



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (218)

3301-3347 Clive Avenue

3330 Vanness Avenue

By-law No. 6321

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

Effective March 22, 1988

(Amended up to and including By-law No. 9414, dated December 12, 2006)

Guidelines:

Joyce Station Area

Guidelines for CD-1 By-law No. 6321

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

2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued are:

- (a) One-family dwelling or one-family dwelling with secondary suite, subject to the regulations that would apply if located in the RS-1 District; [9414; 06 12 12]
- (b) Two-family dwelling, subject to the RT-2 District Schedule regulations, provided that the development site consists 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;
- (c) Multiple dwelling;
- (d) Accessory uses customarily ancillary to the foregoing.

3 Floor Space Ratio

3.1 The maximum floor space ratio for a one-family dwelling or one-family dwelling with secondary suite, calculated as if located in the RS-1 District, shall be 0.60. [9414; 06 12 12]

3.2 The maximum floor space ratio for a two-family dwelling, calculated in accordance with the RT-2 District Schedule, shall be 0.60.

3.3 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.45 except that:

- (a) where the development site consists 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, and has a minimum site area of 372 m² (4,004 sq. ft.), the maximum floor space ratio shall be 0.75; and
- (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 racquetball 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.

3.4 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. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6321 or provides an explanatory note.*

- 4 Site Area
The minimum site area for a multiple dwelling shall be 790 m² (8,500 sq. ft.), except as specified in clause (a) of section 3.3.
- 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.
- 6 Height
- 6.1 The maximum building height for a one-family dwelling or one-family dwelling with secondary suite or a two-family dwelling, measured above the base surface, shall be the lesser of 9.2 m (30 ft.) or 2 ½ storeys. [9414; 06 12 12]
- 6.2 The maximum building height for a multiple dwelling containing three dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 10.7 m (35 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good relationship with the development on adjoining sites.
- 6.3 The maximum building height for a multiple dwelling containing four or more dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 11.9 m (39 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good transition between the ALRT guideway and the scale of one-family dwellings along the south side of Clive Avenue opposite the site.
- 7 Acoustics
All development permit applications require evidence in the form of a report and recommendations 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 do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.
- | Portions of dwelling units | Noise levels (Decibels) |
|-----------------------------------|--------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |
- [7515; 96 01 11]
- 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 containing three dwellings - a minimum of three spaces shall be provided;
 - (b) for multiple dwellings containing more than three dwellings no less than the greater of one space per unit or one space per 70 m² (753 sq. ft.) of gross floor area shall be provided;
 - (c) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of I space for every dwelling unit shall be provided.
- 8.2 Off-street parking spaces required for multiple dwelling provided underground, except that spaces required for senior citizens' housing and parking for visitors may be surface parking.
- 9 Vehicular Access
Vehicular access to parking shall be provided from Vanness Avenue or from McHardy Street.

10 Stormwater Storage

No development permit shall be issued for any development which will:

- (a) have the effect of reducing the pervious area of the site; and
- (b) result in the site having a pervious area of less than 50% of the site area;

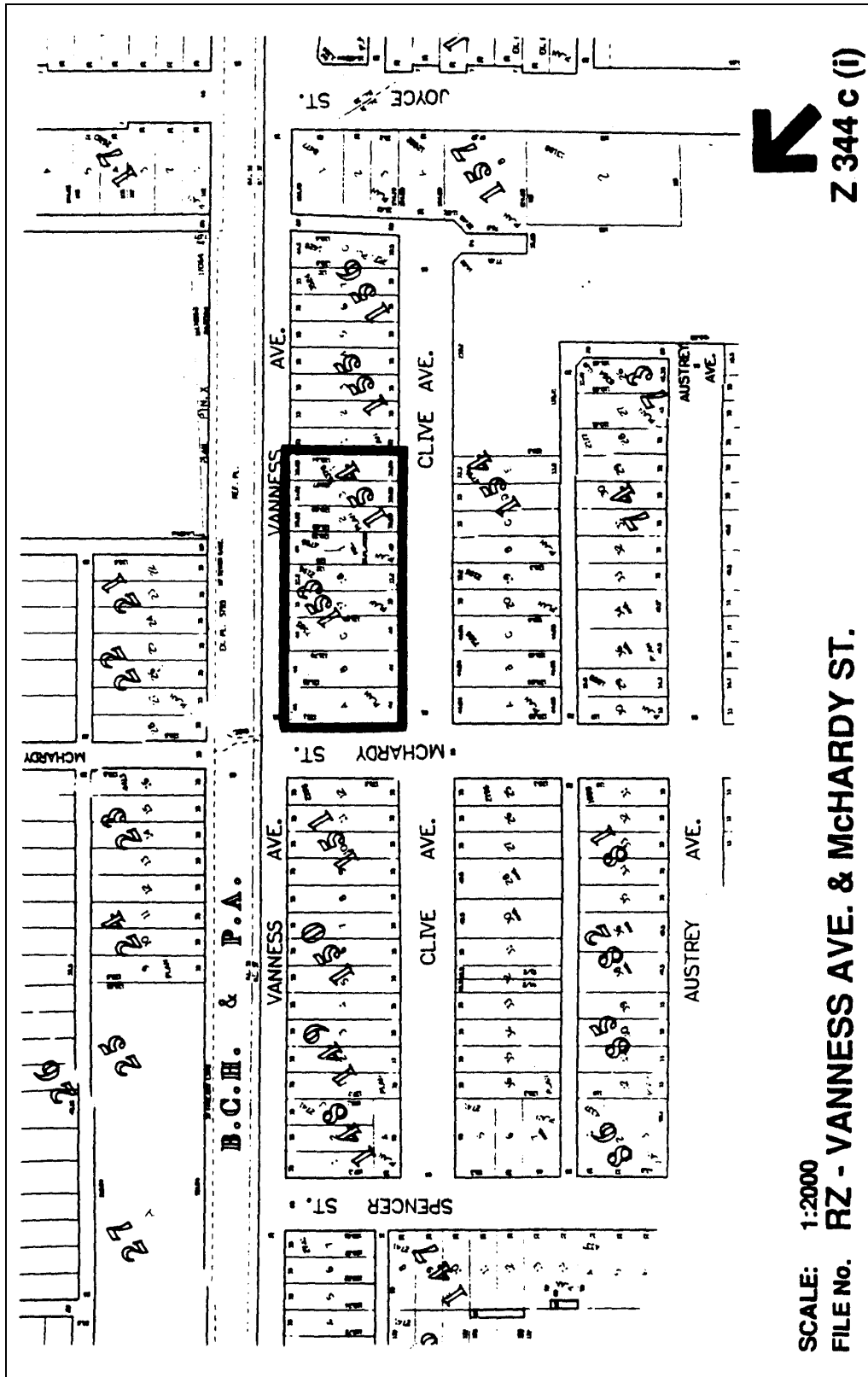
until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:

- (c) a stormwater storage system shall be constructed on the site which:
 - (i) provides a minimum storage capacity equal to the depth of 5.6 millimetres over the entire site; and
 - (ii) includes a device to restrict the maximum stormwater flow from the site into the public sewer to 54.0 litres per second per hectare;
- (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;
- (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
- (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

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

By-law No. 6321 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from RS-1 to CD-1



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

SITE G - NANAIMO STREET AND 29TH 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 29th 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."

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

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

Impervious

- Grass
- Gardens
- Decorative Stone Driveways and Walkways (Gravel size or smaller)
- Turfstone Pavers for Driveways (use ¾ 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"

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-storays 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:

218*

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

- (i) 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

Pervious

- 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

ITEMS CONSIDERED

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"

Clause 3 continued

Mr. P. Wotherspoon, A.L.R.T. Planner, reviewed the intent of the rezoning proposals and salient points of the guidelines for each of the sites.

Council was advised of an amendment to Section 4.4 of the guidelines for Sites B, C, J, K, R and U Paragraphs (b) and (c) under "Objective" should read as follows:

- (b) Providing a 6.1 metre (20 foot) setback from the lane provided however that the Director of Planning may, after consultation with the adjacent property owner, relax this setback or require no setback where he is satisfied that such relaxation allows for improved building design and does not adversely affect an adjacent single-family home.
- (c) Providing a 2.1 metre (7 foot) setback from all other site boundaries but increased so that the outer walls are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property line provided however that the Director of Planning may, after consultation with the adjacent property owner, relax or require no setback from the boundary between sites where he is satisfied that such relaxation allows for improved building design and does not adversely affect an adjacent single-family home.

*underlining denotes amendment

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

- Ms. C. Taulu, Joyce Station Area Citizens' Planning Committee, referred to the long public process leading to the proposal now before Council and confirmed the application had the Citizens' Committee's full support. It was felt multiple dwelling development would provide a buffer for the adjacent single-family neighbourhood.

- Mr. E. Reimer, 5564 Ormidale, opposed the rezoning of Site J (Boundary and Vanness). He objected to the proposed maximum height of 120 feet, pointing out the area already had the massive B.C. Telephone Company highrise on the east side of Boundary, which generated a considerable amount of traffic and severe on-street parking problems. He had no intention of selling his property and felt there had been insufficient consultation with property owners as he knows two other owners who opposed to the proposal.

In response to questions from Council members, Ms. Taulu advised 15-16 property owners on Site J approached the Citizens' Committee with a petition requesting consideration of highrise development on Site J, when the option was presented to a citizens' meeting attended by 300 people, only three people opposed it.

- Mr. J. Langguth, 3323 Vanness, noted his property was outside Site B (Vanness Avenue and McHardy Street) but was equally impacted by A.L.R.T. and should be considered for rezoning.

The Mayor advised Council could not extend the site boundaries at this Public Hearing, but his request would be followed up.

- Mr. Don Guest objected to the high density that would be created by highrise development on Site R (3450 Wellington Avenue). He felt the proposed height of 120 feet should be reduced to permit 3-4 storey development only.

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

Clause 3 continued

- Mr. Glen Croft, also expressed concerns respecting highrise development on Site R.

Mr. Scobie advised the intention was to set the highrise 150 feet back from Wellington Avenue, so that it would be next to the A.L.R.T. Station. Medium or lowrise would be located on Wellington.

MOVED by Ald. Davies,

THAT the Public Hearing respecting Site J (Boundary Road and Vanness Avenue) be adjourned to permit consultation with affected property owners.

- CARRIED

(Alderman Boyce opposed)

MOVED by Ald. Boyce,

THAT the application, as amended, respecting Sites B, C, K, R and U be approved subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,

SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

The Special Council adjourned at 10:20 p.m.

Joyce Station Area
Vanness Avenue and McHardy Street

BY-LAW NO. 6321

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-344c(i) 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:
 - One-family dwelling, subject to the regulations that would apply if located in the RS-1 District;
 - Two-family dwelling, subject to the RT-2 District Schedule regulations, provided that the development site consists 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;
 - Multiple dwelling;
 - Accessory uses customarily ancillary to the foregoing.
3. Floor Space Ratio
 - 3.1 The maximum floor space ratio for a one-family dwelling, calculated as if located in the RS-1 District, shall be 0.60.
 - 3.2 The maximum floor space ratio for a two-family dwelling, calculated in accordance with the RT-2 District Schedule, shall be 0.60.
 - 3.3 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.45 except that:

- (a) where the development site consists 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, and has a minimum site area of 372 m² (4,004 sq. ft.), the maximum floor space ratio shall be 0.75; and
- (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.

4. Site Area

The minimum site area for a multiple dwelling shall be 790 m² (8,500 sq. ft.), except as specified in clause (a) of section 3.3.

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.

6. Height

- 6.1 The maximum building height for a one-family dwelling or a two-family dwelling, measured above the base surface, shall be the lesser of 9.2 m (30 ft.) or 2 1/2 storeys.

- 6.2 The maximum building height for a multiple dwelling containing three dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 10.7 m (35 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good relationship with the development on adjoining sites.
- 6.3 The maximum building height for a multiple dwelling containing four or more dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 11.9 m (39 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good transition between the ALRT guideway and the scale of one-family dwellings along the south side of Clive Avenue opposite the site.

7. Acoustics

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

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 containing three dwellings - a minimum of three spaces shall be provided;
- (b) for multiple dwellings containing more than three dwellings - no less than the greater of one space per unit or one space per 70 m² (753 sq. ft.) of gross floor area shall be provided;
- (c) 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.

8.2 Off-street parking spaces required for multiple dwellings shall be provided underground, except that spaces required for senior citizens' housing and parking for visitors may be surface parking.

9. Vehicular Access

Vehicular access to parking shall be provided from Vanness Avenue or from McHardy Street.

10. Stormwater Storage

No development permit shall be issued for any development which will:

- (a) have the effect of reducing the pervious area of the site; and
- (b) result in the site having a pervious area of less than 50% of the site area;

until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:

- (c) a stormwater storage system shall be constructed on the site which:
 - (i) provides a minimum storage capacity equal to the depth of 5.6 millimeters over the entire site; and
 - (ii) includes a device to restrict the maximum stormwater flow from the site into the public sewer to 54.0 litres per second per hectare;
- (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;
- (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
- (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

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

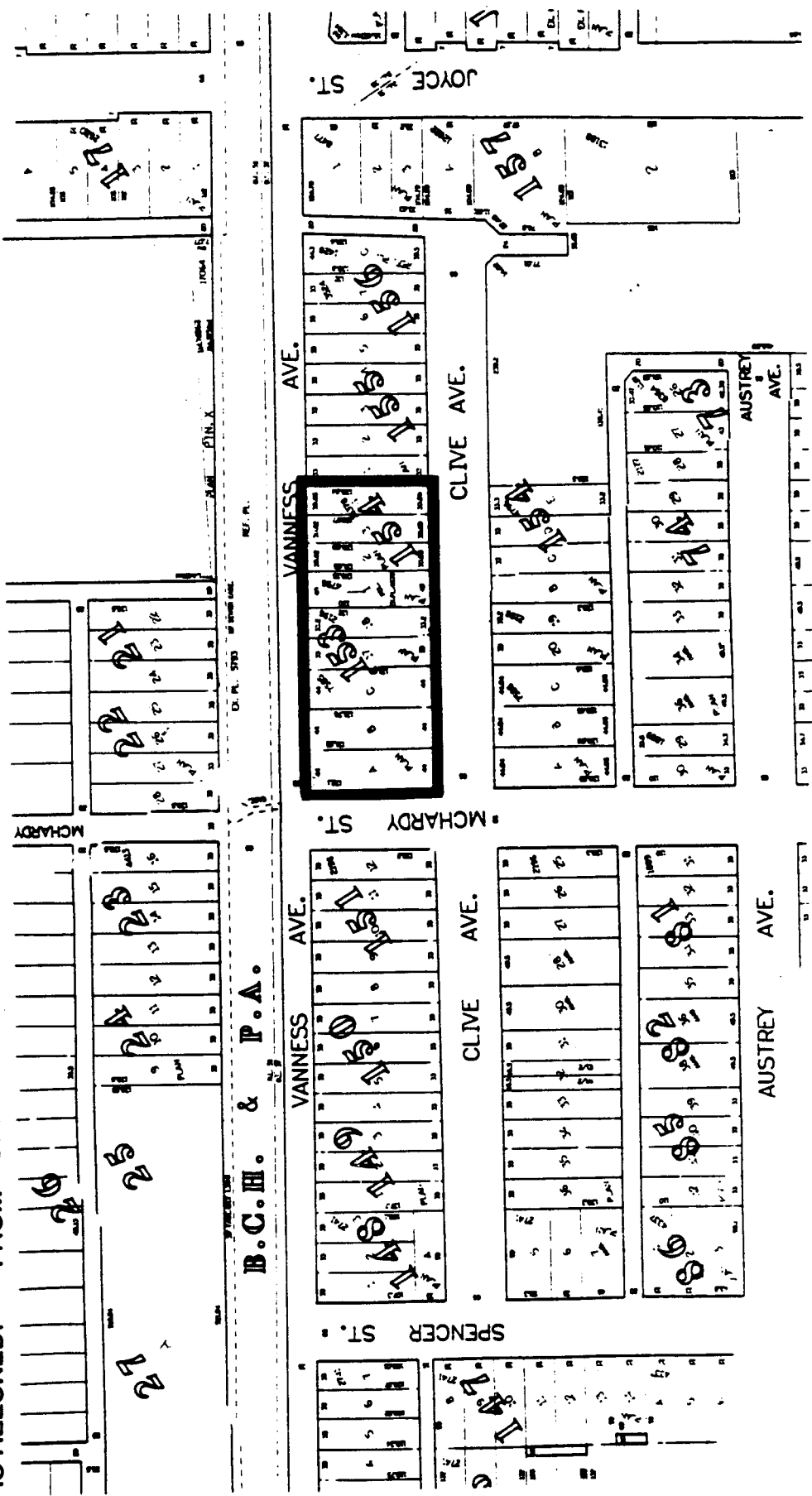
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 22nd day of March, 1988, and numbered 6321.

CITY CLERK"

**BY-LAW No. 6321 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 **RS-1** TO **CD-1**



Z 344 C (i)

SCALE: 1:2000
FILE No. RZ - VANNESS AVE. & MCHARDY ST.

M E M O R A N D U M

TO: Block File: 3300 Vanness - Site B
Joyce Station Area

COPY TO: D.J. Thomsett
F.A. Scobie
J. Digby
J. Barrett

FROM: S.A. James

SUBJECT: Site B - Development Permit Application
~~3311~~ Vanness - Joyce Station Area ALRT Plan

wrong address

On November 2, 1989, a development application was received for multiple housing on the two westerly lots of Site B. The by-law regulation governing the site states that vehicular access shall be provided from Vanness Avenue or from McHardy Street.

The developer (Bill Rhone) contends that the slope along Vanness is too acute to provide fully underground parking in a cost effective manner. He proposes accessing the site from McHardy Street.

A meeting between Dave Thomsett, Ron Youngberg and myself was held on January 18, 1990 to discuss Bill Rhone's proposal. It was agreed that we could support the current applicant for McHardy Street access, as long as the parking garage does not extend, above-grade, to the front of the property.

The easterly lots of Site B could redevelop with access from Vanness within the current regulation and guidelines. However, the middle lots, if not consolidated with the easterly lots, have a slope acute enough to limit the achievable FSR. They would have been best accessed from McHardy Street, had they been assembled with the corner site. They also may be able to achieve full FSR if they are assembled with the remainder of the block to the east, because at-grade access could then be provided. If the lots are developed in isolation they will not likely be able to achieve the full FSR because of the grade.

Parking access off Clive or increasing the building's height to achieve full FSR, both requiring a text amendment, would not be supported by the Division.

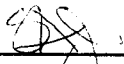
It was agreed that I would mark the 2nd floor boards, contact Zoning to insert a note into the CD-1 By-law binder, and advise the staff regarding the problem.

A meeting to discuss the development application for 3311 Vanness, was held with Bill Rhone on January 23, 1990. At that time, he, Jonathan Barrett, Dave Thomsett and I discussed the access constraints of the site, and the fact that the middle lots may not be able to achieve their maximum FSR.

Bill indicated that it was not financially achievable to completely underground the parking and, because of the small size of the site, considerable internal ramping would be involved. Also, providing a residential component at ground level on Clive Avenue, as we suggested, would not be feasible because of internal floorplan layouts. He agreed to re-think the plans to revise the Clive Avenue facade, as we noted the parking garage could not protrude into the front setback, as required under the guidelines.

On January 31, the same staff met again with Bill who showed us a new cross-section showing the parking garage set back to the setback line, with stairs and landscaping in the setback. We agreed that this was a much-improved compromise. However, our staff group did not have the power to decide if the design was acceptable, nor were we commenting on the remainder of the development proposal. Bill will revise his drawings and submit these to the Zoning Division.

Bill further advised that his client had optioned the three middle lots which would allow parking access through his current scheme from McHardy Street. We encouraged him to re-think the whole concept to include all the lots in a single project. Bill was not sure his client would be willing to do so, given the work already done on the current scheme, and because both schemes could stand on their own.



S.A. James

SAJ\ims\5

JAM\0053

Anne Walker
Zoning

Sandy James CO-1
Alec Finnerty 218

attached memo. Site B. 3300 Van Ness March 12. 90

block

This area in the Joyce Station, Alec Finnerty
could have looked ~~at the~~ ~~middle~~ ~~of~~ ~~the~~ ~~block~~ ~~with~~ ~~the~~ ~~early~~ ~~lots~~ ~~also~~ ~~not~~ ~~occur~~. Could you please make a note in the
CD-1 binder referring to this attached memo
about the potential problem.

Thanks! Sandy 7679

EM-101

90.03.13
13

Sandy,

This is for information only, since consultation
is beyond our control. something to be aware
though, we've had some dedications through
at the end of the block. A.

OUR REPLY AND RETURN THIS SHEET.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: June 27, 1990

To: City Manager
Director of Planning

RECEIVED
PLANNING DEPARTMENT
JUN 29 1990
NUMBER L 4533
REFERRED TO THE/FAS
COPY TO
ANSWER REQ'D

Refer File: 2609-3

Subject: 3311 Vanness Avenue (3301 Clive Avenue) Development
Application Number 210267 - Form of Development - CD-1
By-law Number 6321

I wish to advise you Vancouver City Council, at its meeting on June 26, 1990, approved the recommendation of the City Manager, as contained in his attached report dated June 20, 1990, on the above matter.

CITY CLERK

TT:det

Attachment

Letter sent to:

William Rhone Architects
165 - 1020 Mainland Street
Vancouver, B.C.
V6B 2T4

MANAGER'S REPORT

DATE: June 20, 1990

TO: Vancouver City Council

SUBJECT: 3311 Vanness Avenue (3301 Clive Avenue)
 Development Application Number 210267
 Form of Development - CD-1
 By-law Number 6321

CLASSIFICATION: RECOMMENDATION

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 submitted proposes construction of residential development containing 15 dwelling units.

SITE DESCRIPTION AND BACKGROUND

The double fronting site is located between Vanness Avenue and Clive Avenue at McHardy Street (see Appendix 'A').

At a Public Hearing on February 11, 1988, Council approved various rezonings in the Joyce Station Area, including Site B - Vanness Avenue and McHardy Street. The CD-1 By-law was subsequently enacted on March 22, 1988. Companion guidelines (Joyce Station Area Guidelines for CD-1 By-law No. 6321 - Vanness Avenue and McHardy Street Site) were also adopted by Council resolution at that time.

PROPOSED DEVELOPMENT

The development application (DA 210267), submitted by William Rhone Architects, generally complies with the provisions of the CD-1 By-law No. 6321 which accommodate residential development to a maximum floor space ratio of 1.45 (the proposed floor space ratio is 1.37). The proposal consists of a four-storey multiple dwelling containing 11 dwelling units and a two-storey multiple dwelling containing four dwelling units, with one level of underground parking containing 21 off-street parking spaces.

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

The Director of Planning has approved the development application, subject to various conditions that must be met prior to the issuance of the development permit. These conditions relate to both technical and design changes, and approval of the form of development by Council. The applicant has submitted revised drawings addressing these changes. Plans and elevations of the proposal have been included in Appendix 'B' attached.

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

TABLE 1

	PERMITTED/REQUIRED UNDER CD-1 BY-LAW NO. 6321	PROPOSED
SITE AREA	8500 sq.ft. (min)	11,607.64 sq.ft
FLOOR SPACE RATIO	1.45 (max.)	1.37
HEIGHT	39' max. (north side)	39' (north side)
	30' max. (south side)	30' (south side)
PARKING	21 spaces	21 spaces
NUMBER OF DWELLING	-	15 units [4 3-bedroom] [10 2-bedroom] [1 1-bedroom]
RESIDENTIAL ACOUSTICS	required	provided

NOTIFICATION

Four letters of opposition were received. Two had concerns over the increase in traffic, one suggested improvements to the design to enhance the character and identity of the neighbourhood. The final letter dealt with possible privacy and overlook problems. (These latter concerns were addressed in a revised submission with screening being provided on the side balconies.)

CONCLUSION

The form of development proposed under this development application generally complies with the provisions of CD-1 By-law No. 6321 and is also considered to be consistent with the guidelines approved by Council for this site.

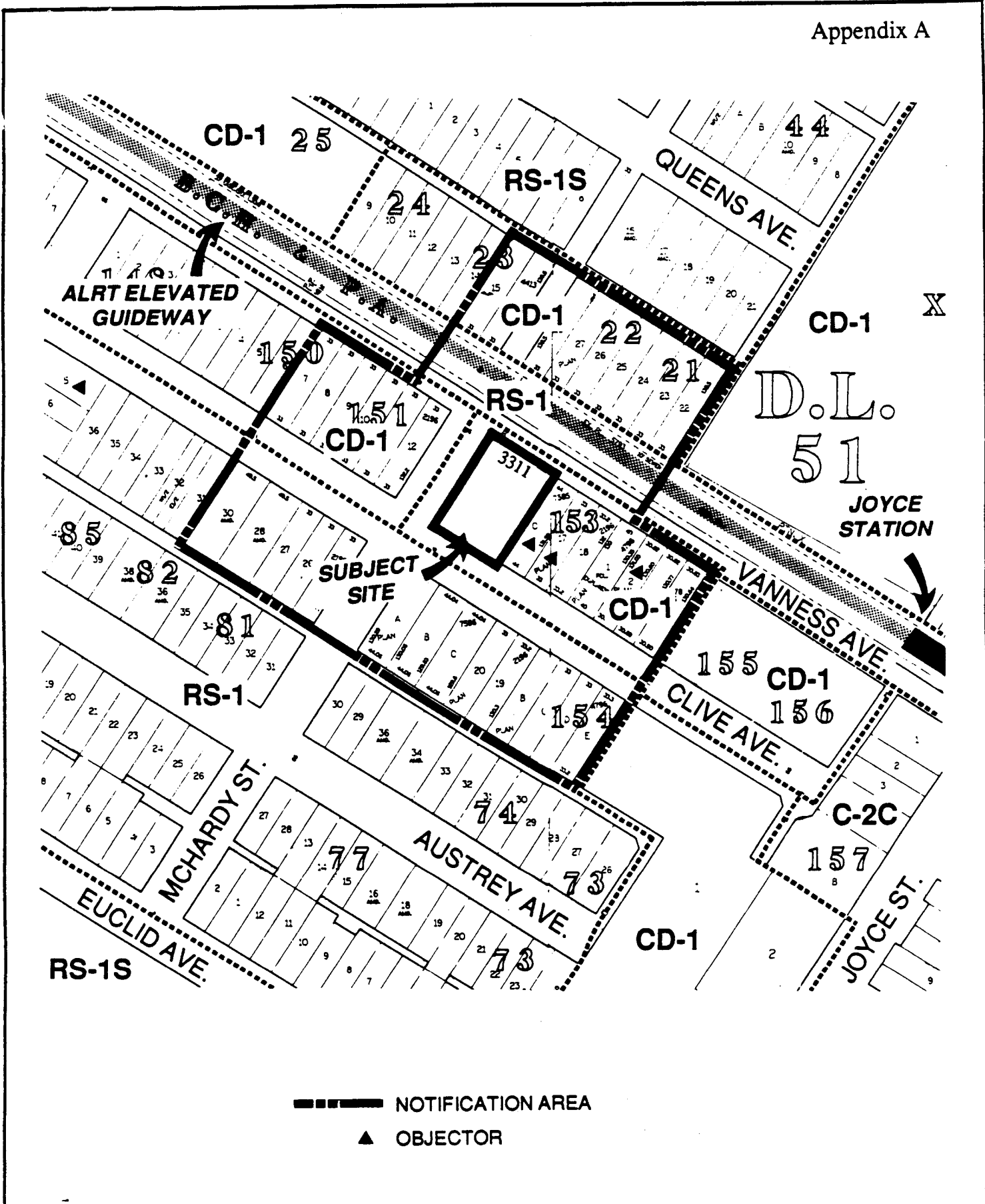
The Director of Planning has approved Development Application Number 210267, subject to various conditions which are to be met prior to the issuance of the development permit. One of these conditions is that the form of the development first be approved by Council.

RECOMMENDATION

The Director of Planning recommends the following:

THAT the approved form of development for the CD-1 zoned site known as 3311 Vanness Avenue (3301 Clive Avenue) be generally as illustrated in Development Application Number 210267, prepared by William Rhone Architects, and stamped 'Received, City Planning Department April 23, 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.



NOTIFICATION AREA
 OBJECTOR

<p style="text-align: center;">3311 VANNES AV. DA 210267</p>	<p>Date: May 1990</p>	
<p>City of Vancouver Planning Department</p>	<p>Drawn: Dean</p>	
	<p>Scale: 1:2000</p>	

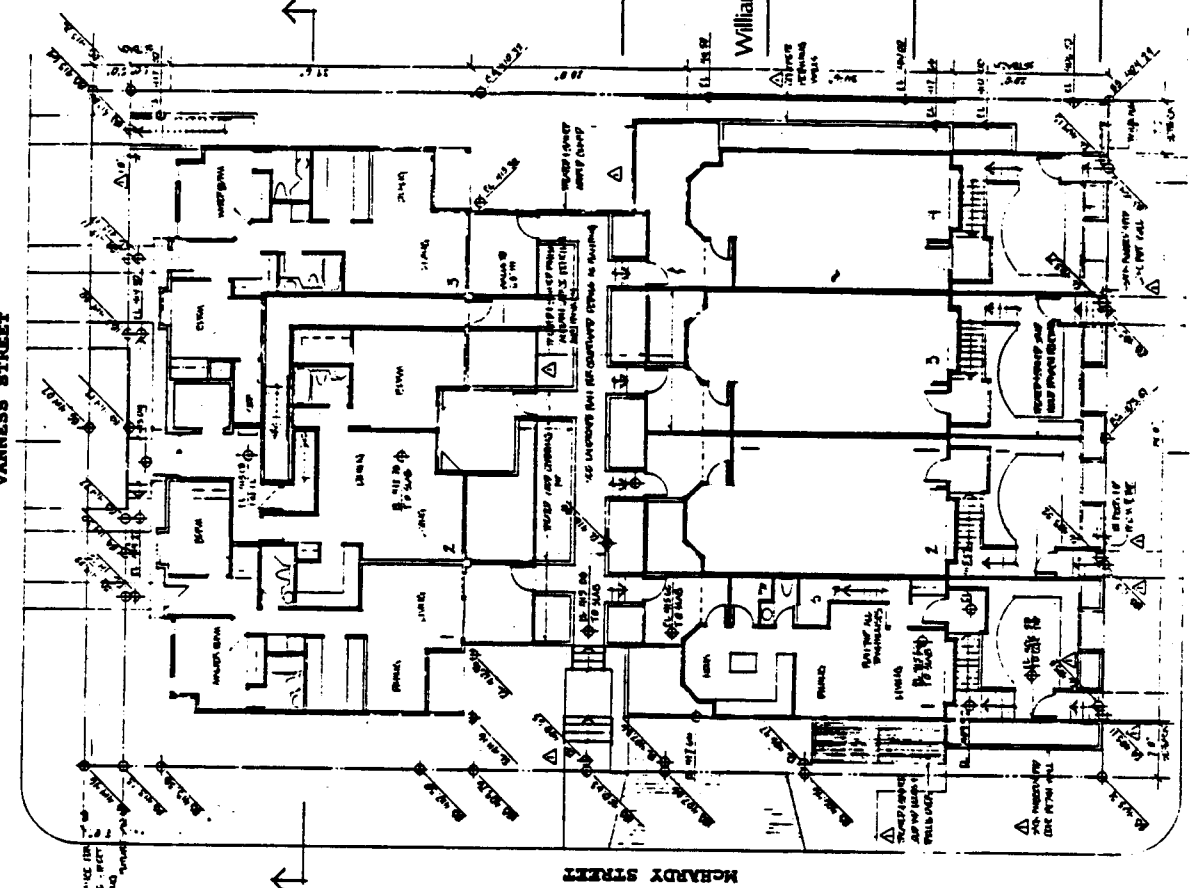
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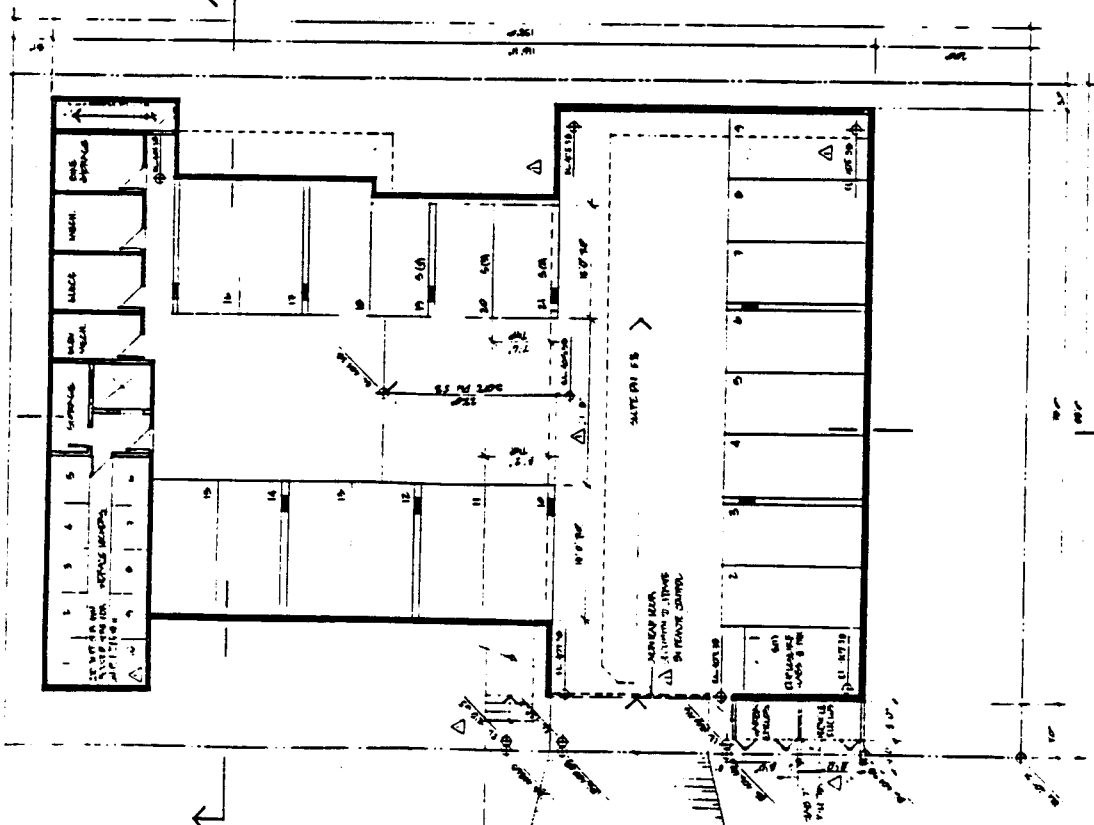
William Rhone Architects
VANNESS 6
MCHARDY
APARTMENTS/
TOWNHOUSES

1111 VANNESS STREET
VANCOUVER, BC
CANADA V6J 1T4
VANESSA 776

Project No. 100
Date: 10/10/10
Scale: 1/8" = 1'-0"
Sheet: 1 of 1



FIRST FLOOR



BASEMENT PARKING

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE 8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. ALL ROOFS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL STAIRS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. ALL ELEVATORS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.
8. ALL SERVICE AREAS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.
9. ALL UTILITY AREAS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.
10. ALL MECHANICAL AREAS ARE 6" CONCRETE ON 4" GYPSUM BOARD UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET AND INCHES.

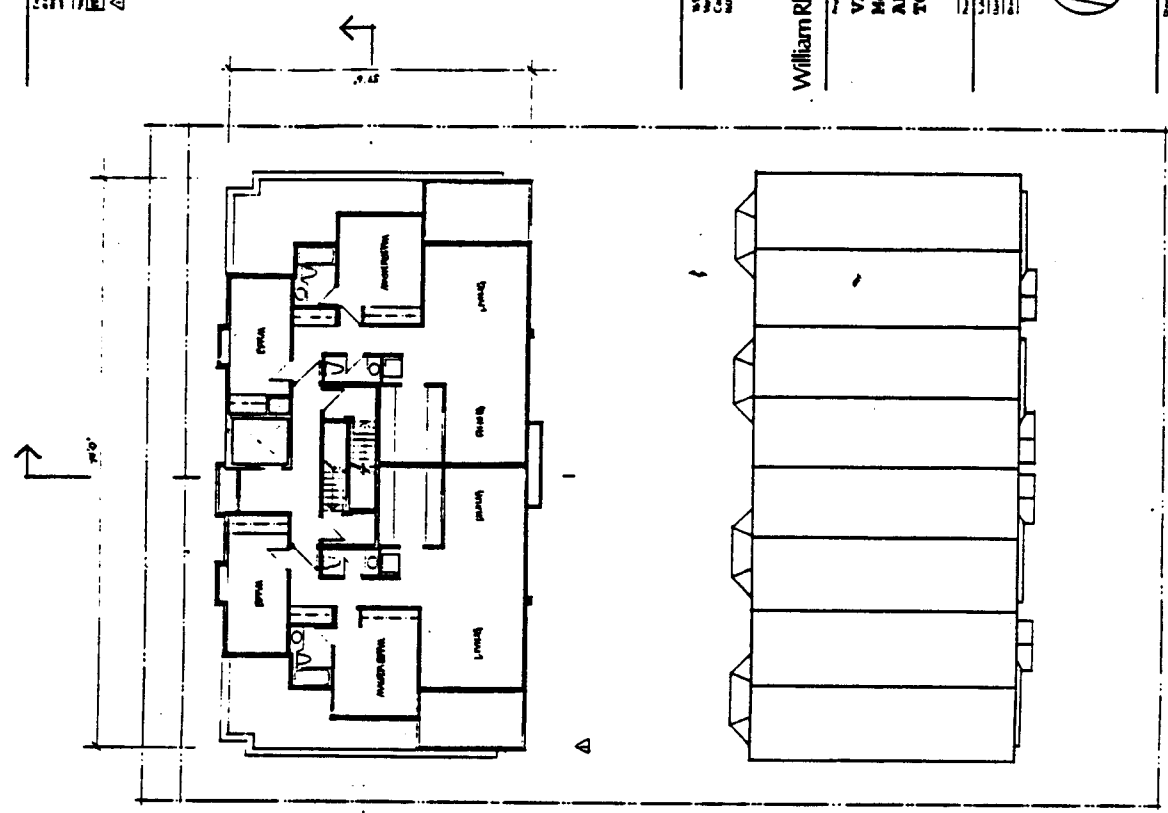
WILLIAM RHONE ARCHITECTS
1111 14th Street, N.W.
Atlanta, Georgia 30309
Phone: 404.525.1111
Fax: 404.525.1112

William Rhone Architects
Project:
VANNES &
MCHARDY
APARTMENTS/
TOWNHOUSES

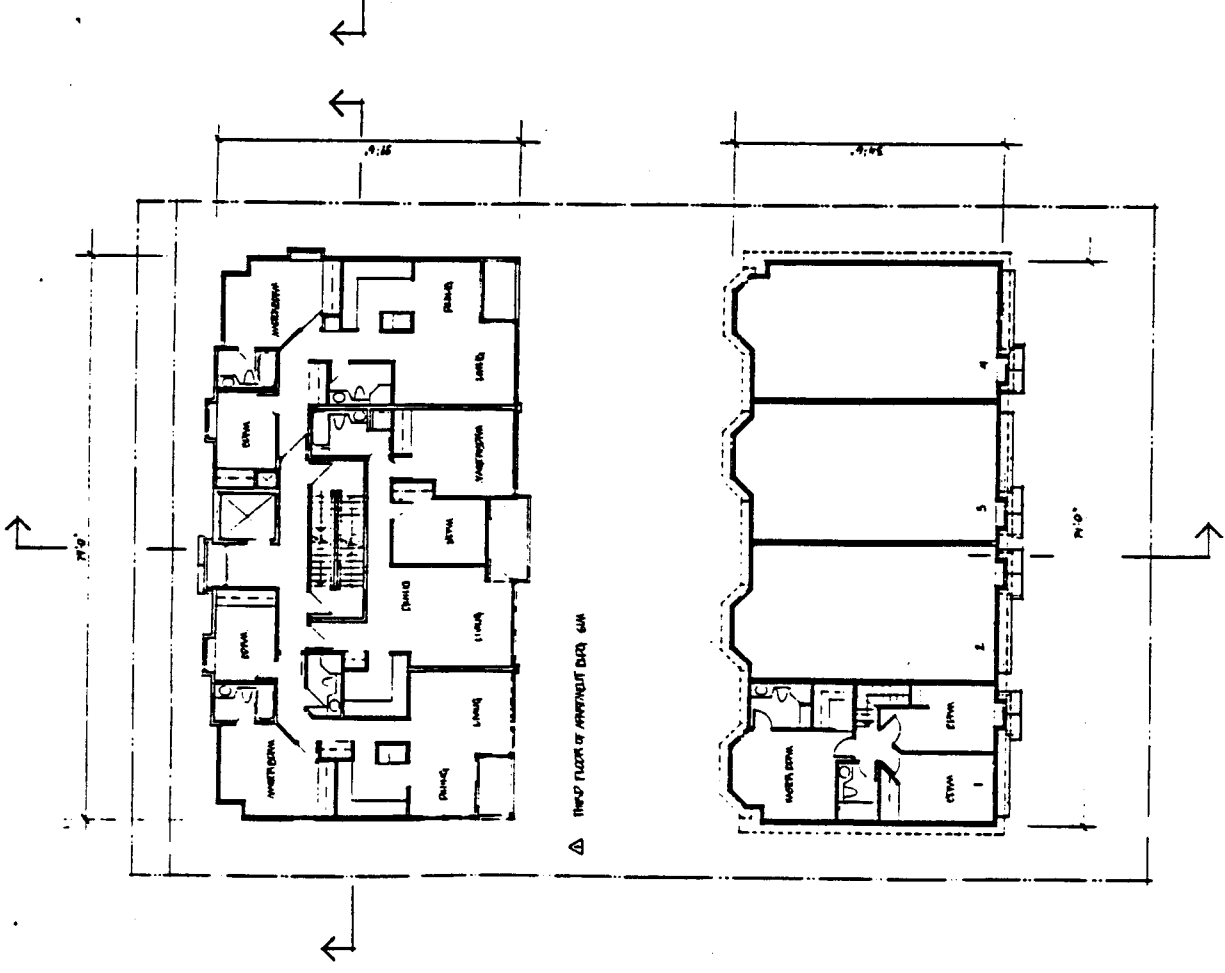
Sheet No. 203
Date: 11/11/03
Scale: 1/8" = 1'-0"
Drawn: J.W. / Checked: J.W.



SECTION
SECOND
THIRD
FLOOR
2

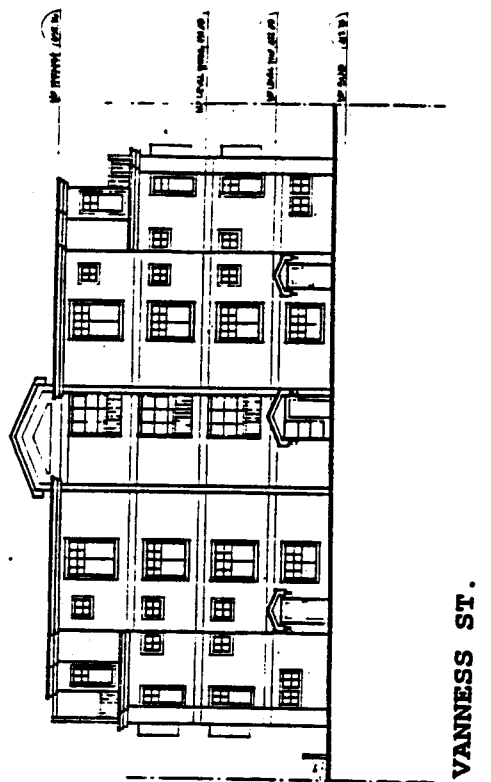


FOURTH / ROOF



SECOND FLOOR

1. All elevations shall be drawn to scale unless otherwise noted.
2. All elevations shall be drawn to scale unless otherwise noted.
3. All elevations shall be drawn to scale unless otherwise noted.
4. All elevations shall be drawn to scale unless otherwise noted.
5. All elevations shall be drawn to scale unless otherwise noted.

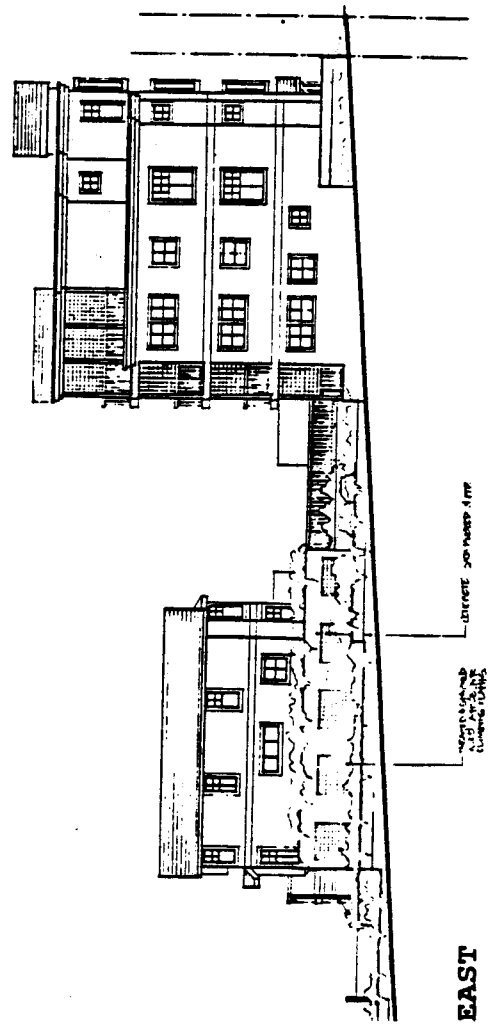
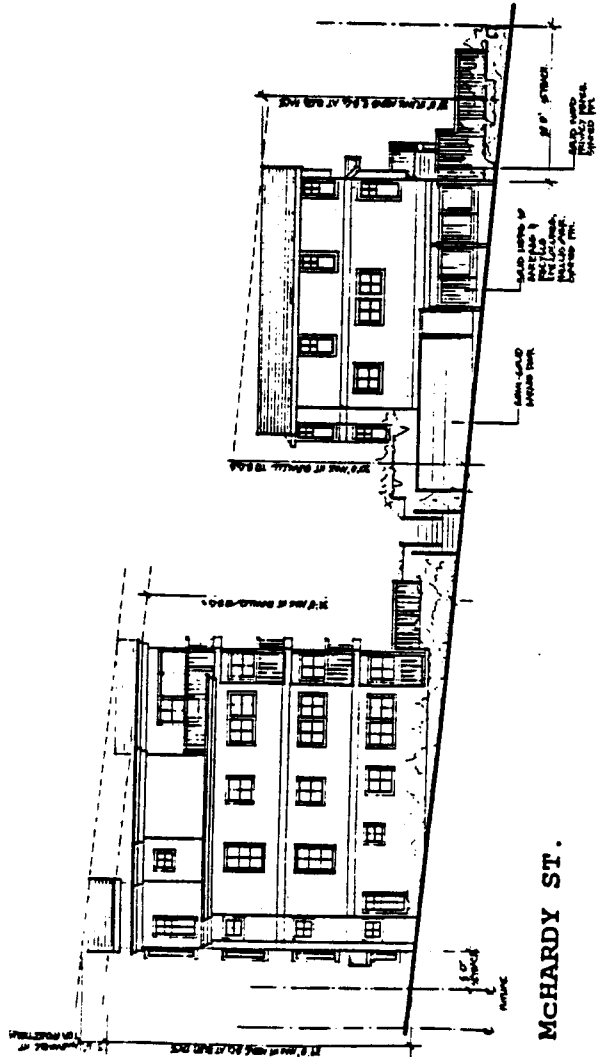
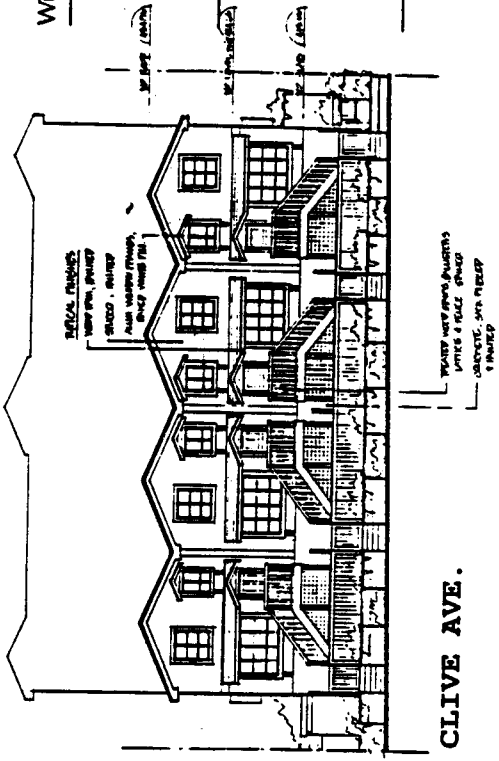


31-333 Vanness Street
Montreal, Quebec H3T 1V7
Canada V6B 2T6
Montreal 316

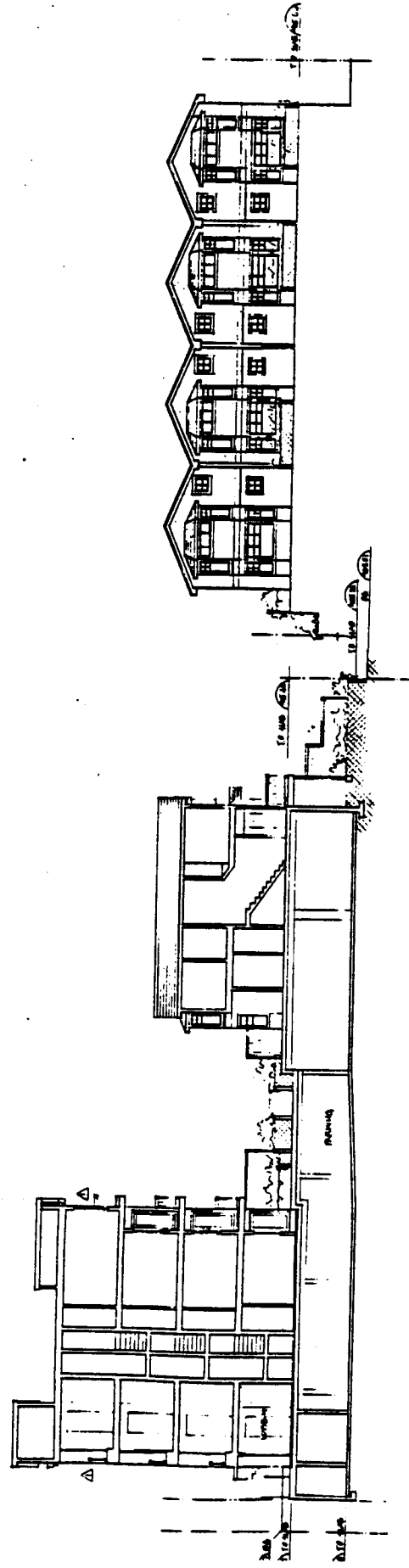
William Rhone Architects
Project:
VANNESS & MCHARDY APARTMENTS/TOWNHOUSES

Scale: 1/8" = 1'-0"
Date: 05/11/10
Drawing No: 101

ELEVATION
3



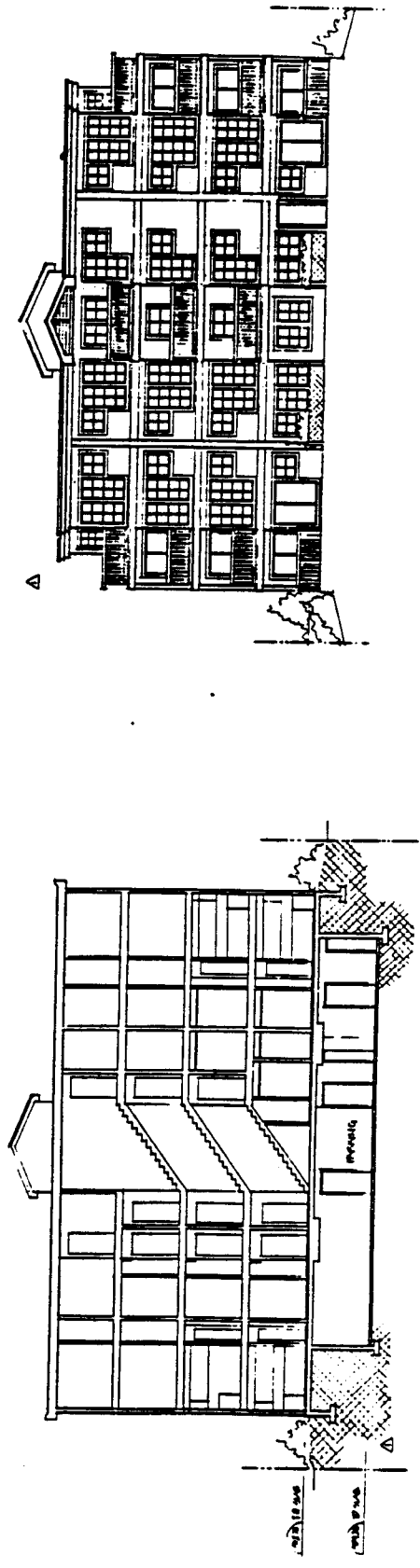
1. The architect shall be responsible for the design and construction of the building and shall be responsible for the coordination of the building with the existing building.



LONGITUDINAL SECTION

SOUTH COURT ELEVATION

2. The architect shall be responsible for the design and construction of the building and shall be responsible for the coordination of the building with the existing building.



CROSS SECTION

NORTH COURT ELEVATION

William Rhone Architects

Project Number: 1000
 Date: 10/1/00
 Drawn: JLR
 Checked: JLR

SECTION
ELEVATION

4

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,
5836, 5852, 6272, 6310, 6312, 6313, 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,

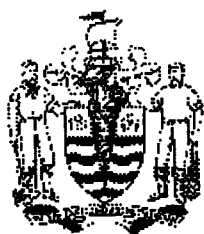
THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- 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.

* * * * *



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[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

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

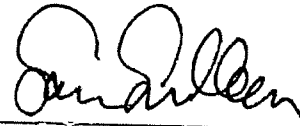
THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

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.