic-tolerant.

This can be achieved by:

- (a) Providing balconies with a minimum depth of 6 feet.
- (b) Orienting and screening balconies to ensure a high degree of privacy from other units and adjacent balconies.
- (c) Suitably screening any balconies affected by ALRT and traffic impacts to reduce noise and ensure privacy.
- (d) Integrating balconies into the overall building design to avoid a "tacked-on" look.

5.5 Exterior Walls and Finishes

Most houses in the neighbourhood are finished in combinations of stucco and wood with some use brick and stone as trim. The need to mitigate impacts may result in blank walls facing the ALRT. The detailing and finishing of these walls require careful attention to ensure an attractive image when viewed from nearby homes, the B.C. Parkway or the ALRT.

OBJECTIVE:

New development should employ finishing materials that create a strong, attractive and cohesive character and minimize the visual impact of continuous building walls.

This can be achieved by:

- (a) Using a limited number of finishing materials common to the area.
- (b) Limiting uninterrupted stucco walls.
- (c) Articulating and texturing building walls adjacent to the ALRT.

OPEN SPACE

Open space is a major element in creating character and liveability in residential areas. Surrounding single-family homes provide open space in their front and rear yards. New development at a higher density will likely provide open space in the form of large communal spaces or private patios and balconies. The adjacent B.C. Parkway is a major recreational amenity. There is an opportunity for new development to provide a link to this amenity.

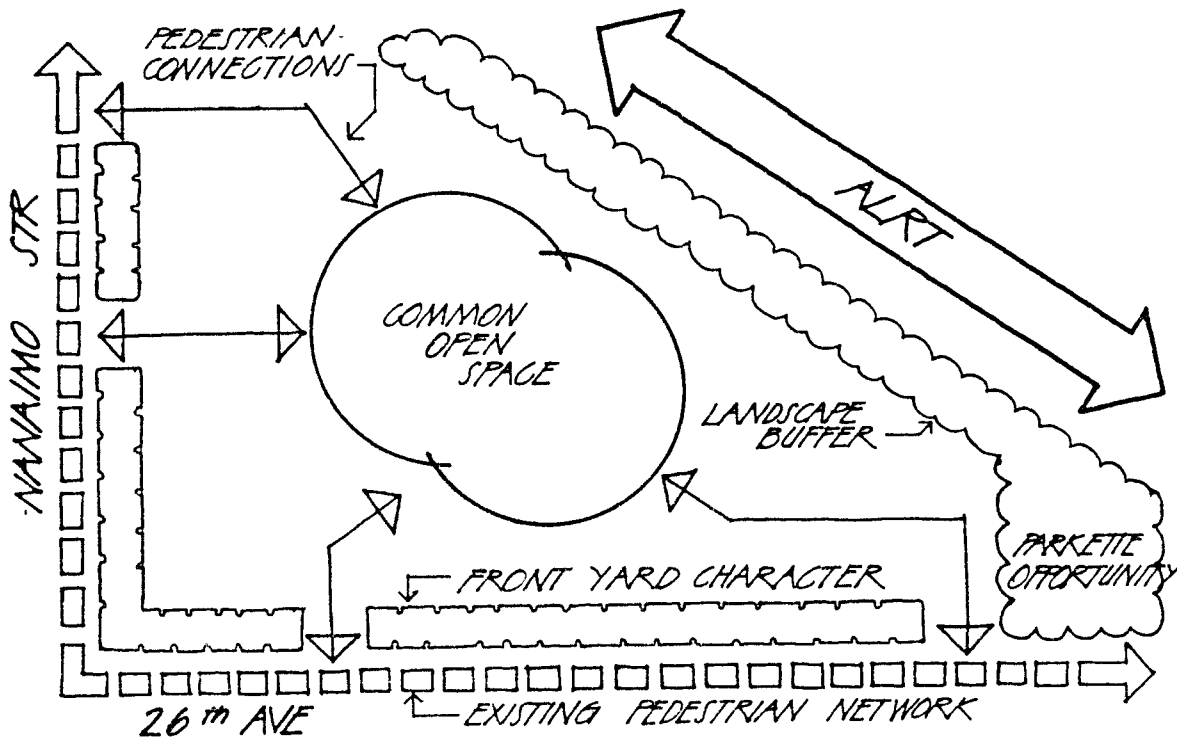
OBJECTIVE:

New development should provide a variety of open spaces which are useable, easily supervised, compatible with the characteristic open space of the neighbourhood and buffered from ALRT and traffic impacts.

This can be achieved by:

- (a) Defining open space by the careful siting and massing of buildings rather than being left over areas resulting from the building design (Figure 7).
- (b) Providing alternatives to ground floor open space when site coverage is greater than 50% such as large balconies and roof decks.
- (c) Providing private open space directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.
- (d) Suitably screening any open space affected by ALRT and traffic impacts to reduce noise and ensure privacy.
- (e) Linking open space to the B.C. Parkway and to the adjacent development site.
- (f) Setting back any privacy fencing from the property line to ensure the visual continuity of open space along the street. Any fencing should be designed to promote casual neighbourhood surveillance from the street by permitting some view of the dwelling unit without sacrificing unit privacy.

Figure 7. Open Space Opportunities.



8

LANDSCAPING

Landscaping defines public-private space and creates neighbourhood character. It can also assist in mitigating ALRT impacts. The predominant form of landscaping in the neighbourhood is simple, formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the street. Surface treatment in new development should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestone, tile and lawn areas.

OBJECTIVE:

New landscaping should compliment and enhance the predominant landscape character of the neighbourhood. It should also help mitigate ALRT impacts and help integrate new development into the neighbourhood.

This can be achieved by:

- (a) Ensuring that new landscaping is compatible with the existing neighbourhood character.
- (b) Providing landscaped balconies, patios and roof decks.
- (c) Using landscaped treatments adjacent to the ALRT to visually screen new development and soften the impact of continuous building walls (Figure 8).
- (d) Layering landscape materials to achieve an appropriate interface along the street (Figure 9).
- (e) Providing consistent boulevard trees in agreement with the City Engineer to visually tie the neighbourhood together.

Figure 8. Suggested Landscaping Adjacent to the ALRT.

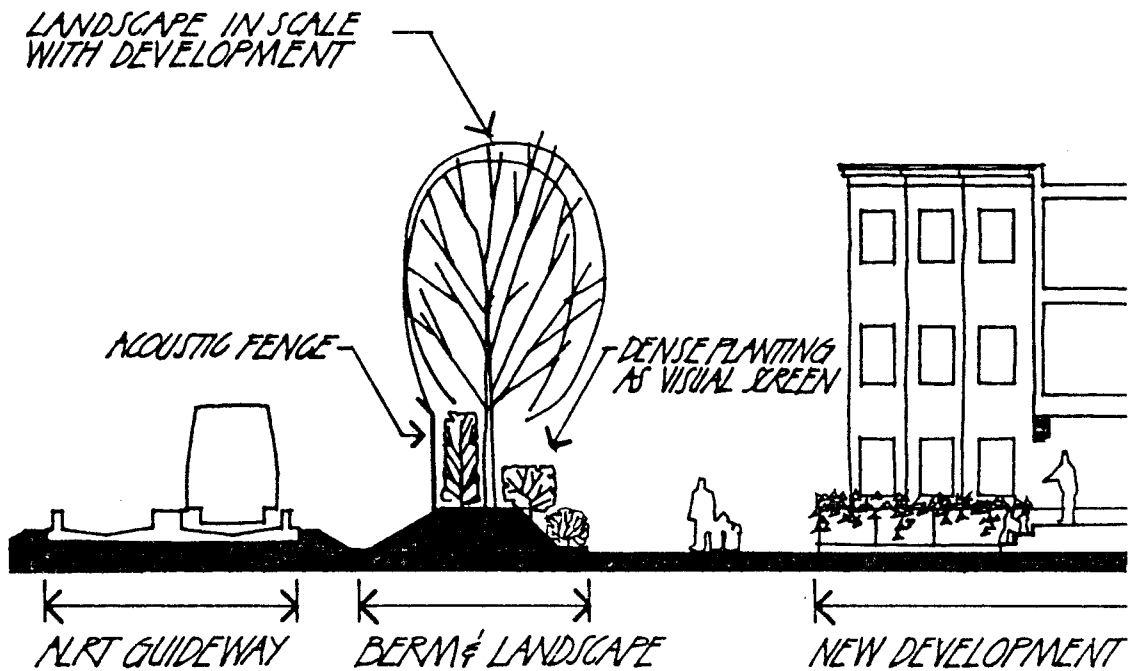
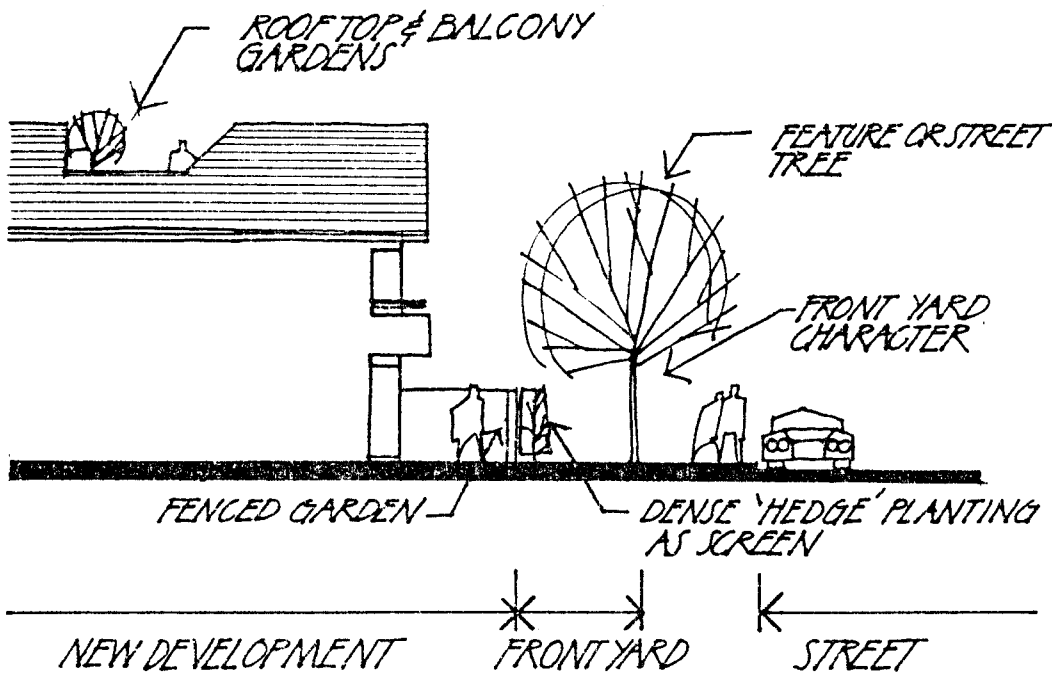


Figure 9. Suggested Street Edge Landscape Treatment.



APPENDIX

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 Development Permits for Major Developments.

BY-LAW NO. 6360

A By-law to amend
By-laws numbered
6310, 6311, 6312, 6313,
6314, 6315, 6316, 6317,
6318, 6319 and 6320
being by-laws which each amended
By-law No. 3575 by rezoning
an area to CO-1

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

1. The by-laws listed below in column 1 are each amended in
section 5 by deleting the figures set opposite them in column 2 and by
substituting therefor the figures set opposite in column 3:

<u>No. of By-law</u> <u>Col. 1</u>	<u>Delete</u> <u>Col. 2</u>	<u>Substitute</u> <u>Col. 3</u>
6310	14.2	86.5
6311	14.2	86.5
6312	16.2	99.0
6313	14.2	86.5
6314	10.2	61.8
6315	12.2	74.2
6316	16.2	99.0
6317	14.2	86.5
6318	14.2	86.5
6319	12.5	76.6
6320	14.6	89.0

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

DONE AND PASSED in open Council this 21st day of
June, 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
21st day of June 1988, and numbered 6360.

~~#210~~

See #210

4000 Block Nanaimo
(BC Transit)

BY-LAW NO. 6365

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-348(a) 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. This By-law comes into force and takes effect on the date
of its passing.

DONE AND PASSED in open Council this 21st day of
June, 1988.

(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella


City Clerk

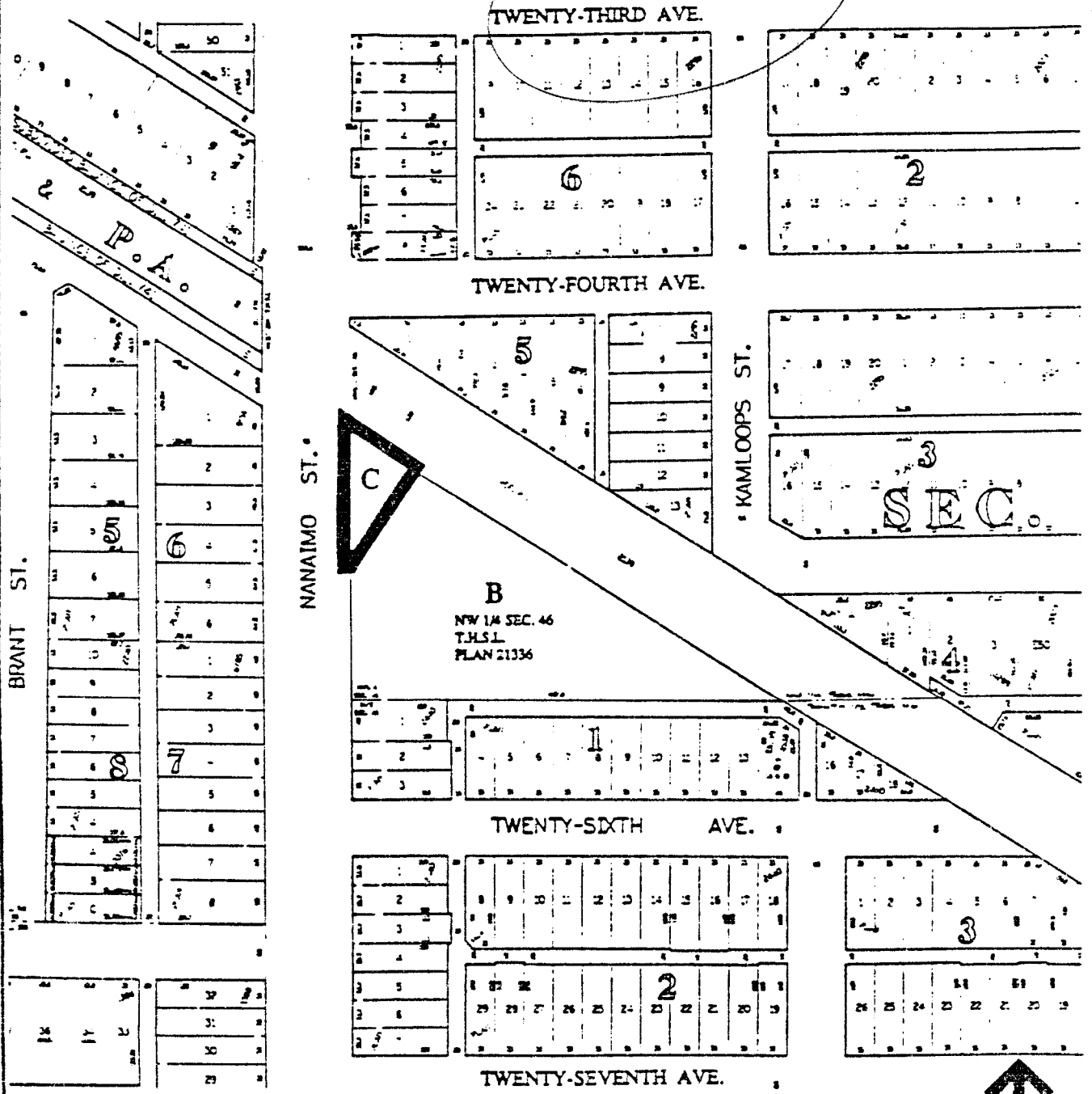
"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 21st day of
June 1988, and numbered 6365.

CITY CLERK"


BY-LAW No. 6365 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 **CD-1** TO **RS-1**



SCALE: 1:2000
 FILE No. RZ 4000-Block Nanaimo


 Z-348(a)

3. Text Amendment: 2411-2487 East 26th Avenue

An application of Hancock, Nicolson, Tamaki, Architects was considered as follows:

TEXT AMENDMENT: 2411-2487 EAST 26TH AVENUE - CD-1 BY-LAW NO. 6313 (Lots 1 to 13 inclusive and Lot A of Lots 14 and 15, (Explanatory Plan 4538) all of Block 1, South One-Half of Section 46, T.H.S.L., Plan 2440 and Lot B, NW 1/4 of Section 46, T.H.S.L., Plan 21336)

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

- (i) If approved, the proposed text amendment would reduce the minimum site area of 12 000 m² (129,170 sq. ft.) to facilitate project phasing, increase dwelling unit density from 35 to 50 units per acre and reduce the minimum off-street parking space standard, for multiple dwellings, from 1.5 to 1.1 spaces per unit.
- (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 draft CD-1 amending by-law be changed, prior to enactment, as follows:
 - (i) increase the minimum off-street parking space standard, for multiple dwellings, from 1.1 to 1.3 spaces per unit.
- (b) That, prior to approval by Council of the form of development:
 - I. a development application be approved by the Director of Planning, having particular regard to the following:
 - (i) ensure further design development to address the problems of privacy and usable private open space;
 - (ii) ensure further design development to improve livability of the units with one elevator per building and a closer relationship to main entrances and lobbies;
 - (iii) ensure further design development to ensure legibility of suite entrances for visitors;
 - (iv) provide a landscaping concept to define common open space, particularly for Phase I, and indoor amenity/activity spaces;
 - (v) ensure fire lane access is integrated with normal vehicular access to off-street parking and on-site hydrants may be required (applicant to contact Fire Department);
 - (vi) ensure further design development of the circulation and manoeuvring aisles within the underground parking structure;

Clause No. 3 cont'd

- (vii) provide recycling storage areas in conjunction with garbage storage facilities, to the satisfaction of the City Engineer; and
- (viii) relocate the Phase I vehicular access from Nanaimo Street to the north-south lane on East 26th Avenue. Should Phase II proceed and the lane be closed, then the new vehicular access point should be on a similar alignment to the north-south lane allowance from East 26th Avenue.

II. the applicant shall, at no cost to the City:

- (i) contact the Sewer Design Branch regarding potential site services. Some restrictions apply as to City connections that are available and the applicant may wish to consider a private sewer easement connection to the GVRD sewer at Vanness Avenue;
- (ii) consolidate the site for Phase I. Phase II site consolidation will be required in the future when the applicant proceeds with a development application for all of the Phase II lands;
- (iii) make adequate arrangements, to the satisfaction of the City Engineer, for the provision of curb and gutter and pavement on the north side of East 26th Avenue for the entire length of the site (should Phase II proceed);
- (iv) make adequate arrangements, to the satisfaction of the City Engineer, for the proposed closure and relocation of the north-south lane east of Nanaimo Street, for Phase I. A 6.00 m (20 ft.) dedication is required (from Lot 4 and a portion of the closed lane), to the satisfaction of the City Engineer, to accommodate the lane relocation. If Phase II proceeds, arrangements are to be made for the proposed total closure of the new north-south lane as well as the east-west lane north of East 26th Avenue. Both lane closures will require Council approval (Phase I and II).
- (v) make adequate arrangements, to the satisfaction of the City Engineer, for undergrounding of all electrical and telephone services from the closest existing suitable service point;
- (vi) make adequate arrangements, to the satisfaction of the City Engineer, for watermain upgrading in order to provide adequate fire protection for the site;

and

- III. the Director of Planning, in consultation with the Director of Legal Services, be instructed to negotiate Section 215 covenants providing that occupancy or possession shall not be denied to families with children.

Cont'd

Clause No. 3 cont'd

Should Council wish to approve the application and general form of development as submitted with parking at 1.1 space per unit, the following condition is recommended in lieu of (a) above:

- (c) That, the proposed form of development for Phase I be approved in principle, generally as prepared by Hancock Nicolson Tamaki Architects Inc. and stamped "Received City Planning Department - June 12, 1990" and revised June 20 and June 28, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in (a) above.

Mr. T. Phipps, Rezoning & Subdivision Group, reviewed the proposal noting the applicants propose to phase development, with 89 affordable market rental dwelling units in five multiple dwellings in the initial phase. These will be located on the largely City-owned portion of the site, which has been optioned to VLC Properties Ltd. The second phase will involve future development of a further 59 units in four multiple dwellings on an adjacent site presently privately owned and developed with one and two-storey single family dwellings. The site is divided by an east-west lane, with north-south access onto East 26th Avenue.

The site was approved for rezoning at a Public Hearing on February 11, 1988, for multiple dwelling development at a density of 14.2 units per hectare. To facilitate development of Phase 1, the applicant is now requesting amendments to the CD-1 by-law to:

- (a) allocate the minimum site area between Phase 1 and Phase 2;
- (b) increase dwelling unit density from 35 units per acre to 50 units per acre;
- (c) reduce the minimum off-street parking from 1.5 to 1.1 spaces per unit.

Mr. Phipps noted the applicant's request respecting the off-street parking requirement is not supported by the Director of Planning and the City Engineer, who feel parking provision should not be less than 1.3 spaces per unit.

Mr. D. Podmore, for the applicant, stated assembly of the whole site had not yet been achieved but rezoning would allow the potential for consolidation of the whole site at a later date. Rezoning Phases 1 and 2 now would not alter the situation for current property owners on East 26th Avenue - they would retain the ability to sell or stay on their properties.

Mr. Podmore advised the City's proposal for 1.3 parking spaces per unit had been studied and VLC Properties were confident that requirement could be met.

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

John McKay, 4200 Block Nanaimo Street, read a letter he had received from VLC Properties responding to his concerns respecting general on-street parking problems in the area. VLC did not anticipate any on-street parking from residents of the new dwelling units as the value of parking spaces to be provided was more than the requirement for single family residences. However, Mr. McKay pointed out there was still a serious uncontrolled problem arising from users of the Skytrain station parking on neighbourhood streets.

Clause No. 3 cont'd

The Mayor advised the City's parking enforcement procedures in the vicinity of the Skytrain station will be investigated by the Engineering staff and a solution will be found to the parking problems being experienced by area residents.

Mike Spasojevic, 2400 Block East 26th Avenue, advised he had signed a petition objecting to the rezoning, sent to City Hall by nine or ten of the owners of the private residences on Phase 2. His 180° view would be impacted by development and additional units would compound parking problems.

Richard Skalbania, 2400 East 27th Avenue, did not support the rezoning as he could see no advantage to local residents.

William Siu advised he represented an owner of a property on Phase 2, which will be next to the relocated lane and will be the most severely impacted. The new development going on amounted to a way of kicking residents out, but they were not being offered sufficient compensation to relocate in similar accommodation. VLC had told the owners their price was too high.

Following discussion, it was

MOVED by Ald. Puil,

THAT the application be approved, subject to conditions (a) and (b) proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

(Aldermen Davies, Eriksen and Rankin opposed)

4. Rezoning: 7160-70 Oak Street

An application of The Hulbert Group B.C. Ltd. was considered as follows:

REZONING: 7160-70 OAK STREET (North One-Half and South One-Half of Lot B, Subdivision 10, Block 16A, D.L. 525, Plan 5245)

Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:

- maximum of 21 dwelling units in a multiple dwelling;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 1.00;
- maximum height, lesser of 10.7 m (35 ft.) or four storeys;
- acoustical provisions; and
- provision 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 the proposed form of development be approved in principle, generally as prepared by The Hulbert Group B.C. Ltd. and stamped "Received, City Planning Department, February 9, 1990" provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in resolution (b) below.

Cont'd

Amended
Nanaimo Street at 26th Avenue

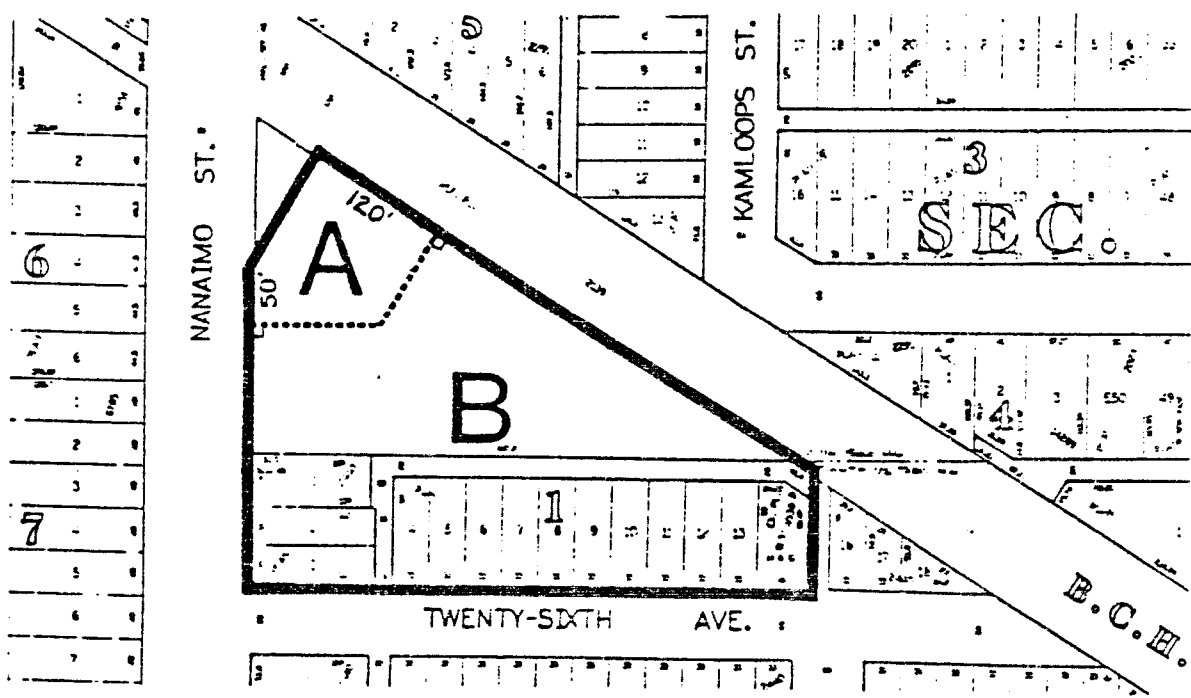
BY-LAW No. 6366

A By-law to amend
By-law No. 6313,
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. By-law No. 6313 is amended
 - (a) in section 2 by deleting Diagram 1 and substituting therefor the new Diagram 1 which follows; and

Diagram 1



- (b) in section 4 by deleting the words "12 820 m² (138,000 sq. ft.)" and by substituting therefor the words "12 000m² (129,170 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 21st day of
June , 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 21st day of June 1988, and numbered 6366.

CITY CLERK"

2411-2487 East 26th Avenue
(Nanaimo Street at 26th Avenue)

BY-LAW NO. 6767

A By-law to amend
By-law No. 6313, 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. By-law No. 6313 is amended:
 - (a) in section 4 by deleting the words "12 000 m² (129,170 sq. ft.)" and by substituting therefor the words "3 140 m² (33,799.78 sq. ft.)";
 - (b) in section 5 by deleting the words "14.2 units per hectare (35 units per acre)" and by substituting therefor the words "20.2 units per hectare (50 units per acre)"; and
 - (c) in clause (a) of section 8.1 by deleting the figure "1.5" and by substituting therefor the figure "1.3".
2. This By-law comes into force and takes effect on the date of its passing.

*from amendment
1989 to
section
5100
20.2 should
be 123.6*

DONE AND PASSED in open Council this 27th day of
November, 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

(BL0372/68)

" I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 27th day of November 1990, and numbered 6767.

CITY CLERK "

2411-2487 East 26th Avenue
(Nanaimo Street at 26th Avenue)

BY-LAW NO. 7008

A By-law to amend
By-law No. 6313,
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 5 of By-law No. 6313 is amended by deleting the figure "20.2" and by substituting therefor the figure "124".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 21st day of
July , 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 21st day of July 1992, and numbered 7008.

CITY CLERK "

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: January 17, 1991

To: CITY MANAGER
→ DIRECTOR OF PLANNING
CITY ENGINEER
DIRECTOR OF PERMITS & LICENSES

RECEIVED	
PLANNING DEPARTMENT	
JAN 21 1991	
NUMBER	2607-1
REFERRED TO	THE CLERK
COPY TO	
ANSWER REQ'D	

Refer File: 2607-1

Subject: 4190 Nanaimo Street - D.A. No. 211972
Form of Development - CD-1 By-law No. 6313

I wish to advise you Vancouver City Council, at its meeting on Tuesday, January 15, 1991, approved the recommendation of the City Manager, as contained in the attached clause dated January 11, 1991, regarding the above matter.

M. Kinsella
CITY CLERK
#

TT:mjh
Attachment

Letter Also Sent To:

Mr. Eric Pattison, Hancock Nicolson Tamaki Architects
503 - 134 Abbott Street, Vancouver, B.C., V6B 2K4

EXTRACT FROM
MANAGER'S REPORT, January 11, 1991 (BUILDING: A-4 - 1)

2. 4190 Nanaimo Street - D.A. No. 211972 -
Form of Development - CD-1 By-law No. 6313

The Director of Planning reports as follows:

"PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application proposes the construction of five multiple dwelling buildings containing 91 dwelling units on the site (Phase I).

SITE DESCRIPTION AND BACKGROUND

The subject site is located at the northeast corner of Nanaimo Street and East 26th Avenue (See Appendix 'A', attached).

At a Public Hearing on February 11, 1988, City Council approved a rezoning of the subject site. The CD-1 By-law was enacted on March 22, 1988, and companion guidelines (Nanaimo Station Area Guidelines for CD-1 By-law Number 6313) were also adopted by Council at that time. On June 21, 1988, and November 27, 1990, minor text amendments were incorporated by By-laws Numbered 6360, 6365, 6366 and 6767.

PROPOSED DEVELOPMENT

The proposed residential development involves the construction of five multiple dwelling buildings containing a total of 91 dwelling units with two levels of underground parking for 118 parking spaces.

The development application (Number 211972), submitted by Eric Pattison of Hancock Nicolson Tamaki Architects, generally complies with the provisions of the CD-1 By-law which accommodates residential development to a floor space ratio of 1.00. (Any variances from the By-law will be dealt with through 'prior to' conditions of approval.) Table 1 below provides a summary of the relevant statistics.

Clause No. 2 Continued

TABLE 1

	REQUIRED/PERMITTED under CD-1 By-law No. 6313	PROPOSED DEVELOPMENT (D.A. 211415)
SITE AREA	33,799.78 sq.ft.(min)	89,881.0 sq.ft.
FLOOR SPACE RATIO	1.00	0.83
FLOOR AREA	89,881.0 sq.ft.	74,639.0 sq.ft.
HEIGHT	39 ft.	39 ft.
OFF-STREET PARKING	118 spaces (min)	118 spaces
NUMBER OF DWELLING UNITS	103 D.U. (max)	91 D.U. (27 - 1 bedroom) (47 - 2 bedrooms) (17 - 3 bedrooms)
RESIDENTIAL ACOUSTICS	Required	Provided

The proposed development has been assessed against Council-approved guidelines and the design is within the scope of these guidelines, responding to the stated objectives.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B', attached.

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 211972, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by City Council.

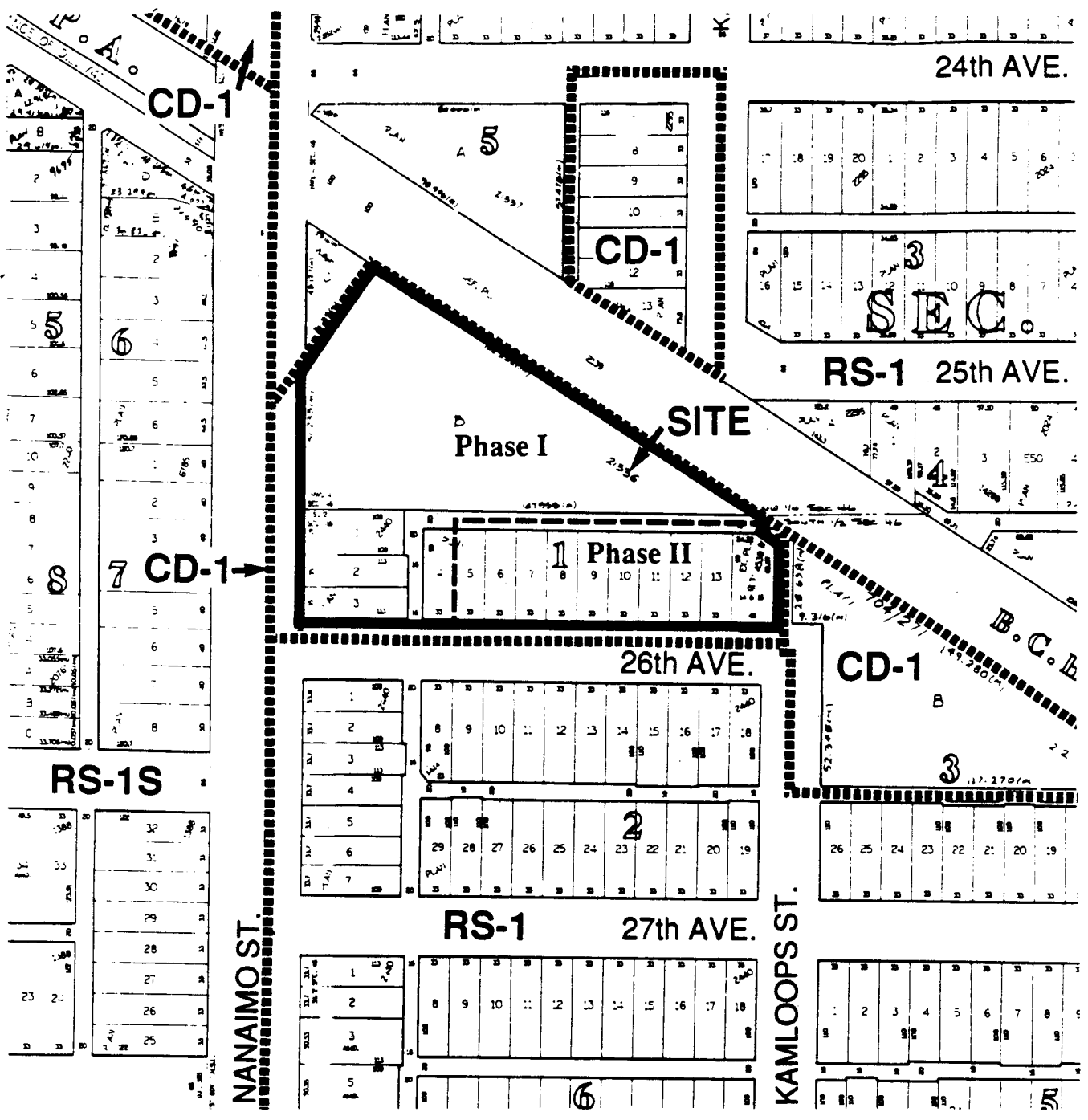
Clause No. 2 Continued

RECOMMENDATION

The Director of Planning recommends:

THAT the approved form of development for the CD-1 zoned site known as 4190 Nanaimo Street be generally approved as illustrated in Development Application Number 211972, prepared by Hancock Nicolson Tamaki Architects and stamped 'Received, City Planning Department, October 26, 1990', provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties."

The City Manager RECOMMENDS approval of the foregoing.



4190 Nanaimo St.
DPA No. 211972

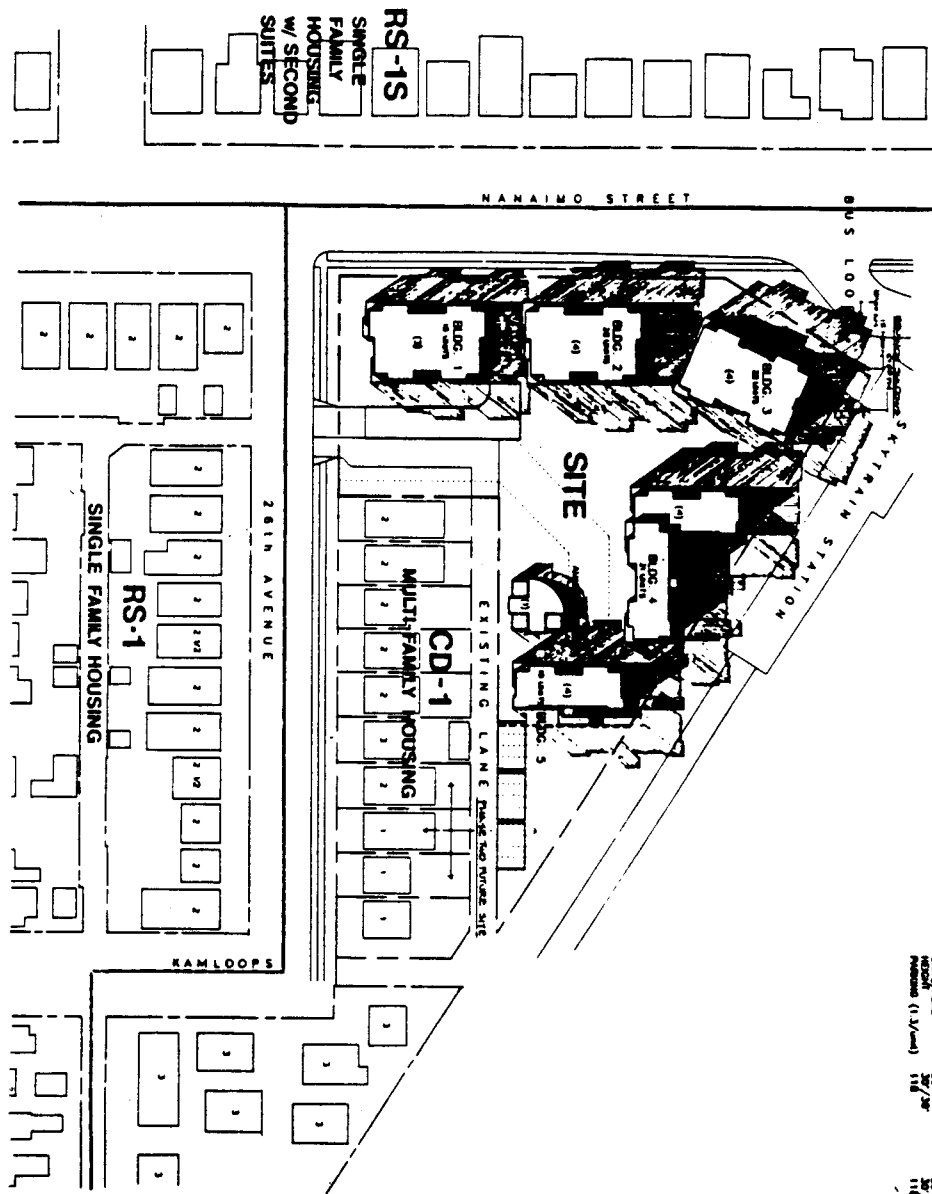
City of Vancouver Planning Department

Date: Dec. 1990

Drawn: Dean

Scale: 1:2000





PROJECT DATA

LEGAL DESCRIPTION	UNITS	RS-1S	CD-1
LOT 1, 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 19 & 20, 21 & 22, 23 & 24, 25 & 26, 27 & 28, 29 & 30, 31 & 32, 33 & 34, 35 & 36, 37 & 38, 39 & 40, 41 & 42, 43 & 44, 45 & 46, 47 & 48, 49 & 50, 51 & 52, 53 & 54, 55 & 56, 57 & 58, 59 & 60, 61 & 62, 63 & 64, 65 & 66, 67 & 68, 69 & 70, 71 & 72, 73 & 74, 75 & 76, 77 & 78, 79 & 80, 81 & 82, 83 & 84, 85 & 86, 87 & 88, 89 & 90, 91 & 92, 93 & 94, 95 & 96, 97 & 98, 99 & 100	1,232	1,232	0
PERMITTED/REQ'D	1,232	1,232	0
PROVIDED	1,232	1,232	0

BUILDING F.S.R. AREAS (sq. ft.)

BUILDING	FLOOR	AREA
BUILDING 1	LEVEL 1	235,96
	LEVEL 2	448,11
	LEVEL 3	448,11
BUILDING 2	LEVEL 1	448,11
	LEVEL 2	448,11
	LEVEL 3	448,11
BUILDING 3	LEVEL 1	448,11
	LEVEL 2	448,11
	LEVEL 3	448,11
BUILDING 4	LEVEL 1	448,11
	LEVEL 2	448,11
	LEVEL 3	448,11
BUILDING 5	LEVEL 1	448,11
	LEVEL 2	448,11
	LEVEL 3	448,11
TOTAL		1,400,55

UNIT AREAS

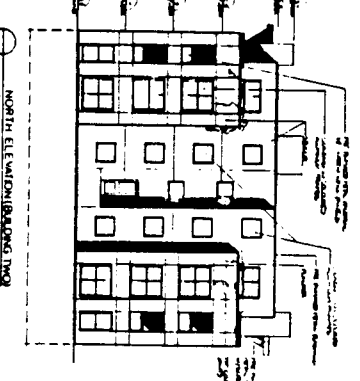
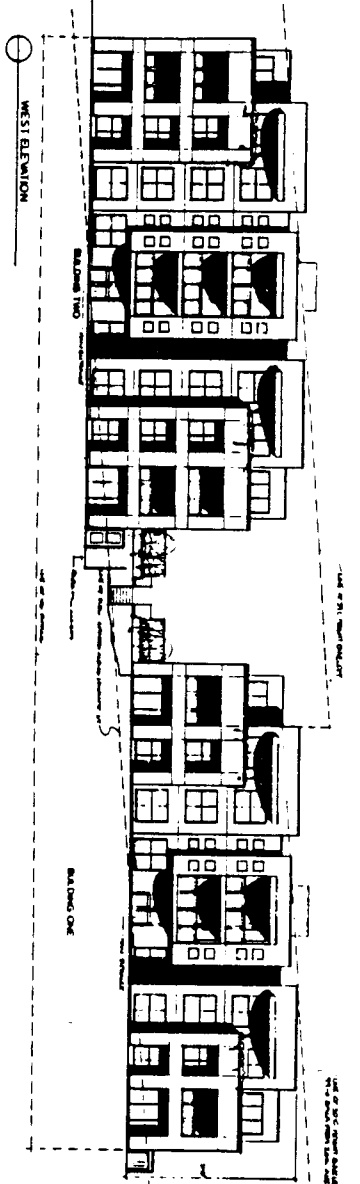
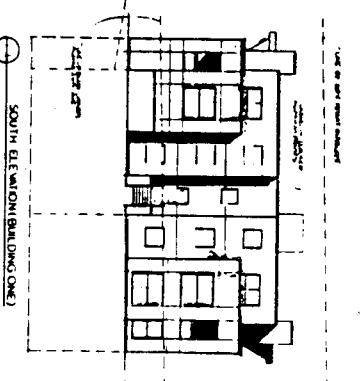
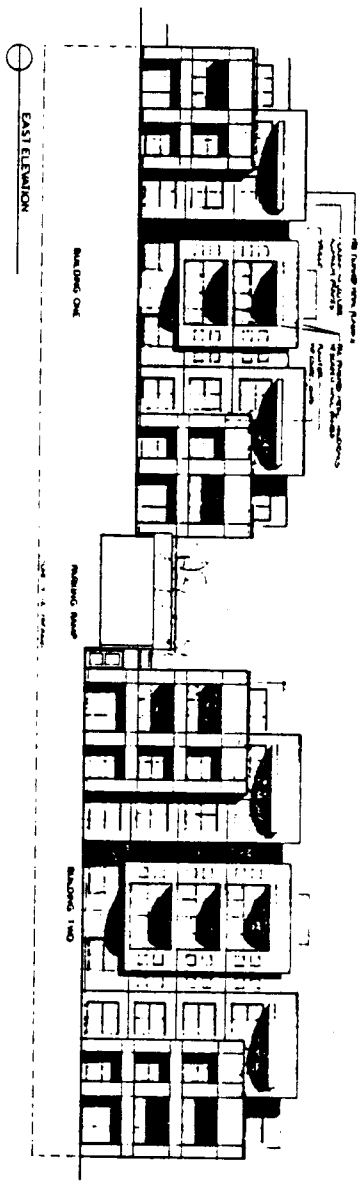
UNIT	AREA	QUANTITY
UNIT A1	317.28	11
UNIT A2	319.96	11
UNIT A3	326.64	9
UNIT A4	321.12	9
UNIT A5	321.12	9
UNIT A6	321.12	9
UNIT A7	321.12	9
UNIT A8	321.12	9
UNIT A9	321.12	9
UNIT A10	321.12	9
UNIT A11	321.12	9
UNIT A12	321.12	9
UNIT A13	321.12	9
UNIT A14	321.12	9
UNIT A15	321.12	9
UNIT A16	321.12	9
UNIT A17	321.12	9
UNIT A18	321.12	9
UNIT A19	321.12	9
UNIT A20	321.12	9
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UNIT A80	321.12	9
UNIT A81	321.12	9
UNIT A82	321.12	9
UNIT A83	321.12	9
UNIT A84	321.12	9
UNIT A85	321.12	9
UNIT A86	321.12	9
UNIT A87	321.12	9
UNIT A88	321.12	9
UNIT A89	321.12	9
UNIT A90	321.12	9
UNIT A91	321.12	9
UNIT A92	321.12	9
UNIT A93	321.12	9
UNIT A94	321.12	9
UNIT A95	321.12	9
UNIT A96	321.12	9
UNIT A97	321.12	9
UNIT A98	321.12	9
UNIT A99	321.12	9
UNIT A100	321.12	9
TOTAL UNITS		91

- DRAWING LIST**
- A1 CONCEPT PLAN, SHOWER ANALYSIS.
 - A2 CONCEPT PLAN, PROJECT DATA.
 - A3 SITE PLAN, EXISTING CONDITIONS.
 - A4 SITE PLAN, PROPOSED CONDITIONS.
 - A5 SITE PLAN, PAVING PLAN.
 - A6 SITE PLAN, PLANTING PLAN.
 - A7 SITE PLAN, LIGHTING PLAN.
 - A8 SITE PLAN, UTILITIES PLAN.
 - A9 SITE PLAN, FLOOD PLAN.
 - A10 SITE PLAN, WIND ANALYSIS.
 - A11 SITE PLAN, AIR QUALITY ANALYSIS.
 - A12 SITE PLAN, SOUND ANALYSIS.
 - A13 SITE PLAN, VIBRATION ANALYSIS.
 - A14 SITE PLAN, CLIMATE ANALYSIS.
 - A15 SITE PLAN, ENERGY ANALYSIS.
 - A16 SITE PLAN, WATER ANALYSIS.
 - A17 SITE PLAN, AIR ANALYSIS.
 - A18 SITE PLAN, SOIL ANALYSIS.
 - A19 SITE PLAN, GEOTECHNICAL ANALYSIS.
 - A20 SITE PLAN, SEISMIC ANALYSIS.
 - A21 SITE PLAN, HISTORIC ANALYSIS.
 - A22 SITE PLAN, CULTURAL ANALYSIS.
 - A23 SITE PLAN, ENVIRONMENTAL ANALYSIS.
 - A24 SITE PLAN, SOCIAL ANALYSIS.
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 - A27 SITE PLAN, LEGAL ANALYSIS.
 - A28 SITE PLAN, REGULATORY ANALYSIS.
 - A29 SITE PLAN, COMPLIANCE ANALYSIS.
 - A30 SITE PLAN, RISK ANALYSIS.
 - A31 SITE PLAN, RESILIENCE ANALYSIS.
 - A32 SITE PLAN, SUSTAINABILITY ANALYSIS.
 - A33 SITE PLAN, WELL-BEING ANALYSIS.
 - A34 SITE PLAN, QUALITY OF LIFE ANALYSIS.
 - A35 SITE PLAN, EQUITY ANALYSIS.
 - A36 SITE PLAN, ACCESSIBILITY ANALYSIS.
 - A37 SITE PLAN, TRANSPORTATION ANALYSIS.
 - A38 SITE PLAN, INFRASTRUCTURE ANALYSIS.
 - A39 SITE PLAN, UTILITIES ANALYSIS.
 - A40 SITE PLAN, WATER ANALYSIS.
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 - A44 SITE PLAN, SEISMIC ANALYSIS.
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 - A60 SITE PLAN, ACCESSIBILITY ANALYSIS.
 - A61 SITE PLAN, TRANSPORTATION ANALYSIS.
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 - A81 SITE PLAN, WELL-BEING ANALYSIS.
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 - A84 SITE PLAN, ACCESSIBILITY ANALYSIS.
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 - A86 SITE PLAN, INFRASTRUCTURE ANALYSIS.
 - A87 SITE PLAN, UTILITIES ANALYSIS.
 - A88 SITE PLAN, WATER ANALYSIS.
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 - A90 SITE PLAN, SOIL ANALYSIS.
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 - A92 SITE PLAN, SEISMIC ANALYSIS.
 - A93 SITE PLAN, HISTORIC ANALYSIS.
 - A94 SITE PLAN, CULTURAL ANALYSIS.
 - A95 SITE PLAN, ENVIRONMENTAL ANALYSIS.
 - A96 SITE PLAN, SOCIAL ANALYSIS.
 - A97 SITE PLAN, ECONOMIC ANALYSIS.
 - A98 SITE PLAN, POLITICAL ANALYSIS.
 - A99 SITE PLAN, LEGAL ANALYSIS.
 - A100 SITE PLAN, REGULATORY ANALYSIS.

HANCOCK
MCOLSON
TAMAKI
 ARCHITECTS INC.

91 WEST 141ST STREET
 VICTORIA BC V8M 1G2
 TEL: 250-383-1111
 FAX: 250-383-1112
 WWW.HANCOCKMCOLSON.COM

DATE: 08/11/17
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]



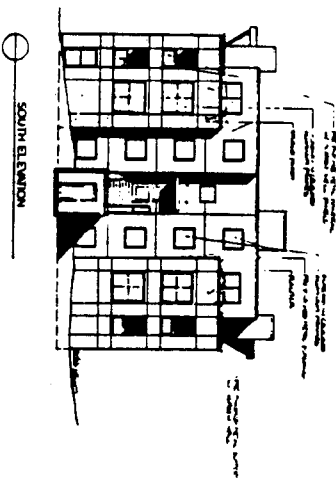
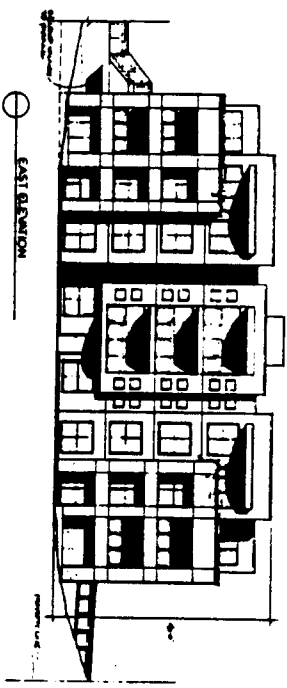
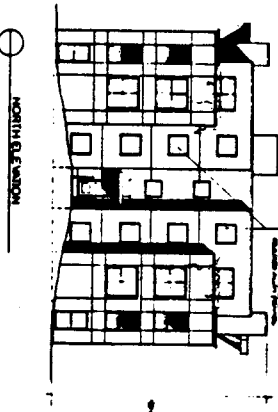
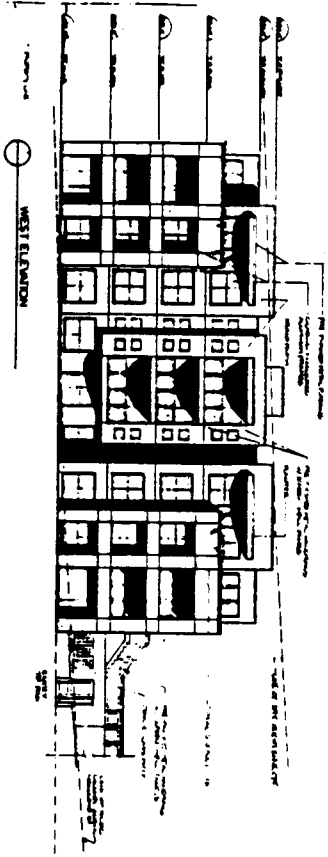
**HANCOCK
NICOLOSON
IYAMAKI**
ARCHITECTS INC.
191 UNIT MULTIFAMILY
KOBLENZ PARK W.L.C.
2001 W. HANCOCK BL.
WILMINGTON, DE. 19804
TEL: 302.441.1111
WWW.HANCOCKNICOLOSONIYAMAKI.COM

DATE: 03/08/08
BY: [Signature]
SCALE: AS SHOWN
PROJECT: 08-001

91 UNIT MULTIFAMILY
KOBLENZ PARK W.L.C.
2001 W. HANCOCK BL.
WILMINGTON, DE. 19804

DATE: 03/08/08
BY: [Signature]
SCALE: AS SHOWN
PROJECT: 08-001





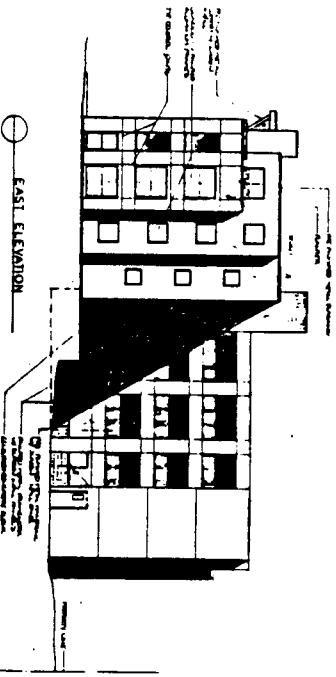
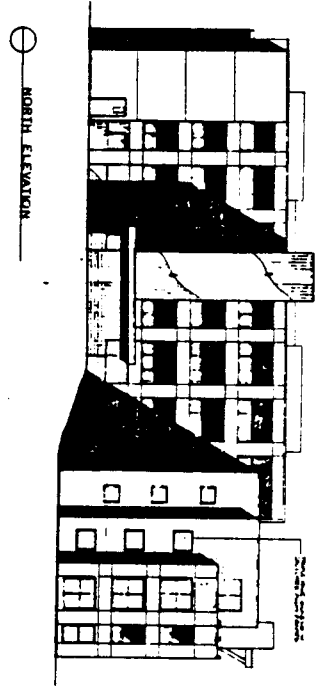
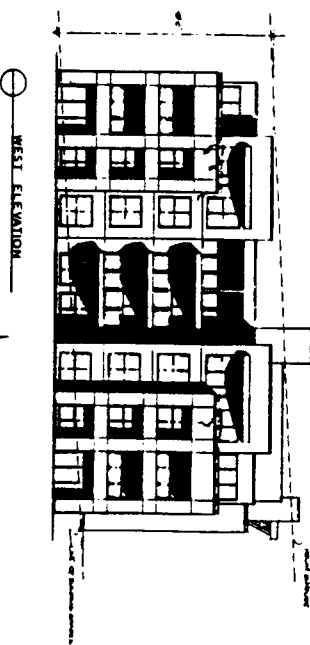
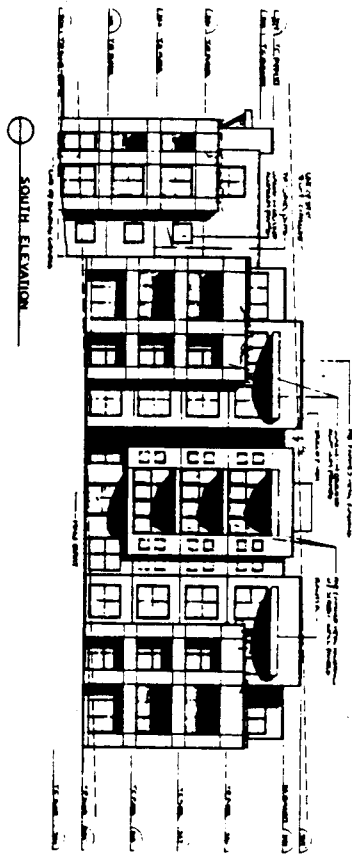
**HANCOCK
NICOLSON
TAMANI**
ARCHITECTS, INC.
100 WATER STREET
CAMBRIDGE, MA 02142
TEL: 617.452.2200
FAX: 617.452.2201

PROJECT:
20 CENTRAL STREET
ROSLINDEN HILL
2010 WASHINGTON ST.
BOSTON, MA

DATE:
OCT 1999
SCALE:
1/8" = 1'-0"

DATE:
OCT 1999
SCALE:
1/8" = 1'-0"

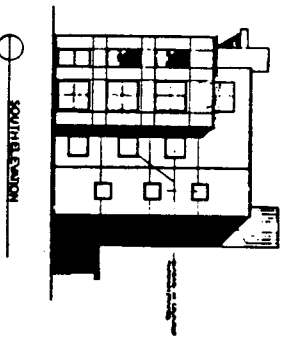
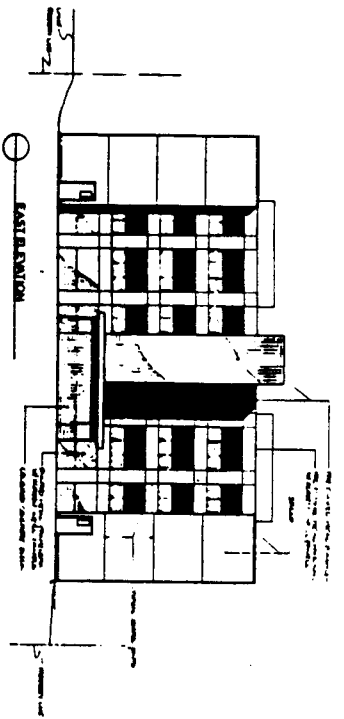
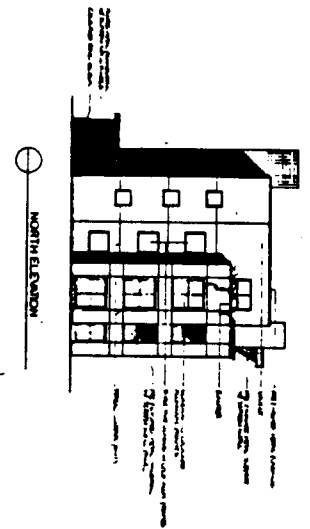
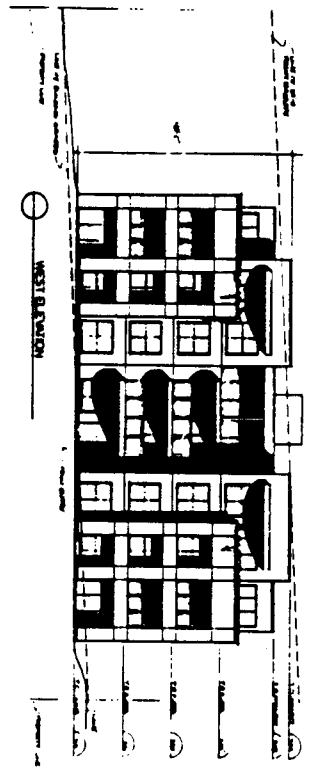




HANCOCK
NICOLSON
TAMMARI
 ARCHITECTS
 100 STATE STREET
 BOSTON, MASSACHUSETTS 02109
 TELEPHONE: 552-2500
 FACSIMILE: 552-2501

PROJECT NO. 87-1047
 21 UNIT APARTMENT
 BUILDING FOR V.I.C.
 20th of August St.,
 Westchester, MA

DATE: 8/80
 DRAWING NO. 404
 SHEET NO. 5 OF 7



**HANCOCK
NICOLSON
TAMM**
ARCHITECTS, INC.
100 N. 1st Street
Minneapolis, MN 55401
Tel: 612.338.1000
Fax: 612.338.1001

PROJECT:
31 UNIT MULTIFAMILY
HOUSING FOR V.L.C.
20th St. Building, St.
Minneapolis, MN

DATE:
ELEVATIONS
BUILDING FIVE

DATE: 8/20/09
DATE: OCT 1980
SCALE: 1/8" = 1'-0"
DRAWN BY: C.B.
CHECKED BY: [Signature]

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date:

June 25, 1992

To: City Manager
Director of Planning
Director of Housing and Properties

Refer File: 2607-2

Form of Development: 4190 Nanaimo Street
Subject: D.A. 213795 - CD-1 By-law Number 6313

I wish to advise you of the attached extract from the Minutes of the Vancouver City Council meeting of June 23, 1992, regarding an Administrative Report dated June 4, 1992, in regard to the above matter.

M. Kinsella

CITY CLERK

#

TT:hj

Also sent to: Mr. David Podmore
Executive Vice President
VLC Properties
9th Floor, 1190 Hornby St.
Vancouver, B.C. V6Z 2K5

Hancock Nicolsen Tamaki
Architects Inc.
#503 - 134 Abbott Street
Vancouver, B.C. V6B 2K4

RECEIVED
PLANNING DEPARTMENT
JUN 29 1992
NUMBER <i>N4560</i>
REFERRED TO <i>FAST</i>
COPY TO <i>LHP</i>
ANSWER REQ'D

**2. Administrative Report
(June 4, 1992)**

**Form of Development: 4190 Nanaimo St.
D.A. 213795 - CD-1 By-law No. 6313**

In an Administrative Report dated June 4, 1992, the Director of Planning requested Council's approval of the form of development for the CD-1 zoned site at 4190 Nanaimo Street.

It was noted the development proposal is deficient in two ways, one of which is significant. Firstly, with respect of frontage, the new development should provide a frontage character that is compatible with the existing single-family development. The applicant has agreed to provide a deep street-fronting recess half-way along the frontage, which is considered to be a marginal, but acceptable response.

The second deficiency relates to building character, and the intent of this guideline is that new developments should have more traditional pitched-roof forms that are compatible with the existing neighbourhood. The current proposal has flat roofs throughout.

Staff acknowledged that incorporation of pitched-roofs into the development of the site will necessitate a substantial re-design. The applicant has expressed a concern that the introduction of sloping roofs would result in a significant increase in costs and a further loss of units. This view is shared by the Director of Housing & Properties who noted any further reduction in density and/or unit count would make the project uneconomic.

Therefore, the City Manager submitted for consideration the choice between A or B:

- A. THAT the proposed form of development for the CD-1 zoned site known as 4190 Nanaimo Street, as illustrated in Development Application Number 213795, be amended, prior to approval, to more fully satisfy the Council-approved guidelines for this site, specifically that the overall building character should include pitched roofs.

OR

- B. THAT the approved form of development for the CD-1 zoned site known as 4190 Nanaimo Street be approved as generally illustrated in Development Application Number 213795, prepared by Hancock Nicolson Tamaki Architects for VLC Properties Ltd. and stamped "Received, City Planning Department, February 24, 1992".

**EXTRACT FROM MINUTES
VANCOUVER CITY COUNCIL
JUNE 23, 1992**

Mr. Bruce Maitland, Manager - Real Estate & Housing Division, advised the proposed form of development is based on a floor space ratio of 0.8. The introduction of pitched-roofs would result in a loss of units and the project would become uneconomic. As a result of the design of the site and the provision of underground parking, costs of this rental housing project are at the limit.

Mr. Al Floyd, Manager - Development Applications Group, stated he is not convinced another scheme could not be built which would meet the Council's approved guidelines and remain within acceptable economic parameters.

MOVED by Cllr. Owen,

THAT the approved form of development for the CD-1 zoned site known as 4190 Nanaimo Street be approved as generally illustrated in Development Application Number 213795, prepared by Hancock Nicolson Tamaki Architects for VLC Properties Ltd. and stamped "Received, City Planning Department, February 24, 1992".

- CARRIED

(Councillors Eriksen, Rankin and Wilson opposed)

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date:

July 8, 1992

To: City Manger

Refer File:

2607-2

Director of Housing and Properties

Subject: Form of Development: 4190 Nanaimo Street
D.A. 213795 - CD-1 By-law Number 6313

RECEIVED	
PLANNING DEPARTMENT	
JUL -9 1992	
NUMBER	N 4193
REFERRED TO	FAS
CITY ID.	THF

I wish to advise you of the attached extract from the Minutes of the Vancouver City Council meeting of July 7, 1992, regarding the Minutes of the Vancouver City Council meeting June 23, 1992, in regard to the above matter.

M Kinsella

CITY CLERK

#

TT:hj
ATTACHMENT

Letters to: Mr. David Podmore
Executive Vice President
VLC Properties
9th Floor, 1190 Hornby Street
Vancouver, B.C. V6Z 2K5

Hancock Nicolsen Tamaki
Architects Inc.
#503 - 135 Abbott Street
Vancouver, B.C. V6B 2K4

**Regular Council Minutes
(June 23, 1992)**

The City Clerk requested an amendment on page 7 of the record concerning the comments of Mr. Al Floyd.

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Owen,

THAT the Minutes of the Regular Council meeting (with the exception of the "In Camera" portion) of June 23, 1992, be adopted following an amendment on page 7 of the record to delete the following from the comments of Mr. Al Floyd "and remain within acceptable economic parameters" and substitute therefor the following:

"and still meet the density. He indicated he could not comment on the economics of constructing that kind of development."

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

2411-240

From: CITY CLERK

Date: June 29, 1992

To: City Manager
Director of Planning
Associate Director, Land Use & Development
Director of Legal Services
City Engineer
Medical Health Officer

Refer File: P.H. #262

Subject: Public Hearing - June 23, 1992

RECEIVED
PLANNING DEPARTMENT
JUN 30 1992
NUMBER N 4001
RE CEIVED 105
ONLY TO (LHF)
DATE 7/2/92

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of June 23, 1992, regarding various rezonings and text amendments.

Please note any items contained therein for your attention.

M. Kinsella
CITY CLERK
81

JT:ci
Att.

Also sent to: Mr. Edward de Grey
Architect
#202 - 1260 Hamilton Street
Vancouver V6B 2T2

Mr. Dennis Harland
#303 - 1809 Francis Street
Vancouver V5L 1Z8

Ms. Carol Hackett
386 East 23rd Avenue
Vancouver V5V 1X5

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 23, 1992, 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
Councillors Bellamy, Chan, Davies,
Eriksen, Owen, Price,
Puil and Rankin

ABSENT: Councillor Wilson

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Cllr. Davies,
SECONDED by Cllr. Bellamy,
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

1. Rezoning: 5698 Aberdeen Street and 3545 Kingsway

An application by Edward de Grey, Architects, was considered as follows:

REZONING: 5698 ABERDEEN STREET AND 3545 KINGSWAY
(Lots 1-3, Block 3, D.L. 36 and 49, Plan 4317)

Present Zoning: RT-2 Two-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:

- a residential/commercial building, containing a maximum of 18 dwelling units and 238 m² of retail, service and office uses;

Clause No. 2 cont'd

The agenda material included the following summary of the proposed changes:

	Current Status	Proposed Amendments
Zone	RS-1	RS-4
Use	One-Family Dwelling, Family Suite.	One-Family Dwelling, Two-Family Dwelling, Multiple Conversion Dwelling.
Maximum FSR	0.60	0.75
Maximum Height	9.2 m	10.7 m

There were no speakers.

MOVED by Cllr. Davies,

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

- CARRIED UNANIMOUSLY

3. Text Amendment: 2411-2487 East 26th Avenue
and 4080-4190 Nanaimo Street

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

TEXT AMENDMENT: 2411-2487 E. 26TH AVENUE AND 4080-4190 NANAIMO STREET (Lots 1-13 and Parcel A, Lots 14-15, Block 1, South Half Section 46, THSL, Plan 2440 and Lot B, Northwest Quarter, Section 46, THSL, Plan 21336)

- (i) If approved, this amendment to Comprehensive Development By-Law No. 6313 would correct an error involving a wrong metric equivalent for the maximum permitted density of 50 units per acre. The amendment would insert 124 units per hectare in place of 20.2 units per hectare.
- (ii) Any consequential amendments.

Clause No. 3 cont'd

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

4. Text Amendment: Development Approval Authority

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

TEXT AMENDMENT: DEVELOPMENT APPROVAL AUTHORITY

(i) If approved, this amendment to Section 3.3.3 of the Zoning and Development By-Law will clarify the existing practice by which most development application decisions are made by the Director of Planning on behalf of the Development Permit Board.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

5. Text Amendments: Libraries in Residential Districts

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

TEXT AMENDMENTS: LIBRARIES IN RESIDENTIAL DISTRICTS

(i) If approved, these text amendments in R District Schedules would allow libraries to be permitted in conjunction with community centres.

(ii) Any consequential amendments.

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, ~~6300~~, 6312, ~~6300~~, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, 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 Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

12. By-law No. 5381 is amended in section 4.8.1 by

(a) deleting clause (d), and

(b) relettering clauses (e) and (f) as (d) and (e), respectively.

13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).

14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).

15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 11th day of
January , 1996.

"(signed) Jennifer Clarke"
Deputy 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 11th day of January 1996, and numbered 7515.

CITY CLERK"

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

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

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded form Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

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

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

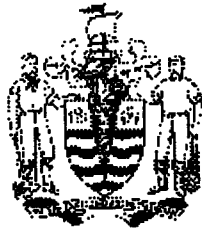
THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

Secondary suites

BY-LAW NO. 9414

A By-law to amend CD-1 By-law No.'s 4670, 4918, 5028, 5416, 5937, 5950, 6169, 6312, 6313, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361, 6362, 6363, 6528, 7405, and 7705

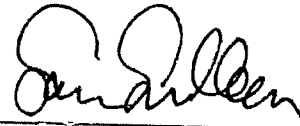
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. To section 2 of By-law No.'s 4670 and 4918, and to section 2(a) of By-law No.'s 5416, 5937, 5950 and 6528, after "dwellings", Council adds "or one-family dwellings with secondary suite".
2. In section 2 of By-law No. 5028, Council:
 - (a) after "dwellings", Council adds "or one-family dwellings with secondary suite"; and
 - (b) strikes out "dwelling units" each time it appears, and substitutes "one-family dwellings and one-family dwellings with secondary suite combined".
3. To section 2 of By-law No.'s 6312, 6315, 6316, 6318, 6319, 6320, 6321, 6322, 6323, 6361 and 6362, to subsections (a) and (b) of By-law No. 6363, and to section 2(b) of By-law No. 6313, after "One-family dwelling", Council adds "or one-family dwelling with secondary suite".
4. In By-law No. 6169, Council:
 - (a) from section 2(a), strikes out "dwelling", and substitutes "dwellings or one-family dwellings with secondary suite"; and
 - (b) from section 8, strikes out "dwelling unit", and substitutes "one-family dwelling or one-family dwelling with secondary suite".
5. To section 2(a) of By-law No. 7405, after "One-Family Dwellings", Council adds "or One-Family Dwellings with Secondary Suite".
6. To section 2(d) of By-law No. 7705, after "One-Family Dwelling", Council adds "or One-Family Dwelling with Secondary Suite".
7. To section 3.1 of By-law No.'s 6315, 6321, 6322, 6323 and 6362, to section 3.2 of By-law No.'s 6316, 6318, 6319, 6320 and 6361, to section 6.1 of By-law No.'s 6321, 6322 and 6323, and to sections 6.3 and 7.1 of By-law No. 6362, after "one-family dwelling", Council adds "or one-family dwelling with secondary suite".

8. In By-law No. 4918, Council repeals:
 - (a) section 4, and substitutes:
 - “4. The number of one-family dwellings and one-family dwellings with secondary suite, combined, must not exceed eight per acre.”;
 - (b) section 5, and substitutes:
 - “5. The height of any one-family dwelling or one-family dwelling with secondary suite must not exceed two storeys and a cellar or one storey and a basement.”; and
 - (c) section 6, and substitutes:
 - “6. Each one-family dwelling or one-family dwelling with secondary suite must have 1.5 off-street parking spaces except for a building constructed after April 20, 2004 which must have at least two off-street parking spaces.”.
9. In By-law No. 5028, Council repeals section 5, and substitutes:
 - “5. Each one-family dwelling or one-family dwelling with secondary suite must have two off-street parking spaces.”.
10. In By-law No. 5416, Council:
 - (a) repeals the first sentence of section 7, and substitutes:
 - “Each one-family dwelling or one-family dwelling with secondary suite must have at least two off-street parking spaces with access from the lane.”; and
 - (b) repeals section 9.
11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 12th day of December, 2006



Mayor



City Clerk

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

THAT Council enact the by-laws before them at this meeting as numbers 1 and 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend various CD-1 By-laws re secondary suites (By-law No. 9414)
2. A By-law to amend the Zoning and Development By-law re retail and wholesale uses (By-law No. 9415)

The Special Council adjourned at 8:20 p.m.

2. TEXT AMENDMENT: Secondary Suite s: Amendments to Various CD-1 By-laws

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

Summary: To amend various CD-1 By-laws to allow "one-family dwelling with secondary suite" as a use in CD-1s that currently permit one-family dwellings.

The Director of Planning recommended approval.

Staff Comments

Joyce Uyesugi, Planner, CityPlans, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Capri

THAT the application to amend the applicable sections of various CD-1 By-laws to permit one-family dwellings with a secondary suite, generally in accordance with Appendix A to the Administrative Report, "Secondary Suites: Amendments to Various CD-1 By-laws" dated October 17, 2006 be approved.

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 12, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 2006, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development and Sign By-laws.

PRESENT:

Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor David Cadman
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: Retail and Wholesale Definitions

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

Summary: To amend Section 2 of the Zoning and Development By-law to improve and clarify the differentiation between retail and wholesale functions.

The Director of Planning, in consultation with the Director of Legal Services, recommended approval.