

CD-1 (219)

Back-up Notes Summary Page

3235-3295 Clive Avenue
4914-4928 Spencer Street
3206-3254 Vanness Avenue

BY-LAWS

CD-1 (219) - By-law No. 11640 and any subsequent amending by-laws

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=11640

http://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=6322

Consequential By-laws

Sign No. 6322 <https://bylaws.vancouver.ca/sign/schede.pdf>

POLICIES and GUIDELINES

Joyce-Collingwood Station Precinct Plan (2016) <http://vancouver.ca/files/cov/joyce-collingwood-stationprecinct-plan-2016-07-20.pdf>

Transportation 2040 Plan <http://vancouver.ca/files/cov/transportation-2040-plan.pdf>

Renfrew-Collingwood Community Vision (2004) <http://vancouver.ca/docs/planning/renfrew-collingwood-community-vision-full-report.pdf>

Joyce Station Area Plan Summary (1987) <http://guidelines.vancouver.ca/j003.pdf>

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

PH Date February 11, 1988

Summary – to permit single-family dwelling, two-family dwelling, multiple dwelling, or convenience commercial retail to be constructed, with respective FSR limitations, acoustic requirements, and design guidelines for each.

By-law enacted on March 22, 1988

PH Date September 20, 2016 - Item # 3- <http://council.vancouver.ca/20160920/pha20160920ag.htm>

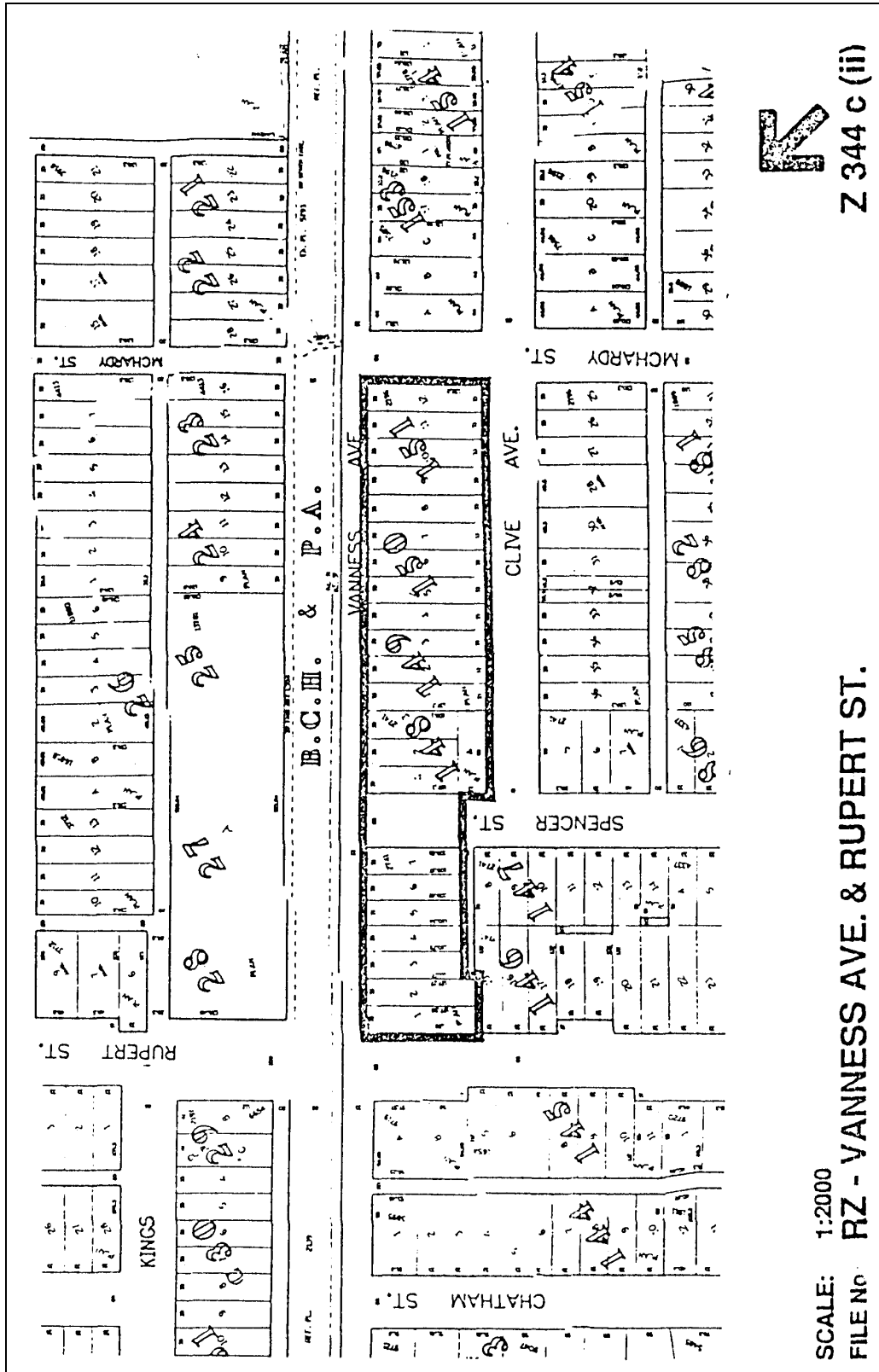
Summary – to amend the existing CD-1 (219) as part of the implementation of the Joyce-Collingwood Station Precinct Plan

By-law enacted on October 4, 2016

Backup Notes

By-law No. 6322 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."

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.

<u>ITEMS CONSIDERED</u>	<u>ITEMS CONSIDERED</u>
<u>Pervious</u>	<u>Impervious</u>
- Grass	- Buildings
- Gardens	- Concrete
- Decorative Stone	- Black Top
Driveways and Walkways	- Asphalt
(Gravel size or smaller)	- Wood
- Turfstone Pavers for	- Wooden Decks
Driveways (use % of pervious	with spaces between
area in the pavers)	the slats to pervious
- Overhangs such as Bay Windows	ground beneath
with 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-stories high;
- guidelines call for submission of view analysis with the development permit application, to safeguard view corridors.

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

Clause 2 continued

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

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

3. Rezoning - Joyce Station Area

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

REZONING: LOCATION - JOYCE STATION AREA:

SITE B - VANNESS AVENUE AND MCHARDY STREET

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

*
219
*

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 ¾ 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.

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.

#219
Vanness Ave. & Rupert St.

Joyce Station Area
Vanness Avenue and Rupert Street

BY-LAW NO. 6322

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(ii) 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;
 - Convenience commercial retail (which means any retail store, business or retail-type service activity, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to section 3.4 below.
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 1.20, 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.
- 3.4 Where any site consists of or includes the legal parcel adjoining Rupert Street, a maximum of 186 m² (2,000 sq. ft.) of convenience commercial retail floor space may be substituted for an equal amount of residential floor area, provided that:
- (a) the convenience commercial retail floor area is located on the ground floor and oriented towards Rupert Street; and
 - (b) the convenience commercial retail floor area is wholly situated within 30.2 m (99 ft.) of the site boundary abutting Rupert Street.

4. Site Area

The minimum site area for a multiple dwelling shall be 790 m² (8,500 sq. ft.), except as specified in clause (b) 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 area outlined on Schedule "A" where he is satisfied that the proposed development will provide a good transition between the ALRT guideway and the scale of one-family dwellings adjacent to the site across Clive Avenue and across the lane between Rupert and Spencer Streets.

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;
- (d) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units within the proposed development and on adjacent lands.

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 McHardy Street for that portion of the site between McHardy and Spencer Streets, and from the lane between Spencer and Rupert Streets for the balance of the site.

10. Off-street Loading

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

11. 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.

12. 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

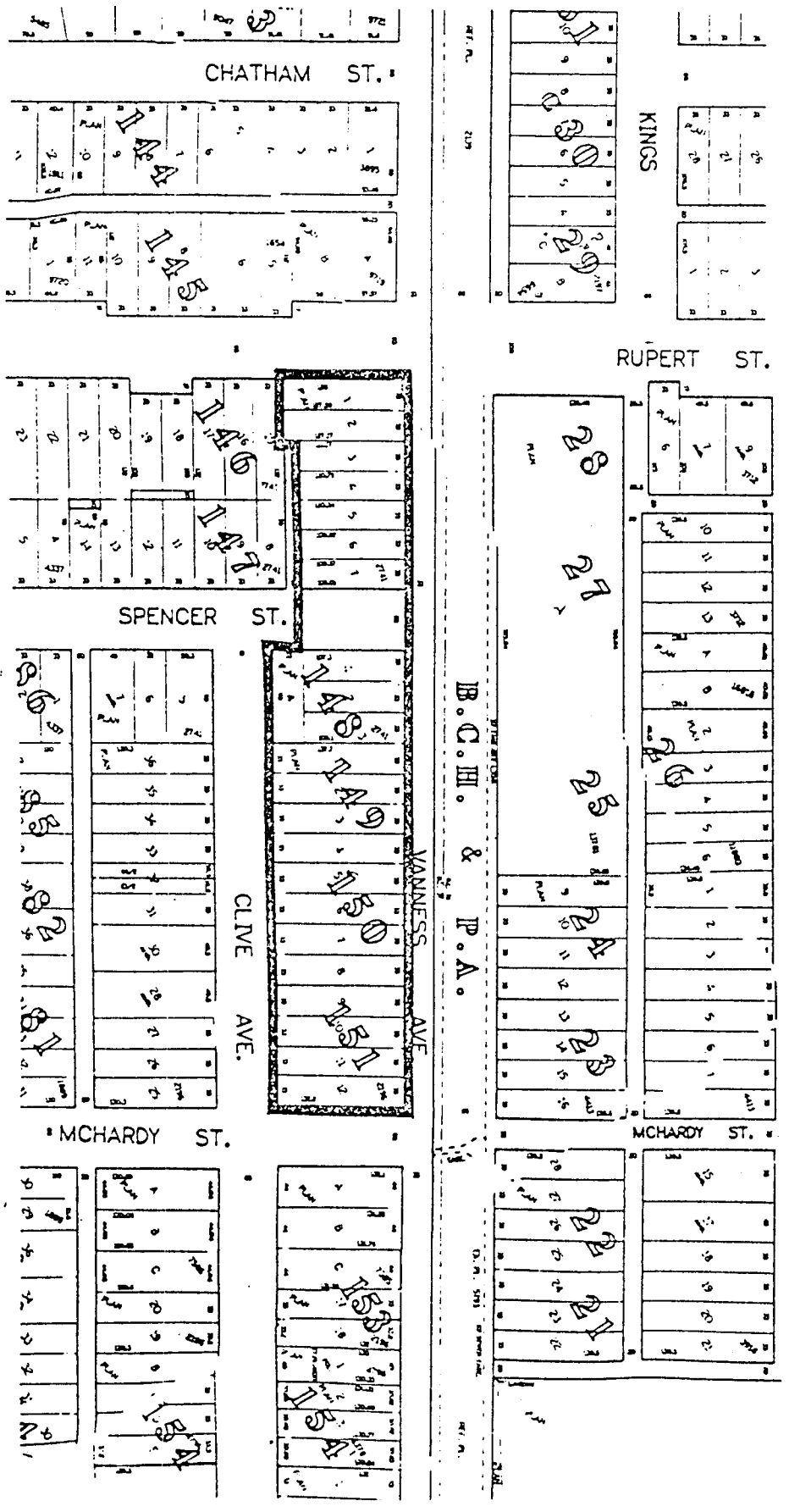
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 22nd day of March, 1988, and numbered 6322.

CITY CLERK"

BY-LAW No. 6322 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED: FROM RS-1 TO CD-1

SCHEDULE A



SCALE: 1:2000
FILE NO: RZ - VANNESS AVE. & RUPERT ST.

Z 344 c (ii)

**JOYCE STATION AREA
GUIDELINES FOR CD-1
BY-LAW NO. 6322**

- VANNESS AVENUE AND
RUPERT STREET SITE

Adopted by City Council March 22, 1988



CONTENTS

1	APPLICATION AND INTENT.....	1
2	GENERAL DESIGN CONSIDERATIONS	2
2.1	Site Context	2
2.3	Orientation	3
2.4	View	5
2.6	Light and Ventilation	5
2.8	Noise	5
2.9	Privacy	7
2.13	Parking	8
3	USES	8
3.1	Multiple Dwelling: Locked In Lot	8
4	GUIDELINES PERTAINING TO THE REGULATIONS OF THE <u>ZONING AND DEVELOPMENT</u> <u>BY-LAW</u>	9
4.2	Frontage	9
4.3	Height	10
4.4	Yards	11
5	ARCHITECTURAL COMPONENTS	13
5.1	Roofs	13
5.2	Windows	13
5.3	Entrances	14
5.4	Balconies	14
5.5	Exterior Walls and Finishes	15
7	OPEN SPACE	15
8	LANDSCAPING	16
	STORM WATER STORAGE	17
	APPENDIX	17
	Submission Requirements	17

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

JOYCE STATION AREA
GUIDELINES FOR CD-1 BY-LAW
VANNESS AVENUE AND RUPERT STREET SITE

1 APPLICATION AND INTENT

These guidelines should be used in conjunction with the CD-1 By-law for multiple residential developments on the Vanness Avenue and Rupert Street site, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to Chapter 4: New Residential Development Opportunities and Chapter 9: Implementation and Joyce Urban Design Principles in the Joyce Station Area Plan.

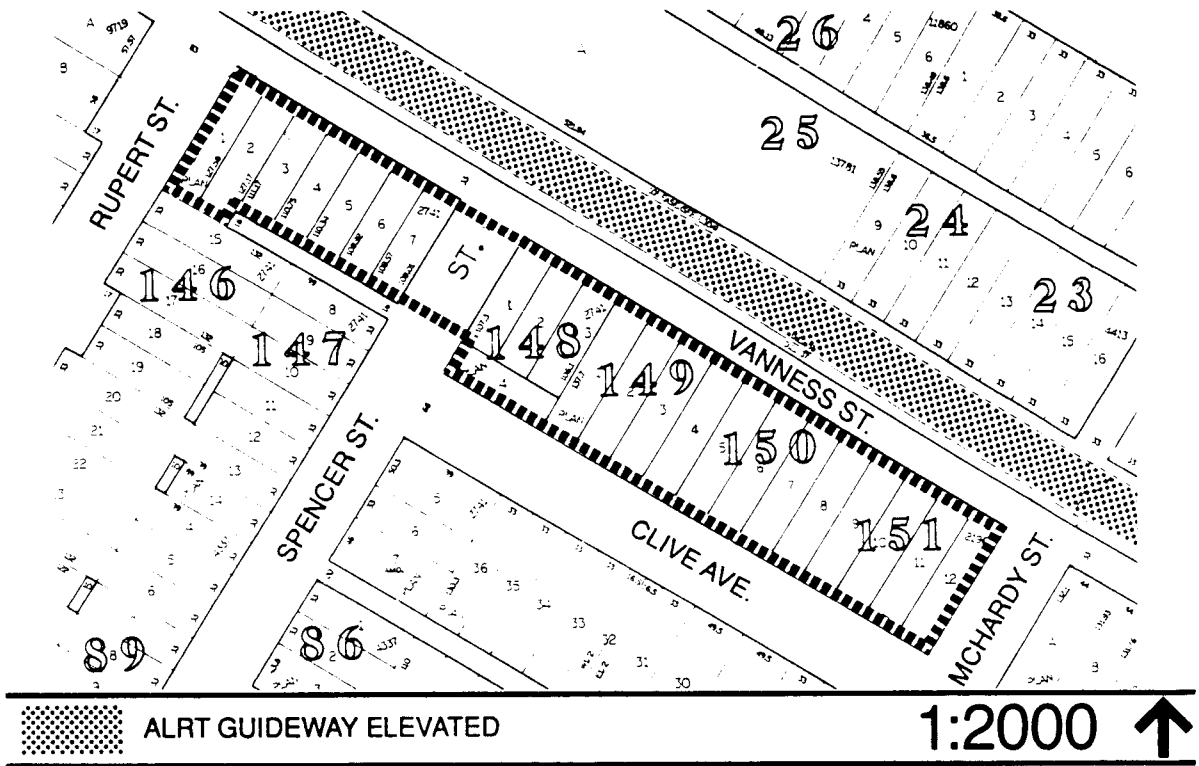
The ALRT redevelopment sites are mainly located in established single-family neighbourhoods. Most sites are also adjacent to and physically impacted by the ALRT system or busy arterial streets. The major guideline objectives are:

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

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

The intent in developing the Vanness Avenue and Rupert Street site is to provide multiple housing that can deal with the impact of the ALRT system. This housing should also create a noise and visual buffer between the ALRT guideway and nearby single-family homes. It should be scaled to fit into the area and should create a frontage character for both Vanness and Clive Avenues. A neighbourhood grocery store should be considered in conjunction with new residential development on the corner of Rupert Street and Vanness Avenue.

Figure 1. Joyce Station Area - Vanness Avenue and Rupert Street Site.



2 GENERAL DESIGN CONSIDERATIONS

2.1 Site Context

The site is located in a stable residential area with single-family homes located to the south. Most of the site fronts on both Vanness and Clive Avenues and is bordered by the elevated ALRT guideway and B.C. Parkway on the north side of Vanness Avenue. Another CD-1 zoned residential site is located to the east along Vanness Avenue.

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

OBJECTIVE:

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

This can be achieved by:

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

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

2.3 Orientation

The elevated ALRT guideway creates privacy and noise problems which limit the orientation of new development. The neighbourhood subdivision pattern results in most existing homes, except those between Rupert and Spencer Streets, being oriented north or south. The site is oriented north-south fronting on both Vanness and Clive Avenues except that portion between Rupert and Spencer which backs onto a lane and the sideyards of adjacent single-family homes. New development provides the opportunity to help limit ALRT impacts on the neighbourhood, provide a neighbourly orientation to nearby single-family homes and reinforce the existing development pattern.

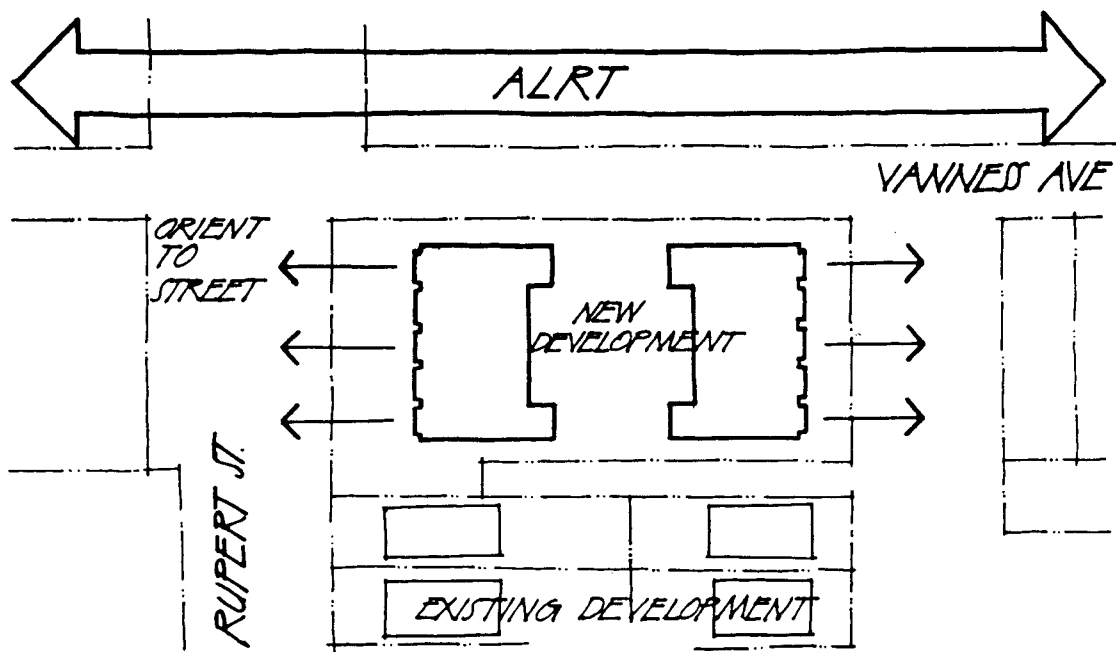
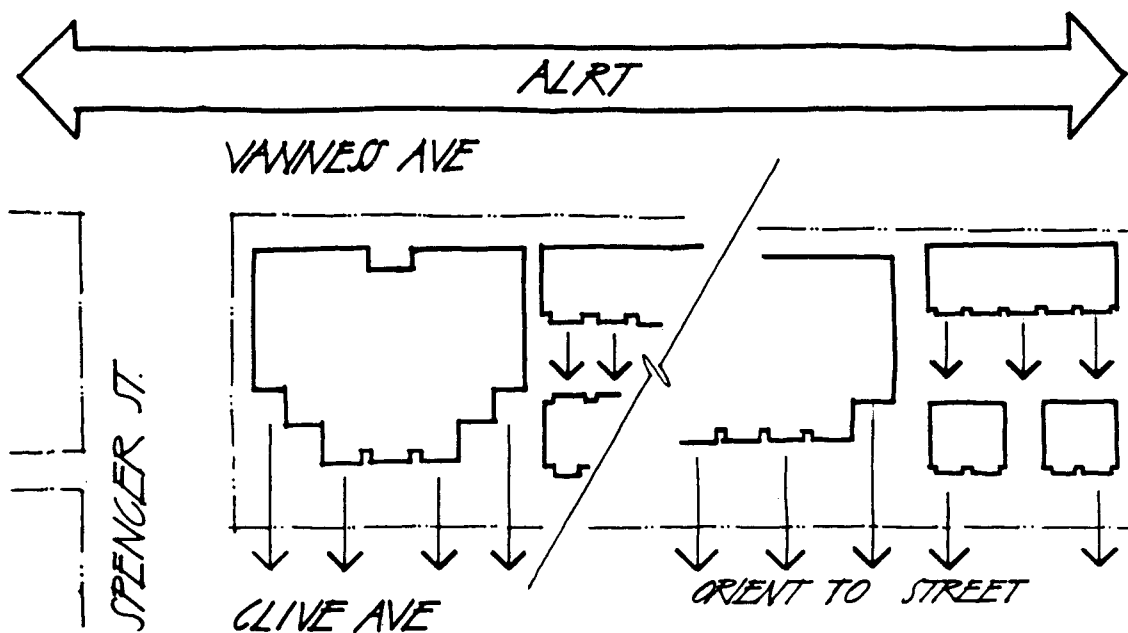
OBJECTIVE:

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

This can be achieved by:

- (a) Orienting new development east of Spencer Street away from the ALRT guideway and towards Clive Avenue.
- (b) Orienting new development west of Spencer Street away from the ALRT guideway and the sideyards of adjacent single-family homes and towards Rupert and Spencer Streets. Internal locked in lots will, out of necessity, orient towards Vanness Avenue and must be designed to deal with ALRT impacts.
- (c) Limiting orientation towards Vanness Avenue but ensuring that a frontage character is provided.

Figure 2. Suggested Orientation for New Development.



2.4 View

Views are a major amenity in residential development. Views of the northshore mountains may be possible from the site. However, taking advantage of this view can conflict with mitigating ALRT impacts. New development which takes advantage of this view opportunity must also respect views from homes to the south.

OBJECTIVE:

New development should take advantage of any potential views without unduly compromising existing views enjoyed by nearby homes or compromising the livability of new dwelling units.

This can be achieved by:

- (a) Ensuring that any opening oriented towards the view is ALRT-tolerant.
- (b) Articulating and providing breaks in roof lines to open up views.

2.6 Light and Ventilation

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

OBJECTIVE:

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

This can be achieved by:

- (a) Maximizing the number of exterior walls with windows for each dwelling unit not impacted by the ALRT.
- (b) Using alternatives to standard windows such as skylights and glass block to allow light through walls facing the guideway.
- (c) Locating dwelling units at or above grade only.
- (d) Minimizing the impact of building massing on present light levels enjoyed by adjacent properties.

2.8 Noise

Low noise levels are a major element in residential liveability. This site is impacted by ALRT noise. The western portion of the site is also affected by traffic on Rupert Street. New development must be noise

tolerant itself and should contribute in reducing noise impacts on the surrounding neighbourhood.

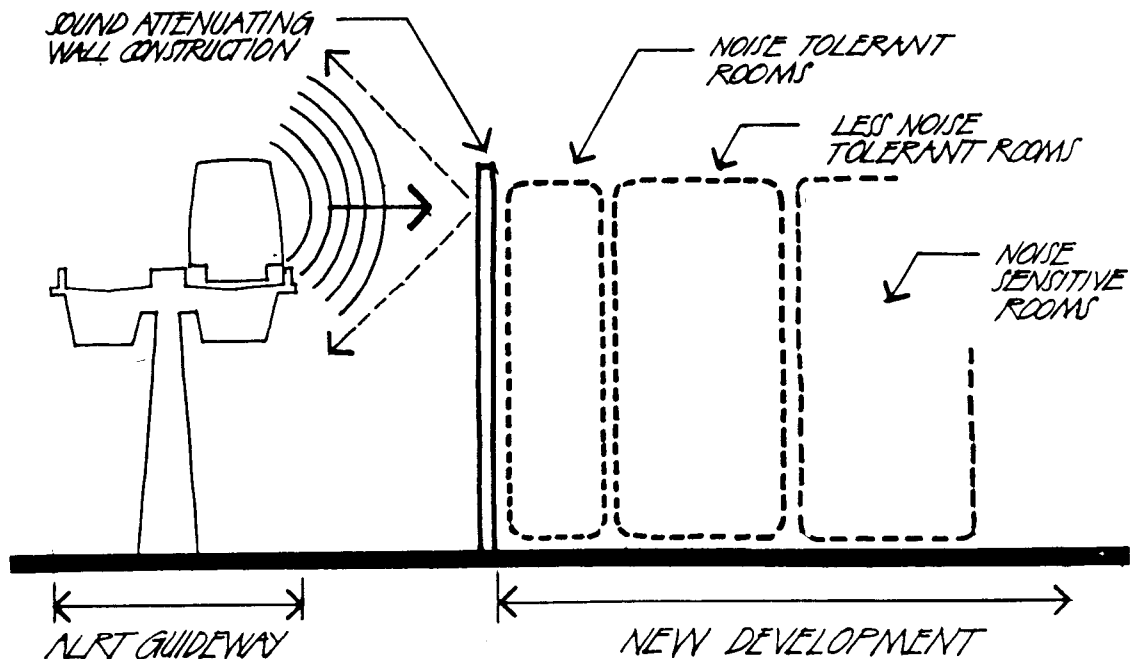
OBJECTIVE:

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

This can be achieved by:

- (a) Locating rooms most affected by noise such as living rooms and bedrooms away from the noise source (Figure 3).
- (b) Locating areas not affected by noise such as stairwells and single loaded corridors between the noise source and dwelling units.
- (c) Using materials and construction methods that limit noise transmission such as masonry construction, double stud insulated walls, triple glazing and glass block.
- (d) Locating noise buffers such as glazed balconies, walls, fences and berms between the noise source and dwelling units.
- (e) Providing alternate ventilation systems such as baffled wall vents.

Figure 3. Example of New Development Responding to Noise Impacts



2.9 Privacy

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

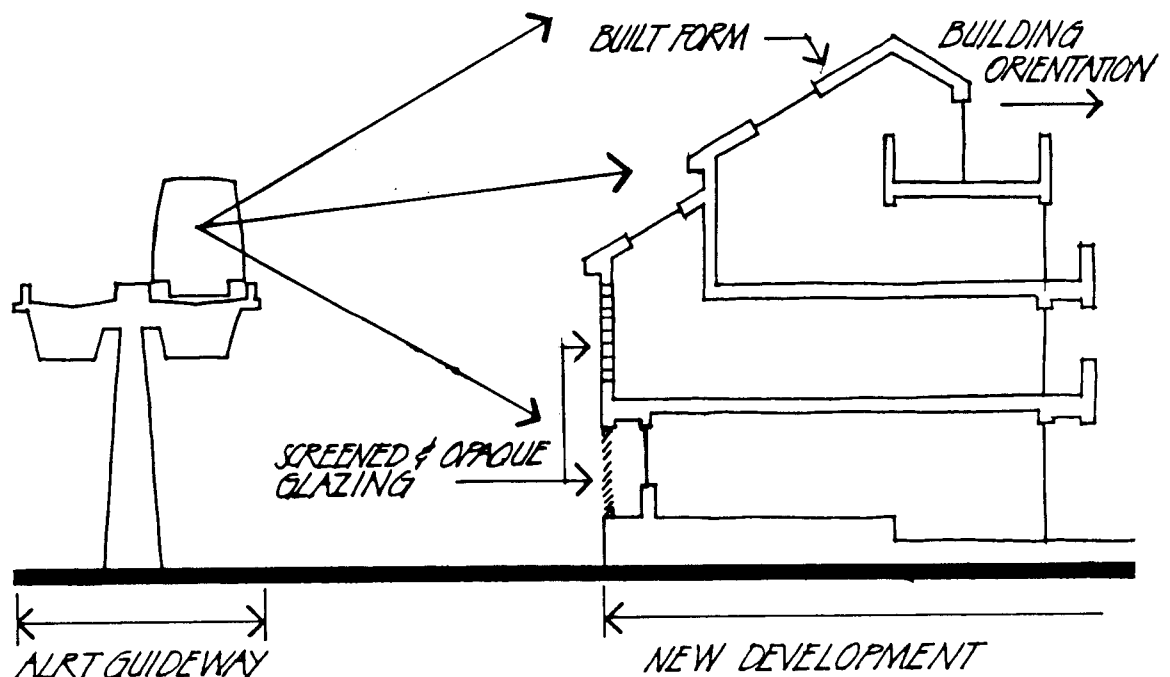
OBJECTIVE:

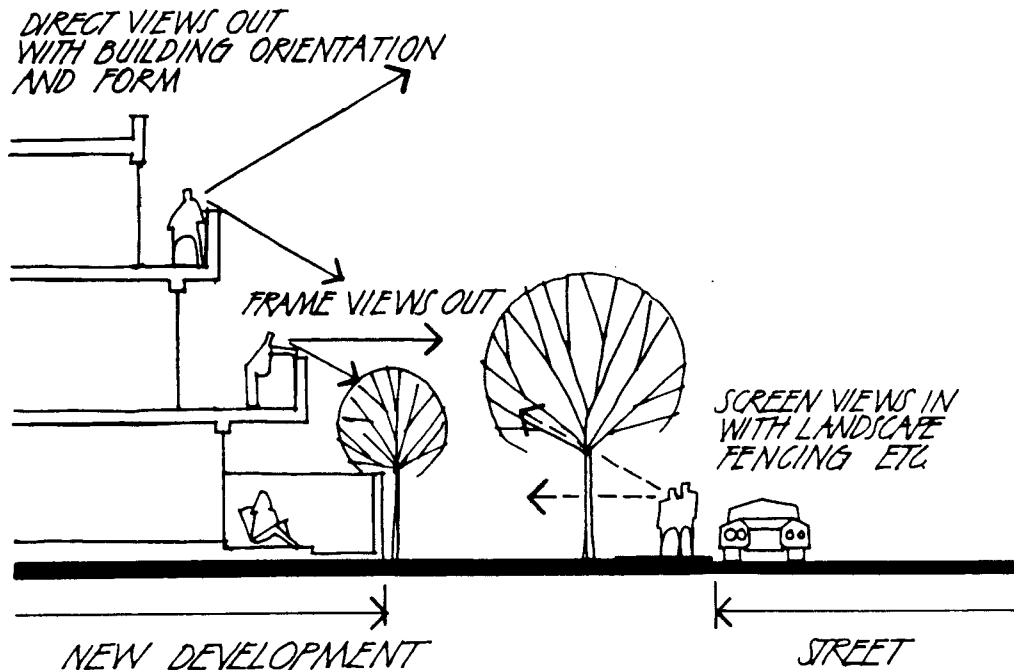
New development should respect and improve existing levels of privacy.

This can be achieved by:

- (a) Using building massing and landscaping to block views from the ALRT into new development and the surrounding neighbourhood.
- (b) Designing and landscaping new development to ensure that the privacy of adjacent sites is not unduly compromised.
- (c) Ensuring that new development has a high degree of individual unit privacy through careful location and treatment of windows and balconies.

Figure 4. Examples of Building Configuration to Ensure Privacy.





2.13 Parking

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

3 USES

3.1 Multiple Dwelling: Locked In Lot

A locked in lot includes:

- (a) A lot left at the end of a block and beside a proposed multiple dwelling; or
- (b) A lot left between an existing and proposed multiple dwelling;

and the site area of the lot would be less than that required by the by-law for development of a multiple dwelling.

Before granting approval for a proposed multiple dwelling which would create a locked in lot, the following process is to be followed in trying to avoid the creation of a locked in lot:

- (a) The owner(s) of the lot to be locked in is advised, via letter from the Planning Department, of the proposed development on the adjacent property and the effect it would have on future redevelopment of their lot, which would be below the minimum site area required for a multiple dwelling.

- (b) The applicant of the proposed multiple dwelling is requested to submit written confirmation of offers to purchase the lot to be locked in. These offers are then sent by the Planning Department to the owner(s) of the lot to be locked in.
- (c) If the owner(s) of the lot to be locked in accepts an offer to purchase, written confirmation of this is to be submitted to the Planning Department.
- (d) If the owner(s) of the lot to be locked in refuses the offers to purchase, written confirmation of this being supplied by the applicant, but does not object to the proposed development creating their locked in lot, the application may proceed.
- (e) If the owner(s) of the lot to be locked in refuses the offer to purchase, written confirmation of this being supplied by the applicant, and objects to the proposed development creating their locked in lot, Planning Department staff are then to meet with the owner(s) and the applicant of the proposed development to seek resolution.
- (f) If resolution is not obtained, the Director of Planning is to draw the matter to the attention of Council in presenting the proposed development for approval of the form of development.

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

4.2 Frontage

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

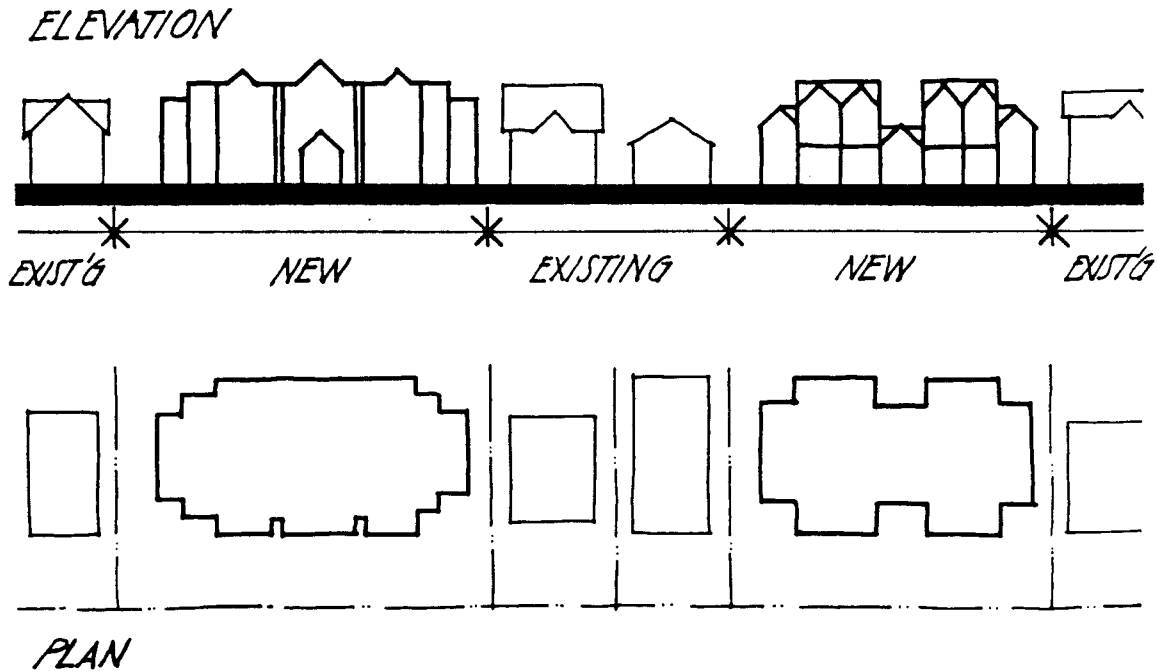
OBJECTIVE:

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

This can be achieved by:

- (a) Visually breaking facades on multi-lot development into smaller individual components.
- (b) Articulating building facades to express individual units.

Figure 5. Example of New Development Creating Frontage Character.



4.3

Height

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

OBJECTIVE:

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

This can be achieved by:

- (a) Locating the highest building elements adjacent to the ALRT guideway.
- (b) Providing variations in height to create visual interest.
- (c) Scaling development down to the existing neighbourhood height as the distance from the ALRT increases.
- (d) Reducing the height of new multi-lot development when next to a single-family house.

4.4 Yards

Yards are an important element that create scale and character for an area. Most single-family homes in the neighbourhood have typical front yards of 6.1 to 7.3 metres (20 to 24 feet) and 1.0 metre (3 foot) side yards. Typical rear yards are 7.6 metres (25 feet). Front yards provide a continuous strip of open space on the street edge while rear yards provide private outdoor open space. The issue of providing setbacks from the ALRT guideway is complex and requires consideration of the benefits to site development and impact mitigation.

OBJECTIVE:

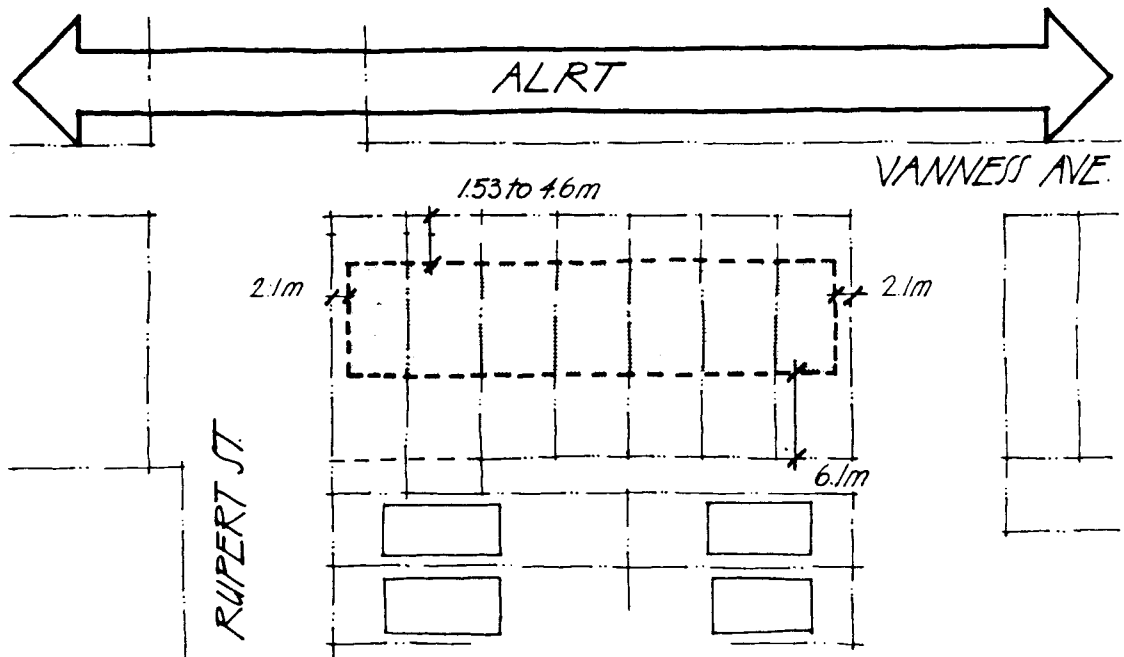
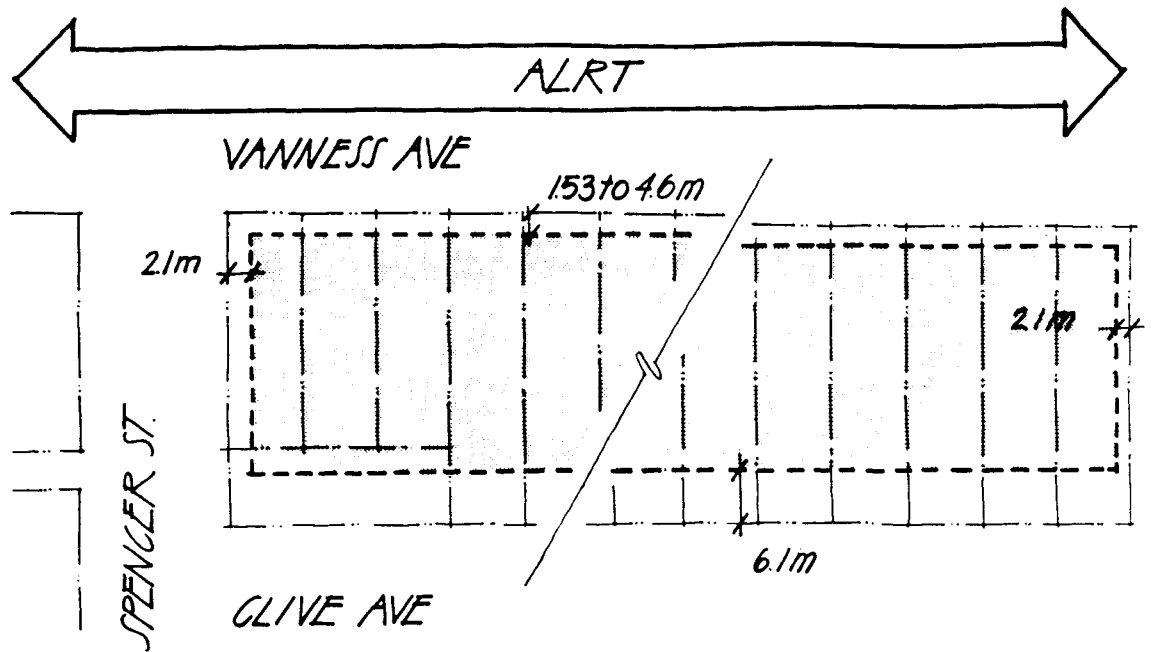
New development should use building setbacks that respond to ALRT impacts and respect and continue the existing yard rhythm and character of the neighbourhood.

In the case of a multiple dwelling containing four or more units, this can be achieved by:

- (a) Providing a 6.1 metre (20 foot) setback along Clive Avenue and the lane between Spencer and Rupert Streets (Figure 6).
- (b) Providing a minimum 1.53 metre (5 foot) or maximum 4.6 metre (15 foot) setback along Vanness Avenue. This can be done when the walls facing the ALRT guideway have been designed to reduce noise and ensure privacy. This permits more flexible site planning, provides more useable open space and orients more units away from the ALRT.
- (c) Providing a minimum 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 point on the side property line provided however that the Director of Planning may, after consultation with the adjacent property owner, relax this setback 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.

In the case of a multiple dwelling on a locked-in lot, the preceding guidelines shall apply except that sideyards need only be a minimum 10% of site width to a maximum of 1.53 metres (5 feet).

Figure 6. Suggested Setbacks for the Vanness Avenue and Rupert Street Site.



5 ARCHITECTURAL COMPONENTS

5.1 Roofs

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

OBJECTIVE:

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

This can be achieved by:

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

5.2 Windows

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

OBJECTIVE:

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

This can be achieved by:

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

5.3 Entrances

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

OBJECTIVE:

New development should emphasize entrances.

This can be achieved by:

- (a) Providing individual grade access to as many dwelling units as possible.
- (b) Creating visual interest by the use of porches, staircases, entrance roofs and door detailing.
- (c) Locating and designing lobbies to be clearly visible and directly accessible from the street.

5.4 Balconies

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

OBJECTIVE:

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

This can be achieved by:

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

5.5 Exterior Walls and Finishes

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

OBJECTIVE:

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

This can be achieved by:

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

7 OPEN SPACE

Open space is a major element in creating character and liveability in residential areas. Surrounding single-family homes provide open space in their front and rear yards. New development at a higher density will likely provide open space in the form of large communal spaces or patios and balconies.

OBJECTIVE:

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

This can be achieved by:

- (a) Defining open space by the careful siting and massing of buildings rather than it being left over areas resulting from the building design.
- (b) Providing alternatives to ground floor open space when site coverage is greater than 50% such as large balconies and roof decks.
- (c) Providing private open space directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.
- (d) Suitably screening any open space affected by ALRT and traffic impacts to reduce noise and ensure privacy.

- (e) Setting back any privacy fencing from the property line to ensure the visual continuity of the open space along the street. Any fencing should be designed to promote casual neighbourhood surveillance from the street by permitting some view of the dwelling unit without sacrificing privacy.

8

LANDSCAPING

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

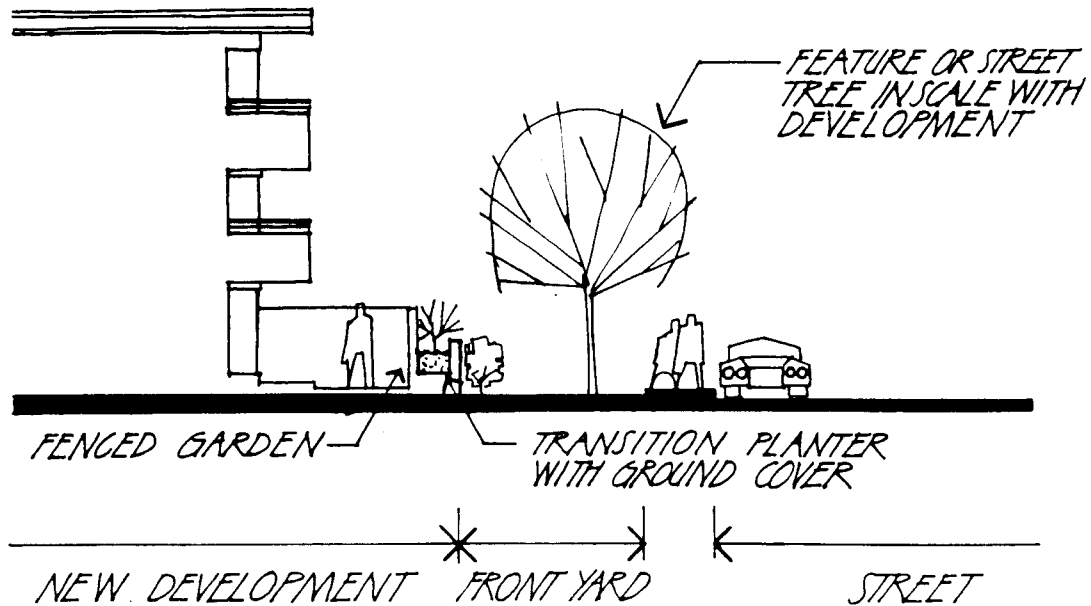
OBJECTIVE:

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

This can be achieved by:

- (a) Ensuring that new landscaping is compatible with the existing neighbourhood character.
- (b) Providing landscaped balconies, patios and roof decks.
- (c) Using landscape treatments adjacent to the ALRT guideway to visually screen new development and soften the impact of continuous building walls.
- (d) Layering landscaping materials to achieve an appropriate interface along the street (Figure 7).
- (e) Providing consistent boulevard trees in agreement with the City Engineer to visually tie the neighbourhood together.

Figure 7. Suggested Street Edge Landscape Treatment.



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.

<u>Pervious</u>	<u>Impervious</u>
<ul style="list-style-type: none"> - Grass - Gardens - Decorative Stone Driveways and Walkways (Gravel size or smaller) - Turfstone Pavers for Driveways (use % of pervious area in pavers) - Overhangs such as Bay Windows with pervious ground beneath 	<ul style="list-style-type: none"> - Buildings - Concrete - Black Top - Asphalt - Wood - Wooden Decks with spaces between the slats to pervious ground beneath - Swimming Pools - Concrete/Brick Pavers - Gravel Driveways

APPENDIX

Submission Requirements

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

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

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"

ADMINISTRATIVE REPORT

Date: April 30, 1999
Author/Local: May Cho/6496
RTS No. 00701
CC File No. 2609
Council: May 18, 1999

TO: Vancouver City Council
FROM: Director of Central Area Planning on behalf of Land Use and
Development
SUBJECT: Form of Development: 3298 Vanness Avenue

RECOMMENDATION

THAT the form of development for the CD-1 zoned site known as 3298 Vanness Avenue be approved generally as illustrated in the Development Application Number DE403961, prepared by Gomberoff, Policzer, Bell, Lyon and stamped "Received, City Planning Department February 5, 1999", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no applicable Council policy except that Council did approve in principle the form of development for this site when the rezoning was approved, following a Public Hearing.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site.

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 11, 1988, City Council approved a rezoning of this site from RS-1 One-Family Dwelling to CD-1 Comprehensive Development District. Council also

approved in principle the form of development for these lands. CD-1 By-law Number 6322 governing the subject site was enacted on March 22, 1988. Companion Guidelines (Joyce Station Area Guidelines for CD-1 By-law No. 6322 - Vanness Avenue and Rupert Street Site) were also adopted by Council resolution at that time.

At a subsequent Public Hearing on September 12, 1995, Council approved amendments to balcony enclosures and acoustic requirements. These amendments (By-law Nos. 7574 and 7575) were enacted on January 11, 1996.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the rezoning, the Director of Planning approved Development Application Number DE403961. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

The proposal involves the construction of a two-storey multiple dwelling containing nine dwelling units and a four-storey multiple dwelling containing 21 dwelling units with one level of underground parking having vehicular access from McHardy Street. Of the 30 dwelling units, eight will be leased to market tenants, twelve to tenants at various levels of subsidy, and ten to clients of the Coast Foundation Society. These latter tenants are people with mental disabilities who are stabilized in their medication and are functioning members of the community.

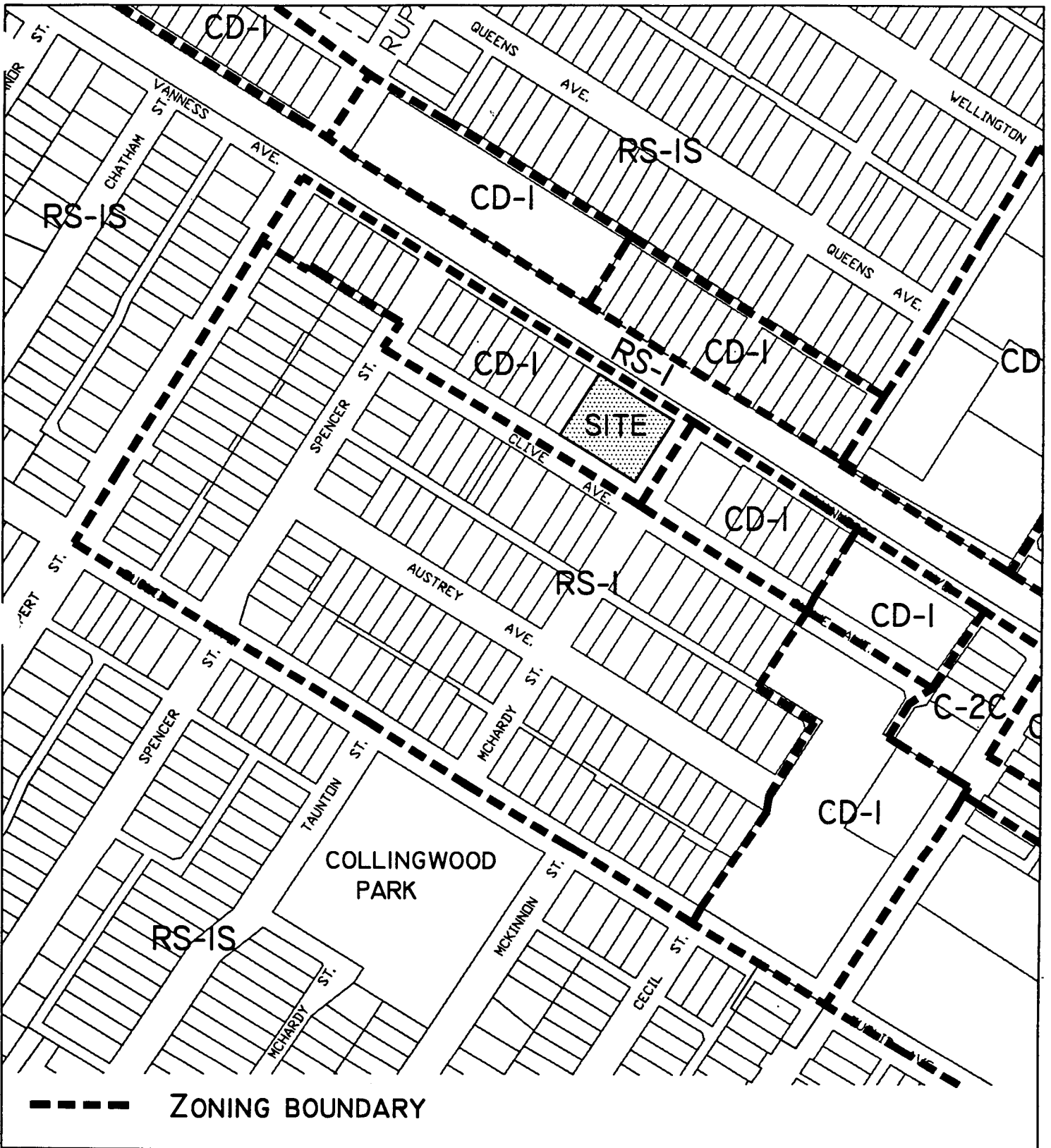
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

CONCLUSION

The Director of Planning has approved Development Application Number DE403961, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



3298 VANNESS AVE. DE 403961

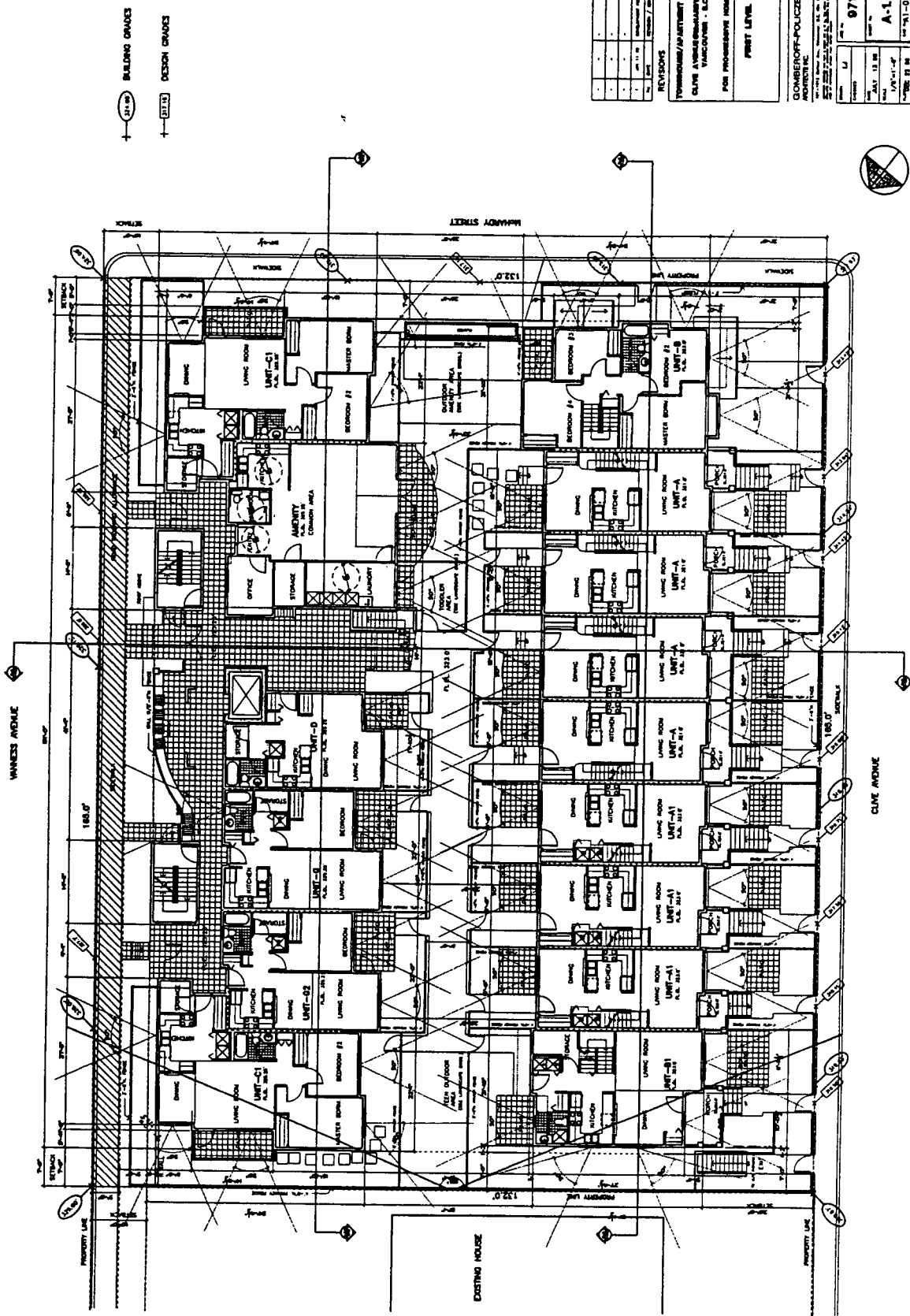
DATE 1999 05 04



DRAWN WGKS

CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:3600



BUILDING DRAINS
 DESIGN DRAINS

REVIEWS	
1	10/11/11
2	10/11/11
3	10/11/11
4	10/11/11
5	10/11/11
6	10/11/11
7	10/11/11
8	10/11/11
9	10/11/11
10	10/11/11

PREPARED BY: ARCHITECT
 CHECKED BY: ARCHITECT
 DATE: 10/11/11

PROJECT NAME: PART LEVEL
 PROJECT NO: 0711
 DRAWING NO: A-102
 SHEET NO: 101-010-010

GOMBERG-POLICER-BELL
 ARCHITECTS
 1000 15th St. N.E.
 Seattle, WA 98102
 TEL: 206.461.1111
 FAX: 206.461.1112



REVISIONS	
No.	Description

PROJECT/APARTMENT NAME
 CLIVE VANNESS/CLIVE STREET
 VANCOUVER, B.C.
 FOR PROGRESSIVE HOMES LTD.

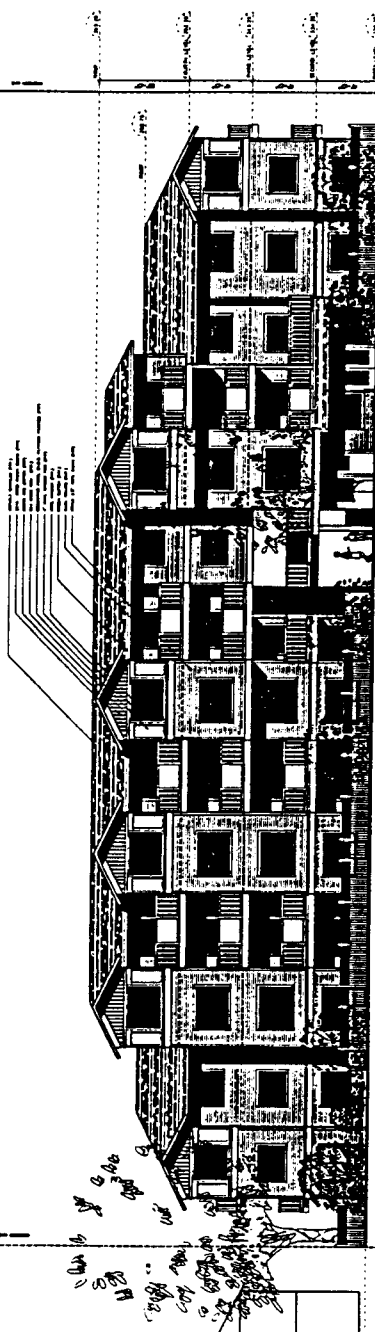
APARTMENT NO.
 ELEVATIONS

GOMBERG-POLCZER BELL
 ARCHITECTS
 222 WEST 11TH AVENUE, VANCOUVER, B.C.

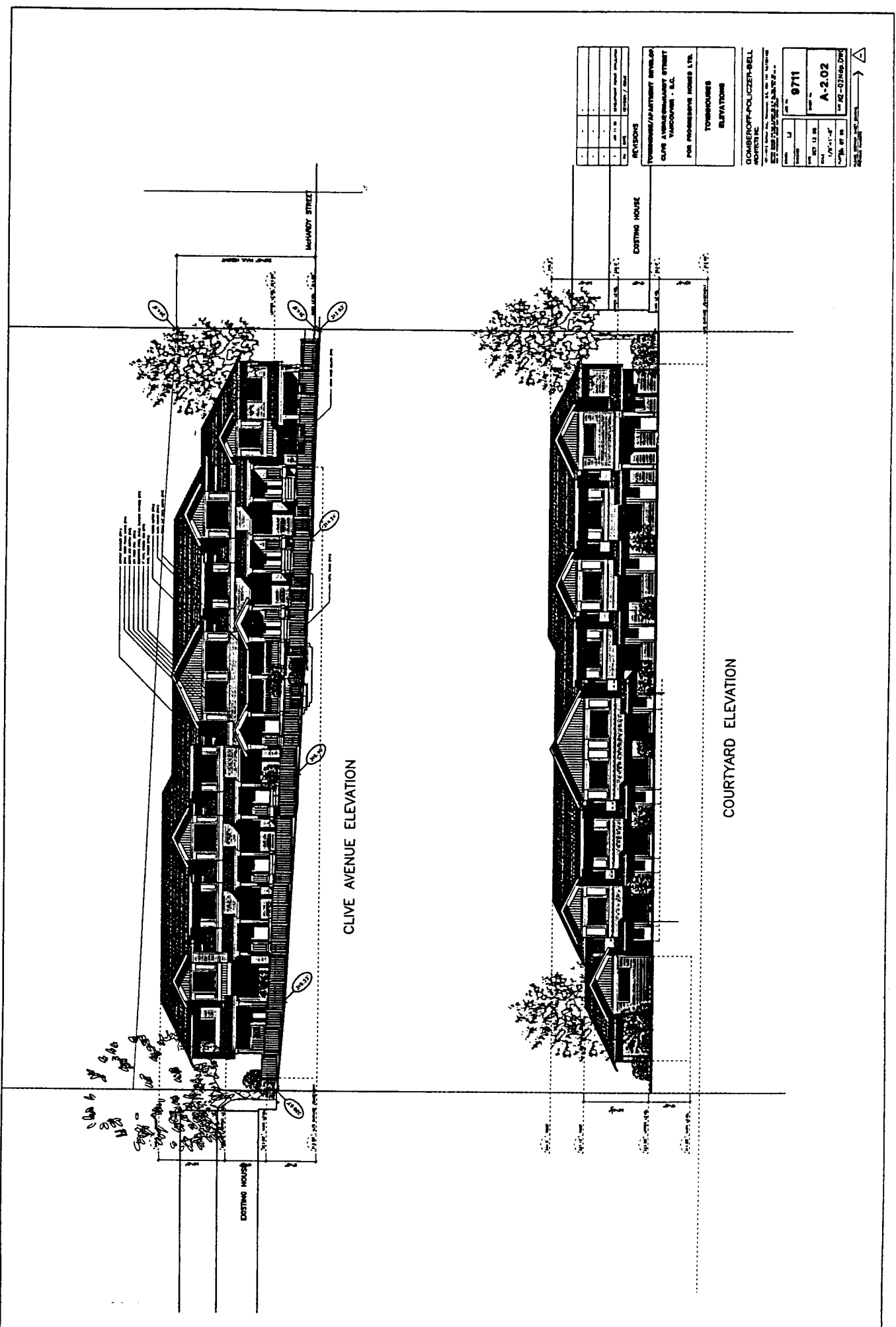
DATE	NO.	BY	SCALE
9/71	9711		
1/8" = 1'-0"	A-2.01		
1/8" = 1'-0"			



VANNESS AVENUE ELEVATION



COURTYARD ELEVATION

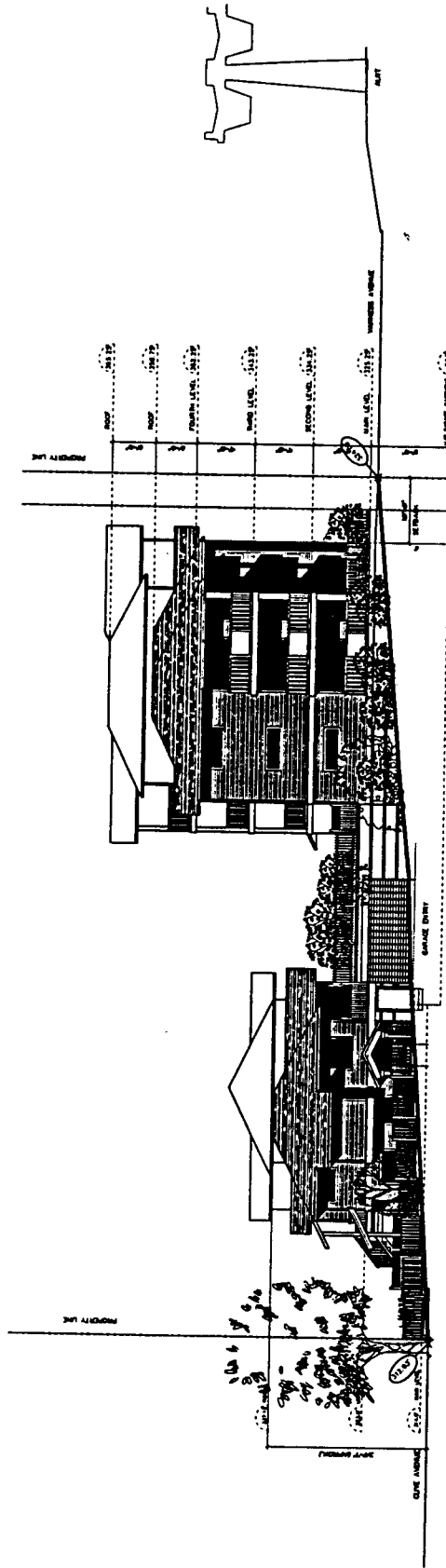


CLIVE AVENUE ELEVATION

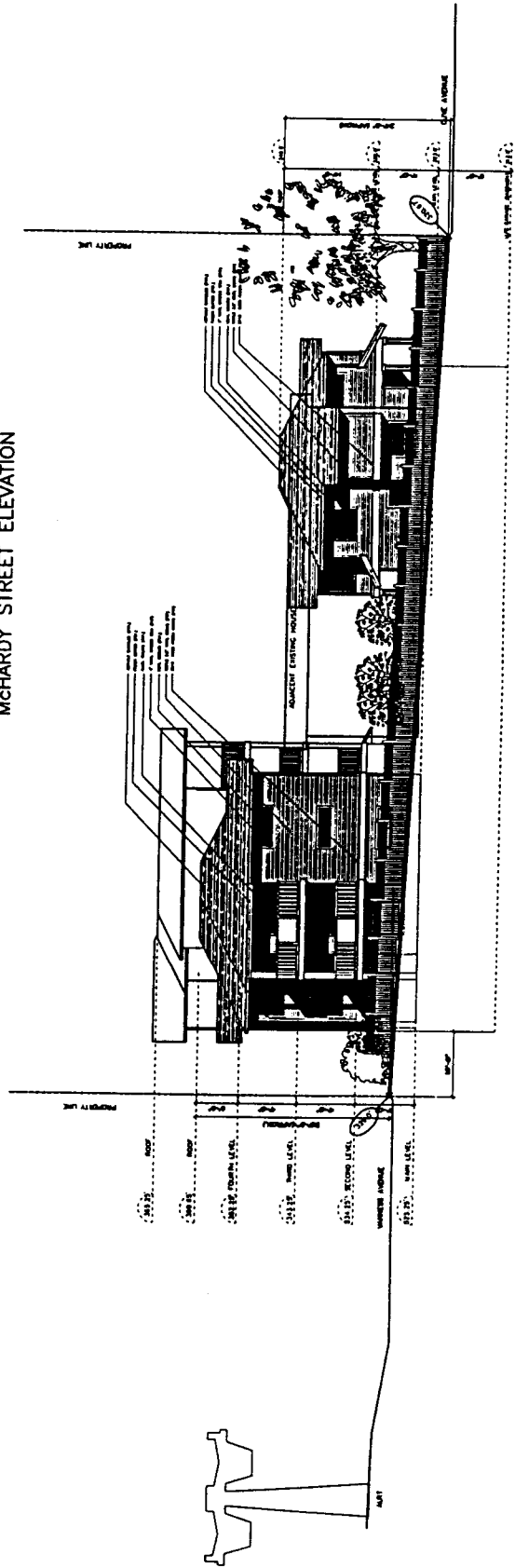
COURTYARD ELEVATION

REVISIONS	
NO.	DATE / DESCRIPTION / BY
1	08/11/18
2	08/11/18
3	08/11/18
4	08/11/18
5	08/11/18
6	08/11/18
7	08/11/18
8	08/11/18
9	08/11/18
10	08/11/18
11	08/11/18
12	08/11/18
13	08/11/18
14	08/11/18
15	08/11/18
16	08/11/18
17	08/11/18
18	08/11/18
19	08/11/18
20	08/11/18
21	08/11/18
22	08/11/18
23	08/11/18
24	08/11/18
25	08/11/18
26	08/11/18
27	08/11/18
28	08/11/18
29	08/11/18
30	08/11/18
31	08/11/18
32	08/11/18
33	08/11/18
34	08/11/18
35	08/11/18
36	08/11/18
37	08/11/18
38	08/11/18
39	08/11/18
40	08/11/18
41	08/11/18
42	08/11/18
43	08/11/18
44	08/11/18
45	08/11/18
46	08/11/18
47	08/11/18
48	08/11/18
49	08/11/18
50	08/11/18
51	08/11/18
52	08/11/18
53	08/11/18
54	08/11/18
55	08/11/18
56	08/11/18
57	08/11/18
58	08/11/18
59	08/11/18
60	08/11/18
61	08/11/18
62	08/11/18
63	08/11/18
64	08/11/18
65	08/11/18
66	08/11/18
67	08/11/18
68	08/11/18
69	08/11/18
70	08/11/18
71	08/11/18
72	08/11/18
73	08/11/18
74	08/11/18
75	08/11/18
76	08/11/18
77	08/11/18
78	08/11/18
79	08/11/18
80	08/11/18
81	08/11/18
82	08/11/18
83	08/11/18
84	08/11/18
85	08/11/18
86	08/11/18
87	08/11/18
88	08/11/18
89	08/11/18
90	08/11/18
91	08/11/18
92	08/11/18
93	08/11/18
94	08/11/18
95	08/11/18
96	08/11/18
97	08/11/18
98	08/11/18
99	08/11/18
100	08/11/18

TOWNHOUSES / APARTMENT BUILDINGS
 CLIVE AVENUE / CLIVE STREET
 VANCOUVER - B.C.
 FOR PROGRESSIVE HOMES LTD.
 TOWNHOUSES
 ELEVATIONS
 GOMBEROFF-POLICZETA-BELL
 ARCHITECTS INC.
 1000 WEST 10TH AVENUE
 VANCOUVER, B.C. V6H 1T6
 TEL: 604-275-2222 FAX: 604-275-2223
 WWW: GOMBEROFF-ARCHITECTS.COM
 DATE: 08/11/18
 DRAWING NO.: 9771
 SHEET NO.: A-2.02
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: 18-02-0216p.DWG



McHARDY STREET ELEVATION



NORTH ELEVATION

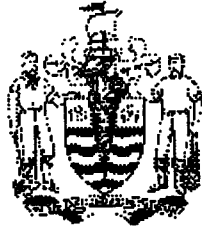
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		

TOWNHOUSE/APARTMENT DEVELOPER
 CLIVE A. WOODBURN/CLAY STREET
 VANDERBILT - S.C.
 FOR PROGRESSIVE HOMES LTD.
 TOWNHOUSE/APARTMENT
 ELEVATIONS

DOMBEROFF-POLICZER-BELL
 ARCHITECTS
 1000 W. 10th Street, Suite 100
 Columbia, S.C. 29201
 (803) 792-0300

PROJECT NO.	9711
DATE	A-203
SCALE	1/8" = 1'-0"
DATE PLOTTED	10/13/98
BY	10/13/98





CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver

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 Suites: 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.