



City of Vancouver *Zoning and Development By-law*

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CD-1 (231)

2782-2796 Grandview Highway

By-law No. 6425

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

Effective November 8, 1988

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

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) maximum of 130 dwelling units in a multiple dwelling or multiple dwellings subject to the following:
 - (i) of the total number of dwelling units, a minimum of 50 percent shall have two or more bedrooms; and
 - (ii) the maximum number of dwelling units may be increased by reducing the commercial floor area by 92.9 m² (1,000 sq. ft.) for each additional unit created;
 - (b) commercial uses limited to those listed in the C-1 District Schedule provided that the Director of Planning is first satisfied that any such commercial use is compatible with residential uses proposed for the site and land uses on adjacent sites, and subject to the following:
 - (i) the gross floor area of all commercial uses shall not exceed 2 322.5 m² (25,000 sq. ft.); and
 - (ii) commercial uses shall be restricted to that area as indicated on diagram 1 below;
 - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
 - (a) the floor space ratio for all uses shall not exceed 0.75;
 - (b) the floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-5 and RT-5N Districts Schedule; and
 - (c) the floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-1 District Schedule.
- 3.1** Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

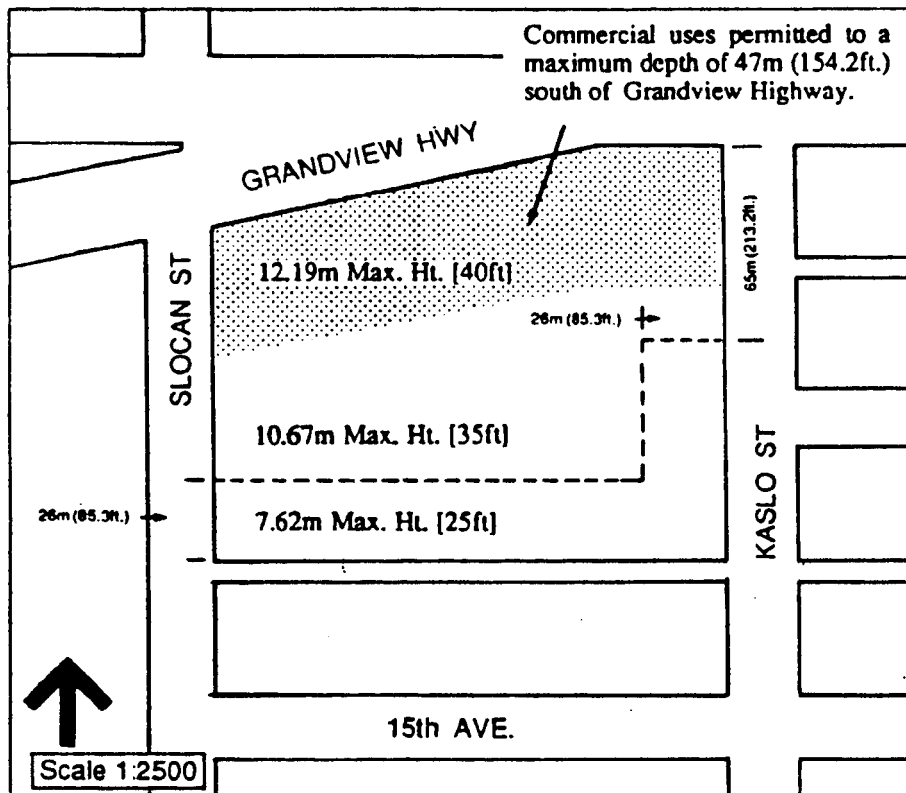
Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6425 or provides an explanatory note.*

4

Height

The maximum height of all buildings measured from base surface, shall be indicated on diagram 1, below:

Diagram 1



5

Setbacks

The minimum setbacks shall be as follows:

- (i) Slocan Street: 3.0 m (10 ft.);
- (ii) Kaslo Street: 3.0 m (10 ft.) for commercial development and 3.0 m (10 ft.) for residential development;
- (iii) Lane North of Fifteenth Avenue: 9.1 m (30 ft.), except for accessory buildings used for covered parking; and
- (iv) Grandview Highway: 9.1 m (30 ft.) for residential development.

[6717; 90 08 28]

6

Off-street Parking

6.1

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for residential uses the number of parking spaces to be provided shall be:

- (a) for housing eligible for government funding, as determined by the Director of Planning in consultation with the City Engineer; and
- (b) for all other residential uses, a minimum of 1.75 spaces for every dwelling unit.

7

Off-street Loading

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

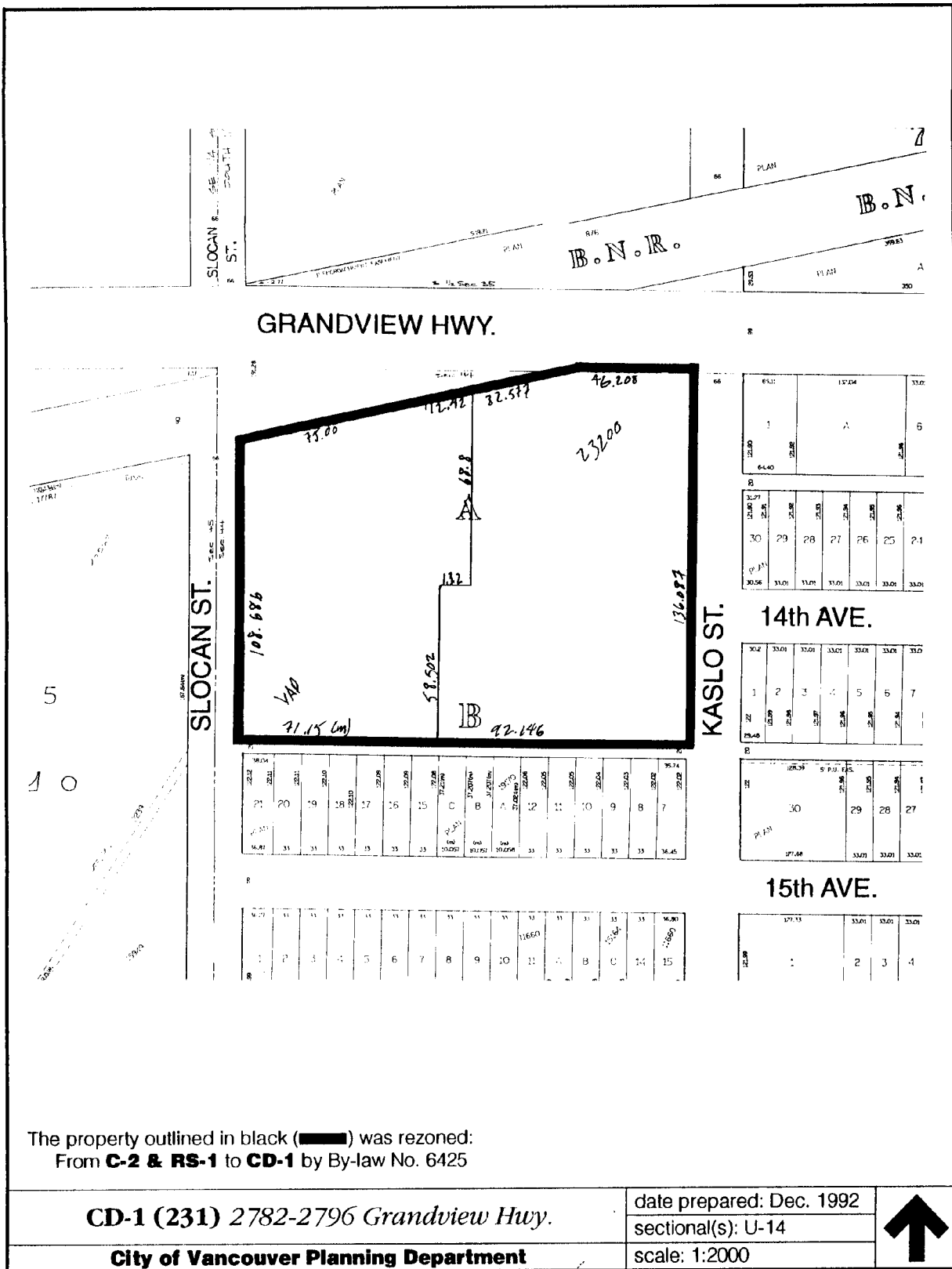
8 **Acoustics**

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 (L_{EQ}) sound level expressed in decibels.

Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (■) was rezoned:
 From **C-2 & RS-1** to **CD-1** by By-law No. 6425

CD-1 (231) 2782-2796 Grandview Hwy.

City of Vancouver Planning Department

date prepared: Dec. 1992

sectional(s): U-14

scale: 1:2000



231
2700 BIK GRANDVIEW

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the City of Vancouver was held on Thursday, September 15, 1988 in the Council Chamber at approximately 8:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

ABSENT: Alderman Bellamy
Alderman Boyce (Civic Business)
Alderman Caravetta
Alderman Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

At the commencement of the Public Hearing, Mayor Campbell advised the Director of Planning proposed some amendments to conditions respecting Applications 1 and 2 and these had been incorporated in a revised agenda which had been circulated to Council members and made available to the public present. The revisions are reflected in these Minutes of the Public Hearing.

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Taylor,

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

- CARRIED UNANIMOUSLY

1. Rezoning - South Side of 2700 Block Grandview Highway and the Frontage of the 2700 Block East 14th Avenue

An application by the Supervisor of Properties, City of Vancouver, was considered as follows:

REZONING: LOCATION - SOUTH SIDE OF THE 2700 BLOCK GRANDVIEW HIGHWAY, AND THE FRONTAGE OF THE 2700 BLOCK EAST 14TH AVENUE (Block A, N 1/2 of Block B, Sec. 44, T.H.S.L.)

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

cont'd....

Rezoning: South Side of the 2700 Block Grandview Highway
and Frontage of the 2700 Block East 14th Avenue (cont'd)

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
 - 130 dwelling units in multiple dwellings, which may be increased by reducing commercial floor area by 1,000 sq.ft. for each additional dwelling unit;
 - commercial uses, limited to those uses listed in the C-1 District Schedule and providing that the maximum floor area for these uses does not exceed 25,000 sq.ft.;
 - maximum floor space ratio of 0.75;
 - maximum building height ranging from 25 ft. on the south portion of the site to 40 ft. on the north portion along Grandview Highway;
 - provisions for setbacks from site boundaries;
 - acoustic requirements;
 - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

This is a City-owned site. The residential portion is intended to accommodate a multiple dwelling co-operative development, of which a minimum of 50% of units would be suitable for families.

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

- (a) The approval in principle of the document entitled, "Grandview/Slocan CD-1 Guidelines" except that an amendment be incorporated to limit access to residential parking to a single crossing from Slocan Street, a single crossing from Kaslo Street, and individual entries to parking garages off the lane to the south.
- (b) that, prior to enactment, arrangements be made to the satisfaction of the City Engineer for the improvements to Kaslo and Slocan Streets between the Grandview Highway and East 15th Avenue, to include curbs, gutters and sidewalks.
- (c) That, prior to enactment, road and lane to be dedicated and the site consolidated with all costs related to street and utility work to be borne by the applicant. This process to be dealt with in a separate report to Council.
- (d) That, prior to enactment, sidewalks to be provided along the length of the site on Kaslo and Slocan Streets and the costs to be borne by the applicant.
- (e) That, prior to enactment, property dedications for the ultimate widening of Grandview Highway be made to the satisfaction of the City Engineer and Director of Legal Services. Property amounts vary from 1 m - 4 m (3.2 - 13.1 ft.).
- (f) That, prior to enactment, upgrading of water service, if required, be carried out for the provision of on-site fire hydrant installation, to the satisfaction of the City Engineer and Director of Legal Services.
- (g) That the proposed CD-1 by-law be amended to require that 1.75 parking spaces per unit be provided for the residential component except that, for non-market residential, the parking requirement would be determined by the Director of Planning in consultation with the City Engineer.

cont'd....

Rezoning: South Side of the 2700 Block Grandview
Highway and Frontage of the 2700 Block East 14th
Avenue (cont'd)

Mr. D. Thomsett, in his review, noted there was no form of development to be considered, the intent of the application being for Council to rezone the site and adopt design guidelines. The form of development will be submitted for approval after the property has changed hands and at the development permit stage. Depending on the amount of commercial space, up to 155 dwelling units could be accommodated on the site and the staff analysis supported affordable, family-oriented residential uses. Commercial and residential could be supported on the site as the commercial component was not expected to impact negatively on the adjacent C-1 shopping district. In fact, rezoning of the site may provide a catalyst for growth on other lands in the C-1 district.

During discussions initiated by the Properties Division, the neighbourhood residents generally favoured the proposal but identified overspill parking from the Italian Community Centre as a major problem, and they fear further development will exacerbate an already untenable situation. Initially, it had been proposed parking be on a 1.5 per dwelling unit basis, but because of the parking concerns that have been expressed, the City Engineer is now suggesting 1.75 would be an appropriate figure for the residential component. However, for non-market residential, the parking requirement will be determined by the Director of Planning in consultation with the City Engineer.

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

Mr. Don Hamilton, 2703 East 15th Avenue, stated he lived directly behind the subject site and is concerned that the area cannot handle another 130-150 cars. The onstreet parking situation created by the Italian Community Centre calls for strict police enforcement and installation of a resident only parking system. Residents would support such a system.

In response to questions, Mr. Hamilton advised special events at the Centre attracted more than one thousand people on any one evening, resulting in onstreet parking plugging all adjacent streets.

Mr. Ted Matthews, Associated Freezers Plant Manager, 3210 Slocan Street, advised truck parking on Grandview Highway hampered operations at the plant by obstructing vehicular access to the loading bays. The City has been advised of the problem but has made no move to install "No Parking" zones, and there is no enforcement against truckers who park their trailers for long periods during the day and at night. The proposed commercial/residential development on the south side of Grandview will result in even more truckers and motorists seeking parking spaces on north-side streets, thus compounding the current problems.

Mrs. Jean Anderson, 3210 Slocan Street, stated parked cars regularly obstruct her driveway so she cannot get in or out. Mrs. Anderson stated since installation of a traffic light at Grandview/Slocan, more and more trucks and cars were travelling Slocan Street at high speeds. She read a list of truck firms whose vehicles she noted from a window at her home, during a three-hour observation period.

Members of Council encouraged residents to bring their traffic and parking concerns before the Standing Committee on Transportation & Strategic Planning for more detailed discussion.

cont'd....

Rezoning: South Side of the 2700 Block Grandview Highway and Frontage of the 2700 Block East 14th Avenue (cont'd)

MOVED by Ald. Davies,

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

FURTHER THAT the City Engineer report back on violations of the Truck By-law occurring on Slocan Street;

AND FURTHER THAT the Chief Constable be instructed to increase surveillance and enforcement of traffic conditions in the vicinity of Grandview Highway/Slocan and Kaslo Streets.

- CARRIED UNANIMOUSLY

2. Rezoning: 1800-2100 Blocks East Kent Avenue South

An application by Hancock Nicolson Brook was considered as follows:

REZONING: LOCATION - 1800-2100 BLOCKS EAST KENT AVENUE SOUTH (Lot 24, Blocks D, E and F, D.L. 328, Plan 2122; Lot 25, Blocks D, E and F, D.L. 328, Grp.1, Plan 2122, NWD; Lot D, Plan 12341; Lot 3, Block 6, Plan 4789; Lots 1-5, Block 3, Plan 4562; Lots 5-8, Block J, Plan 2123; Lots 7-10, Block 0, Plan 2123; Lot 1, Plan 15601; Lots 22-25, Plan 3470; Lot 14, Plan 3610; Lots 37a-40a, Plan 3261, and associated water lots)

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:
 - approximately 375 dwelling units in seven multiple dwellings;
 - maximum 5,000 sq.ft. of local retail/commercial use;
 - maximum floor space ratio of 1.26;
 - maximum height of 50 ft.;
 - minimum of 2.0 acres of public open space, including a public waterfront walkway;
 - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

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

- (a) That, prior to the enactment of the CD-1 By-law, the scheme of development in a preliminary development permit application be first approved by the Director of Planning with the advice of the Urban Design Panel, having particular regard to:
 - detailed final form and design of the riverfront walkway, street ends and open space features, to be reported back to Council by the City Engineer, and the General Manager, Board of Parks and Recreation in consultation with the Director of Planning;

cont'd....

South Side, 2700 Block Grandview Highway

BY-LAW NO. 6425

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 and District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-353(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) maximum of 130 dwelling units in a multiple dwelling or multiple dwellings subject to the following:
 - (i) of the total number of dwelling units, a minimum of 50 percent shall have two or more bedrooms; and
 - (ii) the maximum number of dwelling units may be increased by reducing the commercial floor area by 92.9 m² (1,000 sq. ft.) for each additional unit created;
 - (b) commercial uses limited to those listed in the C-1 District Schedule provided that the Director of Planning is first satisfied that any such commercial use is compatible with residential uses proposed for the site and land uses on adjacent sites, and subject to the following:
 - (i) the gross floor area of all commercial uses shall not exceed 2322.5 m² (25,000 sq. ft.); and
 - (ii) commercial uses shall be restricted to that area as indicated on diagram 1 below;

(c) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

(a) the floor space ratio for all uses shall not exceed 0.75;

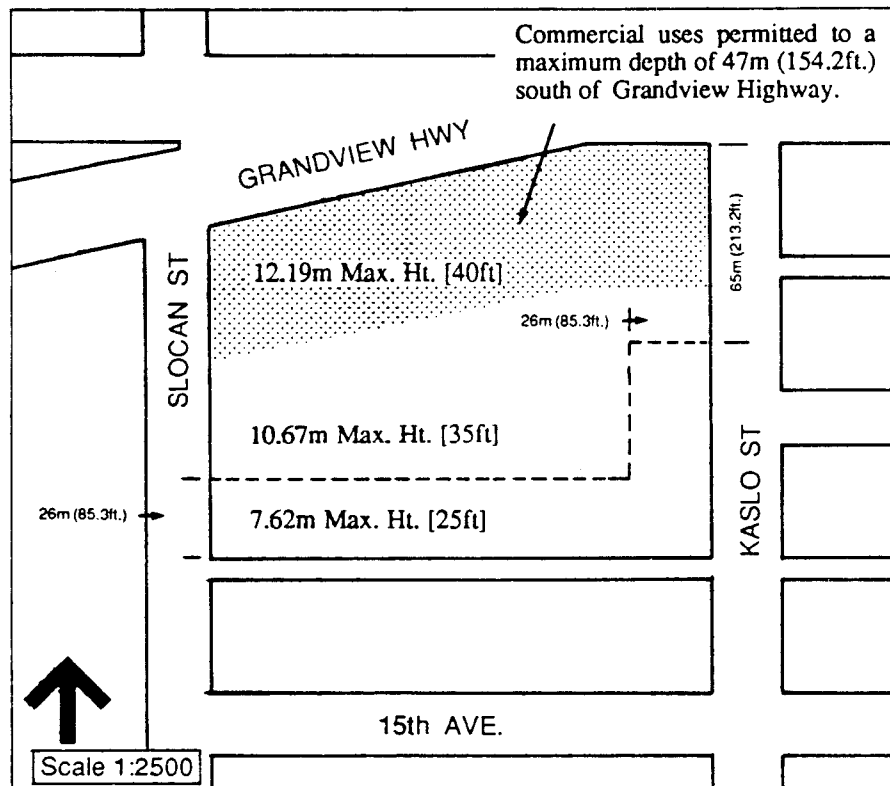
(b) the floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-5 and RT-5N Districts Schedule; and

(c) the floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-1 District Schedule.

4. Height

The maximum height of all buildings measured from base surface, shall be indicated on diagram 1, below:

Diagram 1



5. Setbacks

The maximum setbacks shall be as follows:

- (i) Slocan Street: 3.0 m (10 ft.);
- (ii) Kaslo Street: 3.0 m (10 ft.) for commercial development and 6.0 m (20 ft.) for residential development;
- (iii) Lane North of Fifteenth Avenue: 9.1 m (30 ft.), except for accessory buildings used for covered parking; and
- (iv) Grandview Highway: 12.2 m (40 ft.) for residential development.

6. Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for residential uses the number of parking spaces to be provided shall be:

- (a) for housing eligible for government funding, as determined by the Director of Planning in consultation with the City Engineer; and
- (b) for all other residential uses, a minimum of 1.75 spaces for every dwelling unit.

7. Off-street Loading

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

8. 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>
bedroom	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

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

DONE AND PASSED in open Council this 8th day of November, 1988.


(signed) Alderman P. Owen
Deputy Mayor

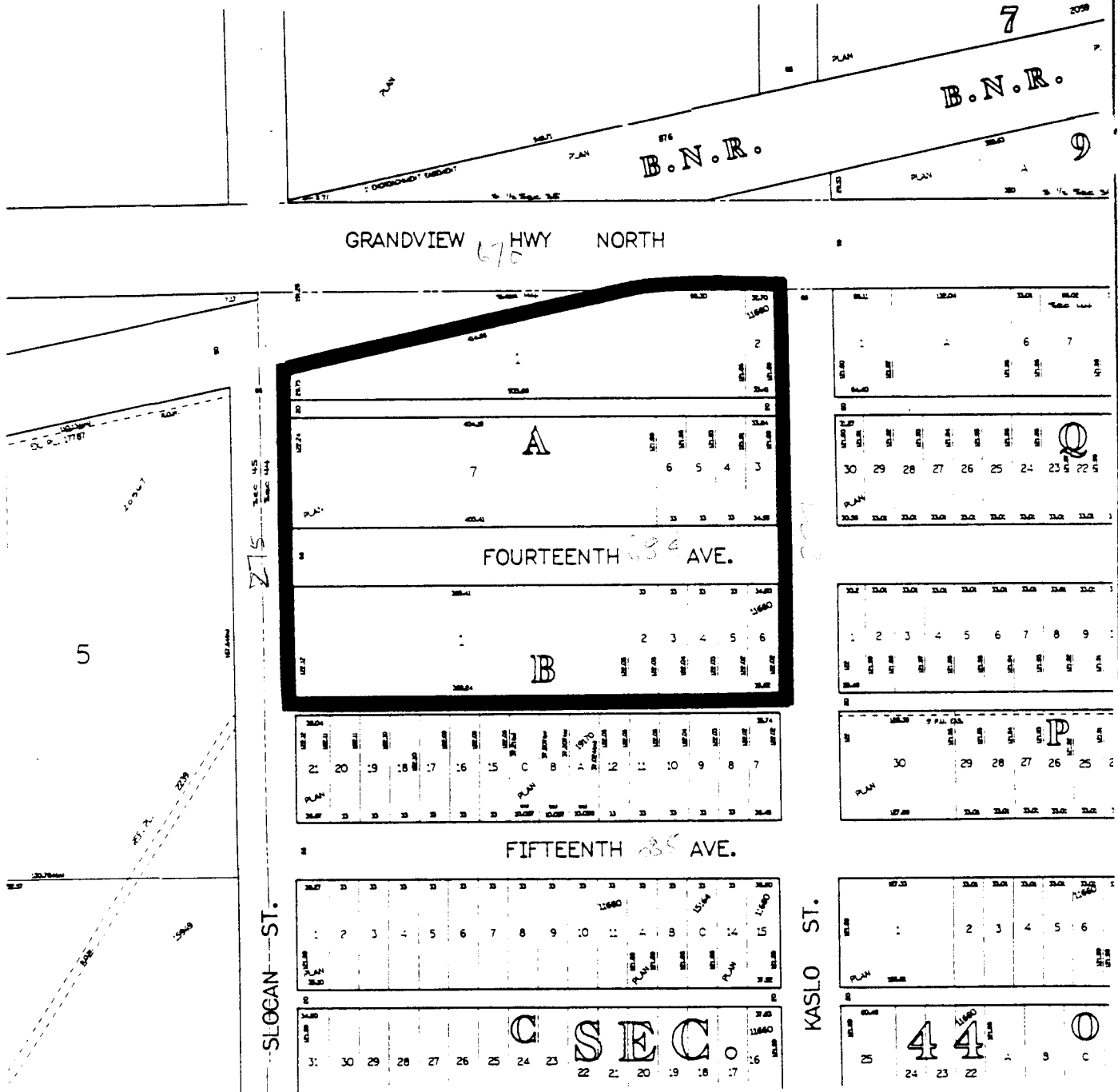
(signed) Dennis Back
Deputy City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 8th day of November, 1988, and numbered 6425.


DEPUTY CITY CLERK"

BY-LAW No. 6425 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK SCHEDULE A
 IS REZONED: FROM **C-2 & RS-1** TO **CD-1**



SCALE: 1:2000
 FILE No. RZ 2782 Grandview Highway

Z-353(a) 

#227
231

BY-LAW NO. 6435

A By-law to amend By-law No. 4810
being the Sign By-law

Superseded by Sign-By-law 6510

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the following as Map Indexes No. 183, 184, 185 and 186, respectively:

"901 Burrard	6420	B (Downtown Comm. DD)"
"900 Burrard	6421	B (Downtown Comm. DD)"
"3185 Grandview Highway	6423	B (Suburban Comm. C-2)"
"Southside, 2700 Block Grandview Highway	6425	B (Suburban Comm. C-2)"

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

DONE AND PASSED in open Council this 29th day of
November , 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 29th day of November, 1988, and numbered 6435.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

2782
See p. 7

From: CITY CLERK

Date: August 17, 1990

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director, Zoning Division
City Engineer

Refer File: P.H. #237

Subject: Public Hearing - August 2, 1990

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on August 2, 1990.

Please note any matters contained therein for your attention.

[Signature]
CITY CLERK
BT

NL:ci
Att.

RECEIVED	
PLANNING DEPARTMENT	
AUG 20 1990	
NUMBER	L5591
REFERRED TO	FAS/
COPY TO	
ANSWER REQ'D	

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 2, 1990, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Owen, Price, Puil,
Rankin and Wilking

ABSENT: Alderman Baker
Alderman Davies (Leave of Absence)
Alderman Eriksen (Leave of Absence)
Alderman Taylor (Leave of Absence)

CLERK TO THE COUNCIL: Ms. N. Largent

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilking,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

Item Nos. 1 and 2, being related, were dealt with concurrently.

1. Rezoning: 2740 East Broadway and 2650 Slocan Street
2. Text Amendment: CD-1 By-law No. 4677 (2633-77 East Broadway)

An application by Mr. John Burrage, on behalf of the Broadway Pentecostal Tabernacle, was considered as follows:

REZONING: 2740 EAST BROADWAY AND 2650 SLOCAN STREET (Lots 3 and 4, Blocks 1, 4, 5 and 8, South One-Half of Section 35, T.H.S.L., Plan 9744)

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

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

- church;
- child daycare facility;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 0.67;
- maximum height of 22.56 m (74 ft.); and
- provisions regarding off-street parking and loading.

- (ii) Any consequential amendments.

Cont'd

Clause Nos. 1 and 2 cont'd

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

- (a) That the proposed form of development be approved in principle, generally as prepared by Vern Delgatty, Architect and stamped "Received City Planning Department November 22, 1989," and revised February 21, May 8, and June 1, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 15, 1990:
 - (i) provide a drive-thru/drop-off area to be accessed from Slocan Street, with egress only to Broadway connecting to the underground parking ramp; and the easterly parking ramp to be 6 m (20 ft.) wide;
 - (ii) ensure that no permanent structure is built over the public utility easement on the east side of Lot 3 (church site);
 - (iii) ensure that all landscaping on City property is approved, to the satisfaction of the City Engineer. Above-grade planters and similar structures will not be permitted within the street right-of-way;
 - (iv) ensure further design development regarding detailing and surface materials on the roof and walls of the new church, as well as additional landscaping treatments;
 - (v) ensure that the development is fully accessible to the elderly and disabled;
 - (vi) ensure that the child daycare facility meets Community Care Facility Licensing requirements;
 - (vii) submit an acoustical report which evaluates the ability of the church to keep noise generated within from impacting the neighbourhood; and
 - (viii) make suitable arrangements, to the satisfaction of the City Engineer, for the future provision of 50 additional parking spaces when the City Engineer determines that they are needed.

Cont'd

Clause Nos. 1 and 2 cont'd

- (c) That, prior to enactment of the CD-1 by-law, the registered owner shall, at no cost to the City:
- (i) make suitable arrangements, to the satisfaction of the City Engineer and Director of Legal Services, for provision of a sidewalk on the east side of Slocan Street (Lots 3 and 4) from Broadway south for a distance of approximately 160.02 m (525 ft.);
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services from the closest existing suitable service point;
 - (iii) make suitable arrangements, to the satisfaction of the Director of Planning, to ensure community use of the gymnasium, daycare and meeting space;
 - (iv) establish a reciprocal arrangement, to the satisfaction of the Director of Legal Services, to ensure that the parking needs of Lot 3 (2740 East Broadway) and Lot 4 (2650 Slocan Street), will be met in perpetuity; and
 - (v) register a Section 215 Covenant, effective upon the occupancy of the new church on Lot 3 (2740 East Broadway), prohibiting the use of the existing church on Lot E (2677 East Broadway).

An additional application by John Burrage, on behalf of the Broadway Pentecostal Tabernacle, was also considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 4677 - 2633-77 EAST BROADWAY (Lots D and E, Block 22, North One-Half of Section 34, T.H.S.L., Plan 15011)

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

- (i) If approved, the proposed text amendment would permit the use and development of the site generally as follows:
- church;
 - maximum of 80 dwelling units on Lot D and 40 dwelling units on Lot E;
 - social service centre;
 - accessory uses customarily ancillary to the above;
 - maximum floor space ratio of 1.65;
 - maximum height, 26.52 m (87 ft.) or nine storeys for development on Lot D;
 - maximum height, 12.22 m (40.10 ft.) or four storeys for development on Lot E;
 - acoustical provisions; and
 - provisions regarding off-street parking.
- (ii) Any consequential amendments.

Cont'd

Clause Nos. 1 and 2 cont'd

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

- (a) That the proposed form of development be approved in principle, generally as prepared by Vern Delgatty, Architect and stamped "Received City Planning Department November 22, 1989," and revised May 4, May 11, and June 1, 1990, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, prior to the enactment of the amending by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items for Lot E, as outlined in the City Manager's report dated June 15, 1990:
 - (i) ensure further design development regarding exposure of below-grade units on the north side of the multiple dwelling;
 - (ii) ensure that the development is fully accessible to the elderly and the disabled; and
 - (iii) ensure that all landscaping on City property is approved, to the satisfaction of the City Engineer. Above-grade planters and similar structures will not be permitted within the street right-of-way.
- (c) That, prior to enactment of the amending by-law, the registered owner shall, at no cost to the City:
 - (i) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services from the closest existing suitable service point;
 - (ii) register a Section 215 Covenant, effective upon the occupancy of the new church on Lot 3 (2740 East Broadway), prohibiting the use of the existing church on Lot E (2677 East Broadway); and
 - (iii) establish a reciprocal arrangement, to the satisfaction of the Director of Legal Services, to ensure that the parking needs of Lot D (2633 East Broadway) and Lot E (2677 East Broadway) will be met in perpetuity.

Mr. R.R. Youngberg, Associate Director, Area Planning, reviewed the aforementioned applications. If approved, the rezoning and text amendment would permit the construction of a four-storey multiple dwelling on 2600 Block East Broadway (Site A), intended for seniors' housing, and a new 1500 seat church complex on 2700 Block East Broadway (Site B), on the opposite side of the street from the existing church. It was noted a previous application associated with site A had been withdrawn, while an application associated with site B had been refused at Public Hearing. Issues raised at that time included traffic and parking concerns, size of the church, the height of the proposed multiple residential dwelling, and density. In the opinion of the Director of Planning, those conditions have now been adequately addressed. In particular, parking provisions are now above the required standard, church seating has been reduced, and

Clause Nos. 1 and 2 cont'd

both height and density of the multiple residential dwelling have also been reduced. The public process was much improved over the prior application. Parking difficulty should also be partially mitigated by the implementation of an RPO system in the affected area. Therefore, the Director of Planning recommended approval, subject to the aforementioned conditions.

Mr. Burt Chase, Delgatty Architects, described the efforts made to address the neighbourhood's concerns since the previous Public Hearing. The Church has attempted to be a good neighbour, holding public meetings to discuss the new proposal, canvassing the neighbourhood, hiring a consultant to review traffic and parking problems, collaborating in the establishment of an RPO district and urging members to adhere to parking regulations. The development now includes the provision of substantial additional parking, reduced seating capacity in the Church, and lower height and density for the residential building, all of which respond directly to neighbourhood concerns. The applicant is prepared to address design concerns at the development permit stage.

Pastor Alan Hornby, Broadway Pentecostal Tabernacle, advised the church has operated in Vancouver for 75 years, and all basic ministries have been Vancouver city ministries. Five to six hundred active families live in the city. The church now faces two scenarios: if the rezoning and text amendment are approved, the church will be able to move across the street into a larger, but not mammoth building, with enough parking. Not only will substantially more spaces be provided on the church property, but in addition, there will be more street parking available. The church will be able to expand its daycare, as well as seniors' housing stock, and will have more facilities for youth activities. If the church is unable to expand in this way, there will be perpetual parking pressures continuing on the neighbourhood. In addition, were site B to be developed in accordance with the existing M-1 zoning, a higher density and subsequent additional pressures could result. Therefore, Pastor Hornby urged Council to support the proposed rezoning and text amendment.

The following spoke in support of the applications, testifying to the Church's keen sense of community responsibility, and referencing a wide variety of educational and support activities provided to the community to the extent possible within the existing facility, regardless of church affiliation. In addition to the need for daycare, seniors' housing, and more space for youth activities, the speakers noted space will also be available for community activities, and access for the disabled will be greatly improved.

- Dr. Marvin Christianson, P7-1827 West 3rd Avenue, Vancouver
- Tina Puertas, 2450 Penticton Street, Vancouver
- Jannie Berntsen, 3606 Vimy Crescent, Vancouver
- Douglas Lang, 219 East 8th Street, N. Vancouver
- Craig Cooper, #25-3240 East 58th Avenue, Vancouver
- Archie Symons, 102-2633 East Broadway, Vancouver
- Brent McPhedrain, 3471 Grandview Highway, Vancouver
- Georgiale Lang, 219 East 8th Street, N. Vancouver
- Jim Moore, 480 Gordon Avenue, W. Vancouver
- Larry McGuire, 1568 East 3rd Avenue, Vancouver
- Sven Soderlund, 3505 East 22nd Avenue, Vancouver

Cont'd

Clause Nos. 1 and 2 cont'd

Elena Passaglia, 2610 East 8th Avenue, spoke in opposition to the applications, referencing a previously filed petition bearing 61 signatures and filing a further petition bearing 15 signatures. The area already contains a high concentration of multiple residential buildings and other facilities, such as Vancouver Technical Secondary School, which contribute to the parking problem in a single-family zoned neighbourhood. Although Mrs. Passaglia acknowledged the church and the City have made attempts to deal with the parking problem, the proposed new church will still be larger than the existing facility, and the community fears parking problems will only be exacerbated thereby. In addition, it has been difficult to have the RPO regulations enforced sufficiently on Sundays. Council was requested to take the neighbours' opinions into consideration, and not approve the proposed rezoning.

Queried why she believed the considerable increase in parking would exacerbate, rather than relieve the situation, Mrs. Passaglia indicated that after years of parking problems, the neighbourhood lacks confidence that anything will change.

Tony Kosovic, 2881 East 10th Avenue, also opposed the applications. In addition to parking problems, neighbours are concerned about an increase in traffic through their neighbourhood, particularly since many church members are not area residents. In addition, there is concern that the proposed four-storey residential building, which will occupy the present church's site, will cast more shadow on adjacent homes than the peaked church roof, and there will also be a loss of views. The Tabernacle is not a good neighbour, only undertaking mitigation measures when directed to do so by City Council, and neighbours have no confidence that the situation will improve. When it was pointed out that under the existing M-1 industrial zoning, the site across the street could be developed to a high density and increase traffic problems dramatically, Mr. Kosovic indicated neighbours do not believe an industrial development of that magnitude would be built on the site.

Responding to queries, Mr. Youngberg advised he does not expect shadowing to be a problem, although there may be some blockage of views due to the proposed residential building. Shadow and view analyses will take place at the development permit stage. The advantages of building on the south side include the larger site, more flexibility, as well as less proximity to the residential neighbourhood. There are some contingencies built in; if parking becomes a problem upon monitoring, there is a provision for an additional 50 on-site parking spaces. Mr. Youngberg believed most issues will be addressed.

MOVED by Ald. Bellamy,

THAT the rezoning and text amendment applications be approved, subject to the conditions proposed by the Director of Planning, as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1 By-law No. 6425
2782-96 Grandview Highway

An application by the Director of Housing & Properties was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 6425 - 2782-96 GRANDVIEW HIGHWAY (Lot D, Blocks A and B, Section 44, T.H.S.L., Plan 22338)

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

(i) If approved, the proposed text amendment, would reduce the minimum setback provisions for residential development from 12.2 m (40 ft.) to 9.1 m (30 ft.) along Grandview Highway and from 6.0 m (20 ft.) to 3.0 m (10 ft.) along Kaslo Street.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

4. Rezoning: 405-25 Alexander Street

An application by Brook Development Planning Inc. was considered as follows:

REZONING: 405-25 ALEXANDER STREET (Lots 27 to 32 inclusive, Block 38, D.L. 196, Plan 196)

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

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

- maximum of 81 dwelling units;
- accessory uses customarily ancillary to the above;
- maximum floor space ratio of 4.00;
- maximum height, 21.4 m (70.2 ft.) or seven storeys;
- bicycle storage facilities;
- acoustical provisions; and
- provisions regarding off-street parking and loading.

(ii) Any consequential amendments.

Cont'd

Clause No. 4 cont'd

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

- (a) That the draft CD-1 by-law be amended, prior to enactment, as follows:
 - (i) reduce 4.00 fsr to a maximum of 2.50;
 - (ii) reduce the maximum building height, as measured above the base surface, from 21.4 m (70.2 ft.) to 15 m (49.2 ft.); and
 - (iii) provide off-street parking as per Parking By-law requirements.
- (b) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning.
- (c) That as a condition of development approval a letter of undertaking be provided by the sponsor group stating that none of the dwelling units will be occupied by families with children.
- (d) That, prior to enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

Should Council wish to approve the application and general form of development as submitted at 3.61 fsr, then the following conditions of approval were recommended:

- (a) That the draft by-law be amended, prior to enactment, to reduce the fsr to a maximum of 3.61, with a provision that the Director of Planning may permit an increase in the fsr to 3.65 to achieve improved visual and physical access from family units for supervision of children's play in the outdoor recreation area.
- (b) That the proposed form of development be approved in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department April 17, 1990," provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (c) below.

Cont'd

Clause No. 4 cont'd

- (c) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 18, 1990:
 - (i) revise the form of development to be in accordance with the 'Guidelines for Housing Families With Children at High Densities'. Development of the second and third floors of the lightwell, at the centre of the building, is revised to improve visual and physical access from family units for supervision of children's play in the outdoor recreation area, with the Director of Planning to increase the maximum fsr for this purpose up to but not exceeding 3.65.

- (d) That, prior to the enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

Mr. P. Mondor, Zoning Division, reviewed the application with particular reference to recommended height and density. The applicant's intent is to provide mixed seniors' and family housing. There are two primary areas of concern with respect to this application. Firstly, it is premature to establish such a precedent for density and form prior to completion of the planning process approved by Council on July 26, 1990, which will consider the potential for residential use of industrially zoned lands. Secondly, there is concern regarding the inclusion of family housing, because a number of special needs residential facilities in the vicinity pose particular hazards to single mothers and children. There are also livability problems, since pertinent criteria for housing families with children in high density developments have not been met. The Director of Planning is reluctant, but given the need for seniors' housing in the area, recommends approval with the aforementioned conditions. The family livability difficulties, which relate to lack of visual supervision and physical access from the second and third floors, are not insurmountable and may be addressed at the development permit stage. Should Council wish to permit housing for families with children, the aforementioned alternative conditions are recommended.

Mr. Jim Green, Downtown Eastside Residents' Association, acknowledged the concerns expressed are legitimate, but can be addressed. The same concerns were all heard before when the application for the Four Sisters Housing Project was before Council, and that project has proven successful and has had very little trouble with the children. The proposed new project will have the benefit of Four Sisters experience. There is presently a waiting list of several hundred families, many already resident in this area in miserable conditions and with no security, who hope to live in

Clause No. 4 cont'd

their community in a project of this nature. With respect to the mixing of seniors and family housing, this will produce a more balanced community. While the requested density of 4.0 fsr would guarantee a viable project, the Association believes it can get by with a minimum 3.7 fsr, but not 3.61 fsr as proposed by the Director of Planning. Design problems cited can be overcome as approvals are obtained. The hope is that the district around Oppenheimer Park will become more and more a family district.

Mr. Stuart Ross, Reliance Motor Machine Works, 395 Alexander, spoke in opposition, believing the neighbourhood has gone downhill since the Lookout located there. Mr. Ross also questioned the parking requirement. While seniors' housing is needed, it was felt there must be space available in the City for such housing without locating it on Alexander and Dunlevy Streets.

Mr. Cowboy Ellis, 420 East Cordova Street, noted there is a high incidence of child molesters in the area, and opposed the application on the grounds the location would be dangerous to children.

The following speakers, all residents of the Four Sisters Housing Project, spoke in support of the application:

- Keven Stephens, #406 - 153 Powell Street
- Jane Carter, 153 Powell Street
- Ronaye Farrell, #208 - 153 Powell Street
- April Pigeon, #104 - 153 Powell Street
- Jake Klassen, #210 - 153 Powell Street
- Catherine Pigeon, #204 - 153 Powell Street
- Kathleen Boyes, #304 - 133 Powell Street

The Four Sisters residents made the following points:

- There is grave need for affordable, decent housing in the community.
- The mixed seniors/family housing concept has proved viable, and includes benefits to both parties. Seniors have the stimulus of participating in families' lives, while the families - many headed by single parents - have the benefits of advice, assistance with childcare etc., and positive role models for the children.
- Those speakers with children indicated they had not encountered difficulties with disturbed persons in the area, perhaps in part because the need for vigilance is well recognized.
- Provision of decent family housing in the area will tend to rehabilitate the neighbourhood.

Mr. Jack Chalmers, #402 - 118 Alexander Street, stressed the joys of surrogate grandparenthood, and felt families and seniors are a very good mix.

Mr. F. Scobie, Associate Director, Zoning & Subdivision, advised the Director of Planning is prepared to support 3.7 fsr requested by Mr. Green.

Clause No. 4 cont'd

MOVED by Ald. Wilking,

THAT the application and general form of development be approved as submitted at 3.70 fsr, subject to the following conditions:

- (a) That the draft by-law be amended, prior to enactment, to reduce the fsr to a maximum of 3.70.
- (b) That the proposed form of development be approved in principle, generally as prepared by Davidson/Yuen Partners and stamped "Received City Planning Department April 17, 1990" provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (c) below.
- (c) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development application be approved by the Director of Planning, having particular regard to the following items, as outlined in the City Manager's report dated June 18, 1990:
 - (i) revise the form of development to be in accordance with the 'Guidelines for Housing Families With Children at High Densities'. Development of the second and third floors of the lightwell, at the centre of the building, is revised to improve visual and physical access from family units for supervision of children's play in the outdoor recreation area, with the Director of Planning to increase the maximum fsr for this purpose up to but not exceeding 3.70.
- (d) That, prior to the enactment of the CD-1 by-law, the registered property owner shall, at no cost to the City:
 - (i) consolidate the site into one parcel, registered in the Land Title Office; and
 - (ii) make suitable arrangements, to the satisfaction of the City Engineer, to ensure that B.C. Hydro and B.C. Telephone services are undergrounded within and adjacent to the site from the closest existing suitable service point.

- CARRIED UNANIMOUSLY

(Alderman Bellamy was not present for the vote on the foregoing motion.)

5. Rezoning: Burrard Waterfront - East of Victoria Drive

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

REZONING: BURREARD WATERFRONT - EAST OF VICTORIA DRIVE

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
- cultural and recreational uses;
 - dwelling uses for a caretaker or watchman;
 - manufacturing uses;
 - parking uses;
 - service uses;
 - transportation and storage uses;
 - utility and communication uses;
 - wholesale uses;
 - accessory uses and buildings customarily ancillary to the above;
 - maximum floor space ratio of 2.00, relaxable to 5.00; and
 - maximum height of 9.14 m (30 ft.), relaxable to 30.48 m (100 ft.).
- (ii) Any consequential amendments, including amendments to Sign By-law No. 6510 to establish sign regulations for this CD-1 District.

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

- (a) That the Director of Legal Services be instructed to prepare the necessary by-law to amend Schedule A, Tables 1 and 2 of the Subdivision By-law, to establish M-2 minimum parcel size standards for this CD-1 District.

Mr. R.R. Youngberg, Associate Director, Area Planning, cited the history of this application. At its meeting following the Planning & Neighbourhoods Committee meeting of June 28, 1990, Council instructed that the City establish a planning process, in consultation with the community, to prepare a policy plan for future development on the Vancouver Port Corporation and City lands east of Victoria Drive. In the interim, the Director of Planning was instructed to apply for rezoning of the area to CD-1 as outlined in the foregoing application. Mr. Youngberg reviewed the provisions, noting that while this proposal is more restricted than existing zoning, permitted uses are essentially those permitted in M-2 with some exceptions. It is the City's wish to control the form of development and compatibility with the surrounding neighbourhood without precluding existing uses.

John Marchiori, spoke on behalf of the Alberta Wheat Pool, expressing concern that the proposed rezoning would likely preclude its long-range plans for major new facilities, which have been in the works for some time. Height restrictions are a particular concern for loading grain. There is already one wheat pool structure over 200 feet tall, and although the industry has been in that location since 1926, there are frequent complaints about blocked views. It was feared a public hearing on future facilities would further divide the industry and area residents, as it was unlikely any plan would satisfy the neighbours. Mr. Marchiori also cited the Wheat Pool's economic benefits to the City, and submitted a letter from the Company's Deputy Chief Executive Officer dated August 2, 1990 (on file).

Clause No. 5 cont'd

Queried by Council members, Mr. Marchiori acknowledged the Alberta Wheat Pool had not discussed its long-range plans with City staff, and this may have been an error. The company intends to have an open house to which Council and neighbours will be invited.

The following speakers supported the rezoning application, as well as Council's decision to undertake a consultative planning process:

- Manfred Trummer, 2158 Wall Street
- Mack Bryson, 2807 Wall Street
- Barb Fousek, 2455 Wall Street
- Bill Richards, 2476 Trinity Street
- Shane Simpson, 2669 Trinity Street

The speakers acknowledged the economic benefits of the Port and its contribution to the City's character. However, neighbourhood concerns regarding livability have too often been disregarded by Port industries in their development. Therefore, it was felt that future development should be undertaken in such a manner as to ensure neighbourhood livability is maintained, and that sincere efforts by both sides to achieve mutually acceptable solutions would result in a less confrontative atmosphere.

Patricia Coutts, 3642 Oxford Street, enquired how CD-1 zoning will further the City's aims when compliance is purely discretionary on the part of the Port. In response, the Mayor noted a letter dated August 1, 1990 from the Canada Ports Corporation, advising the Corporation has undertaken a major initiative to institute a public consultation process as part of its Port 2010 Project.

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
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 10:45 p.m.

2782 - 2796 Grandview Highway

BY-LAW NO. 6717

A By-law to amend
By-law No. 6425, being a
By-law which amended the
Zoning and Development By-law by
rezoning a site to CD-1

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

1. Section 5 of By-law No. 6425 is amended:
 - (a) by deleting the word "maximum" and by substituting therefor the word "minimum";
 - (b) in clause (ii) by deleting the words "6.0 m (20 ft.)" and by substituting therefor the words "3.0 m (10 ft.)"; and
 - (c) in clause (iv) by deleting the words "12.2 m (40 ft.)" and by substituting therefor the words "9.1 m (30 ft.)".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 28th day of
August, 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of August 1990, and numbered 6717.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: October 3, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING

PLANNING DEPARTMENT
001-51000
66550
THF/FAC

Refer File: 2605-3

Subject: 2782-2790 Grandview Highway, D.A. No. 210330
Form of Development: CD-1 By-law Nos. 6425 and 6717

I wish to advise you Vancouver City Council, at its meeting on October 3, 1990, approved the recommendation of the City Manager, as contained in the attached clause of his report dated September 28, 1990, regarding the above matter.

CITY CLERK

JSharpe:pl
Attachment

Also letter to:
Mr. Gary J. Nielsen, Nielsen Architects, 1314 Fulton Ave.,
West Vancouver, V7T 1N8

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 2782-2790 Grandview Highway, D.A. No. 210330
Form of Development: CD-1 By-law Nos. 6425 and 6717

The Director of Planning reports as follows:

"Purpose

In accordance with Charter requirements, this report seeks Council's approval for the form of development at 2782-2790 Grandview Highway, a CD-1 zoned site. The development application proposes the construction of a multiple dwelling containing 150 dwelling units on the site.

Site Description and Background

The subject site is located on the south side of Grandview Highway between Slocan Street and Kaslo Street (see Appendix 'A', attached).

At a Public Hearing on September 15, 1988, City Council approved a rezoning of the subject site. The CD-1 By-law was enacted on November 8, 1988, and companion guidelines (Grandview/Slocan CD-1 Guidelines for CD-1 By-law No. 6425) were also adopted by Council resolution at that time. On August 28, 1990, minor text amendments were incorporated by By-law No. 6717.

Proposed Development

The proposed residential development, jointly developed by Still Creek and Kaslo Gardens Co-ops, involves the construction of a multiple dwelling which consists of townhouses and stacked townhouses. The building contains 150 dwelling units with one level of underground parking and detached garages for 225 parking spaces.

The development application (Number 210330), submitted by Mr. Gary J. Nielsen of Nielsen Architects, generally complies with the provisions of the CD-1 By-law which accommodates residential development to a maximum floor space ratio of 0.75. (Any variances from the By-law will be dealt with through "prior to" conditions of approval.) Table 1 below provides a summary of the relevant statistics.

Clause No. 1 Continued

TABLE 1

	REQUIRED/PERMITTED under CD-1 By-law No. 6425 (amended by By-law No. 6717)	PROPOSED DEVELOPMENT (D.A. 210330)
SITE AREA	—	20,557.4 sq. metres
FLOOR SPACE RATIO	0.75	0.75
FLOOR AREA	15,418.0 sq. metres	15,355.0 sq. metres
HEIGHT (North Portion - Grandview Hwy)	12.19 metres	12.19 metres
(Centre Portion)	10.67 metres	10.67 metres
(South Portion-Lane)	7.62 metres	7.62 metres
OFF-STREET PARKING	225 spaces	225 spaces
NUMBER OF DWELLING UNITS	—	150 D.U. (30 - 1 bedroom) (43 - 2 bedrooms) (67 - 3 bedrooms) (10 - 4 bedrooms)
RESIDENTIAL ACOUSTICS	Required	Submitted

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

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

Conclusion

The Director of Planning is prepared to approve Development Application Number 210330, subject to various conditions to be met prior to the issuance of the development permit. One of the conditions is that the form of development first be approved by City Council.

Recommendation

The Director of Planning recommends:

THAT the approved form of development for the CD-1 zoned site, known as 2782-2790 Grandview Highway, be generally approved as illustrated in Development Application No. 210330, prepared by Nielsen Architects, and stamped 'Received, City Planning Department, August 13, 1990,' provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties. "

The City Manager RECOMMENDS approval of the foregoing.

Approved: Oct 3, 1990.

Clause No. 1 Continued

TABLE 1

	<u>REQUIRED/PERMITTED</u> under CD-1 By-law No. 6425 (amended by By-law No. 6717)	<u>PROPOSED DEVELOPMENT</u> (D.A. 210330)
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RESIDENTIAL ACOUSTICS	Required	Submitted

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

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

Conclusion

The Director of Planning is prepared to approve Development Application Number 210330, subject to various conditions to be met prior to the issuance of the development permit. One of the conditions is that the form of development first be approved by City Council.

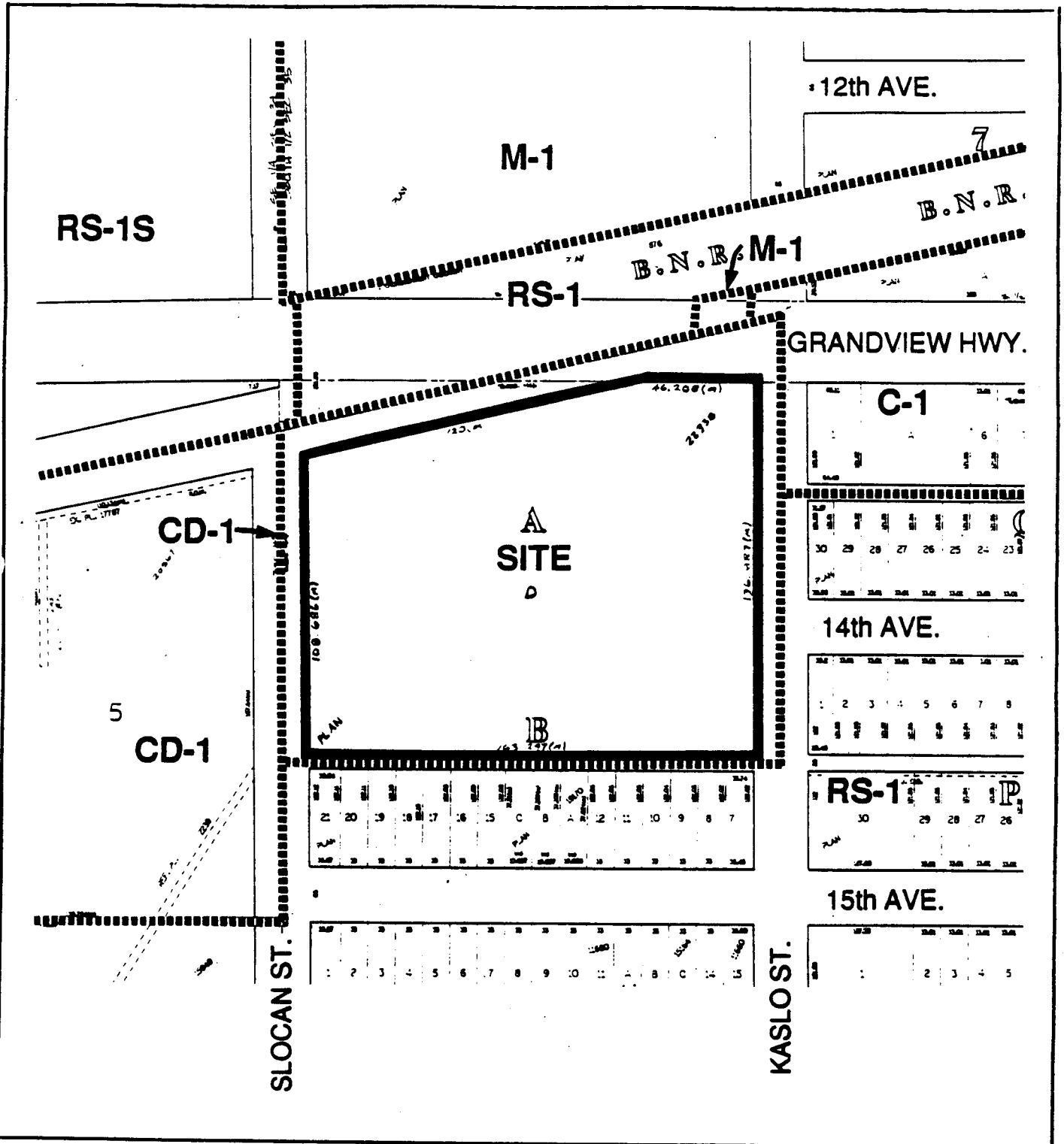
Recommendation

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The City Manager RECOMMENDS approval of the foregoing.

Appendix A



2782~2790 Grandview Hwy.
 DA 210330

Date: Sept. 1990

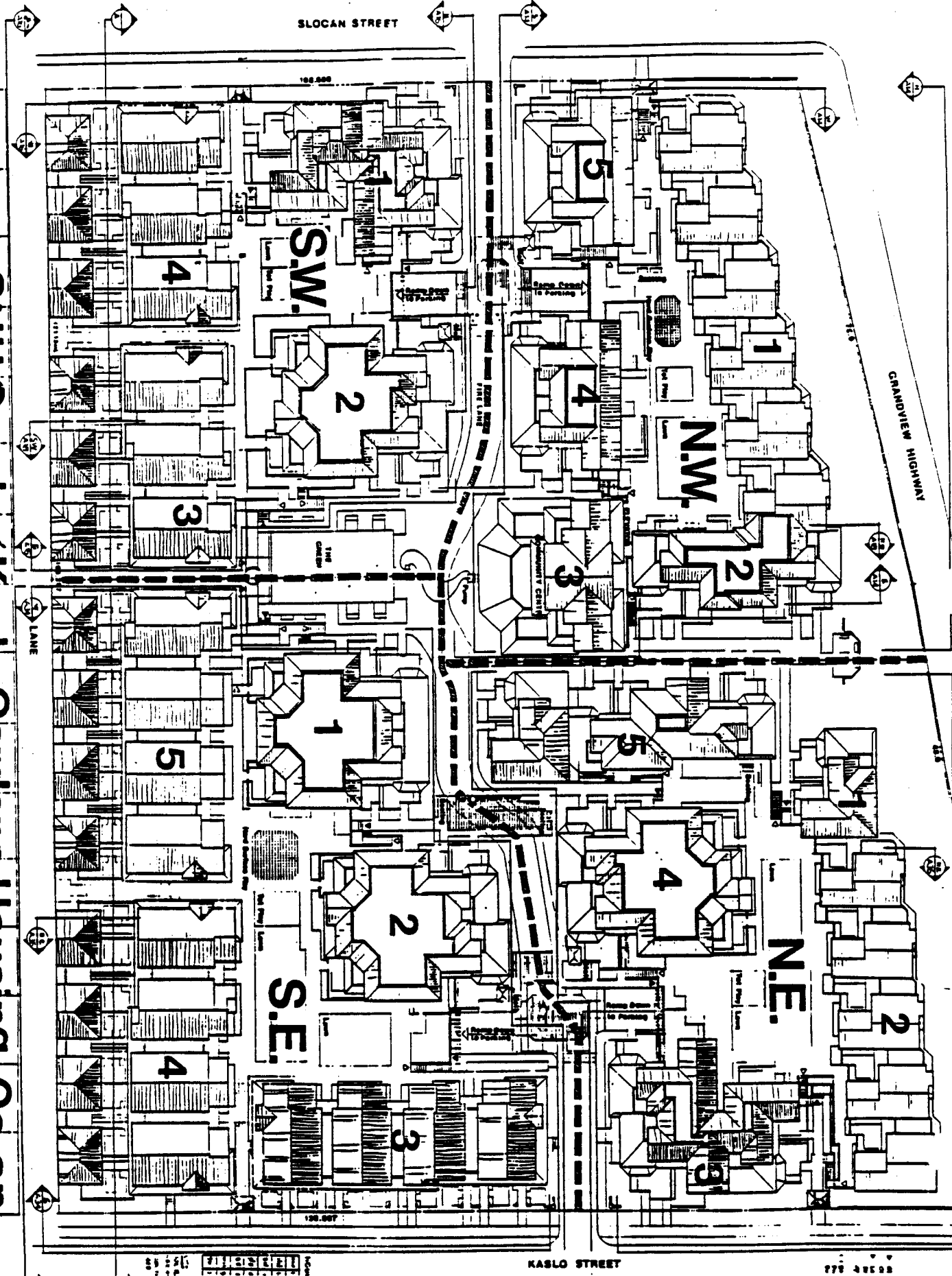
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City of Vancouver Planning Department

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Still Creek / Kaslo Gardens Housing Co-op



SLOCAN STREET

GRANDVIEW HIGHWAY

S.W.

N.W.

S.E.

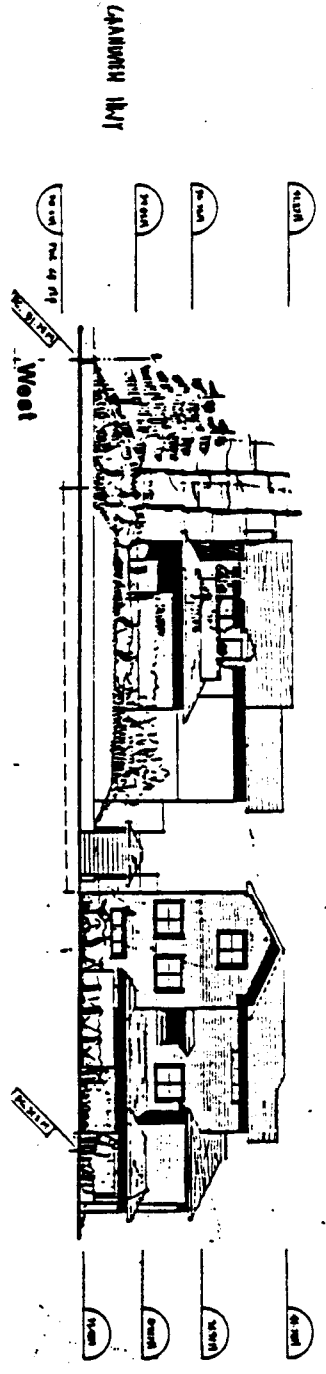
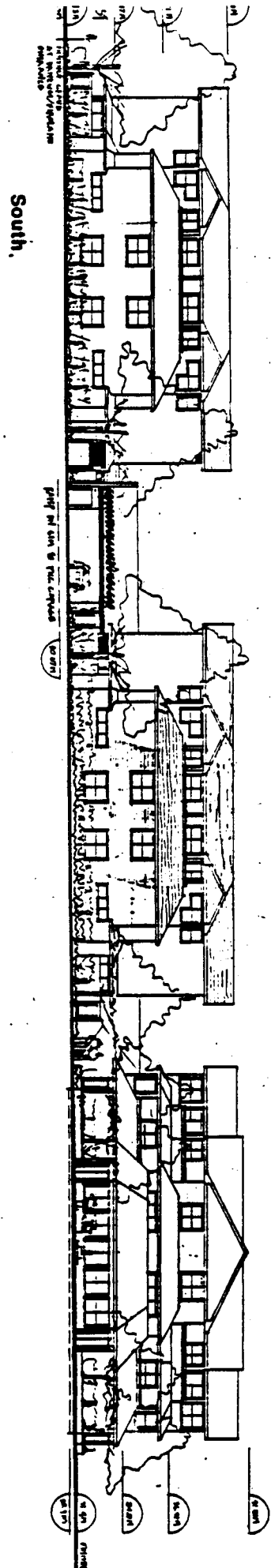
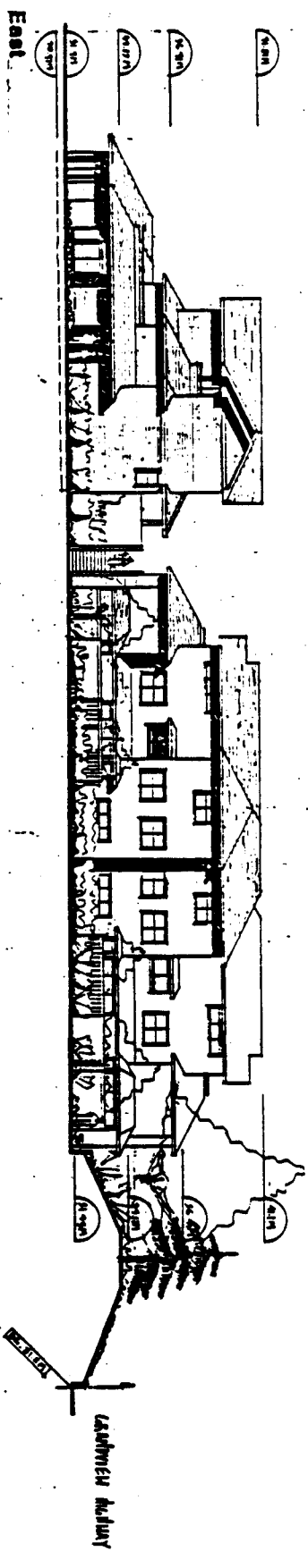
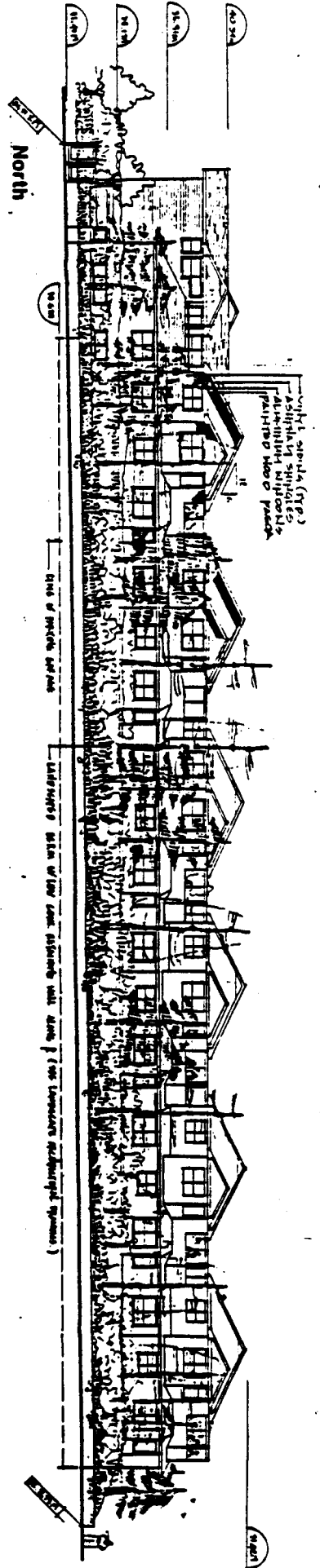
N.E.

LANE

KASLO STREET

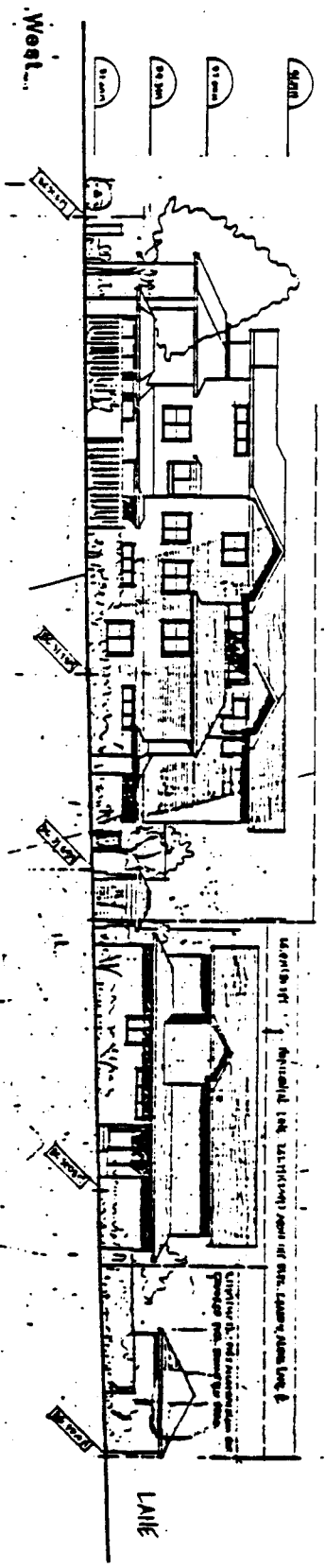
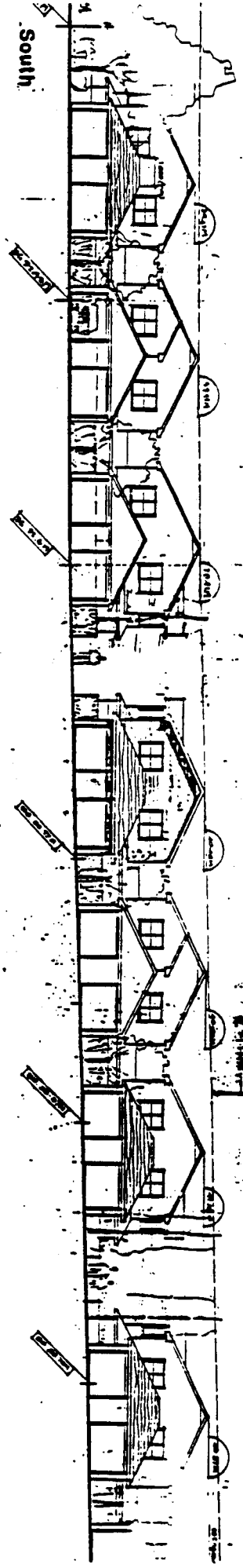
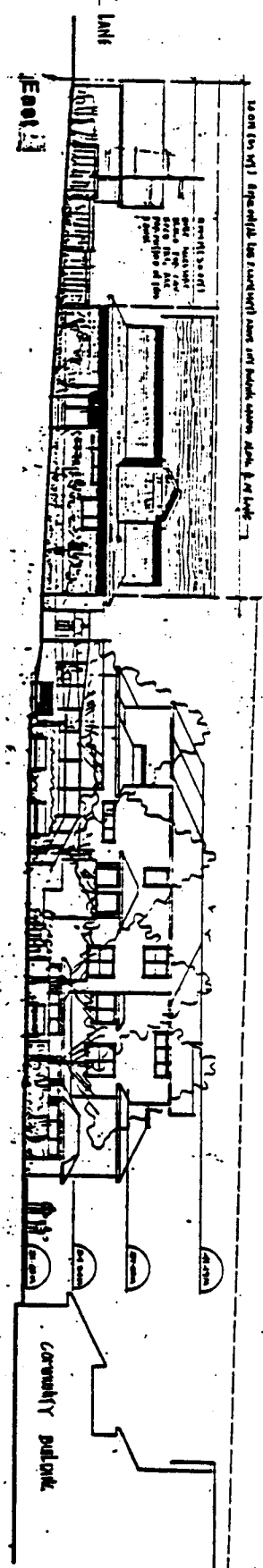
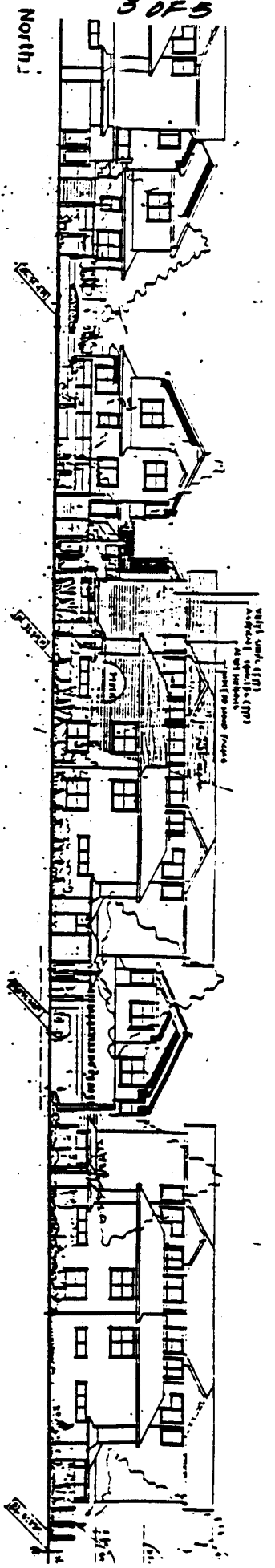
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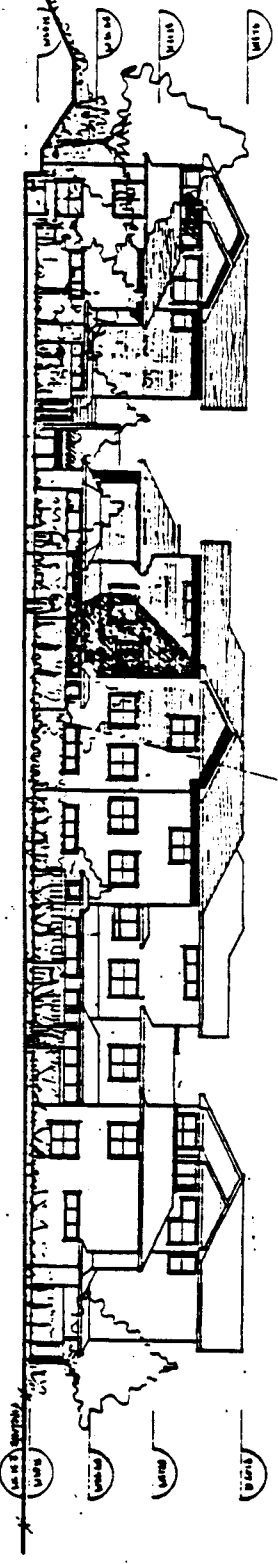
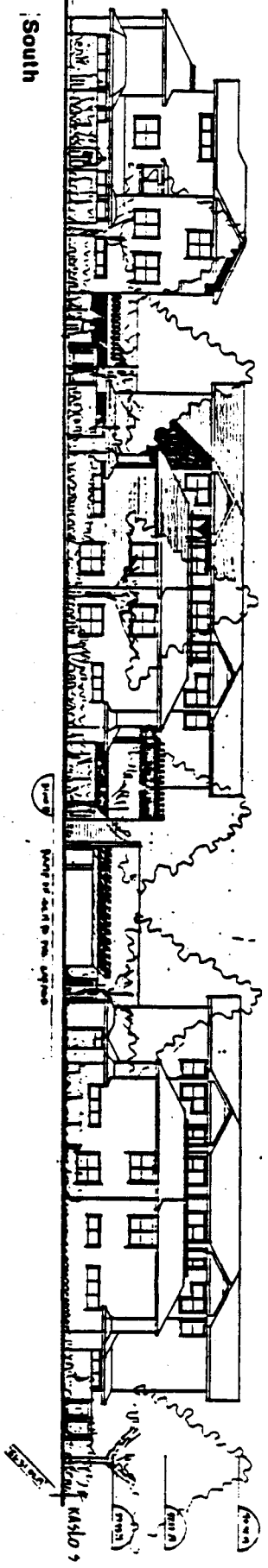
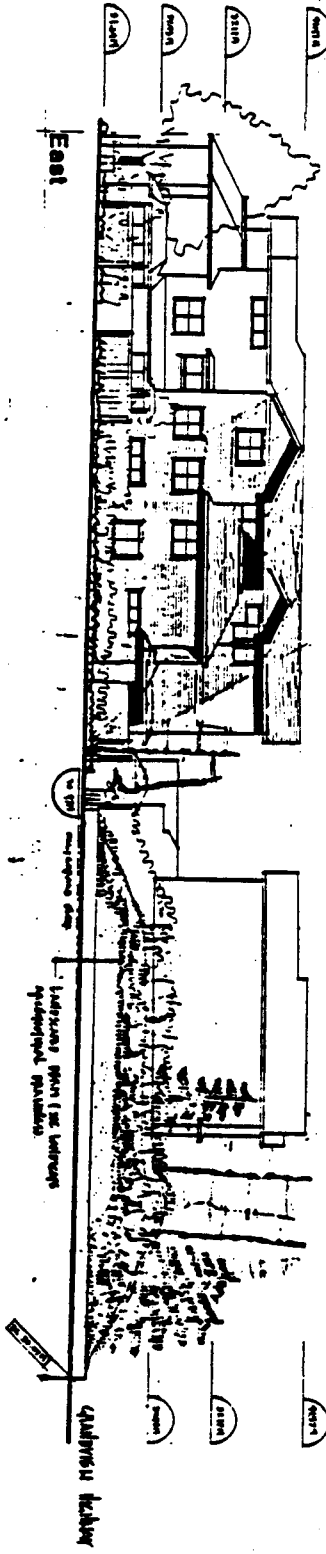
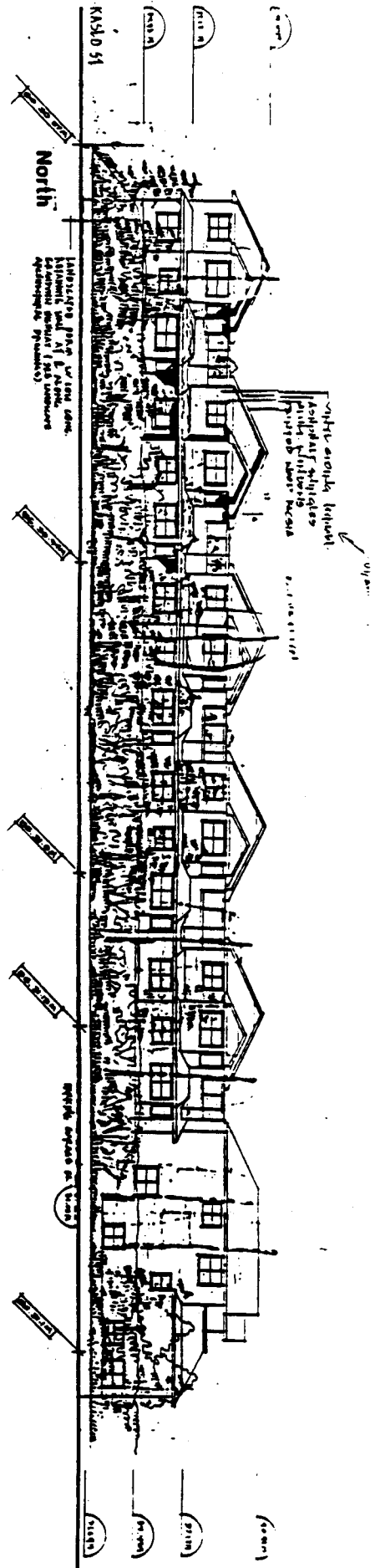
770 40000

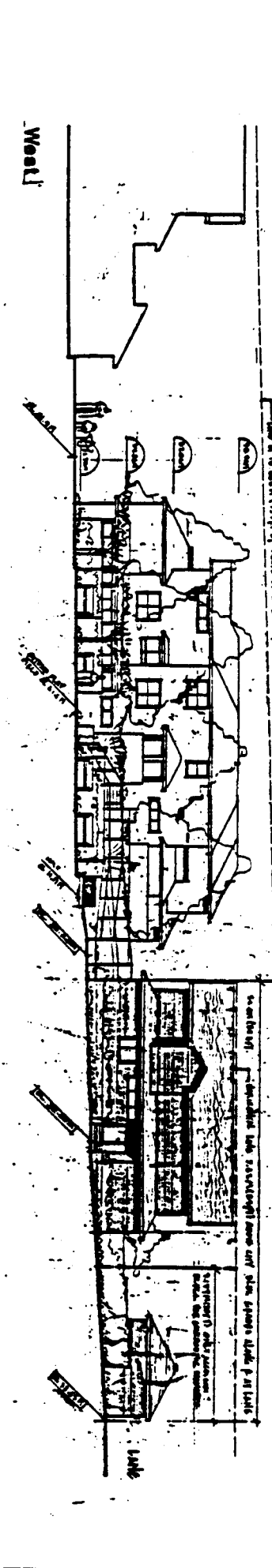
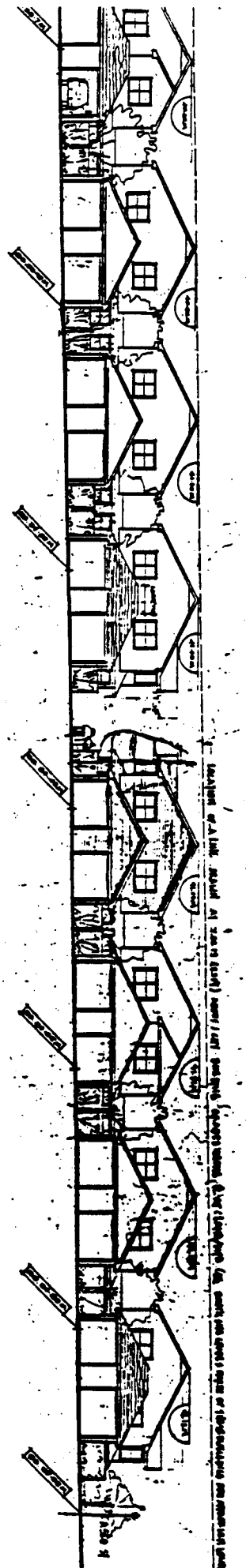
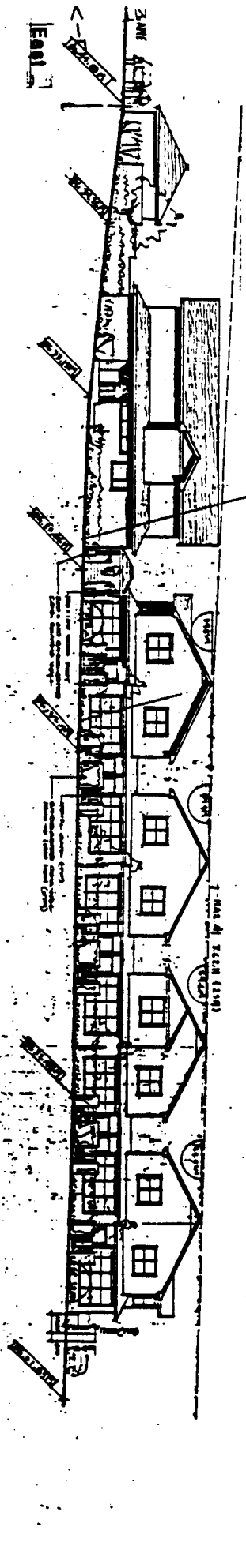
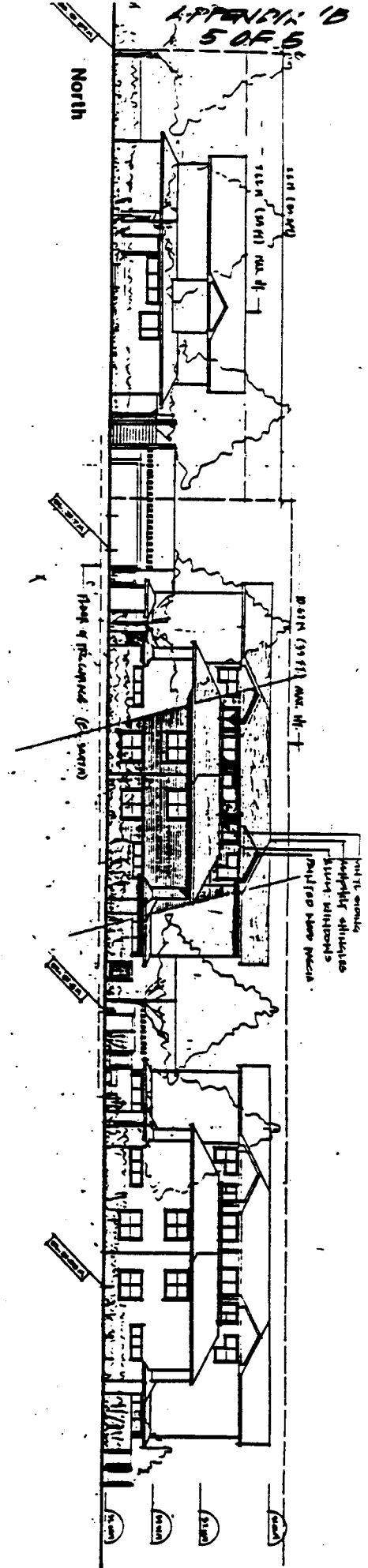


CANBY HWY

CANBY HWY







Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,
5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315,
6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323,
6325, 6361, 6362, 6363, 6421, ~~6425~~, 6429, 6475,
6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688,
6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739,
6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817,
6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135,
7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174,
7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209,
7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337,
7340, 7381, 7425, 7431, 7434 and 7461, being
by-laws which amended the Zoning and Development
By-law by rezoning areas to CD-1

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

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

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

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

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

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
 - (a) deleting clause (d), and
 - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7515.

CITY CLERK"

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

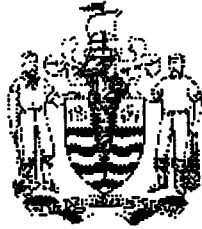
THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"