



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (237)

Riverside East — Blocks 68 & 69

By-law No. 6475

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

Effective April 11, 1989

(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 **Intent**

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing and forms in a manner that is compatible with the adjacent industrial to the south, the single-family district to the west and the multi-family district to the east. This By-law will allow an eastward extension of the existing Riverside neighbourhood and serve as a transition between the lower density housing to the west and the higher density housing to the east.

3 **Definitions**

For the purpose of this By-law:

- a “townhouse” means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a “stacked townhouse” means a unit having its principal living area above or below another townhouse;
- an “apartment” means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade; and
- notwithstanding Section 2 of the Zoning and Development By-law, a ‘site’ includes a strata lot.

4 **Uses**

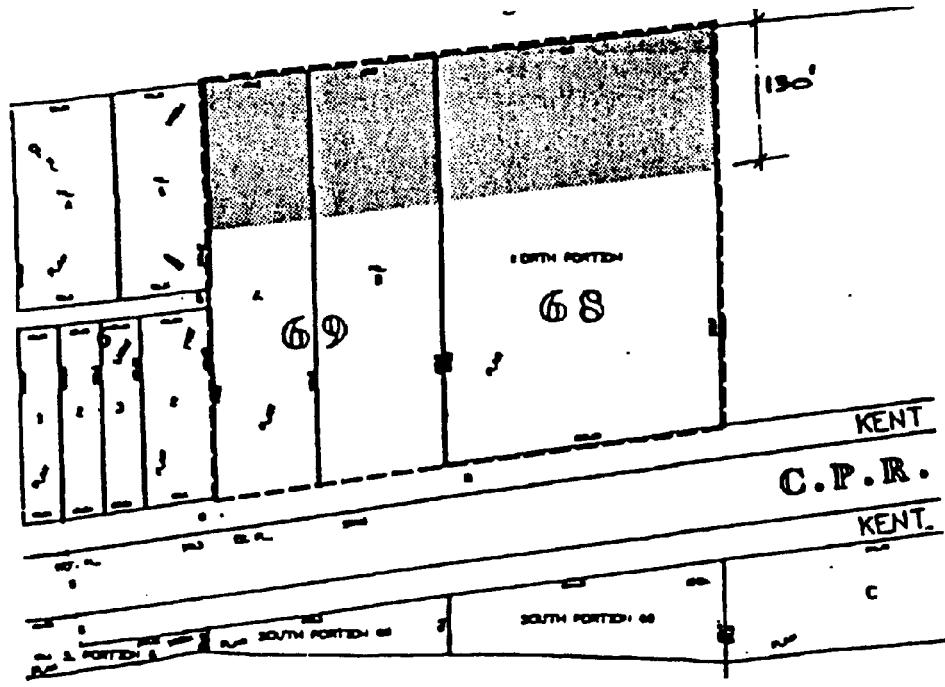
4.1 The area shown included within the heavy black outline on Schedule ‘A’ is rezoned to CD-1, and the only uses permitted within the said area, subject to section 4.2 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- two-family dwelling;
- townhouse, including stacked townhouses;
- apartments;
- accessory uses and buildings customarily ancillary to the foregoing.

4.2 Apartments or stacked townhouses will be allowed only within that portion of the site shown shaded on Diagram 1 below.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6475 or provides an explanatory note.

Diagram 1



5 Regulations

5.1 Maximum Densities

- 5.1.1 The maximum number of stacked townhouses and apartments that may be permitted on a site is 60 percent of the total number of dwelling units on the site, subject to the following:
- (a) the maximum number of stacked townhouses shall be 50 percent of the total number of dwelling units on the site; and
 - (b) the maximum number of apartments shall be 30 percent of the total number of dwelling units on the site.

5.2 Site Area

- 5.2.1 The minimum site area for an apartment building shall be 900 m (9,688 sq. ft.).
- 5.2.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m (7,266 sq. ft.).
- 5.2.3 The minimum site area for a two-family dwelling shall be 445 m (4,790 sq. ft.).
- 5.2.4 The Director of Planning may relax the foregoing minimum site area requirements where he determines that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, he has regard to any applicable policies or guidelines approved by Council.

5.3 Floor Space Ratio

- 5.3.1 The floor space ratio shall not exceed 0.65.

5.3.2 The following shall be included in the computation of floor space ratio:

- all floors having a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

5.3.3 The following shall be excluded in the computation of floor space ratio:

- open balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - i. are at or below the base surface, to a maximum exclusion for a parking space of 24 feet in length; or
 - ii. are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, to a maximum exclusion for a parking space of 24 feet in length;
- amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area;
- areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch;
- where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5.4 Site Coverage

5.4.1 The maximum site coverage for buildings shall be 50 percent of the site area.

5.4.2 For the purpose of section 5.4.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

5.4.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular maneuvering aisles shall be 20 percent.

5.4.4 The Director of Planning may relax the maximum site coverage provision of section 5.4.3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

5.5 Dwelling Unit Density

5.5.1 The dwelling unit density shall not exceed 44.5 units per hectare (18 units per acre).

5.6 Off-street Parking and Loading

5.6.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.

- 5.6.2 The minimum number of parking spaces including visitor parking shall be 1.75 spaces per dwelling unit.
- 5.6.3 Vehicle access shall not be permitted directly from S.E. Marine Drive.

5.7 Building Envelope

5.7.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof shall be as follows:

- (a) two-family dwellings or townhouses: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;
- (b) accessory buildings: 3.66 m (12 ft.); and
- (c) all other uses: 10 m (32.8 ft.).

5.7.2 A landscaped setback shall be provided as follows:

- (a) for two-family dwellings, a minimum of 1.5 m (4.9 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;
- (b) for all uses except two-family dwellings, a minimum of 3 m (9.8 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;
- (c) a minimum of 12 m (39.4 ft.) from Marine Drive, and a minimum of 8 m (26.2 ft.) from any other dedicated street or lane and from the west boundary of the area rezoned to CD-1 by this By-law;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.7.2 (a), (b), (c),
- (g) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.8 Acoustics

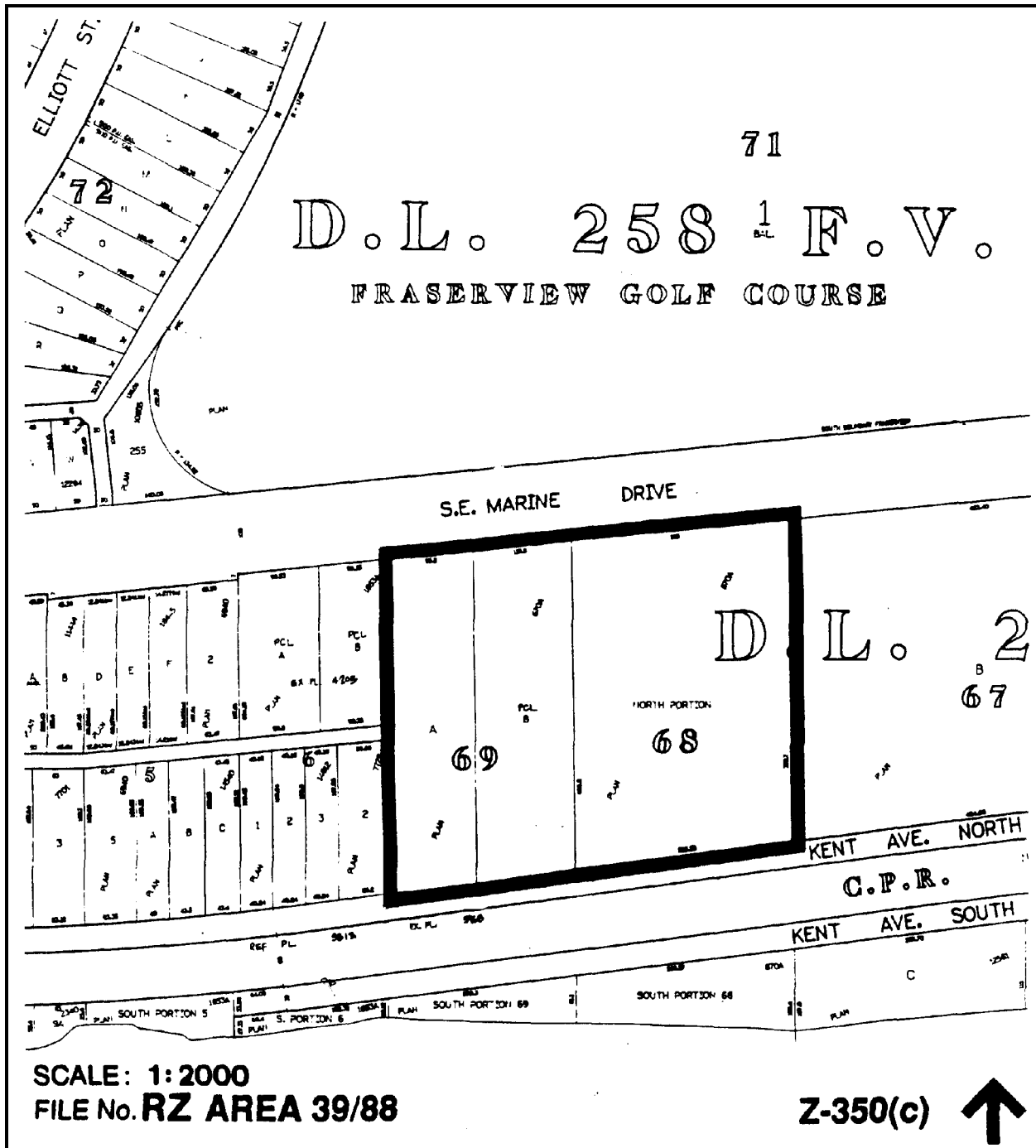
5.8.1 All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level
(a) Bedrooms	35
(b) Living, dining, recreation rooms	40
(c) Kitchen, bathrooms, hallways	45

[7515; 96 01 11]

* A - weighted day - night average (Ldn)

- 5.8.2 For the purposes of the report and recommendations referred to in section 5.8.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.
- 6 *[Section 6 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.]*



CITY OF VANCOUVER
MEMORANDUM

CD-1 237 (Fraser Lands)
Riverside East - BIKs. 68 & 69
BIK. 67 to Kerr

From: CITY CLERK

Date: July 26, 1988

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

Refer File: P.H. 203

RECEIVED	
CITY OF VANCOUVER	
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Subject: Public Hearing Minutes - July 14, 1988

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) of July 14, 1988.

Please note any matters contained therein for your attention.

CITY CLERK

Also Sent To: Moodie Consultants
#404-515 West 10th Avenue
VANCOUVER, B.C.

Triple Five
Box 1062
885 West Georgia Street
V6C 3E8

Mr. Toni Tagami
7426 Gladstone Street
Vancouver, B.C.
V5P 4H1

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 14, 1988 in the David Oppenheimer School Auditorium, 2421 Scarboro Street, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Owen,
SECONDED by Ald. Price,

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

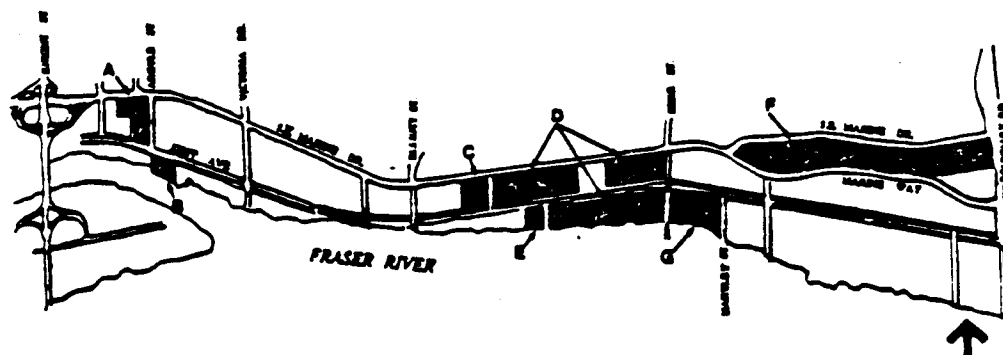
- CARRIED UNANIMOUSLY

Applications No. 1 and No. 2, being related, were dealt with concurrently.

1. Rezoning - Fraser Lands (Sites A, C, D, E and G)
2. Text Amendment: CD-1 By-law No. 5381 - Fraser Lands (Site F)

The applications were considered as follows, in each instance the applicant was Moodie Consultants Ltd.:

REZONING: LOCATION - FRASER LANDS



Cont'd....

Clause Nos. 1 & 2 Cont'd

SITE A: LOT E, BLOCK C, Plan 14473, D.L. 328; Lot A, Block C, Plan 13194, D.L. 328; Lots F and G, Block C, Plan 18299, D.L. 328; and
SITE B: Lots 21, 22 and 23, Plan 2122, Blocks D, E and F, D.L. 328, and Lot 6966 Crown Provincial Lease.

Present Zoning: M-2 Industrial District
Proposed Zoning: IC-1 Industrial Commercial District
(i) The draft by-law, if approved, would reflect current usage and limit future industrial uses to those which are compatible with and/or serve the adjacent residential area.
(ii) Any consequential amendments.

The Director of Planning recommended approval.

SITE C: Block 68, N.Pt. D.L. 258 and 329; and Lots A and B, Block 69, Plan 670 A, D.L. 258.

Present Zoning: M1-B Industrial District
Proposed Zoning: CD-1 Comprehensive Development District
(i) The draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- two-family dwelling;
- townhouse, including stacked townhouse;
- apartment;
- maximum floor space ratio of 0.65;
- maximum height of 32.8 ft.;
- landscaped setbacks from all property boundaries, ranging in depth from 4.9 ft. to 39.4 ft., dependent upon use and location; and
- provisions regarding off-street parking;
(ii) Any consequential amendments.

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

(a) approval in principle of the document entitled, "CD-1 Guidelines for Block 68 and 69".

SITE D: Lot B, Block 67, Plan 12561, D.L. 258; Block 66, W. 1/2 N. of R-of-W, D.L. 258 and 329; Lot E, 1/2 N of R-of-W, Block 66, D.L. 258 and 329; Lot A of 1, Block 65, N. pt. D.L. 258 to 329; Balance of Lot 1, Block 65, N. Pt. D.L. 258 to 329; Lot 2 of N. pt. of Block 65, D.L. 258 and 329; Lot 2 and 3 of D.L. 2100 and 6320 and pt. of 258 and 330 including fronting water lots; and Lot B, Block 63 and 64, D.L. 258.

Present Zoning: M1-B and M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District
(i) The draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- townhouse; including stacked townhouse;
- apartment;
- apartment tower;
- commercial use including: retail, office, restaurant (but not including drive-in restaurant) and neighbourhood public house;
- park or playground;
- marine use, including marine berth and a booming ground for logs;

Cont'd...

Clause Nos. 1 & 2 Cont'd

- maximum floor space ratio of 1.45 for residential use and 0.75 for commercial use;
 - maximum height of 120 ft. for residential use and 30 ft. for commercial use;
 - landscaped setbacks from all property boundaries, ranging from 26.2 ft. to 39.4 ft. dependent upon use and location; and
 - 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 condition proposed for adoption by resolution of Council:

- (a) approval in principle of the document entitled, "CD-1 Guidelines for Block 67 to Kerr".

SITE E: Lot 1, D.L. 2100 and 6320 and pt. of 258.

- Present Zoning: M-2 Industrial District
Proposed Zoning: I-1 Industrial District
- (i) The draft by-law, if approved, would reflect current usage, and would limit future industrial uses to those which are compatible with the adjacent proposed residential areas.
(ii) Any consequential amendments.

The Director of Planning recommended approval.

SITE G: S. pt. of Block 8, Plan 455, D.L. 330 and 331.

- Present Zoning: M-2 Industrial District
Proposed Zoning: M-1B Industrial District
- (i) The draft by-law, if approved, would limit future industrial uses to those which are compatible with the adjacent proposed residential uses.
(ii) Any consequential amendments.

The Director of Planning recommended approval.

2. TEXT AMENDMENT: CD-1 BY-law No. 5381 - FRASER LANDS

SITE F: Lots 129, 130, 131, 132, 133, 134, Blocks 24-29, D.L. 330 and 331; Lots A and E, Blocks 16-19, D.L. 330, Plan 14773; and Lot B, D.L. 330, Plan 17987.

- Present Zoning: CD-1 By-law Comprehensive Development District
Proposed Zoning: CD-1 By-law Comprehensive Development District (Amended)
- (i) The amended draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- townhouse, including stacked townhouse;
 - apartment;
 - church;
 - park or playground;
 - maximum floor space ratio of 0.75;
 - maximum height of 32.8 ft. for a multiple dwelling and 35.0 ft. for a church;
 - landscaped setbacks from all property boundaries, ranging from 9.8 ft. to 26.2 ft., dependent upon use and location; and

Cont'd..

Clause Nos. 1 & 2 Cont'd

- 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 condition proposed for adoption by resolution of Council:

- (a) approval in principle of the document entitled, "CD-1 Guidelines for Champlain Heights South".

Introduced at the Public Hearing were a number of additional prior-to conditions proposed by the Director of Planning and presented for adoption by resolution of Council. The conditions refer to specific sites and are listed as follows:

SITE C:

- b. that, prior to zoning enactment, owners of Lots A and B, Block 69, Plan 670A, D.L. 258 to dedicate the 33 ft. Kent Avenue North alignment, to the satisfaction of the City Engineer and that the plan be registered in the Land Title Office.

SITE D:

- b. 1. that, prior to zoning enactment, owner of Lot 2 of north part of Block 65, D.L. 258 and 329 to dedicate a south east corner cutoff for roadway improvements, to the satisfaction of the City Engineer.
- 2. that, prior to zoning enactment, owner of Lot 2 of D.L. 2100 and 6320 and part of 258 and 330 to dedicate a north east corner cutoff for roadway improvements, to the satisfaction of the City Engineer.
- 3. that, prior to zoning enactment, owner of Lot 3 of D.L. 2100 and 6320 and part of 258 and 330 to:
 - a. dedicate the west 21 ft. for Jellicoe Street widening, to the satisfaction of the City Engineer, and
 - b. dedicate north west and north east corner cutoffs for roadway improvements, to the satisfaction of the City Engineer.
- 4. that, prior to zoning enactment, owner of Block 1, D.L. 330 Plan 455, Ex. R.O.W. to:
 - a. dedicate a south east corner cutoff for roadway improvements, to the satisfaction of the City Engineer, and
 - b. dedicate the 33 ft. Kent Avenue North alignment, to the satisfaction of the City Engineer.

Cont'd....

Clause Nos. 1 & 2 Cont'd

- c. 1 enter into an agreement with the City to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning, ensuring public access on the filled portion of the adjacent waterlots, when the property is developed.
- 2 enter into an agreement with the City to the satisfaction of the Director of Legal Services, the City Engineer, and Director of Planning, ensuring public access on the filled portion of the adjacent waterlots, when the property is developed.

SITE E:

- a. 1. that prior to zoning enactment, owner of Lot 1, D.L. 2100 and 6320 and part of 258 to grant a 25 ft. public access right-of-way to the City to the satisfaction of the Director of Legal Services, the City Engineer, and the Director of Planning.

SITE G:

- a. 1. that, prior to zoning enactment, owner of south part of Block 8, Plan 455, D.L. 330 and 331 to dedicate the 33 ft. Kent Avenue South alignment to the satisfaction of the City Engineer.

Mr. J. Coates, Planner, Zoning and Subdivision Group, also noted if the rezoning is approved, property owners will be obligated to share any costs of upgrading or extending streets or utilities.

Submitted for consideration was a Manager's report dated July 7, 1988, in which the Director of Social Planning proposed an increased family housing component in the Fraser Lands study area. The report was before Council on July 12, 1988 at which time it was resolved:

"That Council refer the discussion of an increased family housing component in the Fraser Lands Study Area to the forthcoming Public Hearing and at that time, elect to defer Area 3, Sites C, D and E for replanning or to proceed, depending upon public input."

Mr. J. Moodie, the applicant, in a detailed presentation, described the 14-month process leading to the Public Hearing, commencing with the establishment of the Mayor's Task Force on Fraser River Lands to review an area bounded by Knight Street, South East Marine Drive, Boundary Road, and the Fraser River. In December, 1987, following public review, site analysis and conceptual planning, City Council approved, in principle, a Fraser Lands Plan which set out to better utilise the uplands; make the Fraser River a more usable resource, and present a balance amongst the various potential uses. The Plan recognized the importance of continued industry in the area; the opportunities for various forms of housing, including market and non-market family housing and the opportunity to obtain additional public open space along the river.

The zoning proposal now before Council sought approval of specific changes, which will permit these objectives to be achieved.

Cont'd....

Clause Nos. 1 & 2 Cont'd

The presentation included slides, which provided an overview of the area and the nature of the development if the zoning is approved. Proposals for the specific sites were summarized with slides showing the areas as they are today. It was noted the Rivtow Lands ^{Use} Site B will be the subject of a rezoning application later in the summer.

With respect to residential uses, Mr. Moodie advised the total housing, existing and proposed, and including an estimate on Rivtow Lands, would be plus or minus 2432 units. Approximately 20% of the housing to be built on City-owned land is earmarked for non-market family housing; however, the Director of Social Planning is proposing that this be more than doubled (from 195 units to 425 units) and that the additional housing be provided in the Riverside East and Champlain Heights South area. The ramifications of this proposal were discussed and the Consultant submitted family housing would not be appropriate at densities of 1.3 - 1.45 f.s.r., nor would it be appropriate in a relatively isolated area lacking the necessary amenities. It was suggested it would be far better to leave the Plan and density as proposed and utilize the additional revenue to acquire sites in areas better suited to non-market family needs.

A major issue discussed by the consultant in dealing with Site F, related to possible conflict between housing and industry. MacMillan Bloedel and the International Woodworkers' of America have expressed serious concerns over the future of their operations between Kerr Street and Boundary Road, if housing is permitted on the slopes above Marine Way. They wish Council to defer the rezoning on Site F until MacMillan Bloedel has had an opportunity to make a decision on their future operations on this site. While in reality traffic noise from Marine Way poses a bigger problem than noise from the mills, the perception remains that future residents may object to renovations or new development on the MacMillan Bloedel property.

This was recognized as an understandable concern that the Consultant proposed to deal with it in the following way:

- i. The existing industrial operations and any new operations should comply with the City noise By-law and other regulations regarding emissions, etc. thus providing a base line against which the noise issue can be dealt with.
- ii. The proposed new housing will have to demonstrate that through design and orientation, the units satisfy specific acoustic standards for both indoor and outdoor areas. These standards are set out in the Zoning By-law and are more stringent than C.M.H.C. standards.
- iii. A 100 ft. treed buffer zone will be retained immediately below the residential development to visually screen the industry from the housing and reduce the noise levels through physical separation of the uses.
- iv. All residential property will carry a "noise covenant" that requires that all future occupants, either renters or owners, sign a document prior to moving in, which states that they acknowledge the presence of industry, they understand it may expand and cautioning them that if they are sensitive to noise, perhaps this is not an appropriate location for them. This covenant would also note that it is the City's intention to see the industry continue to operate in this area.

Cont'd...

Clause Nos. 1 & 2 Cont'd

Mr. Moodie believed existing industrial operations made it clearly obvious that it was a heavy industrial area. The expansion or reconstruction of a mill, or some other facility on the 72 acres, would not add to the perceived problem; in fact new technologies may result in quieter operations.

In view of these arguments, Mr. Moodie recommended Council rezone Site F as proposed.

A number of other general issues were referred to by the Consultant including:

Parks & Open Space

- The study area has 2.4 miles of river shoreline and where possible, without comprising industrial operations, public access will be obtained. The Plan provides for a Park Board request for a minimum of a 25 ft. walkway and a further 25 ft. building setback for the walkway. Council was advised B.C. Hydro has provided a written commitment permitting public access along the river in front of its facility on Site E.
- A rate of 1.1 hectares of open space per 1000 residents will also be met.
- Council has agreed, in principle, to a Park Board request for additional riverfront open space at the City's acquisition cost.

Traffic Considerations

- Kent Avenue - The plan does not contemplate opening Kent Avenue.
- Through traffic - Steps are being taken to examine ways and means of reducing through traffic by altering the North Kent and Argyle intersection.
- Elliott Street Traffic Light - This contentious issue is opposed by Elliott Street residents, north of Marine Drive, and will be addressed by the Standing Committee on Transportation and Strategic Planning at a meeting in the community in September.
- Marine Drive - Proposals for three lanes of Marine Drive, eastbound east of Argyle, have been reviewed by the City Engineer and the work will be done this summer.
- Old Marine Drive - Excessive traffic speeds in this area will be handled through increased enforcement.

Schools, Day Care and Community Facilities

- The Plan encourages family housing in the Riverside West and Champlain South areas and some expansion of existing school facilities in Champlain Heights or Fraserview may be required. Staff are working closely with School Board planners on solutions.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Day Care space is not specifically provided for in the Plan as it is anticipated these needs will be met in adjacent areas. It has been suggested this may not be the case and the by-law will be amended to reflect designation of a site adjacent to the school annex in Riverside East.
- The amount of new housing and new population does not warrant a new community centre or recreation facilities. Depending on the pace of development, expansion of existing facilities in Fraserview or Champlain Heights may be warranted.

Following his presentation, Mr. Moodie responded to questions from Council members.

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

- Mr. Jim Neal, 8026 Elliott and Mr. Steve Soroka, 7450 Elliott, voiced the concerns of Elliott Street residents, north of Marine who feared a traffic signal at Elliott/Marine would increase traffic flow through their area with adverse effect on property values. Pictures of existing conditions on streets in the area were circulated.

The speakers were assured no decision has been made on the installation of the traffic light and residents would have ample opportunity to make their wishes known when the Transportation Committee meets in the community.

- Ms. Elaine Duvall, 3313 Flagstaff, representing a group of organisations involved in co-op housing, submitted a brief (on file) urging the new Fraser Lands community draw on the outstanding success of Champlain Heights in the provision of affordable housing for families with children. The brief discussed the current affordability crisis, the 1.0% vacancy rate for rental apartments of three bedrooms or more, high rental rates and land shortage for social housing. It pointed out land costs in the City had reached a level where housing co-ops cannot purchase sites for housing and comply with the maximum unit prices set by government. In 1988, only one new non-profit co-op project was approved compared to two in 1987 and five in 1986.

Council was urged to approve the recommendations of the Director of Social Planning, as contained in the Manager's report dated July 7, 1988; continue its policy of leasing its land for non-market or market development; reorganize the Fraser Lands Steering Committee to include representatives of the co-op housing sector; and that the Steering Committee be consulted throughout the implementation period.

- Mr. Doug Evans, President of I.W.A., Canada Local 1-217, reviewed a brief (on file) setting out the position of MacMillan Bloedel and the I.W.A. The brief was jointly presented over the signatures of:

- Ray Smith, President and C.E.O., MacMillan Bloedel Ltd.
- Tom Hanna, Manager, and Dave Steeves, Plant Chairman, Canadian White Pine Division
- Gerry Robinson, Manager, Particle board and Specialty Board Divisions
- Doug Evans, President, I.W.A. - Canada Local 1-217
- Bob Barth, Plant Chairman, Particleboard Division
- Jack Shorrocks, Plant Chairman, Specialty Board Division

Cont'd...

Clause Nos. 1 & 2 Cont'd

The brief set out the industry's concerns respecting the implications of possible rezoning from industrial to residential use and related past experience in similar situations in Nanaimo and New Westminster where residential encroachment has threatened industrial operations. It was pointed out MacMillan Bloedel operations employ over 500 workers - loss of these jobs would have spinoff impacts on a 2 1/2 - 3 job ratio.

MacMillan Bloedel's future plans include determination of the Canadian White Pine operation on Site F. The plant is an old operation by modern mill standards and must be modernised to remain competitive or a new mill built on the vacant Vancouver Plywood property. New equipment will be far different than that presently existing on the site and new processes could introduce different noises and irritants to residential housing. The Company needed time to make decisions on future uses on the site and therefore requested Council to delay the rezoning on Site F to permit it to study all its options.

- Mr. Gordon McRae, I.W.A., advised he was employed at the Canadian White Pine plant and fully endorsed the management and I.W.A. brief.

- Mr. Larry Sunnus, 8323 Aegean Crescent, spoke to a brief (on file) on behalf of the Champlain Heights Community Association, which did not oppose the overall Fraser Lands development but expressed the following concerns:

- School facilities - the three elementary schools in the Champlain Heights area are operating at maximum enrolment. If children living in the Champlain Heights south area are to be accommodated, additional classrooms will be required at the Champlain Heights School Annex and a safe crossing must be provided at Marine Drive, preferably a pedestrian overpass.
- In the Fraserview East development, a neighbourhood pub is shown in close proximity to the proposed school site. This is cause of some concern.
- Recreational space - the Champlain Heights Recreation Centre is operating near capacity. The addition of more residents will necessitate expansion of the existing building and parking lot.
- Park space - The Champlain Heights Community Association recommended accessible park space in Fraser Lands be allocated in the same ratio as that employed in Champlain Heights.
- Traffic - Traffic noise from Marine Way and the effects of traffic patterns on the neighbourhood must be dealt with as development progresses. An area of particular concern is the intersection of Marine Way and S.E. Marine Drive, which is already hazardous and should be monitored by the City Engineer.
- Day Care - the Champlain Heights Community Association recommended the rezoning allow for operation of sufficient daycare facilities to meet local requirements.

Clause Nos. 1 & 2 Cont'd

- Mr. Larry Laidlaw, Architect, advised his office has been working with Buron and City staff to examine the potential for residential use on the Northwest Baptist Theological College site and had found in many respects it would be ideal for housing, being located on a slight slope and surrounded by trees on three sides. Privacy would not be a problem on the site, nor would traffic or industrial noise. He pointed out studies had shown the magnitude of the noise problem was less than at the Riverside Quay project.

- Mr. Gerry Kraft, Northwest Baptist Theological College and Seminary, submitted a brief (on file) supporting the rezoning of Site F. He advised the College is planning to relocate to Langley and rezoning is crucial to this move. If rezoning is not approved, it could not only hurt the relocation process but it could threaten the future existence of the College. Mr. Kraft contended delaying the rezoning pending a master plan would be unfair to the institution.

In response to a question from a Council member Mr. Kraft suggested it would be possible to rezone the College and City-owned Lands and issue a moratorium instructing to City staff to not market the City lands for a period of time.

- Mr. Roy Decou, 8063 Elliott Street, expressed concern regarding the proposal for a traffic signal at Elliott/Marine and felt Council had already taken a position in this regard.

The Mayor assured Mr. Decon a decision had not been made and there would be an opportunity for residents to be heard at the public meeting in September.

- Mr. Don Gerow, 8095 Elliott Street, expressed concern respecting the height of the proposed high rises and urged maximum height be no more than six storeys.

- Mr. Ian Mass, 3512 Swans Acre, opposed the rezoning in the absence of an overall strategy for the industrial lands which he felt were being eroded piece by piece.

- Ms. Vera McIntyre, Secretary of a housing co-op at 3572 Cordiale Drive, supported the brief presented by Ms. Duvall.

- Mr. Denis Loepky, Affordable Housing Advisory Association, supported increased units of non-market family housing.

- Ms. Sandra Bruneau, Vancouver Civic New Democrats, presented a brief (on file) dealing with the issues of housing and school space and supported the recommendations of the Director of Social Planning for an increased number of non-market housing units. She recommended

1. the Fraser Lands Plan be amended to allow for an increase in the total proportion of non-market housing in the entire study area and progress be monitored through the Development Permit process;
2. that the consultant work with the School Board Facilities Planner respecting the capacity of nearby schools to accommodate extra children from their existing areas and the study area, assuming a substantial increase in the family units in the study area.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Mr. Nathan Davidowicz, 2924 East 41st Avenue, noted Council recently turned down rezoning for a bus loop at the north west corner of Matheson and Marine. He suggested provision, e.g. a covenant, be required of the developer if in certain areas bus turnarounds were required. Mr. Davidowicz questioned the increase in the number of housing units from that originally envisioned and urged Council to reduce the height of the proposed highrises from 12 storeys.

- Ms. Isabelle Bougie, 8411 Victoria Drive, supported the rezoning proposal but did not agree with any increase in the social housing target.

- Mr. Ian Sanderson, 8367 Beatrice, Fraser Riverside Association, stated he had served on the Fraser Lands Task Force and fully supported the plan. His only concern was the suggestion that the non-market housing component be nearly doubled. He urged Council to approve the Plan as presented by the development consultant.

- Mr. Michael Tam, Pacific Canadian Investments Ltd., for the owners of 2720-40 S.E. Marine, supported the consultant's recommendations noting a considerable amount of time, effort, and resources had been invested in the Study.

- Mr. Lorne Goldman, 8495 Jellicoe, supported alternative forms of housing for families and seniors.

- Mr. Robert Tolsma, 2595 E. Kent, requested Council consider rezoning the existing RS-1B area to CD-1, a proposal that was supported by 76% of residents surveyed. If Council was not disposed to this rezoning, the residents of the RS-1B areas would seek reduction in lot sizes to permit redevelopment with townhouses.

- Mr. Randy Ching, 2535 North Kent, introduced his two small children, who are students at David Oppeneheimer School and have to cross Marine Drive to attend school. He submitted traffic conditions were such that a traffic light was an absolute necessity. He opposed highrises and traffic on Kent Street.

- Ms. Mary Sutherland, Fraser River Coalition, congratulated Council on its attitude to the Fraser Lands, formerly a basically waste area. She supported designated parkland, a waterfront walkway and buffer zones.

- Mr. John Vance, Access Building Association, supported increased units for non-market housing and also approved the thrust of the Plan, with the exception of the design guidelines.

- Mr. Ron Dick, 8495 Jellicoe, supported provision of market housing targetted for seniors and "empty nesters", who should be given an opportunity to remain in their neighbourhoods.

- Mr. Louie Semploni, 3530 Swans Avenue, felt the new population in Fraser Lands would require construction of its own school, daycare and recreational facilities.

- Mr. Don Hardy, 8355 Aegean Crescent, questioned whether anybody would want to live in the buffer zone Champlain Heights South. He felt traffic congestion would increase, leading to additional hazards at problem intersections such as Marine Way/Matheson Crescent, which was already experiencing high motor vehicle accident levels.

Cont'd...

Clause Nos. 1 & 2 Cont'd

- Ms. Mary McKenzie, 4223 West 16th Avenue, spoke of her unsuccessful search for family housing in the Riverside area before acquiring a townhouse in New Westminster. She felt many families were being forced to leave the City.

* * * * *

Alderman Caravetta left the meeting during the hearing of the delegations.

* * * * *

MOVED by Ald. Puil,

- A. THAT the application of J. Moodie Consultants Ltd., respecting Fraser Lands Sites A, B, C, D, E and G be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing;
- B. THAT the application of J. Moodie Consultants Ltd. respecting Fraser Lands Site F be approved, subject to the condition proposed by the Director of Planning as set out in this Minute of the Public Hearing;

FURTHER THAT a development moratorium be placed on the City-owned and Northwest Baptist Theological College lands on Site F for a period of 12 months.

- carried

MOVED by Ald. Davies (in amendment),

THAT the rezoning of Site D be deferred to permit site replanning based on the non-market housing objectives detailed in the Manager's Report dated July 7, 1988.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

MOVED by Ald. Eriksen (in amendment),

THAT rezoning of Site F be deferred for approximately one year until MacMillan Bloedel has reached a decision on its new mill.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

The motions to defer having LOST, Alderman Davies offered the following motion in amendment to Alderman Puil's motion:

MOVED by Ald. Davies (in amendment),

THAT with respect to Site D the maximum building height figure of 120 feet be deleted and the figure 60 feet be substituted in lieu thereof.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

Cont'd...

Clause Nos. 1 & 2 Cont'd

The amendment having lost the motion was put and CARRIED with Alderman Price opposed to the moratorium on Site F and Aldermen Davies and Eriksen opposed to the building height of 120 feet on Site D.

MOVED by Ald. Davies,

THAT the recommendation of the Director of Social Planning as contained in the Manager's report dated July 7, 1988, reading as follows be approved:

- A. That Council amend the study area objectives to increase the number of new non-market and/or assisted family units proposed to 425 units, for a total of 556 non-market units including already existing projects in Riverside.
- B. That Council instruct the development consultant, in consultation with the Directors of Social Planning and Planning and the Supervisor of Properties, to report back on what combination of sites in Champlain Heights South and Riverside East would be required to achieve the targetted number of non-market units and on site planning and financial implications.

- LOST

(Aldermen Baker, Bellamy, Boyce, Owen, Price, Puil, Taylor and the Mayor opposed)

MOVED by Ald. Davies,

THAT City staff report back on dedication for a bus loop on the Northwest Baptist Theological College lands.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT the City Engineer report back respecting traffic problems at the intersection of Marine Drive and Marine Way.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT Council amend the draft by-law for Riverside East - Block 67 - Kerr, to include "school" and "child daycare centre" among the permitted uses.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT staff report back on the request of property owners in the RS-1B area to the west of the proposed Riverside East Block 68-69 CD1, for rezoning to CD-1.

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

THAT Council direct the development consultant to work with the Facilities Planner of the Vancouver School Board to determine more precisely the capacity of nearby schools to accommodate extra children from areas now served by those schools, and from areas that are the subject of this study, assuming a substantial increase in the number of family units in the area of study.

- CARRIED UNANIMOUSLY

Cont'd...

Clause Nos. 1 & 2 Cont'd

MOVED by Ald. Davies,

THAT the Draft By-law for Riverside East - Block 67-Kerr, be amended to delete "neighbourhood pub" as a permitted use.

- CARRIED UNANIMOUSLY

MOVED by Ald. Taylor,

THAT City Council recommend to the development consultant of the Fraser Lands that the intent of the Fraser Lands plan be amended to allow for an increase in the total proportion of non-market housing in the entire Fraser Lands Study Area, and that progress toward this objective be monitored through the Development Permit process.

- CARRIED UNANIMOUSLY

During the hearing of the delegations on the foregoing application, Council members noted the lateness of the hour and the fact that two more applications were due to be considered.

MOVED by Ald. Puil,

THAT the Public Hearing respecting Application No. 3 (Rezoning - 3185 Grandview Highway) and Application No. 4 (Rezoning - 4505 Valley Drive) be adjourned to Tuesday, July 26, 1988 at 7:30 p.m. in the Council Chamber.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

SECONDED by Ald. Eriksen,

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 recessed at 11:50 p.m. to reconvene at 7:30 p.m. Tuesday, July 26, 1988 in the Council Chamber, Third Floor, City Hall.

MOTIONS

237A.

A. Fraser Lands Guidelines
Blocks 68 and 69

MOVED by Ald. Baker,
SECONDED by Ald. Davies,

THAT the document entitled "Fraser Lands Guidelines for CD-1 By-law No. 6475, Blocks 68 and 69", dated April 1989, be approved for use by applicants and staff for development permit applications in the Fraser Lands Blocks 68 and 69 CD-1 District.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

McDonald's Restaurant in False Creek
(McBarge)

Alderman Eriksen

referred to a newspaper article in which a Provincial MLA was quoted as attributing the delay in releasing the Province's contract with Concord Pacific to the City's failure to decide where in the Creek McBarge will be located. The Alderman referred to Council's stated opposition to McBarge's location.

MOVED by Ald. Eriksen,
SECONDED by Ald. Davies,

THAT the Provincial Government and McDonald's be advised Council is not willing to approve the permanent placement of McBarge anywhere in False Creek.

- CARRIED

(Aldermen Owen and the Mayor opposed)

Garbage Can Allowance

Alderman Baker

requested staff to clarify garbage can allowance for single families, duplexes, condominiums, etc.

The City Manager advised this information will be included in the forthcoming report on recycling.

FRASER LANDS
GUIDELINES FOR CD-1 BY-LAW NO. 6475
BLOCKS 68 AND 69

NOTE:

These guidelines are organized under standardized headings which are consistent with all City of Vancouver guideline reports. As a consequence, there are gaps in the numbering sequence where the guidelines are not applicable to the Fraser Lands area.

1. APPLICATION AND INTENT

These guidelines should be used in conjunction with CD-1 By-law No 6475 for developments on Blocks 68 and 69, zoned CD-1 (figure 1). The objective of these guidelines is to provide a series of design criteria that will enhance the quality of the development and will ensure a reasonable compatibility with the existing land use.

The design guidelines should be considered from the outset of the design/planning process.

The intent in developing this area of the Fraser Lands is to create housing opportunities which take advantage of the south facing slope, the views and the potential amenity of the Fraser River. The intent is also to provide a transition in building form between the existing Riverside neighbourhood and the higher density area to the east. Careful design is required to deal with the impact of S.E. Marine Drive traffic and riverfront industry. As well, the new development should be compatible with the existing single family area to the west and the higher density multi-family area to the east.

Developers of private land are encouraged to consider family and non-market housing in this area to help attain a goal of at least 25% family and 20% non-market housing within the Fraser Lands area.

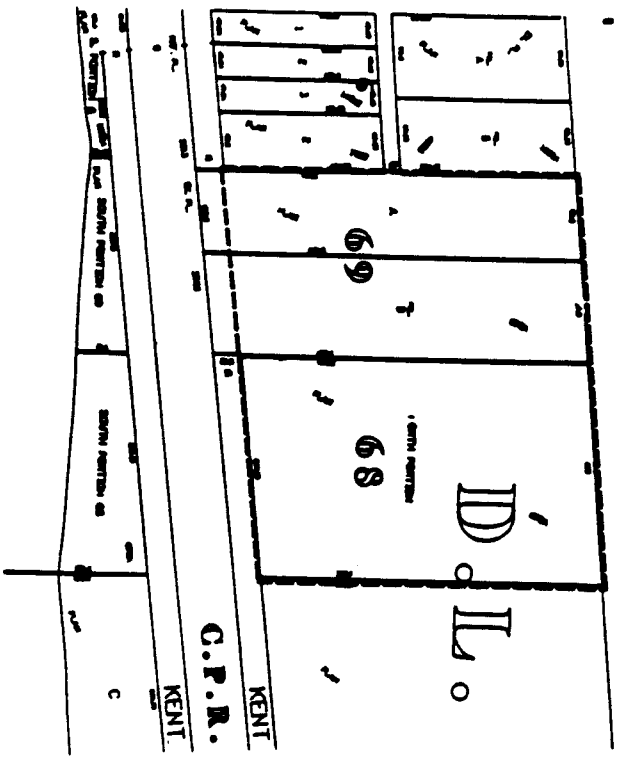


Figure 1. Fraser Lands - Blocks 68 and 69

GENERAL DESIGN CONSIDERATIONS

2.1 Site Context

This area is located immediately east of the existing Riverside neighborhood which contains a mix of older and newer single family homes in addition to recently developed multi-family townhomes. The Riverside neighborhood has developed with a marine/industrial character reflecting its proximity and view of the workboat activity on the Fraser River. This sub-area is adjacent a riverfront industrial operation which could have a negative impact unless care is taken to deal with noise related issues.

Development of this area should be compatible with the existing RS-1B single family area to the west, the area to the east which is zoned to allow higher density residential uses and the existing industrial area to the south. Compatibility can be accomplished through design which minimizes negative impact on the livability of the single family homes and anticipates potential negative impacts from the developments to the east, and the riverfront operations to the south.

2.3 Orientation

Buildings should be sited to realize the natural opportunities of the site and to maintain a positive relationship to the street and adjacent neighbours. Consideration is to be given to southern exposure while being cognizant of the potential negative impacts from riverfront industrial uses.

2.4 Views

Good views of the river and distant views over Richmond are possible from this area. Dwelling units should benefit from a broad and deep view axis either down a lane or through semi-private open space, while respecting views from nearby properties. In acoustically sensitive areas, when a conflict between orientation for views and acoustics exists, the acoustic considerations should prevail.

2.5 Topography

This area is benefited by a south facing slope with a grade of approximately 15 percent. The land south of Kent Avenue North is for all intents and purposes level.

This topographic characteristic requires attention to avoid future view blockages, inefficient open space, and other potential incompatibilities.

2.6 Light and Ventilation

Natural light and ventilation are directly related to livability. Unit layouts should take advantage of the slope and the southern exposure to maximize the number of habitable rooms with direct sunlight. Both light quality and ventilation benefit from attention to building massing and window layout.

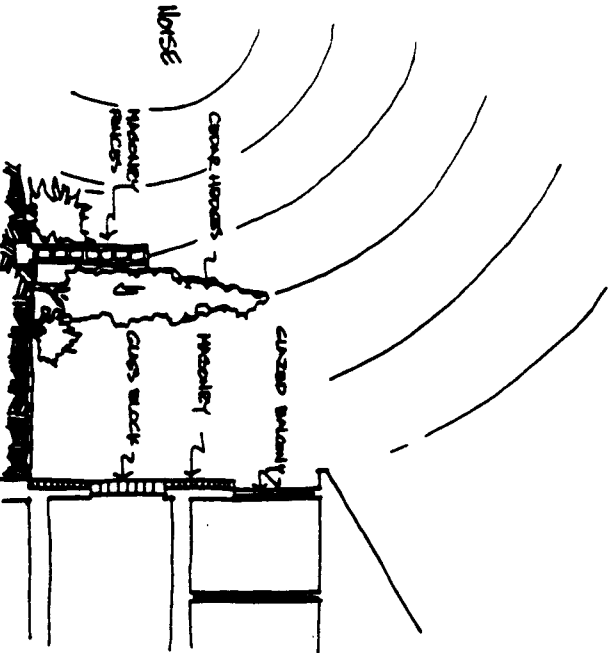
2.8 Noise

This sub-area is impacted by traffic noise from S.E. Marine Drive and by industrial noise from the riverfront industrial operations.

New developments can minimize noise exposure by:

- a) orienting rooms most affected by noise away from the noise source.
 - b) using materials and construction methods such as masonry construction, double studded insulated walls, triple glazing and glass block.
 - c) locating noise buffers such as glazed balconies, walls and fences between the noise source and the dwellings, or
 - d) providing alternate ventilation systems such as baffled wall vents.
- In order to satisfy the acoustic criteria in the By-law, it may be necessary to use a combination of the above guidelines.

Figure 2. Methods of Noise Mitigation



2.9 Privacy

Habitable rooms should have a significant view cone into the public domain, but intruding into the privacy of other dwellings should be avoided with the use of landscaping, orientation and window placement.

2.11 Access and Circulation

Wherever vehicle or pedestrian access and/or circulation is required within or across a development site, such roadways or pathways shall be private, and thus constructed and maintained by the private owner(s). Preferred vehicle access is from Kent Avenue North from the Kerr Street side. Pedestrian routes should link development sites with public open space areas, transit and adjacent neighbourhood amenities.

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

4.1 Site Area

In cases where a specific site's adjacent uses, relationship to adjoining streets or other physical characteristics lend themselves to a higher built form than allowed by the property's site area, the Director of Planning is given the discretion to relax the minimum site area regulations.

4.4 Landscape Setbacks

In the case of a site where the intent and effect of the landscape setback can be achieved in less distance than the required setback or through treatments restricted by the regulations, the Director of Planning has the discretion to relax the required setbacks or treatments.

Site Coverage

In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar features, project more than 3 feet above the base surface.

Should a site's proposed layout of buildings and parking, loading and vehicular maneuvering aisles be consistent with the By-law's intent, but requires more than 20% of the site area for off-street parking, off-street loading and associated vehicular maneuvering aisles, due to the site's topography, relationship to adjoining streets or other physical characteristics, the Director of Planning may relax the requirement up to a maximum of 30% of the site area.

4.15

Acoustics

A minimum 20.00m (65.6 ft.) acoustic setback shall be provided from Kent Avenue North. Treatments within the acoustic setback shall be subject to the restrictions pertaining to the landscape setback.

The objective of the report from the acoustical engineer is to ensure that the resulting noise levels experienced within the occupied dwelling will be acceptable. It is important that all possible methods of noise attenuation are considered during the conceptual and detailed design phases in order to satisfy the criteria.

Should the building's design, the noise source's situation or mitigation methods be such to achieve the required sound environment as specified in the acoustic criteria regulation, with buildings located within the required acoustic setback, the Director of Planning may relax this setback accordingly.

In any event, the acoustic setback shall not be less than the required landscape setback.

4.16

Building Massing

There should be a transition in building scale and density from higher density buildings in the northerly portion adjacent S.E. Marine Drive, to ground oriented lower density buildings in the southerly portion.

Buildings oriented in an east-west configuration should provide a 'peaks-and-valley' silhouette to allow views through and over.

Rows of buildings, particularly those oriented north/south should be broken up to provide open spaces between blocks of buildings.

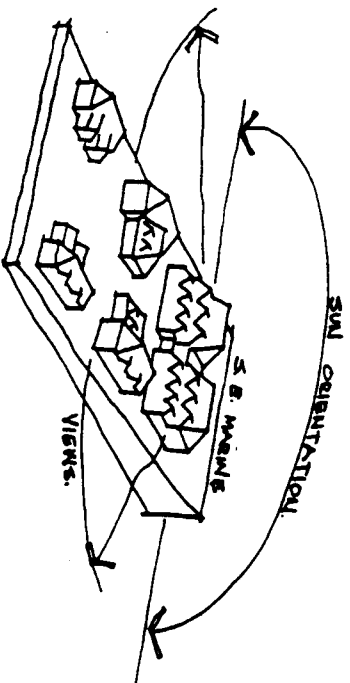


Figure 3. Example of Building Configuration

ARCHITECTURAL COMPONENTS

The Riverside neighbourhood has developed a particular mix of rural and marine/industrial character. The objective is to maintain this theme in the design of new residential parcels.

5.1 Roofs

Roofs should have a minimum pitch of 22 degrees from horizontal. Not more than 33 percent of a building's roof should be flat.

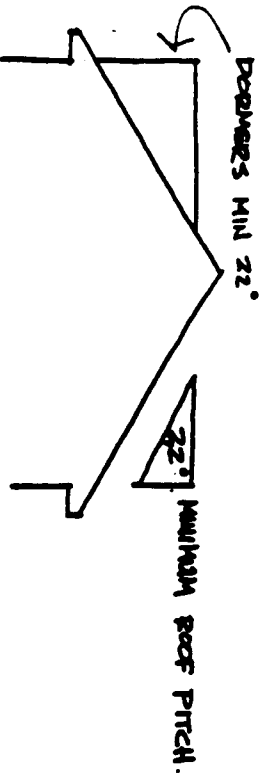


Figure 4. Roof Design

5.5 Exterior Walls and Finishing

To achieve a marine/industrial character, the following exterior treatments are recommended:

- a) a limited palette of colours and finishes is suggested for each parcel, with color variety used to provide areas of interest and accent and to prevent a monolithic appearance throughout the project.

7

5.8 Signage

Street signage and street lighting of brilliant marine colours and industrial ship-like design is encouraged within development sites.

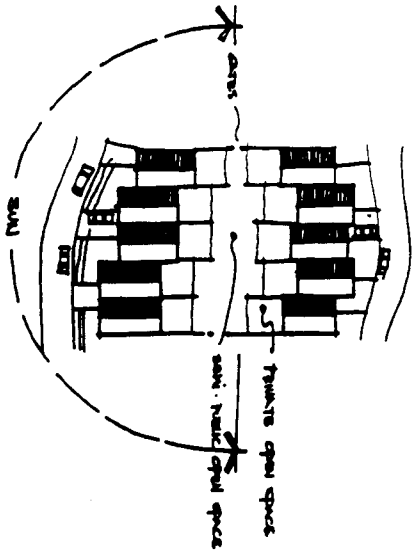
OPEN SPACE

New development should provide a variety of open spaces which are usable, easily supervised and buffered from traffic noise. New developments should provide a gradual transition between public and private open space through the use of landscaping and activity areas.

7.2 Semi-public Open Space

Consolidate open spaces on each site in special areas in order to increase their usefulness and to provide a focus for overview. These open spaces should have southern exposure and/or views. Define open space by carefully siting and massing buildings rather than a residual approach.

Open spaces should be linked together to provide access to the existing Gladstone Park and other potential riverfront parks in the area.



7.3 Private Open Space

For family housing, adequate private open space should be provided at grade and on sun decks or roof decks. For smaller units or adult oriented units, private open space should be provided adjacent to the major living area. Private open space should be oriented to optimize sunlight and views, and be linked to other major activity areas.

LANDSCAPING

It is evident that much of the existing natural landscaping will have to be removed during the development due to its age and condition. New landscaping should reflect the area's rural-urban character by re-creating a sense of the pre-existing ambience with groupings of native planting in a naturalistic setting.

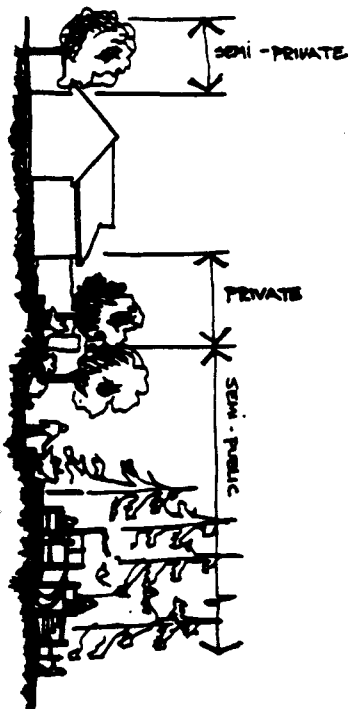
Landscaping should define open spaces by:

- a) providing interest and definition in public areas and enhancing privacy and amenity in the private areas,
- b) using landscaping to identify main entrances,
- c) using landscaping to separate private terraces, define play areas and screen parking areas.

The interface between public and private areas should be landscaped to result in privacy and security. A physical separation may be achieved with hedging, fencing and/or grade changes.

Full landscaping treatment along S.E. Marine Drive is critical with respect to both the public on the north side and the residents on the south side. The required landscape setback should be utilized to locate any fencing back from the property line with variations in the setback to provide clusters of landscaping on the street side.

Figure 6: Suggested Landscaping Treatments



Landscape materials should support the overall Riverside theme - they can be wharf-like, with wood timbers utilized on ground base elements, street furniture, docks, entrances and fencing. Marine and industrial artifacts should be evident as part of feature and play areas.

9

UTILITIES, SANITATION AND PUBLIC SERVICES

To ensure a quality streetscape and other outdoor areas, all utility lines, including hydro, telephone and television cable, should be installed underground within development sites.

Riverside East - Blocks 68 and 69

BY-LAW NO. 6475

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-350(c) 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. Intent

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing and forms in a manner that is compatible with the adjacent industrial to the south, the single-family district to the west and the multi-family district to the east. This By-law will allow an eastward extension of the existing Riverside neighbourhood and serve as a transition between the lower density housing to the west and the higher density housing to the east.

3. Definitions

For the purpose of this By-law:

- a "townhouse" means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a "stacked townhouse" means a unit having its principal living area above or below another townhouse;
- an "apartment" means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing

3 or more dwelling units where no unit has its principal exterior access at or near grade; and

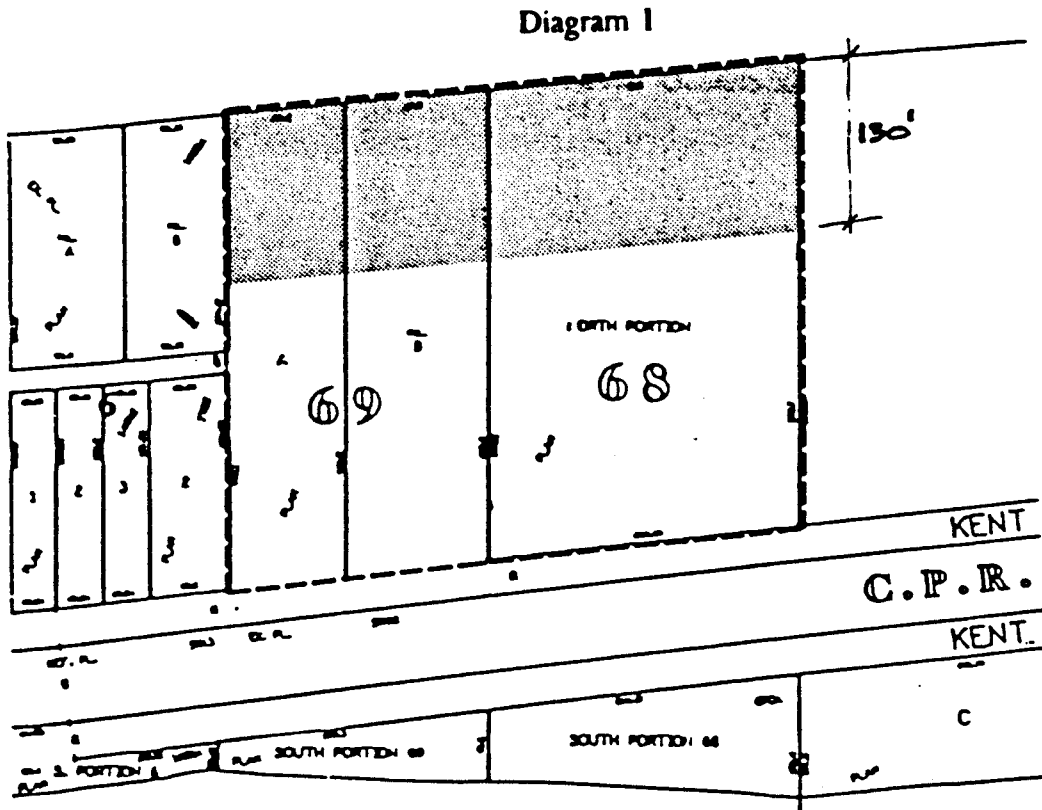
- notwithstanding section 2 of the Zoning and Development By-law, a "site" includes a strata lot.

4. Uses

4.1 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 section 4.2 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- two-family dwelling;
- townhouse, including stacked townhouses;
- apartments;
- accessory uses and buildings customarily ancillary to the foregoing.

4.2 Apartments or stacked townhouses will be allowed only within that portion of the site shown shaded on Diagram 1 below.



5. Regulations

5.1 Maximum Densities

5.1.1 The maximum number of stacked townhouses and apartments that may be permitted on a site is 60 percent of the total number of dwelling units on the site, subject to the following:

- (a) the maximum number of stacked townhouses shall be 50 percent of the total number of dwelling units on the site; and
- (b) the maximum number of apartments shall be 30 percent of the total number of dwelling units on the site.

5.2 Site Area

5.2.1 The minimum site area for an apartment building shall be 900 m² (9,688 sq.ft.).

5.2.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m² (7,266 sq.ft.).

5.2.3 The minimum site area for a two-family dwelling shall be 445 m² (4,790 sq.ft.).

5.2.4 The Director of Planning may relax the foregoing minimum site area requirements where he determines that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, he has regard to any applicable policies or guidelines approved by Council.

5.3 Floor Space Ratio

5.3.1 The floor space ratio shall not exceed 0.65.

5.3.2 The following shall be included in the computation of floor space ratio:

- all floors having a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

5.3.3 The following shall be excluded in the computation of floor space ratio:

- open balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - i. are at or below the base surface, to a maximum exclusion for a parking space of 24 feet in length; or
 - ii. are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, to a maximum exclusion for a parking space of 24 feet in length;
- amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area;
- areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch.

5.4 Site Coverage

5.4.1 The maximum site coverage for buildings shall be 50 percent of the site area.

5.4.2 For the purpose of section 5.4.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

5.4.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular maneuvering aisles shall be 20 percent.

5.4.4 The Director of Planning may relax the maximum site coverage provision of section 5.4.3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

5.5. Dwelling Unit Density

5.5.1 The dwelling unit density shall not exceed 44.5 units per hectare (18 units per acre).

5.6. Off-Street Parking and Loading

5.6.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.

5.6.2 The minimum number of parking spaces including visitor parking shall be 1.75 spaces per dwelling unit.

5.6.3 Vehicle access shall not be permitted directly from S.E. Marine Drive.

5.7. Building Envelope

5.7.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof shall be as follows:

- (a) two-family dwellings or townhouses: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;
- (b) accessory buildings: 3.66 m (12 ft.); and
- (c) all other uses: 10 m (32.8 ft.).

5.7.2 A landscaped setback shall be provided as follows:

- (a) for two-family dwellings, a minimum of 1.5 m (4.9 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;
- (b) for all uses except two-family dwellings, a minimum of 3 m (9.8 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;

- (c) a minimum of 12 m (39.4 ft.) from Marine Drive, and a minimum of 8 m (26.2 ft.) from any other dedicated street or lane and from the west boundary of the area rezoned to CD-1 by this By-law;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.7.2(a), (b), (c), (d) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.8 Acoustics

- 5.8.1 All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

Portion of Dwelling Unit	Noise Level*
(a) Bedrooms	35
(b) Living, dining, recreation rooms	40
(c) Kitchen, bathrooms, hallways	45
(d) Terraces, patios, balconies	55

* A - weighted day - night average (Ldn)

- 5.8.2 For the purposes of the report and recommendations referred to in section 5.8.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.

6. 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
April , 1989.

(signed) Gordon Campbell

Mayor


(signed) Maria Kinsella

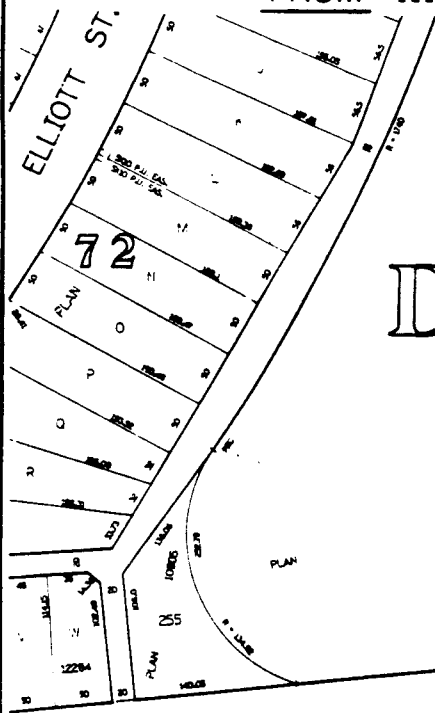
City Clerk

"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 11th day of April, 1989, and numbered 6475.

CITY CLERK"

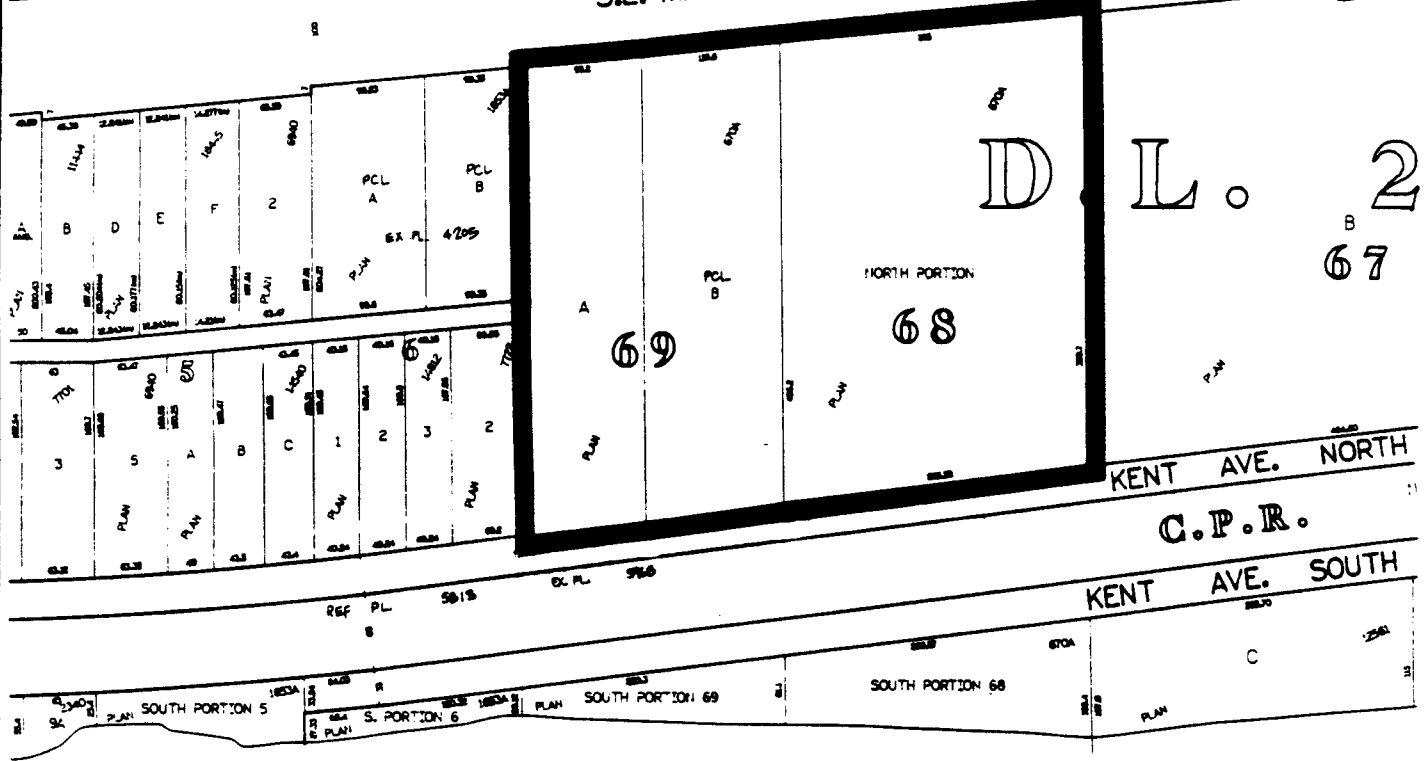
BY-LAW No. 6475 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

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




71

D. L. 258 ¹/₂ F. V.
 FRASERVIEW GOLF COURSE



SCALE: 1:2000
 FILE No. RZ AREA 39/88

Z-350(c) 

MOTIONS

237 A.

A. Fraser Lands Guidelines
Blocks 68 and 69

MOVED by Ald. Baker,
SECONDED by Ald. Davies,

THAT the document entitled "Fraser Lands Guidelines for CD-1 By-law No. 6475, Blocks 68 and 69", dated April 1989, be approved for use by applicants and staff for development permit applications in the Fraser Lands Blocks 68 and 69 CD-1 District.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

McDonald's Restaurant in False Creek
(McBarge)

Alderman Eriksen

referred to a newspaper article in which a Provincial MLA was quoted as attributing the delay in releasing the Province's contract with Concord Pacific to the City's failure to decide where in the Creek McBarge will be located. The Alderman referred to Council's stated opposition to McBarge's location.

MOVED by Ald. Eriksen,
SECONDED by Ald. Davies,

THAT the Provincial Government and McDonald's be advised Council is not willing to approve the permanent placement of McBarge anywhere in False Creek.

- CARRIED

(Aldermen Owen and the Mayor opposed)

Garbage Can Allowance

Alderman Baker

requested staff to clarify garbage can allowance for single families, duplexes, condominiums, etc.

The City Manager advised this information will be included in the forthcoming report on recycling.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 25, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 2607-3

Subject: 2680 S.E. Marine Drive: D.A. No. 211453

NUMBER	4 5155
REFERRED TO	THE/FAS
CODE TO	
ANSWER REQ'D	

I wish to advise you Vancouver City Council, at its meeting on July 24, 1990, approved the recommendation of the City Manager, as contained in his attached report dated July 17, 1990, regarding the above matter.



CITY CLERK



TTuominen:pl
Attachment

Also letter to:
Mr. Jaime S. Chanyunggo, Weber & Associate Architects,
401 - 958 West 8th Avenue, Vancouver, V5Z 1E4

MANAGER'S REPORTDate July 17, 1990

TO: Vancouver City Council
SUBJECT: 2680 S.E. Marine Drive: D.A. No. 211453
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application submitted proposes construction of a residential rental development containing 43 townhouse dwelling units.

SITE DESCRIPTION AND BACKGROUND

The subject site is located east of Elliott Street between S.E. Marine Drive and Kent Avenue North. (See Appendix 'A')

At a public hearing held on July 14, 1988, City Council approved the rezoning of the Fraser Lands. The CD-1 By-law was enacted on April 11, 1989. Companion guidelines (Fraser Lands Guidelines for CD-1 By-law Number 6475) were also adopted by Council at that time.

In addition, as noted above, the proposal is for residential rental accommodation. On March 27, 1990 Council passed a resolution 'to give priority to all applications for non-market housing where the rental status of housing is assured.' In order to achieve this, a Section 215 covenant is registered on title prior to the issuance of a development permit.

PROPOSED DEVELOPMENT

The development application (DA 211453), submitted by Mr. Jaime S. Chanyunggo of Weber and Associate Architects, generally complies with the provisions of CD-1 By-law Number 6475 which accommodates residential development to a floor space ratio of 0.65. The proposed residential development involves the construction of 43 townhouses to be located in seven clusters and also one level of underground parking for 78 cars. The proposed development has been assessed against guidelines adopted by City Council at the time of the By-law enactment, and the design is within the scope of these guidelines and responds to the stated objectives.

The Director of Planning is prepared to approve the development application subject to various conditions that must be met prior to the issuance of the development permit. These conditions relate to both technical and design changes and approval of the form of development by Council. Plans and elevations of the proposal have been included in Appendix "B" attached.

A summary of relevant technical statistics is contained in Table 1 below.

	<u>Table 1</u> REQUIRED/PERMITTED UNDER CD-1 BY-LAW NUMBER 6475	PROPOSED DEVELOPMENT (D.A. 211453)
SITE AREA	7266 sq. ft. (min.)	104,956 sq.. ft.
FLOOR SPACE RATIO	0.65 (maximum)	0.46
HEIGHT	32.8 feet (maximum)	26.9 feet
OFF-STREET PARKING	75 SPACES (minimum)	78 spaces
NUMBER OF DWELLING UNITS	43 d.u.'s	43 d.u.'s [22 - 2 br] [21 - 3 br]
RESIDENTIAL ACOUSTICS	required	not yet provided

CONCLUSION

The form of development as proposed generally complies with the provisions of CD-1 By-law Number 6475 and is also considered to be consistent with guidelines approved by Council for this site.

The Director of Planning is prepared to approve Development Application Number 211453, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by City Council.

RECOMMENDATION

The Director of Planning recommends the following:

THAT the approved form of development for the CD-1 zoned site known as 2680 S.E. Marine Drive be generally as illustrated in Development Application Number 211453, prepared by Weber and Associate, Architects, and stamped 'Received, City Planning Department July 3, 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.

A summary of relevant technical statistics is contained in Table 1 below.

Table 1

	Required/Permitted Under CD-1 By-law Number 6475	Proposed Development (DA 211453)
Site Area	7,266 sq. ft. (min.)	104,956 sq. ft.
Floor Space Ratio	0.65 (maximum)	0.46
Height	32.8 feet (maximum)	26.9 feet
Off-street Parking	75 Spaces (minimum)	78 spaces
Number of Dwelling Units	43 dwelling units	43 dwelling units 122 - 2 bedroom 21 - 3 bedroom
Residential Acoustics	required	not yet provided

Conclusion

The form of development as proposed generally complies with the provisions of CD-1 By-law Number 6475 and is also considered to be consistent with guidelines approved by Council for this site.

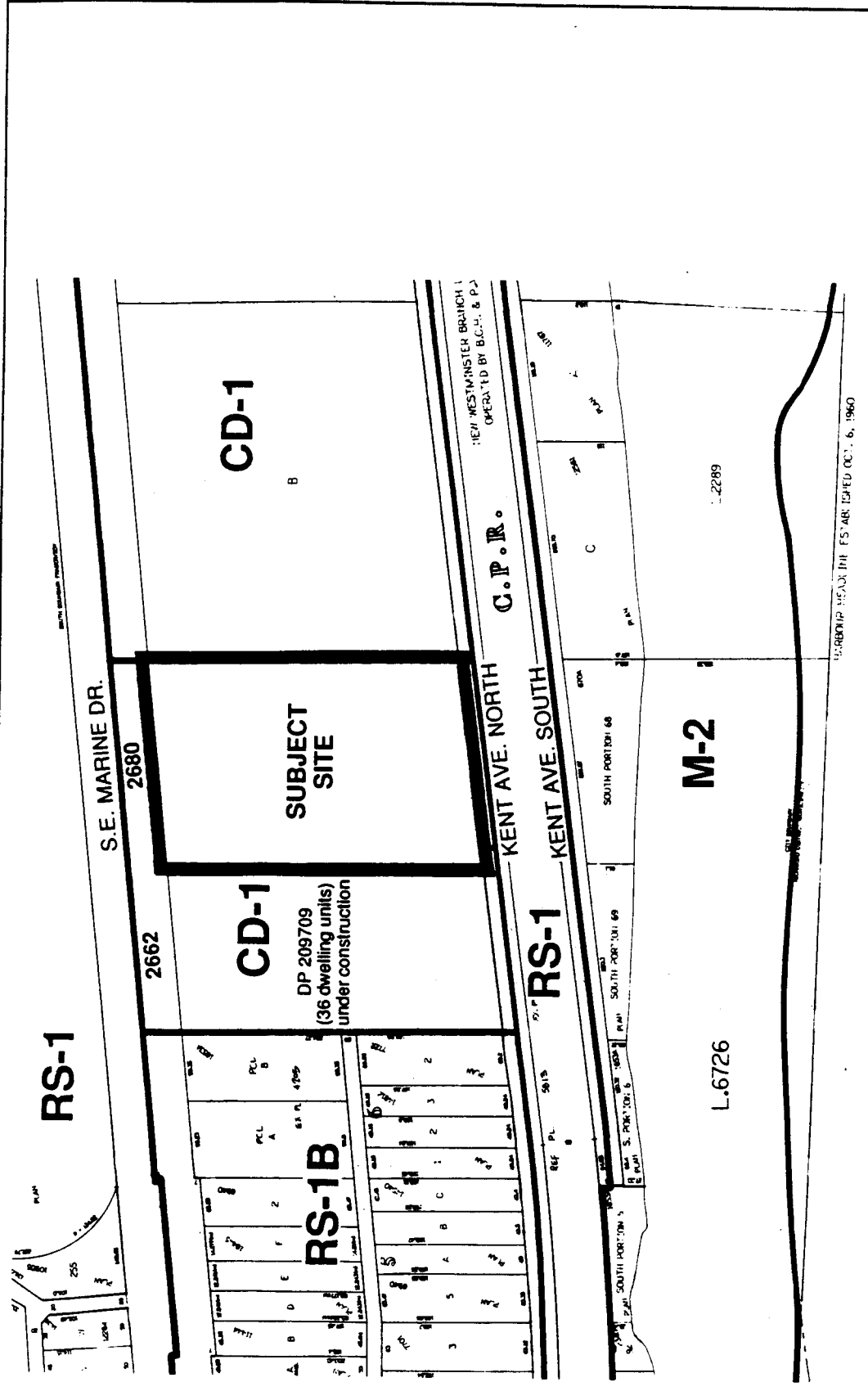
The Director of Planning is prepared to approve Development Application Number 211453, subject to various conditions to be met prior to the issuance of the development permit. one of these conditions is that the form of development first be approved by City Council.

Recommendation

The Director of Planning recommends the following:

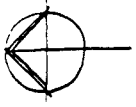
THAT the approved form of development for the CD-1 zoned site known as 2680 S.E. Marine Drive be generally as illustrated in Development Application Number 211453, prepared by Weber and Associate, Architects, and stamped 'Received, City Planning Department July 3, 1990', provided that the Director of Planning may approve design changes which would not adversely affect dither the development character and livability of this site or adjacent properties."

The City Manager RECOMMENDS approval of the foregoing.



Date	July, 1990
Drawn	I.G. Castle
Scale	0 50 100 METRES

2680 S.E. MARINE DRIVE - DA No. 211453
 City of Vancouver Planning Department



FRASERVIEW GOLF COURSE

S. E. MARINE DRIVE

proposed 43-units residential development (two-storey) Block 68,N

FRASER WOODS 36-unit 3/4 storey townhouses (under construction)

SINGLE FAMILY (one storey) RESIDENCE

LANE

one - storey residence

NATIONAL MACHINERY CO. LTD. BICO EQUIPMENT LTD. GREENFIELD INTERNATIONAL DESIGNS LTD. RETAIL/COMMERCIAL (one - storey)

MOORE CANADA (two - storey)

KENT AVENUE NORTH

REMPEL BROS CO.

SOUTH W.M. MACHINERY WORKS LTD.

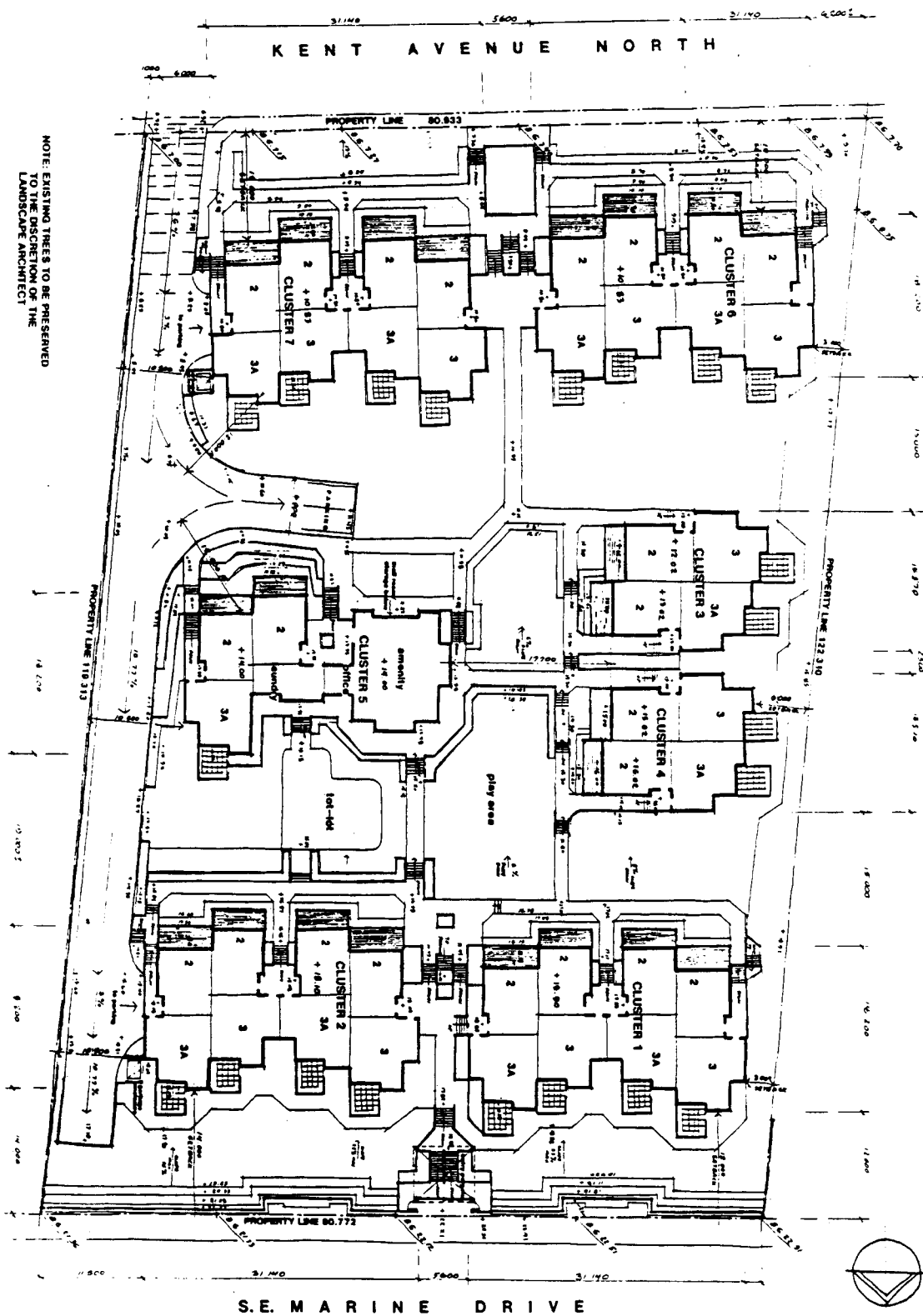
CEMENT SILO

storage shed

MURTHAM TRANSPORTATION

FRASER RIVER

CONTEXT PLAN

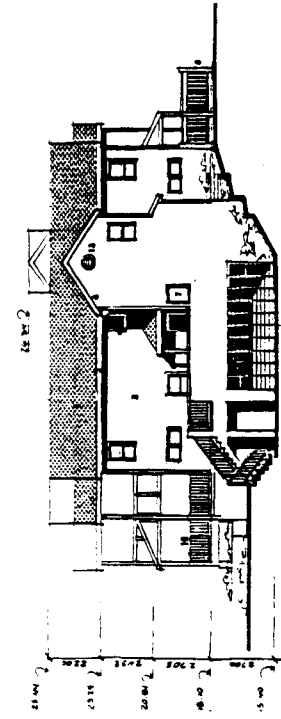


SITE PLAN

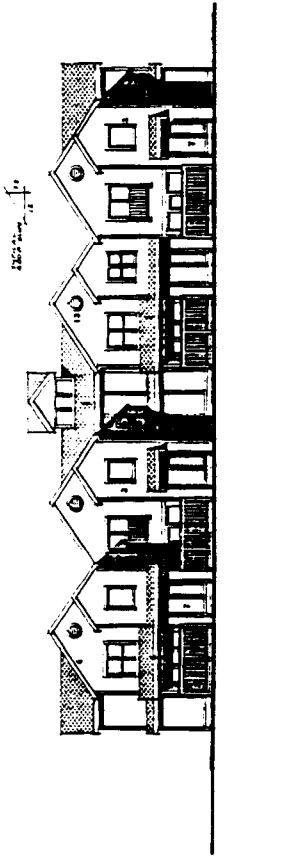
A-1

RESIDENTIAL DEVELOPMENT
Block 68, N. - FRASERLANDS

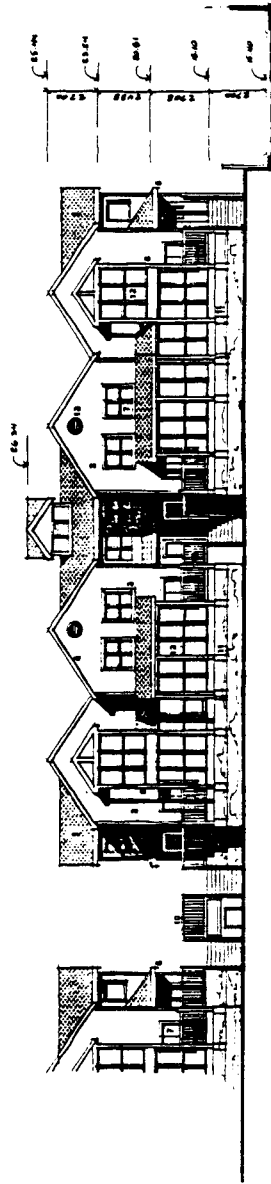
WEBER & ASSOCIATE • ARCHITECTS



NORTH ELEVATION



EAST ELEVATION



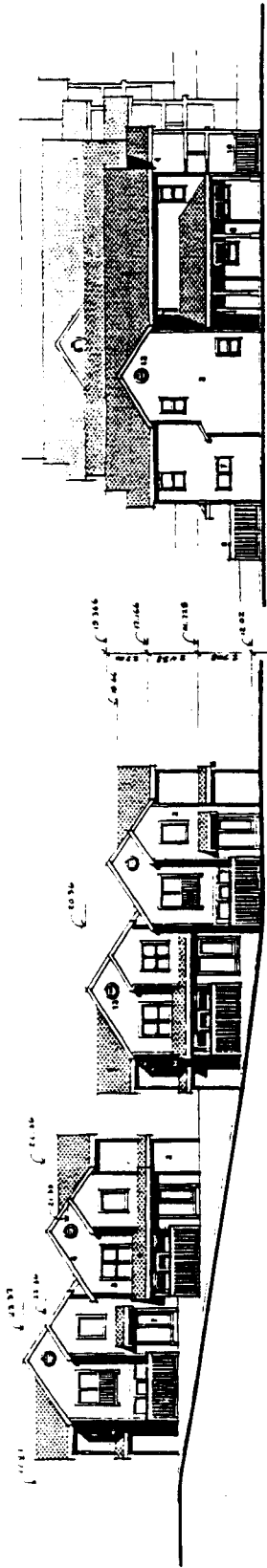
SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

1. 2" X 4" CUMBERLAND "DUNLOP" BRICKS
2. TRIPLE 1" INSULATION WITH 1" BRICK
3. PAINTED 1/2" X 1/2" X 1/2" CLEAR FINE SAND ON 1/2" X 1/2" BRICK
4. BRICKWORK FINISH BY ARCHITECT
5. EXTERIOR DOOR FINISH BY ARCHITECT
6. BRICK SHIMMELLER ALUMINUM GUTTER
7. BRICK SHIMMELLER ALUMINUM FLASHING
8. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
9. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
10. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
11. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
12. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
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17. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
18. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
19. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH
20. BRICK SHIMMELLER ALUMINUM WINDOW/DOOR SILL FINISH

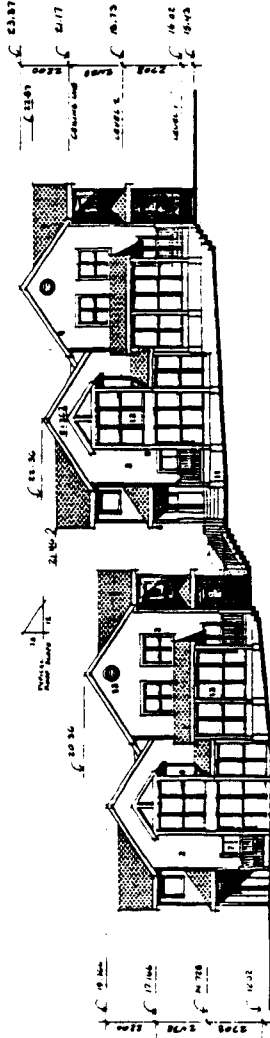
CLUSTER 2 ELEVATIONS
3.01.11.00

CLUSTER 3 & 4 ELEVATIONS
 2-21-1108



WEST ELEVATION

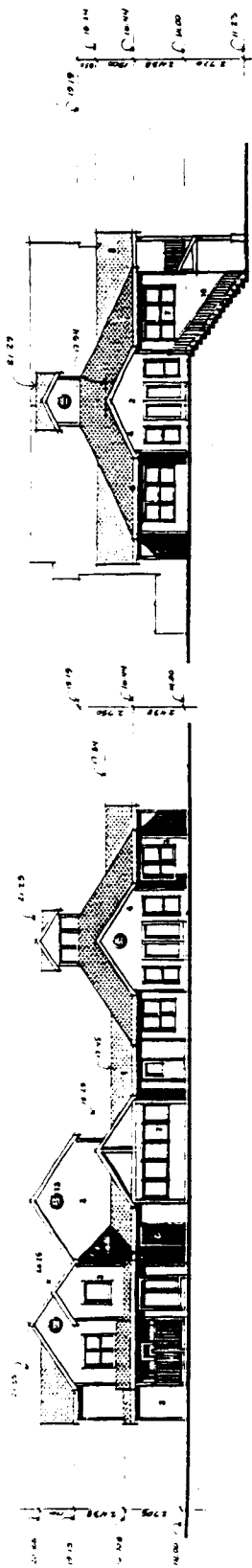
SOUTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH SCHEDULE

1. 1/8" TEAR GUARANTEE WINDOW SINGLES
2. TRIPLE 1/8" SINGLES WITH MIPAC
3. PAINTED 1/8" CLEAR FIBRE BOARD ON 1/8" SINGLES BOARD (EXCEPT BY ARCHITECT)
4. 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
5. 5/8" SHED ENAMELLED ALUMINUM CLUTTER FINISH
6. SHED ENAMELLED ALUMINUM CLUTTER FINISH
7. SHED ENAMELLED ALUMINUM WINDOW/SLIDING DOOR FINISH
8. SHED ENAMELLED ALUMINUM WINDOW/SLIDING DOOR FINISH
9. 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
10. 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
11. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
12. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
13. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
14. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
15. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
16. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
17. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
18. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
19. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)
20. PRIME 1/2" GYP BOARD (EXCEPT BY ARCHITECT)

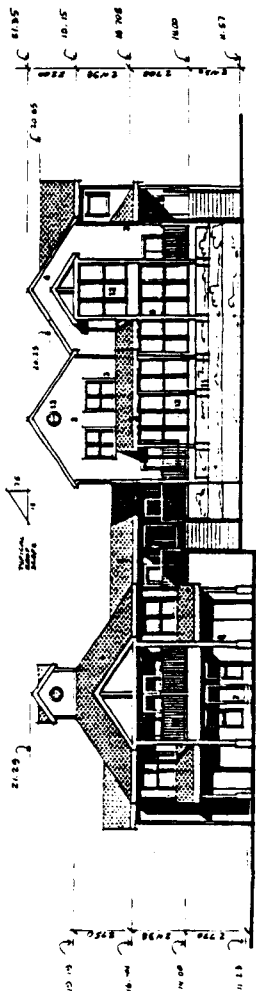


WEST ELEVATION

NORTH ELEVATION

ATTACHED FINISH SCHEDULE

1. 3/4" TYP. UNPAINTED "SHOWER" PANELS
2. "TERRAZZO" FINISH
3. PAINTED 1/2" X 1/2" CEILING PANELS ON 1/2" X 1/2" BRICKED BOARD JOISTS BY ARCHITECT
4. 1/2" TYP. UNPAINTED FLOOR BOARD
5. 1/2" TYP. UNPAINTED FLOOR BOARD
6. 1/2" TYP. UNPAINTED ALUMINUM FLARING
7. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
8. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
9. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
10. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
11. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
12. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
13. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
14. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES
15. 1/2" TYP. UNPAINTED ALUMINUM EMBROIDERED DOOR FRAMES



SOUTH ELEVATION

CLUSTER 5 - AMENITY ELEVATIONS

Acoustic Requirements

BY-LAW NO. 7515

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (a) deleting clause (d), and
- (b) relettering clauses (e) and (f) as (d) and (e), respectively.

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

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

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

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

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

CITY CLERK"

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

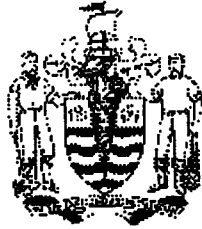
THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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[GET IN TOUCH](#)

[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"