



City of Vancouver *Zoning and Development By-law*

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

CD-1 (241)

5003-5399 Boundary Road

By-law No. 6528

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

Effective July 25, 1989

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

Guidelines:

Joyce Station Area

Guidelines for CD-1 By-law No. 6528

*(Vanness Avenue North, Rae Avenue &
5000-5300 Blocks Boundary Road)*

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

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

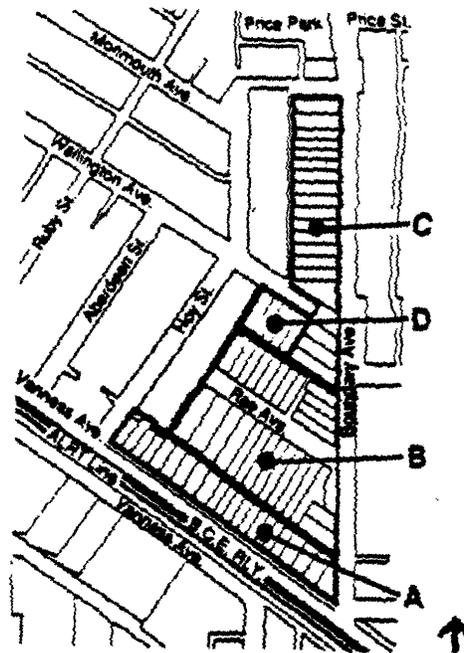
- (a) one-family dwelling or one-family dwellings with secondary suite, subject to the regulations that would apply as if located in the RS-1 District; [9414; 06 12 12]
- (b) two-family dwelling, subject to the regulations that would apply as if located in the RT-2 District, provided that the development site consists of a lot left at the end of a block and beside a proposed multiple dwelling, or a lot left between an existing and a proposed multiple dwelling;
- (c) multiple dwelling;
- (d) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings shall, for each of the areas illustrated on Map 1 below, in no case exceed the amount described as follows:

- (a) in the area denoted by the letter “A”, the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.50;
- (b) in the area denoted by the letter “B”, the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.45;
- (c) in the area denoted by the letter “C”, the total maximum density for all permitted uses, calculated as if the RM-4 District, shall be floor space ratio of 1.20;
- (d) in the area denoted by the letter “D”, the total maximum density for all permitted uses, calculated as if the RM-4 District, shall be floor space ratio of 0.75.

Map 1



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6528 or provides an explanatory note.

3.2 The following shall also be excluded from the floor space ratio calculation for multiple dwellings located in the areas denoted by the letters “A” and “C” on Map 1 or fronting on Boundary Road and located within the area denoted by the letter “B” on Map 1:

enclosed balconies and other features designed to reduce transit or traffic noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all such enclosures and other features does not exceed eight percent of the permitted floor area.

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. [8169; 00 03 14]

4 Site Area

The minimum site area for a multiple dwelling within each of the areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter ‘A’, 1 300 m² (14,000 sq. ft.);
- (b) in the area denoted by the letter ‘B’, 1 672 m² (18,000 sq. ft.);
- (c) in the area denoted by the letter ‘C’, 1 672 m² (18,000 sq. ft.);
- (d) in the area denoted by the letter ‘D’, 2 043 m² (22,000 sq. ft.).

5 Locked-in Lots

5.1 No development shall be permitted for a multiple dwelling which will leave a building site at the end of the block or between two multiple dwelling developments that is less than the minimum site area specified in section 4.

5.2 Notwithstanding section 5.1, a development permit for a multiple dwelling may be issued by the Director of Planning or the Development Permit Board provided that regard is had to any Council approved guidelines respecting locked-in lots.

6 Height

The maximum building height for a multiple dwelling, measured above the base surface, for each of the four areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter “A”, 13.7 m (45 ft.);
- (b) in the area denoted by the letter “B”, the lesser of 10.7 m (35 ft.) or 3 1/2 storeys, except for those portions of developments fronting Rae Street where the maximum building height shall be the lesser of 9.2 m (30 ft.) or 2 1/2 storeys;
- (c) in the area denoted by the letter “C”, the lesser of 10.7 m (35 ft.) or 3 1/2 storeys;
- (d) in the area denoted by the letter “D”, the lesser of 10.7 m (35 ft.) or 2 1/2 storeys.

7 Acoustics

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

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

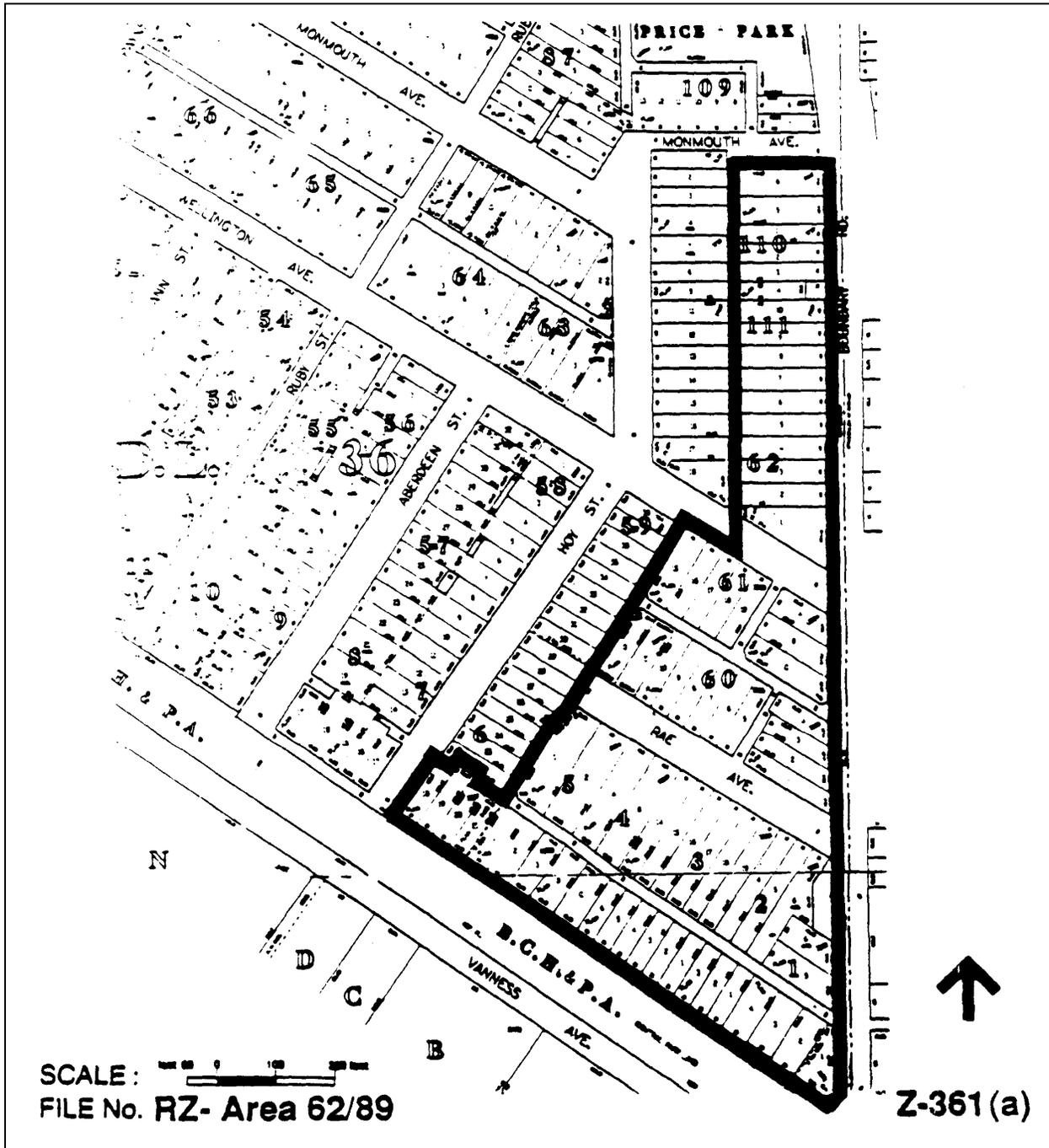
[7515; 96 01 11]

- 8 Off-street Parking
Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:
- (a) for multiple-dwellings, a minimum of one space per unit shall be provided, plus one space for every 150 m² (1,615 sq. ft.) of building area and an additional 0.20 spaces per unit for visitor parking;
 - (b) a minimum of 80 percent of the off-street parking spaces required for multiple dwellings shall be underground, except that the visitor spaces may be surface parking;
 - (c) for multiple dwellings designated solely for senior citizens' housing under the provisions of the National Housing Act or the Housing Construction (Elderly Citizens) Act, a minimum of one space per unit shall be provided; and
 - (d) for multiple dwellings designated solely for families of low income under the provisions of the National Housing Act, a minimum of one space per unit shall be provided.
- 9 Vehicular Access
Vehicular access to underground parking shall be provided from the lane adjoining the site, except for those developments fronting onto Vanness Avenue North, where access to underground parking shall be permitted from the street.
- 10 Front Yards
- 10.1 The minimum front yard setbacks for each of the four areas illustrated on Map 1 shall be as follows:
- (a) in the area denoted by the letter 'A', 1.5 m (5 ft.);
 - (b) in the area denoted by the letter 'B', 6.1 m (20 ft.), except for those developments fronting onto Boundary Road where the minimum front yard setback shall be 8.0 m (26 ft.);
 - (c) in the area denoted by the letter 'C', 8.0 m (26 ft.); and
 - (d) in the area denoted by the letter 'D', 6.1 m (20 ft.).
- 10.2 The maximum front yard setback in the area denoted by the letter "A" shall be 4.6 m (15 ft.).
- 11 Stormwater Storage
No development permit shall be issued for any development which will:
- (a) have the effect of reducing the pervious area of the site; and
 - (b) result in the site having a pervious area of less than 50% of the site area;
- until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:
- (c) a stormwater storage system shall be constructed on the site which:
 - provides a minimum storage capacity equal to the depth of 9.1 millimetres over the entire site; and
 - includes a device to restrict the maximum stormwater flow from the site into the public sewer to 43.0 litres per second per hectare;
 - (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;
 - (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
 - (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

12 *[Section 12 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 6528 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

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



DISTRIBUTED MONDAY

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 20, 1989, in the Council Chamber, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT:

Mayor Campbell
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price,
Puil, Rankin and Taylor

ABSENT:

Alderman Wilking (Civic Business)

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Baker,
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 & Development and Parking By-laws.

- CARRIED UNANIMOUSLY

1. Rezoning and Text Amendment:
Joyce Station Area, Site "I"

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

REZONING AND TEXT AMENDMENT: LOCATION - JOYCE STATION AREA, SITE "I"

Present Zoning: RS-1 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District
RT-4 Two-Family Dwelling District
RT-4N Two-Family Dwelling District

- i) A draft CD-1 By-law, if approved, would rezone Area I, shown within the heavy black outline on the map below, to CD-1 to accommodate use and development generally as follows:
- one-family dwellings;
 - two-family dwellings on locked-in lots;
 - multiple dwellings;
 - accessory uses customarily ancillary to the above uses;
 - dwelling units to achieve CMHC acoustic standards;
 - provisions for off-street parking and loading;
 - with applicable regulations as follows:

Sub Area (See map below)	A	B	C	D
Maximum FSR	1.50	1.45	1.20	0.75
Minimum Site Area (sq.ft.)	14,000	18,000	18,000	22,000
Maximum Height	45 ft.	35 ft.	35 ft.	35 ft.

cont'd....

Rezoning and Text Amendment:
Joyce Station Area, Site "I" (cont'd)

Mr. R. Scobie reviewed the history of the application and explained the concept plan for Site "I" developed by consultants retained by the City. Mr. Scobie acknowledged the assistance of the Joyce Station Area Planning Committee throughout the process.

Mr. Scobie referred to a letter dated May 17, 1989 circulated at the meeting (on file) from R.A. Rabnett and Associates, the consultants, pointing out a discrepancy between what appears in the by-law and what was the intent as expressed in the approved concept plan regarding the height restrictions for Areas B and C. The draft by-law states the height restriction for Areas B and C as "the lesser of 35 feet or 2-1/2 storeys". This should read:

"the lesser of 10.7 metres (35 feet) or 3-1/2 storeys".

Mr. Scobie stated the Director of Planning supported the amendment to Section 6 (Height) of the draft by-law as proposed by the consultants.

Mr. P. Pinsker, Transportation Division, reviewed issues raised by residents respecting traffic on streets in the area, including Wellington, Hoy and Vanness, and the need to discourage commuter traffic from shortcutting through the residential streets from Boundary Road to Joyce Street.

The Mayor called for delegations for or against the rezoning and representations were made by the following:

Chris Taulu, Joyce Station Area Planning Committee, described the process initiated by the Committee to assist Council in deciding the future of Site "I". Support in the community was split and fluctuated from month to month, probably due to the length of time since the consultant's report. Also, the change from 2-1/2 storeys to 3-1/2 storeys was significant and should have been referred to the Area Planning Committee before being introduced at the Public Hearing.

Bill Grendus, 5226 Aberdeen, opposed the rezoning, citing increased traffic problems on Vanness and Hoy Streets.

Margaret Pealey, 3690 Rae Avenue, a resident for 30 years (letter on file), noted the whole area had been affected by the widening of Boundary Road and Skytrain and should be rezoned to compensate residents for the disruption.

John Lo, 3633 Rae Avenue, opposed the rezoning because more traffic and parking problems would result.

Kam Wong, 3645 Rae Avenue, opposed, due to increased traffic and parking.

Gus Anton, 3639 Rae Avenue, opposed, stated the area was quiet and he wanted to keep it that way.

Ann Weatherall, 3625 Wellington, opposed, resident for 30 years, stated she lives at the lane and was afraid traffic would shortcut down the lane to by-pass Boundary.

Mr. B. Tandy, 3654 Wellington, opposed, resident of the area for 64 years, noted there was only one travelling lane on Wellington and neighbouring streets.

cont'd....

Rezoning and Text Amendment:
Joyce Station Area, Site "I" (cont'd)

Lorne Goldman, 3662 Rae Avenue, supported rezoning as it would provide affordable housing. A petition with 43 signatures in support was filed.

Margery Farrow, 3680 Wellington, opposed.

Roger Frisson, 3116 West King Edward Avenue, stated he purchased property in the area ten months ago and opposed the rezoning as it would only benefit the big developer.

Robert Pratap, 3625 Rae Avenue, support.

Malkit Dhani, 3691 Vanness Avenue, support, felt redevelopment would halt the area decline, which escalated with the introduction of Skytrain.

Surinder Atwal, 3696 Rae Avenue, support.

Manfred Rosseutscher, 3642 Rae Avenue, support, felt development of Site "I" would minimize the effect of Skytrain and the major arterial status of Boundary Road. Many long-time residents had moved away and properties were not being properly cared for. The area is in limbo.

Mr. Malin, 3606 Rae Avenue, support.

Roger Martin, 5097 Boundary Road, support.

Michael Kopler, 3689 Vanness, support.

Kal Jang, 5115 Boundary Road, support.

Tim Jiu Wong, Boundary Road, support.

Wade Luciak, 5104 Cliff Drive, Delta, former owner in the area, spoke in support, and also represented the owners of 3680 Rae Avenue.

A petition from residents in the 5000 Block Boundary Road was noted (on file). The petitioners expressed concerns about the proposed site area and asked that the 18,000 sq.ft. requirement be reduced to 17,000 sq.ft. so that the properties could be developed with three legal parcels, rather than four.

Mr. Scobie responded to some of the issues raised by the delegations.

Mr. Pinsker responded to traffic concerns stating many of the parking problems may be beyond control due to the presence of B.C. Tel headquarters, Swangard Stadium, the narrow lot frontages and the large number of secondary suites. Rezoning may assist by introducing higher parking standards.

The Engineering Department was studying traffic conditions following completion of the Boundary Road widening project. Wellington Street was also being looked at and solutions will be worked out with the community.

cont'd....

Rezoning and Text Amendment
Joyce Station Area, Site "I" (cont'd)

Members of Council felt RPO zones in the problem problem areas and stronger enforcement in the permit zones should also be considered.

MOVED by Ald. Rankin,

- A. THAT the application be approved with the amendment to Section 6 of the draft by-law as proposed by the consultant, as set out in the Minutes of the Public Hearing and subject to the conditions proposed by the Director of Planning as set out in this Minute.
- B. THAT the City Engineer be instructed to address the traffic and parking issues identified by the delegations.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Baker,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Baker,

SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

* * * *

The Special Council adjourned at 8:30 p.m.

Joyce Station Area
Vanness Avenue North and
Boundary Road Site

BY-LAW NO. 6528

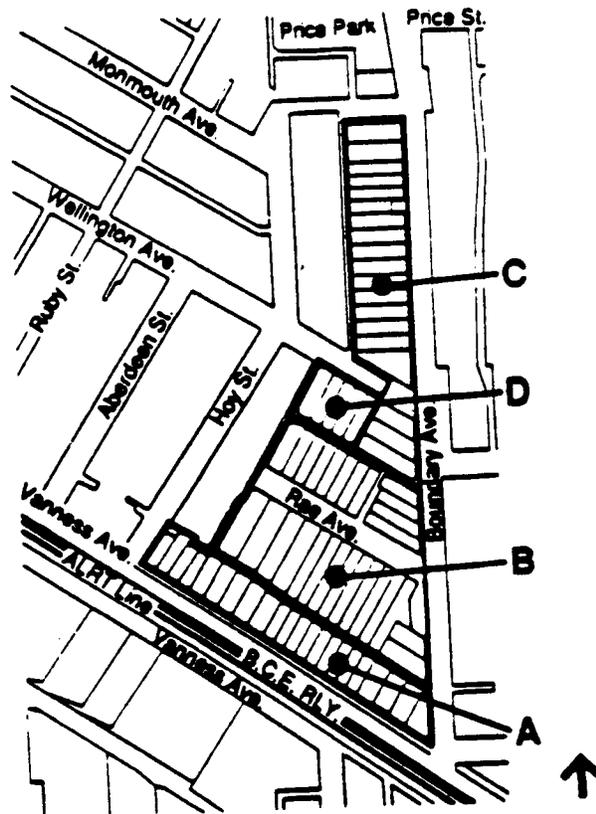
A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

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-361(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) one-family dwelling, subject to the regulations that would apply as if located in the RS-1 District;
 - (b) two-family dwelling, subject to the regulations that would apply as if located in the RT-2 District, provided that the development site consists of a lot left at the end of a block and beside a proposed multiple dwelling, or a lot left between an existing and a proposed multiple dwelling;
 - (c) multiple dwelling;
 - (d) accessory uses customarily ancillary to the above uses.
3. Floor Space Ratio
 - 3.1 The maximum floor space ratio for multiple dwellings shall, for each of the areas illustrated on Map 1 below, in no case exceed the amount described as follows:

- (a) in the area denoted by the letter "A", the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.50;
- (b) in the area denoted by the letter "B", the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.45;
- (c) in the area denoted by the letter "C", the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.20;
- (d) in the area denoted by the letter "D", the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 0.75.

MAP 1



3.2 The following shall also be excluded from the floor space ratio calculation for multiple dwellings located in the areas denoted by the letters "A" and "C" on Map 1 or fronting on Boundary Road and located within the area denoted by the letter "B" on Map 1:

enclosed balconies and other features designed to reduce transit or traffic noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all such enclosures and other features does not exceed eight percent of the permitted floor area.

4. Site Area

The minimum site area for a multiple dwelling within each of the areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter 'A', 1300 m² (14,000 ft.²);
- (b) in the area denoted by the letter 'B', 1672 m² (18,000 ft.²);
- (c) in the area denoted by the letter 'C', 1672 m² (18,000 ft.²);
- (d) in the area denoted by the letter 'D', 2043 m² (22,000 ft.²).

5. Locked-In Lots

5.1 No development shall be permitted for a multiple dwelling which will leave a building site at the end of the block or between two multiple dwelling developments that is less than the minimum site area specified in section 4.

5.2 Notwithstanding section 5.1, a development permit for a multiple dwelling may be issued by the Director of Planning or the Development Permit Board provided that regard is had to any Council approved guidelines respecting locked-in lots.

6. Height

The maximum building height for a multiple dwelling, measured above the base surface, for each of the four areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter "A", 13.7 m (45 ft.);
- (b) in the area denoted by the letter "B", the lesser of 10.7 m (35 ft.) or 3 1/2 storeys, except for those portions of developments fronting Rae Street where the maximum building height shall be the lesser of 9.2 m (30 ft.) or 2 1/2 storeys;

- (c) in the area denoted by the letter "C", the lesser of 10.7 m (35 ft.) or 3 1/2 storeys;
- (d) in the area denoted by the letter "D", the lesser of 10.7 m (35 ft.) or 2 1/2 storeys.

7. Acoustics

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

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

8. Off-Street Parking

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

- (a) for multiple-dwellings, a minimum of one space per unit, shall be provided, plus one space for every 150 m² (1,615 ft.²) of building area and an additional 0.20 spaces per unit for visitor parking;
- (b) a minimum of 80 percent of the off-street parking spaces required for multiple dwellings shall be underground, except that the visitor spaces may be surface parking;
- (c) for multiple dwellings designated solely for senior citizens' housing under the provisions of the National Housing Act or the Housing Construction (Elderly Citizens) Act, a minimum of one space per unit shall be provided; and
- (d) for multiple dwellings designated solely for families of low income under the provisions of the National Housing Act, a minimum of one space per unit shall be provided.

9. Vehicular Access

Vehicular access to underground parking shall be provided from the lane adjoining the site, except for those developments fronting

onto Vanness Avenue North, where access to underground parking shall be permitted from the street.

10. Front Yards

10.1 The minimum front yard setbacks for each of the four areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter "A", 1.5 m (5 ft.);
- (b) in the area denoted by the letter "B", 6.1 m (20 ft.), except for those developments fronting onto Boundary Road where the minimum front yard setback shall be 8.0 m (26 ft.);
- (c) in the area denoted by the letter "C", 8.0 m (26 ft.); and
- (d) in the area denoted by the letter "D", 6.1 m (20 ft.).

10.2 The maximum front yard setback in the area denoted by the letter "A" shall be 4.6 m (15 ft.).

11. Stormwater Storage

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

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

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

- (c) a stormwater storage system shall be constructed on the site which:
 - provides a minimum storage capacity equal to the depth of 9.1 millimeters over the entire site; and
 - includes a device to restrict the maximum stormwater flow from the site into the public sewer to 43.0 litres per second per hectare;
- (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;

- (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
- (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

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

DONE AND PASSED in open Council this 25th day of
July , 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 25th day of July, 1989, and numbered 6528.

CITY CLERK"

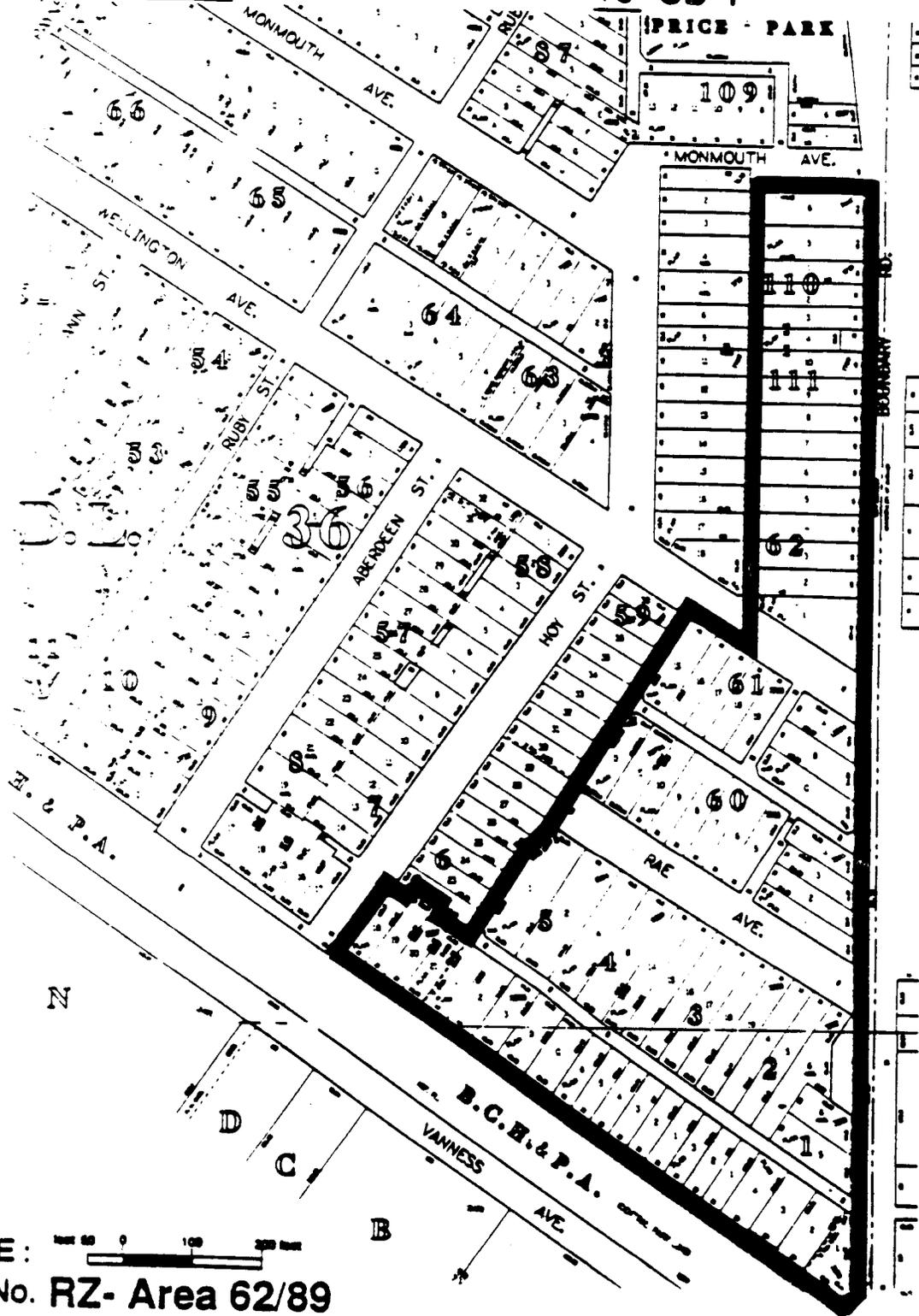
BY-LAW No. 6528 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

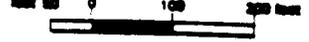
THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

SCHEDULE A

FROM **RS-1**

TO **CD-1**



SCALE: 
FILE No. RZ- Area 62/89


Z-361(a)

MOTIONS (CONT'D)

E. Site I Joyce Station Area RT-4N Guidelines

MOVED by Ald. Rankin,
SECONDED by Ald. Davies,

THAT the document entitled "RT-4, RT-5, RT-5N and RT-6 Guidelines", previously adopted and amended by Council, be further amended as necessary to apply to the RT-4N District, particularly Section 9 guidelines pertaining to Orientation and Privacy and Noise, and further to insert an additional intent statement within Section 1 as follows:

"Application of these guidelines in RT-4 and RT-4N Districts in the Vanness Avenue and Boundary Road area will be applied with respect to additions to multiple conversion dwellings and infill. Such development will need to be in keeping with the existing character of buildings on the site. The privacy and amenity of adjoining sites should not be adversely affected. Much of the inner-city architectural emphasis of these guidelines does not apply to this area because the existing building stock is generally much younger."

- CARRIED UNANIMOUSLY

F. Congregate Housing Facility

MOVED by Ald. Baker,
SECONDED by Ald. Bellamy,

THAT the document entitled "Special Needs Residential Facility Guidelines", previously adopted by Council be amended to include a congregate housing facility as follows:

1. Add to Section 1 the following:
"or (c) for a congregate housing facility."
2. Insert in Section 2, after the word "seniors" the following:
"or a congregate housing facility".

- CARRIED UNANIMOUSLY

G. Fraser Lands Block 67 to Kerr

MOVED by Ald. Davies,
SECONDED by Ald. Bellamy,

THAT the attached document entitled "Fraser Lands Guidelines for CD-1 By-law No. 6533 Block 67 to Kerr", dated July 1989, be approved for use by applicants and staff for development permit applications in the CD-1 District.

- CARRIED UNANIMOUSLY

H. Site I Joyce Station Area CD-1 Guidelines

MOVED by Ald. Rankin,
SECONDED by Ald. Davies,

THAT the attached document entitled "Joyce Station Area Guidelines for CD-1 By-law No. 6528", dated June 1989, be approved for use by applicants and staff for development permit applications in the CD-1 District.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Sept. 12, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 2608-3

Subject: 3668 Rae Avenue - D.P.A. No. 210716
Form of Development - CD-1
By-law Number 6528

RECEIVED	
PLANNING DEPARTMENT	
SEP 13 1990	
NUMBER	L6091
REFERRED TO	JH F/AS
COPY TO	
ANSWER REQ'D	

I wish to advise you Vancouver City Council, at its meeting on September 11, 1990, approved the recommendation of the City Manager, as contained in the attached clause in his report dated September 7, 1990, regarding the above matter.

[Signature]
CITY CLERK

TTuominen:pl
Attachment

Also letter to:

Mr. Thomas Tsang, Kingsley K. Lo Architects Inc., 203 - 1451 West
Broadway, V6H 1H6

5. 3668 Rae Avenue - D.P.A. No. 210716
Form of Development - CD-1
By-law Number 6528

The Director of Planning reports as follows:

"PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application proposes the construction of a multiple residential development containing 51 dwelling units on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the south side of Rae Avenue between Boundary Road and Hoy Street (see Appendix 'A').

Following a consultant study involving area residents, Council approved a rezoning of 'Site I' in the Joyce Station area at a Public Hearing on June 20, 1989. A CD-1 By-law governing the subject site and adjacent lands was enacted on July 25, 1989. Companion guidelines (Joyce Station Area Guideline for CD-1 By-law No. 6528 - Vanness Avenue North, Rae Avenue and 5000-5300 Blocks Boundary Road) were also adopted by Council resolution at that time.

PROPOSED DEVELOPMENTS

The development application (Number 210716), submitted by Kingsley K. Lo Architects Inc., generally complies with the provisions of CD-1 By-law No. 6528 which accommodates residential development on this site to a maximum floor space ratio of 1.45. (Any variances from the By-law will be dealt with through "prior to" conditions of approval). The development consists of two four-storey buildings containing a total of 51 dwelling units with one and a half levels of underground parking accommodating 93 parking spaces.

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

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. Simplified plans, including site plan and elevations of the proposal, have been included in Appendix 'B' attached. In addition, a summary of the relevant statistics is contained in Table 1 below.

Clause No. 4 Continued

Table 1

	<u>REQUIRED/PERMITTED UNDER CD-1 BY-LAW NUMBER 6528</u>	<u>PROPOSED DEVELOPMENT (D.A. 210754)</u>
SITE AREA	16,000 square feet	23,166 square feet
FLOOR SPACE RATIO	1.2	1.2
FLOOR AREA	27,799 square feet	27,799 square feet
HEIGHT	35 feet	35 feet
OFF-STREET PARKING	57	57
NUMBER OF DWELLING UNITS		33 D.U. (11 - 1 bedroom) (22 - 2 bedrooms)
RESIDENTIAL ACOUSTICS	required	submitted
STORMWATER STORAGE SYSTEM	required	submitted
NOTIFICATION	.	

During processing of this development application, 25 neighbouring property owners were notified by letter and two notification signs were erected on the site. Seven letters were received. Four were in support of the proposal and three were against, including one with attached comments from six other neighbouring property owners. The concerns expressed related to an increase in noise and traffic, the proposed density and any relaxation of regulations, in particular a height relaxation. (The revised drawings submitted by the applicant do not require a height relaxation and the density complies with the CD-1 By-law.)

CONCLUSION

The form of development as prepared generally complies with the provisions of CD-1 By-law Number 6528 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 210754, subject to various conditions to be met prior to the issuance of the development permit. One of the conditions is that the form of development first be approved by City Council.

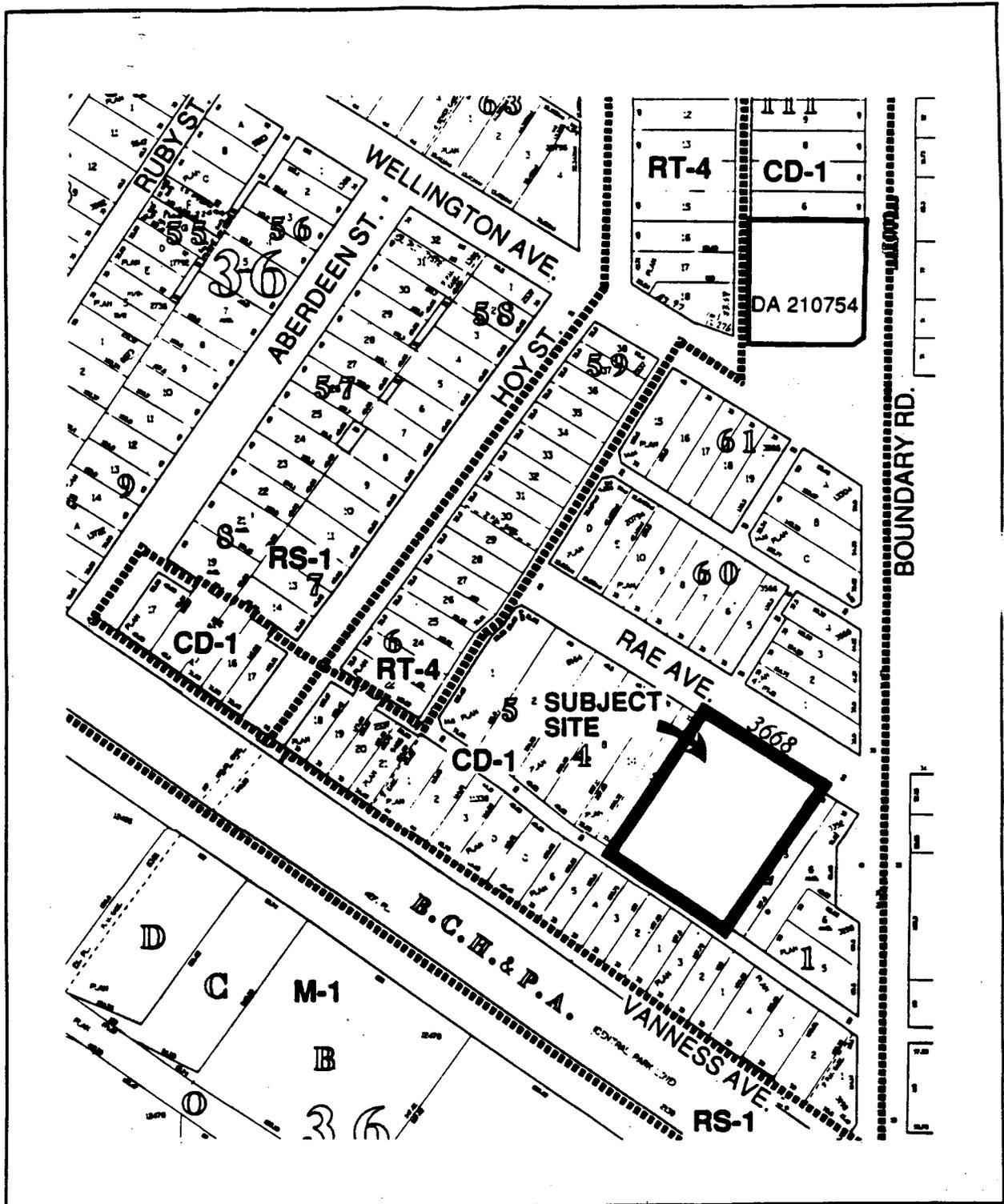
RECOMMENDATION

The Director of Planning recommends the following:

THAT the approved form of development for the CD-1 zoned site known as 5091 Boundary Road (3683 Wellington Avenue) be generally as illustrated in Development Application Number 210754, prepared by Paul Leong Architect, 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."

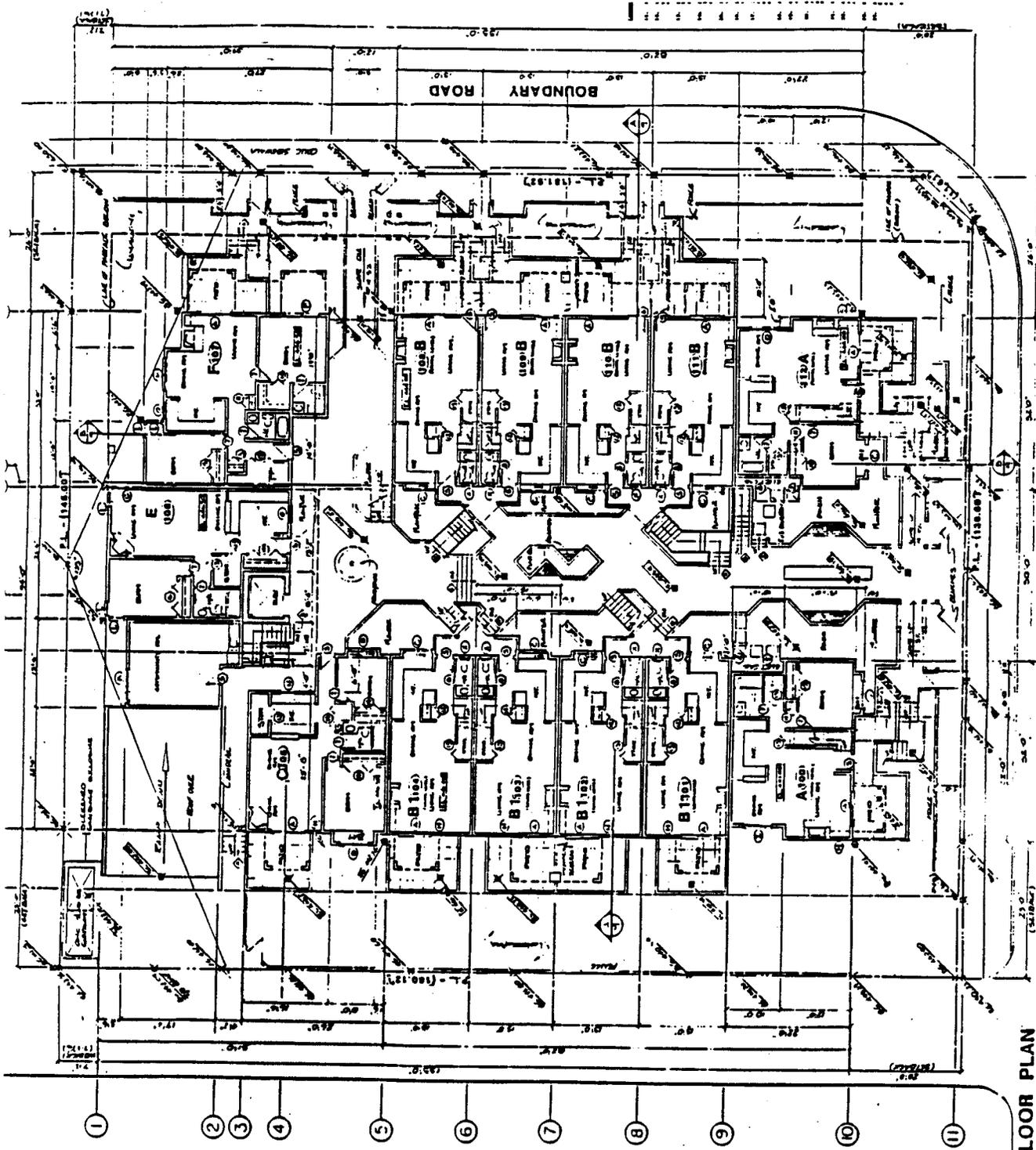
The City Manager RECOMMENDS approval of the foregoing.

APPENDIX A



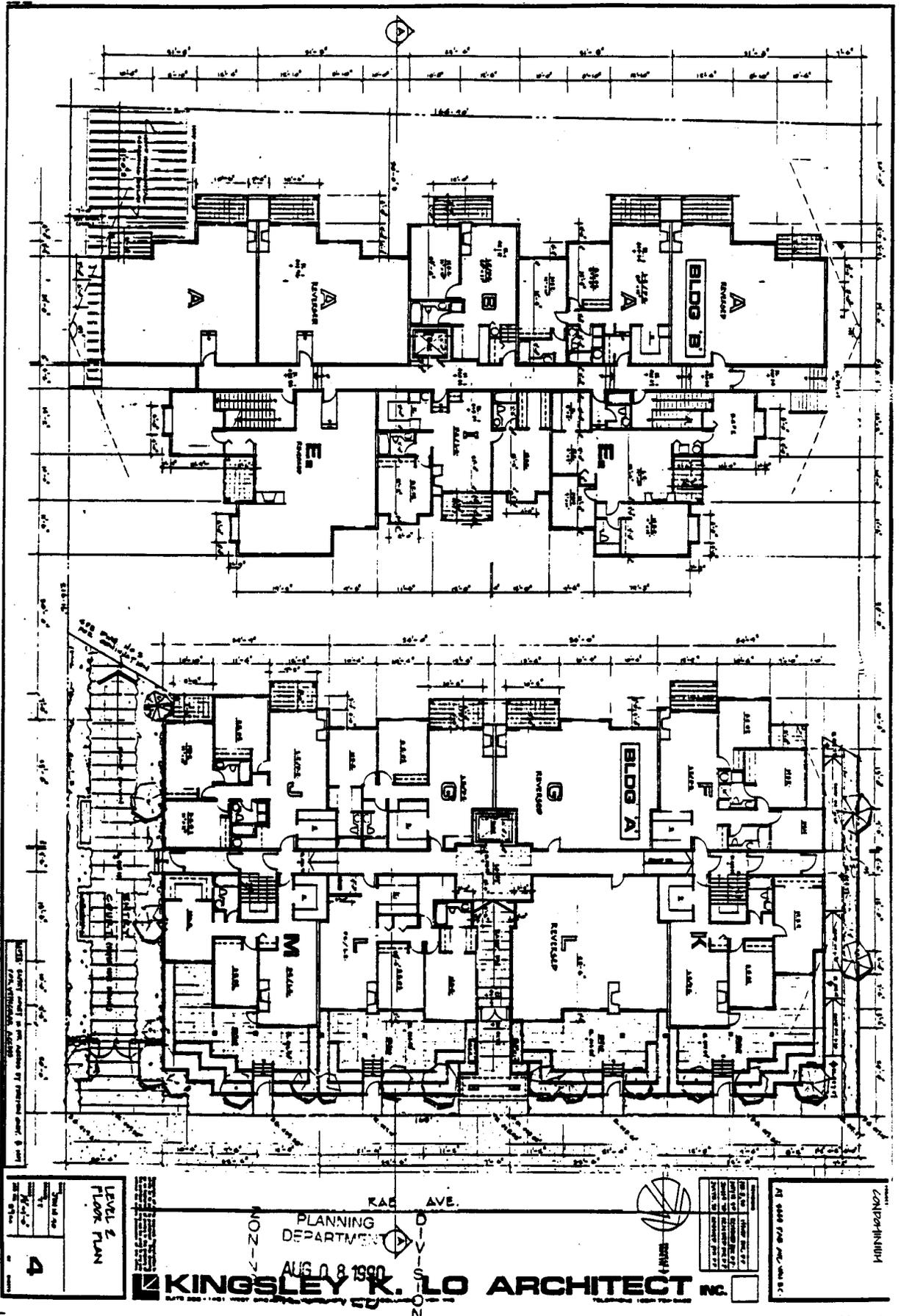
3668 Rae Ave. DA 210716	Date: August 1990	
	Drawn: Dean	
City of Vancouver Planning Department	Scale: 1:2000	

APPENDIX B



MAIN FLOOR PLAN

02-ZON
PLANNING
DEPARTMENT
AUG 03 1990
RECEIVED
70-5-V-C



SEE SHEET 4 FOR THE LOCATION OF STRUCTURE 4 & 5
 SEE SHEET 5 FOR THE LOCATION OF STRUCTURE 6 & 7

4	LEVEL 2
	FLOOR PLAN

RAC AVE.

PLANNING DEPARTMENT

AUG 08 1990

KINGSLEY K. LO ARCHITECT INC.

DIVISION

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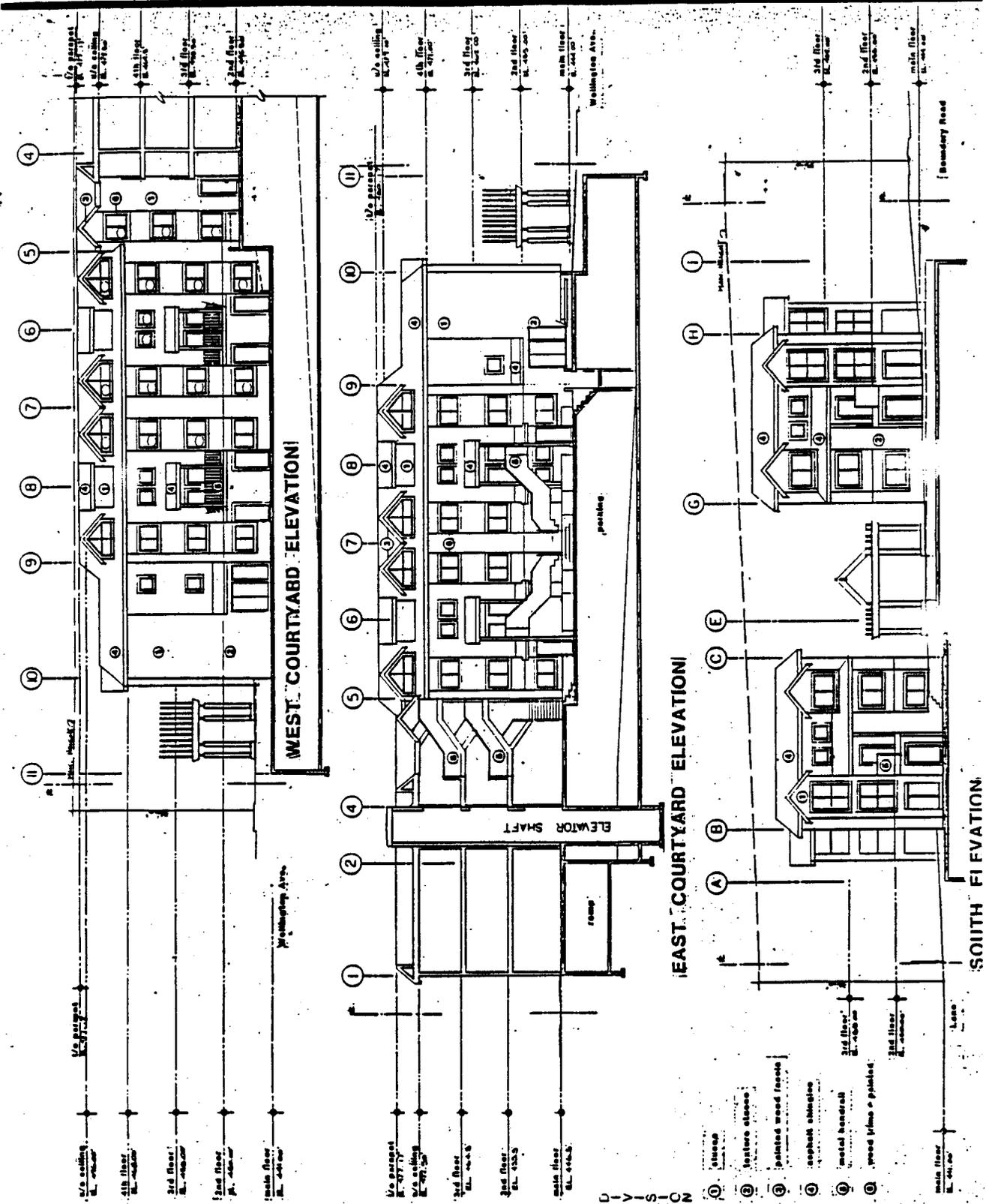
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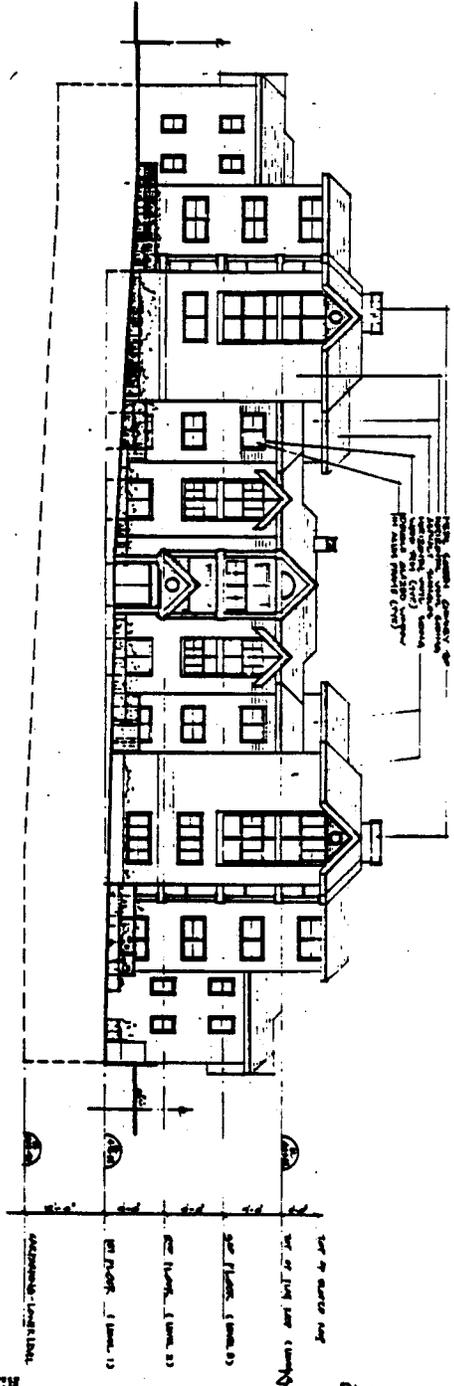
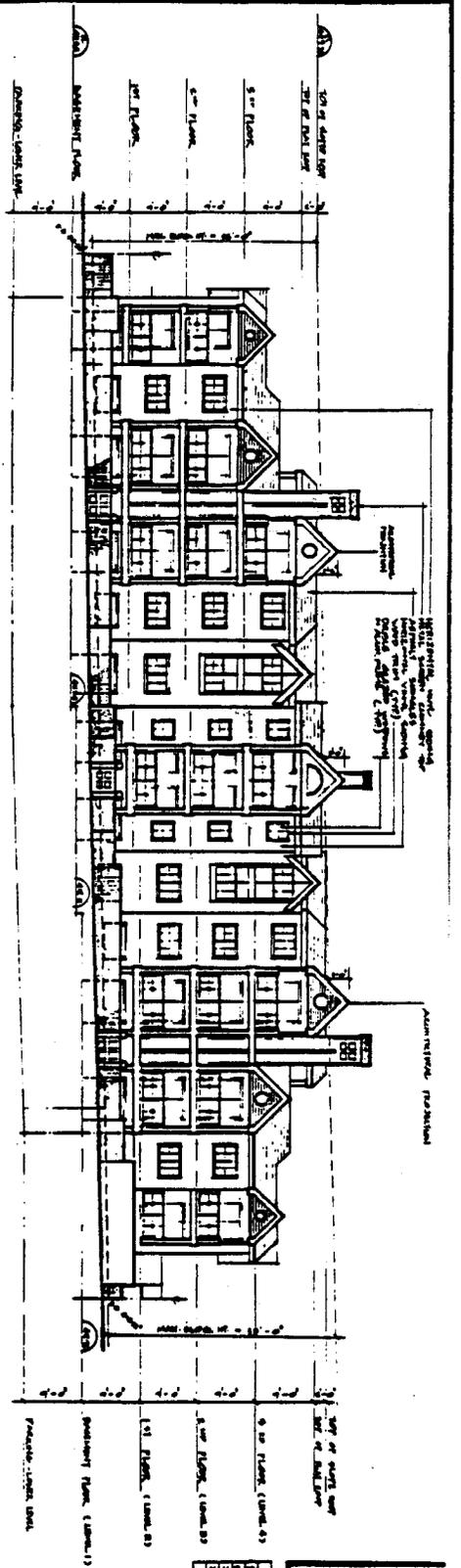
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NORTH - EAST ELEVATION (REAR COURTYARD) BLDG. B.

SOUTH - WEST ELEVATION (STREET SIDE) BLDG. B.

ELEVATIONS	
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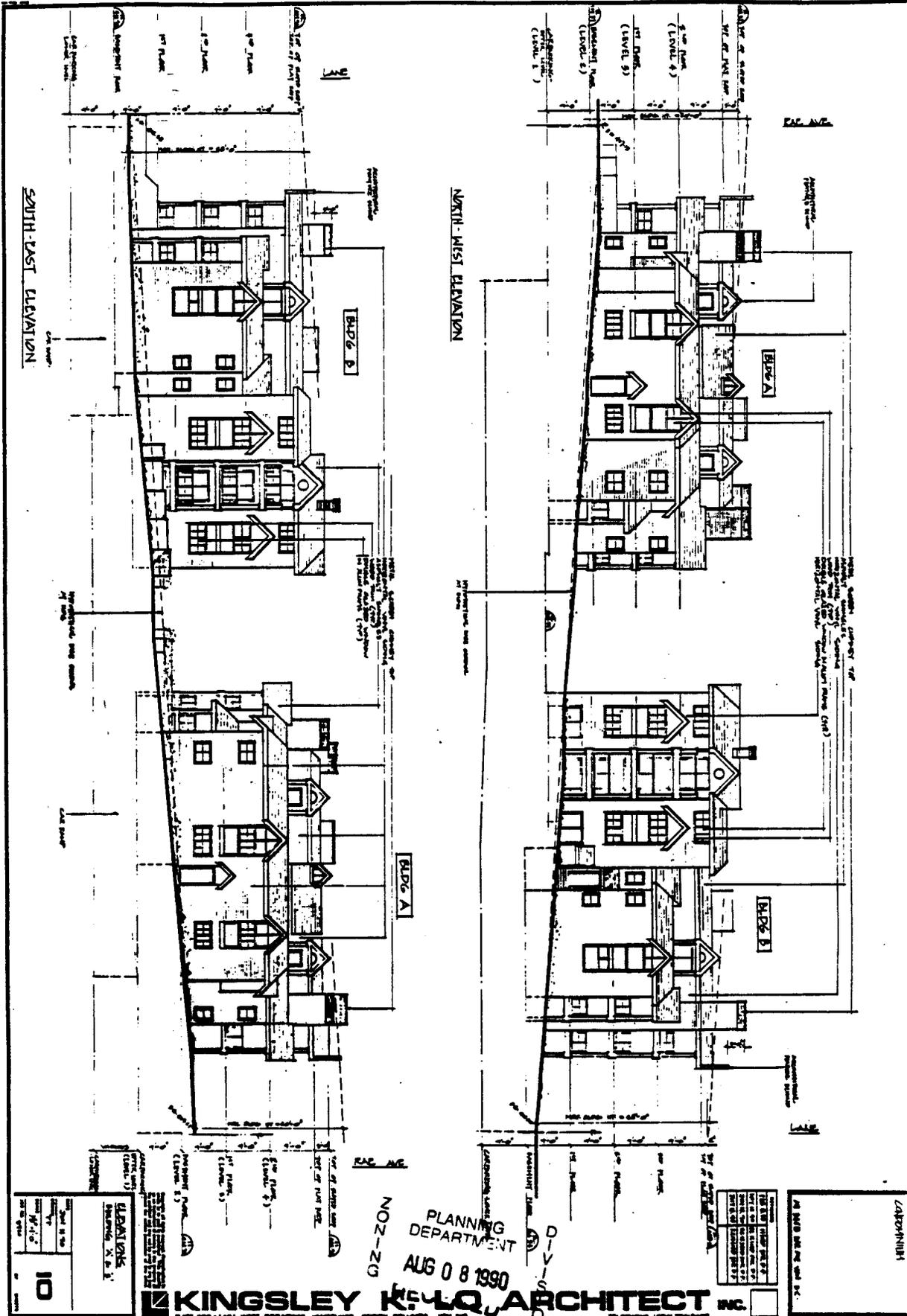
PLANNING DEPARTMENT
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DIVISION

KINGSLEY K. LO ARCHITECT INC.

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ELEVATIONS	
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SOUTH-EAST ELEVATION

NORTH-WEST ELEVATION

BUILD B

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BUILD A

BUILD B

NO-ZONE
PLANNING DEPARTMENT
AUG 08 1990

KINGSLEY K&LQ ARCHITECT INC.

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CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Sept. 12, 1990

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 2604-3

Subject: 5091 Boundary Road (3683 Wellington Avenue)
- D.P.A. No. 210754
Form of Development - CD-1, By-law Number 6528

RECEIVED
PLANNING DEPARTMENT
SEP 13 1990
NUMBER L60910
REFERRED TO THF/FAE
COPY TO
ANSWER REQ'D

I wish to advise you Vancouver City Council, at its meeting on September 11, 1990, approved the recommendation of the City Manager, as contained in the attached clause in his report dated September 7, 1990, regarding the above matter.

CITY CLERK

TTuominen:pl
Attachment

Also letter to:
Ms. Mary-Beth Rondeal, Paul Leong Architects, 201 - 1416 West
8th Ave., V6H 1E1

- 4. 5091 Boundary Road (3683 Wellington Avenue)
- D.P.A. No. 210754
Form of Development - CD-1
By-law Number 6528

The Director of Planning reports as follows:

"PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application proposes the construction of a multiple dwelling containing 33 dwelling units.

SITE DESCRIPTION AND BACKGROUND

The subject site is located at the northwest corner of Boundary Road and Wellington Avenue (see Appendix 'A').

Following a consultant study involving area residents, Council approved a rezoning of 'Site I' in the Joyce Station Area at a Public Hearing on June 20, 1989. A CD-1 By-law governing the subject site and adjacent lands was enacted on July 25, 1989. Companion guidelines (Joyce Station Area Guideline for CD-1 By-law No. 6528 - Vanness Avenue North, Rae Avenue and 5000 - 5300 Blocks Boundary Road) were also adopted by Council resolution at that time.

PROPOSED DEVELOPMENT

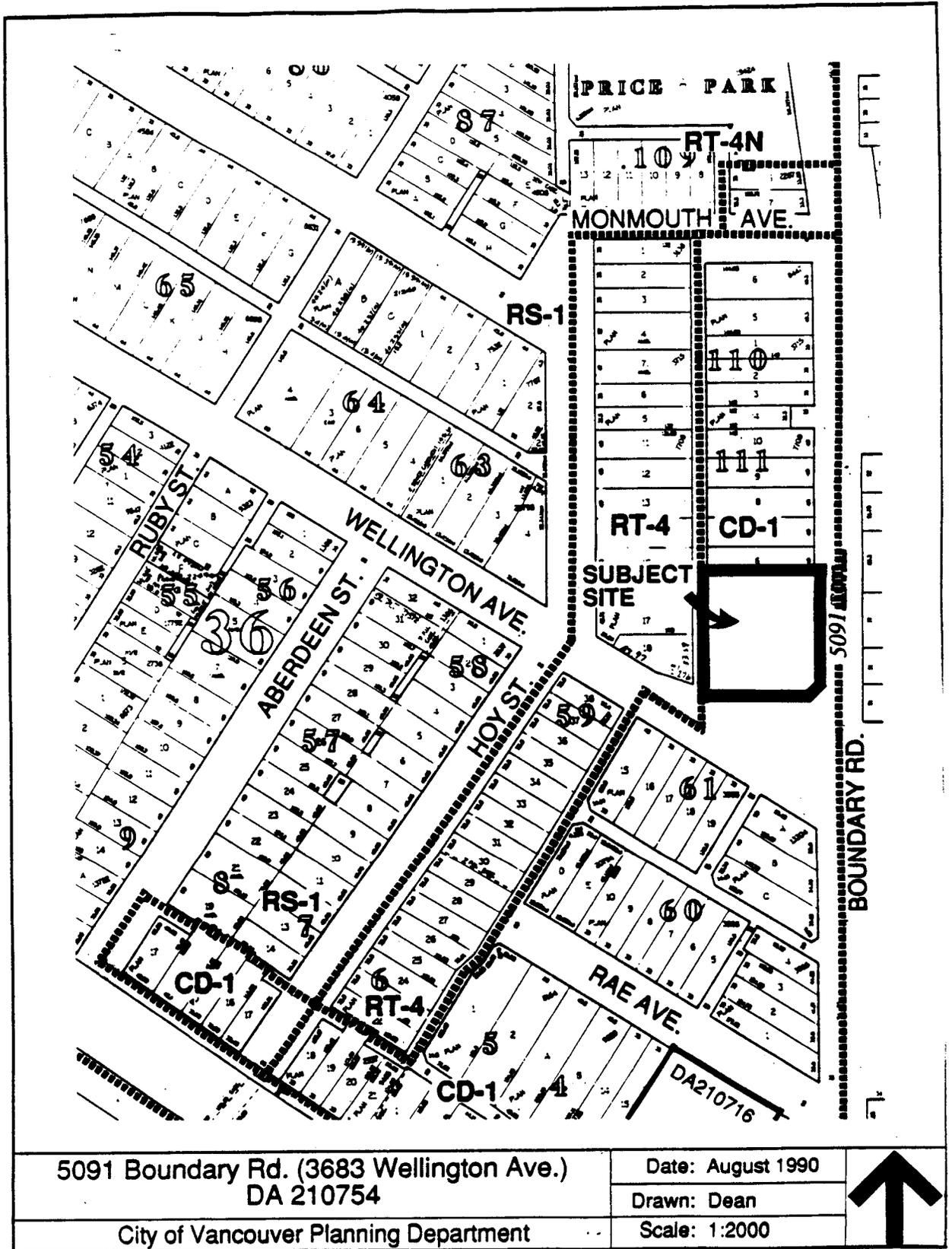
The development application (Number 210754), submitted by Paul Leong Architect, generally complies with the provisions of CD-1 By-law No. 6528 which accommodates residential development to a maximum floor space ratio of 1.20 (any variances from the By-law will be dealt with through "prior-to" conditions of approval). The proposed residential development involves the construction of a four-storey multiple dwelling containing 33 dwelling units and one level of underground parking containing 57 off-street parking spaces.

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

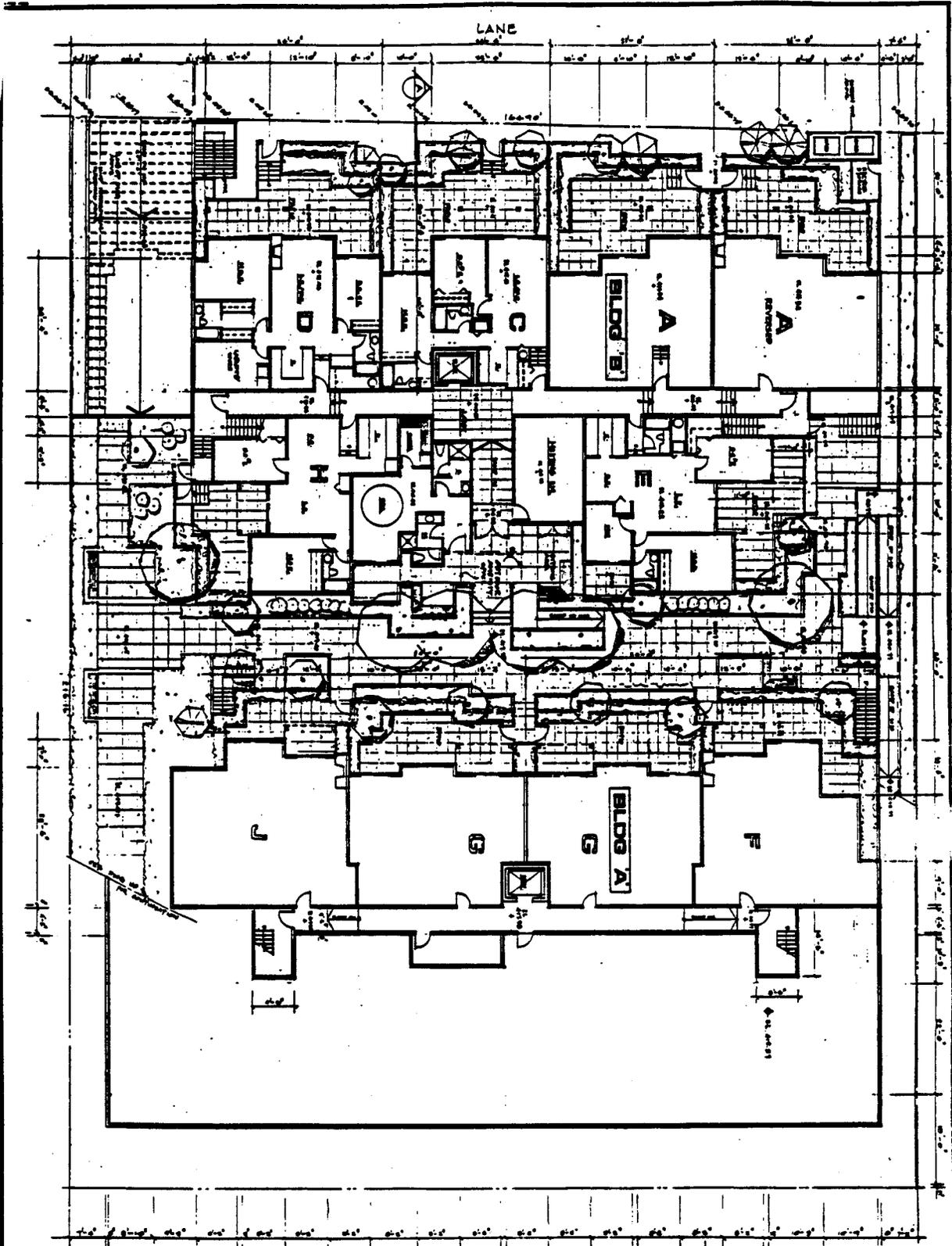
The Director of Planning is prepared to approve the development application subject to various conditions that must be met prior to the issuance of the development permit. These conditions relate to both technical and design changes, and approval of the form of development by Council. Simplified site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

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

APPENDIX A



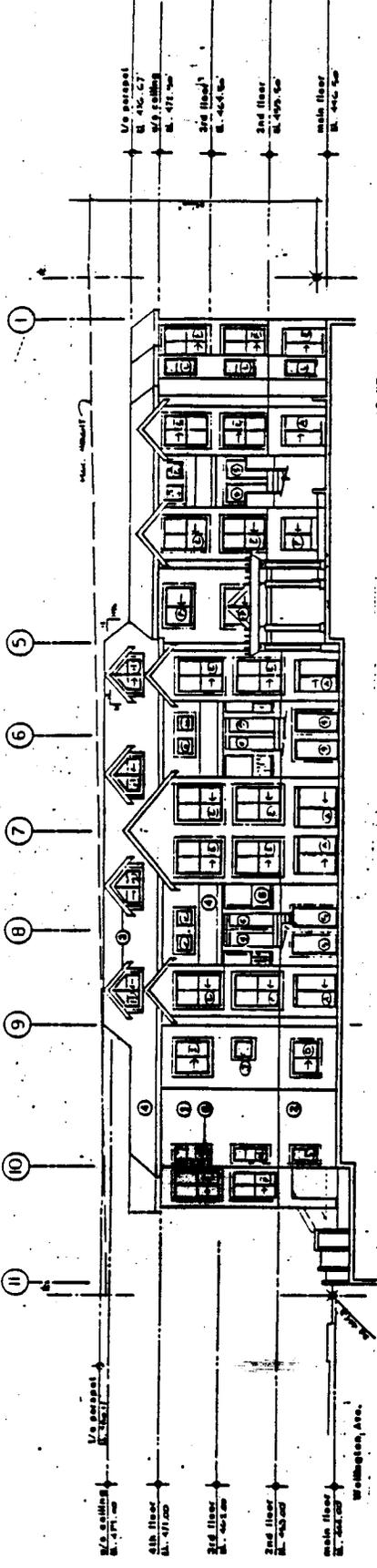
APPENDIX B



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 LEVEL 1
 FLOOR PLAN

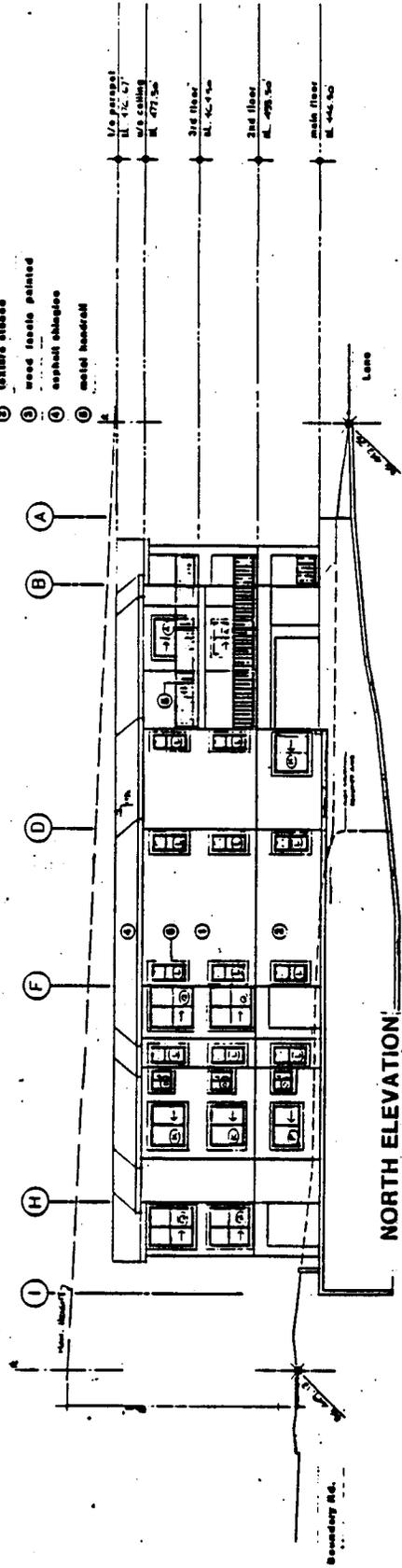
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 AUG 08 1990
 KINGSLEY K. TO ARCHITECT INC.

CONTRACT NUMBER
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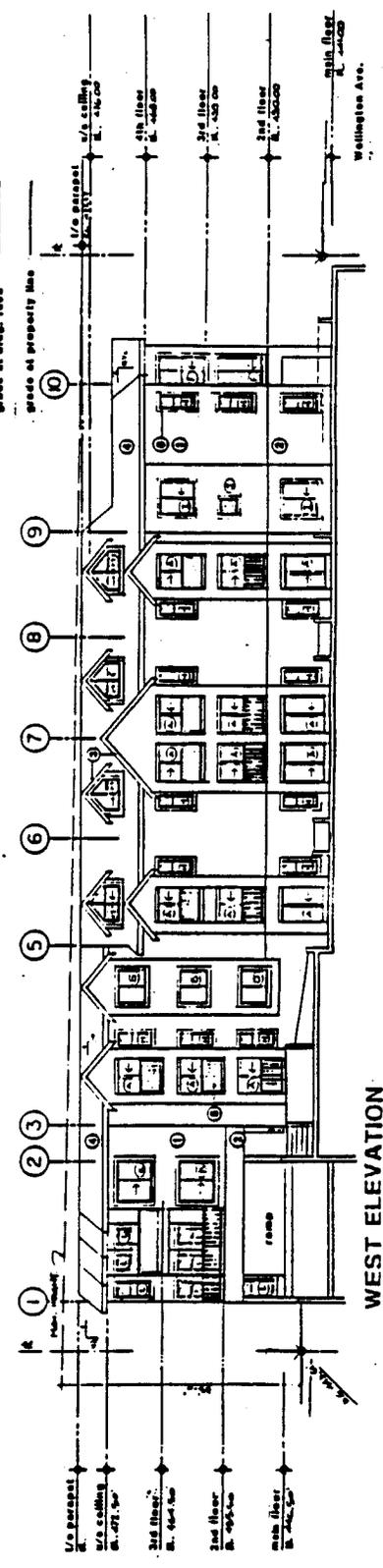


EAST ELEVATION

- ① steel
- ② texture stone
- ③ wood facade painted
- ④ asphalt shingles
- ⑤ metal handrail
- ⑥ wood trim - painted



NORTH ELEVATION



WEST ELEVATION

DIVISION
 ANNING
 ARCHT/ST
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 CIVIL

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: October 8, 1991

To: CITY MANAGER
→ DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES

Refer File: 2608-1

Subject: Form of Development: 3606 Rae Avenue
D.A. 212803 - CD-1 By-law Number 6528

RECEIVED
PLANNING DEPARTMENT
OCT - 8 1991
NUMBER: M 6815
REFERRED TO: THH/FAS
COPIES:
ANSWER REQ'D:

I wish to advise you Vancouver City Council, at its meeting on Tuesday, October 1, 1991, approved the recommendation of the City Manager, as contained in an Administrative Report, dated September 20, 1991, regarding the above matter.

[Handwritten Signature]
CITY CLERK

TT:mjh

Letter Also Sent To:

Mr. Douglas Chaung, Roger Romes Architects
405 - 515 West 10th Avenue, Vancouver, B.C., V5Z 4A8

ADMINISTRATIVE REPORT

Date: September 20, 1991
Dept. File No.: MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 3606 Rae Avenue
D.A. 212803 - CD-1 By-law Number 6528

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site, known as 3606 Rae Avenue, be generally approved as illustrated in Development Application Number 212803, prepared by Roger Romses Architects and stamped "Received, City Planning Department, July 10 and 18, 1991", 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.

CITY MANAGER'S COMMENTS

The City Manager **RECOMMENDS** approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a multiple dwelling containing 88 dwelling units on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site of 56,612 square feet is located on the south side of Rae Avenue between Boundary Road to the east and Hoy Street to the west (see Appendix A, attached).

Following a consultant study involving area residents, City Council approved rezoning of "Site I" in the Joyce Station Area at the Public Hearing on June 20, 1989. A CD-1 By-law governing the subject site and adjacent lands was enacted on July 25, 1989. Companion guidelines (Joyce Station Area Guidelines for CD-1 By-law Number 6528 - Vanness Avenue North, Rae Avenue and 5000 - 5300 Blocks, Boundary Road) were also adopted by Council resolution at that time.

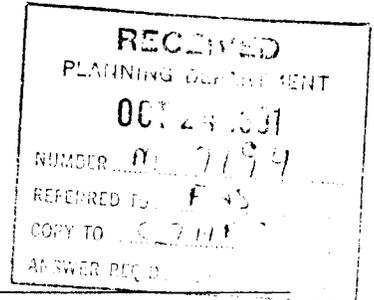
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: October 23, 1991

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 5303-1



Subject: Form of Development: 5075 Boundary Road
D.A. 212812 - CD-1 By-law Number 6528

I wish to advise you Vancouver City Council, at its meeting on Tuesday, October 22, 1991, approved the recommendation of the City Manager, as contained in an Administrative Report, dated October 3, 1991, regarding the above matter.

M Kinsella
CITY CLERK
#

TT:mjh

Letter Also Sent To:

- Mr. Eric Schroeder, Gomeroff & Policzer Architects Inc.
101 - 1012 Balfour Avenue, Vancouver, B.C., V6H 1X1
- Ms. Marianne Wade, Terra Housing Consultants Ltd.
301 - 1587 West 8th Avenue, Vancouver, B.C., V5N 1T6

ADMINISTRATIVE REPORT

Date: October 3, 1991
Dept. File No. MC

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 5075 Boundary Road
D.A. 212812 - CD-1 By-law Number 6528

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 5075 Boundary Road be approved generally as illustrated in Development Application Number 212812, prepared by Gomeroff-Policzer Architects Inc., and stamped "Received, City Planning Department, September 4, 1991", 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.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

There is no Council policy directly applicable to this matter.

PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development for the above-noted CD-1 zoned site. The development application proposes the construction of a multiple dwelling containing 32 dwelling units on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site of 23,200 square feet is located on the west side of Boundary Road between Monmouth Avenue to the north and Wellington Avenue to the south (see Appendix A attached).

ADMINISTRATIVE REPORT

Date: September 6, 1994
Dept. File No. WB

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Form of Development: 5003 Boundary Road
D.A. 216245 - CD-1 By-law Number 6528
Owner of Development: City of Vancouver

RECOMMENDATION

- A. THAT the approved form of development for the CD-1 zoned site known as 5003 Boundary Road be generally approved as illustrated in Development Application Number 216245, prepared by Gomberoff - Policzer Architects and stamped "Received, City Planning Department April 29, 1994", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Following a consultant study involving area residents, Council approved a rezoning of 'Site I' in the Joyce Station area at a Public Hearing on June 20, 1989. A CD-1 By-law governing the subject site and adjacent lands was enacted on July 25, 1989. Companion guidelines (Joyce Station Area Guidelines for CD-1 By-law No. 6528 - Vanness Avenue North, Rae Avenue and 5000 - 5300 Blocks Boundary Road) were also adopted by Council resolution at that time.

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number 216245. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

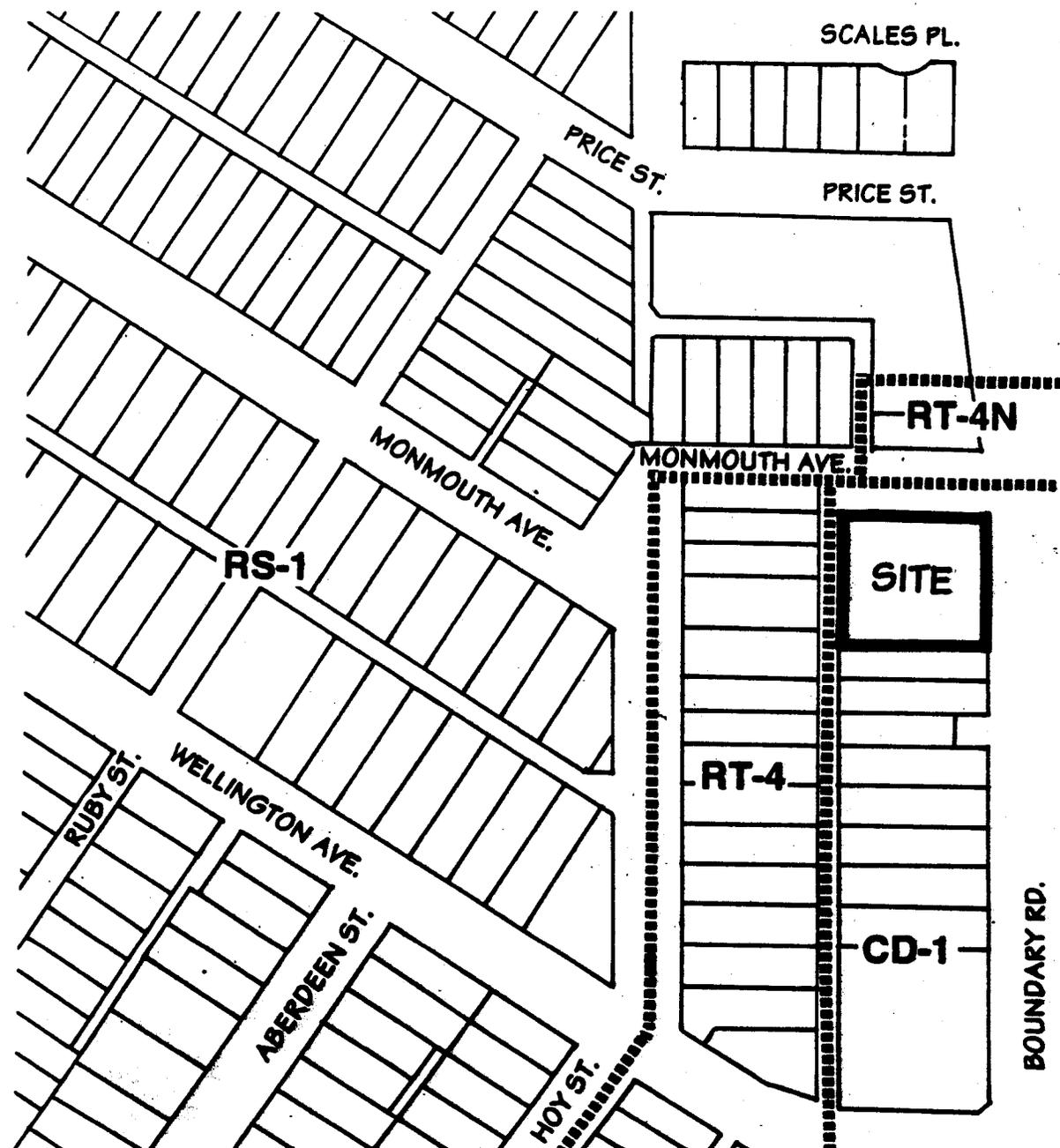
The proposal involves the construction of a three-and-one-half-storey multiple dwelling (co-op housing) containing a total of twenty-three (23) dwelling units. The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objective.

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

CONCLUSION

The Director of Planning has approved Development Application Number 216245, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



----- Zoning Boundary

5003 BOUNDARY RD. DPA 216245

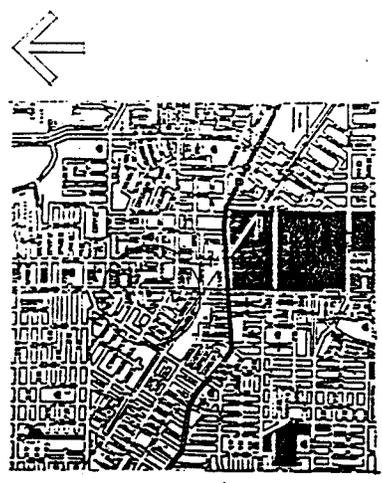
Date AUGUST 31, 1994

Drawn BP



City of Vancouver Planning Department

Scale NTS

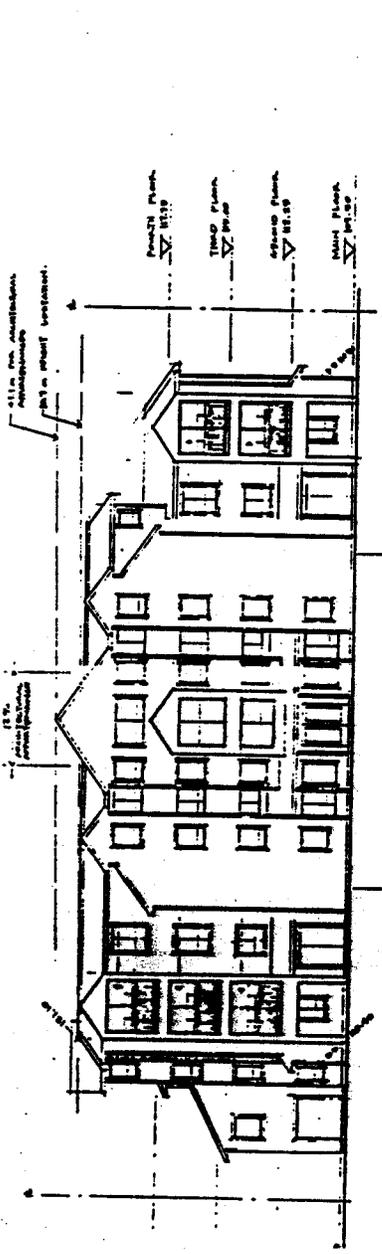


LOCATION PLAN

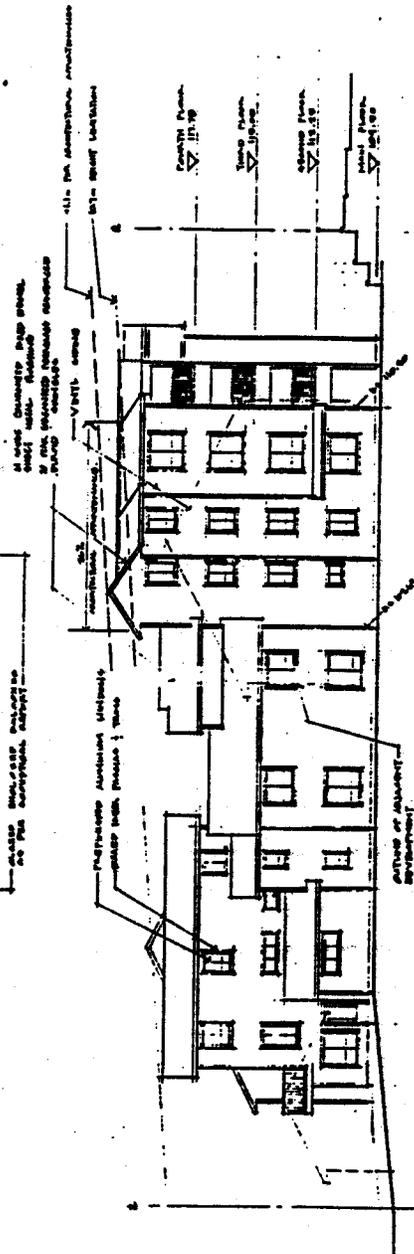
PROJECT STATISTICS

SITE AREA 1710 sq. ft.
 P.A.N. Allowed 1.2
 Proposed Unit 2062 sq. ft.

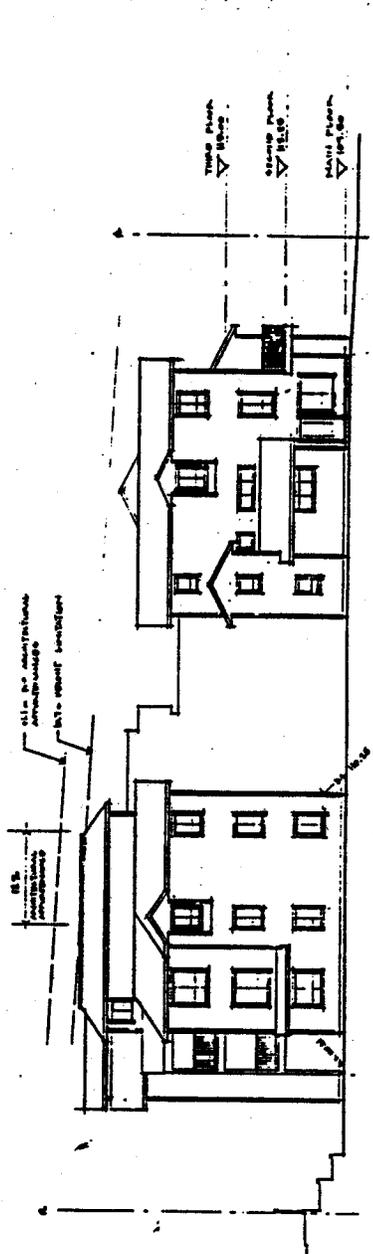
NO.	TYPE	AREA	TOTAL	PERCENTAGE
1	A-100	115.0	115.0	6.7%
2	B-100	115.0	115.0	6.7%
3	C-100	115.0	115.0	6.7%
4	D-100	115.0	115.0	6.7%
5	E-100	115.0	115.0	6.7%
6	F-100	115.0	115.0	6.7%
7	G-100	115.0	115.0	6.7%
8	H-100	115.0	115.0	6.7%
9	I-100	115.0	115.0	6.7%
10	J-100	115.0	115.0	6.7%
11	K-100	115.0	115.0	6.7%
12	L-100	115.0	115.0	6.7%
13	M-100	115.0	115.0	6.7%
14	N-100	115.0	115.0	6.7%
15	O-100	115.0	115.0	6.7%
16	P-100	115.0	115.0	6.7%
17	Q-100	115.0	115.0	6.7%
18	R-100	115.0	115.0	6.7%
19	S-100	115.0	115.0	6.7%
20	T-100	115.0	115.0	6.7%
21	U-100	115.0	115.0	6.7%
22	V-100	115.0	115.0	6.7%
23	W-100	115.0	115.0	6.7%
24	X-100	115.0	115.0	6.7%
25	Y-100	115.0	115.0	6.7%
26	Z-100	115.0	115.0	6.7%
27	AA-100	115.0	115.0	6.7%
28	AB-100	115.0	115.0	6.7%
29	AC-100	115.0	115.0	6.7%
30	AD-100	115.0	115.0	6.7%
31	AE-100	115.0	115.0	6.7%
32	AF-100	115.0	115.0	6.7%
33	AG-100	115.0	115.0	6.7%
34	AH-100	115.0	115.0	6.7%
35	AI-100	115.0	115.0	6.7%
36	AJ-100	115.0	115.0	6.7%
37	AK-100	115.0	115.0	6.7%
38	AL-100	115.0	115.0	6.7%
39	AM-100	115.0	115.0	6.7%
40	AN-100	115.0	115.0	6.7%
41	AO-100	115.0	115.0	6.7%
42	AP-100	115.0	115.0	6.7%
43	AQ-100	115.0	115.0	6.7%
44	AR-100	115.0	115.0	6.7%
45	AS-100	115.0	115.0	6.7%
46	AT-100	115.0	115.0	6.7%
47	AU-100	115.0	115.0	6.7%
48	AV-100	115.0	115.0	6.7%
49	AW-100	115.0	115.0	6.7%
50	AX-100	115.0	115.0	6.7%
51	AY-100	115.0	115.0	6.7%
52	AZ-100	115.0	115.0	6.7%
53	BA-100	115.0	115.0	6.7%
54	BB-100	115.0	115.0	6.7%
55	BC-100	115.0	115.0	6.7%
56	BD-100	115.0	115.0	6.7%
57	BE-100	115.0	115.0	6.7%
58	BF-100	115.0	115.0	6.7%
59	BG-100	115.0	115.0	6.7%
60	BH-100	115.0	115.0	6.7%
61	BI-100	115.0	115.0	6.7%
62	BJ-100	115.0	115.0	6.7%
63	BK-100	115.0	115.0	6.7%
64	BL-100	115.0	115.0	6.7%
65	BM-100	115.0	115.0	6.7%
66	BN-100	115.0	115.0	6.7%
67	BO-100	115.0	115.0	6.7%
68	BP-100	115.0	115.0	6.7%
69	BQ-100	115.0	115.0	6.7%
70	BR-100	115.0	115.0	6.7%
71	BS-100	115.0	115.0	6.7%
72	BT-100	115.0	115.0	6.7%
73	BU-100	115.0	115.0	6.7%
74	BV-100	115.0	115.0	6.7%
75	BW-100	115.0	115.0	6.7%
76	BX-100	115.0	115.0	6.7%
77	BY-100	115.0	115.0	6.7%
78	BZ-100	115.0	115.0	6.7%
79	CA-100	115.0	115.0	6.7%
80	CB-100	115.0	115.0	6.7%
81	CC-100	115.0	115.0	6.7%
82	CD-100	115.0	115.0	6.7%
83	CE-100	115.0	115.0	6.7%
84	CF-100	115.0	115.0	6.7%
85	CG-100	115.0	115.0	6.7%
86	CH-100	115.0	115.0	6.7%
87	CI-100	115.0	115.0	6.7%
88	CJ-100	115.0	115.0	6.7%
89	CK-100	115.0	115.0	6.7%
90	CL-100	115.0	115.0	6.7%
91	CM-100	115.0	115.0	6.7%
92	CN-100	115.0	115.0	6.7%
93	CO-100	115.0	115.0	6.7%
94	CP-100	115.0	115.0	6.7%
95	CQ-100	115.0	115.0	6.7%
96	CR-100	115.0	115.0	6.7%
97	CS-100	115.0	115.0	6.7%
98	CT-100	115.0	115.0	6.7%
99	CU-100	115.0	115.0	6.7%
100	CV-100	115.0	115.0	6.7%
101	CW-100	115.0	115.0	6.7%
102	CX-100	115.0	115.0	6.7%
103	CY-100	115.0	115.0	6.7%
104	CZ-100	115.0	115.0	6.7%
105	DA-100	115.0	115.0	6.7%
106	DB-100	115.0	115.0	6.7%
107	DC-100	115.0	115.0	6.7%
108	DD-100	115.0	115.0	6.7%
109	DE-100	115.0	115.0	6.7%
110	DF-100	115.0	115.0	6.7%
111	DG-100	115.0	115.0	6.7%
112	DH-100	115.0	115.0	6.7%
113	DI-100	115.0	115.0	6.7%
114	DJ-100	115.0	115.0	6.7%
115	DK-100	115.0	115.0	6.7%
116	DL-100	115.0	115.0	6.7%
117	DM-100	115.0	115.0	6.7%
118	DN-100	115.0	115.0	6.7%
119	DO-100	115.0	115.0	6.7%
120	DP-100	115.0	115.0	6.7%
121	DQ-100	115.0	115.0	6.7%
122	DR-100	115.0	115.0	6.7%
123	DS-100	115.0	115.0	6.7%
124	DT-100	115.0	115.0	6.7%
125	DU-100	115.0	115.0	6.7%
126	DV-100	115.0	115.0	6.7%
127	DW-100	115.0	115.0	6.7%
128	DX-100	115.0	115.0	6.7%
129	DY-100	115.0	115.0	6.7%
130	DZ-100	115.0	115.0	6.7%
131	EA-100	115.0	115.0	6.7%
132	EB-100	115.0	115.0	6.7%
133	EC-100	115.0	115.0	6.7%
134	ED-100	115.0	115.0	6.7%
135	EE-100	115.0	115.0	6.7%
136	EF-100	115.0	115.0	6.7%
137	EG-100	115.0	115.0	6.7%
138	EH-100	115.0	115.0	6.7%
139	EI-100	115.0	115.0	6.7%
140	EJ-100	115.0	115.0	6.7%
141	EK-100	115.0	115.0	6.7%
142	EL-100	115.0	115.0	6.7%
143	EM-100	115.0	115.0	6.7%
144	EN-100	115.0	115.0	6.7%
145	EO-100	115.0	115.0	6.7%
146	EP-100	115.0	115.0	6.7%
147	EQ-100	115.0	115.0	6.7%
148	ER-100	115.0	115.0	6.7%
149	ES-100	115.0	115.0	6.7%
150	ET-100	115.0	115.0	6.7%
151	EU-100	115.0	115.0	6.7%
152	EV-100	115.0	115.0	6.7%
153	EW-100	115.0	115.0	6.7%
154	EX-100	115.0	115.0	6.7%
155	EY-100	115.0	115.0	6.7%
156	EZ-100	115.0	115.0	6.7%
157	FA-100	115.0	115.0	6.7%
158	FB-100	115.0	115.0	6.7%
159	FC-100	115.0	115.0	6.7%
160	FD-100	115.0	115.0	6.7%
161	FE-100	115.0	115.0	6.7%
162	FF-100	115.0	115.0	6.7%
163	FG-100	115.0	115.0	6.7%
164	FH-100	115.0	115.0	6.7%
165	FI-100	115.0	115.0	6.7%
166	FJ-100	115.0	115.0	6.7%
167	FK-100	115.0	115.0	6.7%
168	FL-100	115.0	115.0	6.7%
169	FM-100	115.0	115.0	6.7%
170	FN-100	115.0	115.0	6.7%
171	FO-100	115.0	115.0	6.7%
172	FP-100	115.0	115.0	6.7%
173	FQ-100	115.0	115.0	6.7%
174	FR-100	115.0	115.0	6.7%
175	FS-100	115.0	115.0	6.7%
176	FT-100	115.0	115.0	6.7%
177	FU-100	115.0	115.0	6.7%
178	FV-100	115.0	115.0	6.7%
179	FW-100	115.0	115.0	6.7%
180	FX-100	115.0	115.0	6.7%
181	FY-100	115.0	115.0	6.7%
182	FZ-100	115.0	115.0	6.7%
183	GA-100	115.0	115.0	6.7%
184	GB-100	115.0	115.0	6.7%
185	GC-100	115.0	115.0	6.7%
186	GD-100	115.0	115.0	6.7%
187	GE-100	115.0	115.0	6.7%
188	GF-100	115.0	115.0	6.7%
189	GG-100	115.0	115.0	6.7%
190	GH-100	115.0	115.0	6.7%
191	GI-100	115.0	115.0	6.7%
192	GJ-100	115.0	115.0	6.7%
193	GK-100	115.0	115.0	6.7%
194	GL-100	115.0	115.0	6.7%
195	GM-100	115.0	115.0	6.7%
196	GN-100	115.0	115.0	6.7%
197	GO-100	115.0	115.0	6.7%
198	GP-100	115.0	115.0	6.7%
199	GQ-100	115.0	115.0	6.7%
200	GR-100	115.0	115.0	6.7%
201	GS-100	115.0	115.0	6.7%
202	GT-100	115.0	115.0	6.7%
203	GU-100	115.0	115.0	6.7%
204	GV-100	115.0	115.0	6.7%
205	GW-100	115.0	115.0	6.7%
206	GX-100	115.0	115.0	6.7%
207	GY-100	115.0	115.0	6.7%
208	GZ-100	115.0	115.0	6.7%
209	HA-100	115.0	115.0	6.7%
210	HB-100	115.0	115.0	6.7%
211	HC-			



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

1	REVISIONS	23 Family Housing Units
2		2000 Housing Unit
3		1000 Housing Unit
4		1000 Housing Unit
5		1000 Housing Unit
6		1000 Housing Unit
7		1000 Housing Unit
8		1000 Housing Unit
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99		1000 Housing Unit
100		1000 Housing Unit

ELEVATIONS

9107

A-9

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: September 13, 1995

Refer File: 2608-2

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use and Development

Subject: Form of Development: 3696 Rae Avenue

On September 12, 1995, Vancouver City Council approved the following recommendation contained in an August 16, 1995 Administrative Report (A3):

THAT the approved form of development for the CD-1 zoned site known as 3696 Rae Avenue be generally approved as illustrated in Development Application Number 217205, prepared by Creekside Architects and stamped "received, City Planning Department June 12, 1995", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CD-1(241)

Marnie Cross

Marnie Cross
COMMITTEE CLERK

MCross:dmy

Letter to: Mr. Ken Falk
Creekside Architects
400 - 150 Creekside Drive
Vancouver, B.C. V6J 5B3

RECEIVED
PLANNING DEPARTMENT
SEP 15 1995
NUMBER <i>R 8049</i>
REFERRED TO <i>FAS</i>
COPY TO.....
ANSWER REQ'D.....

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.

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

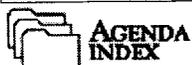
THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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[COMMUNITIES](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

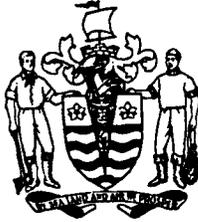
(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

LATE DISTRIBUTION FOR COUNCIL - July 31, 2001

4



CITY OF VANCOUVER SPECIAL COUNCIL MEETING MINUTES

July 26, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 26, 2001, at 8:00 a.m., in the Council Chamber, Third Floor, City Hall.

PRESENT:

Mayor Philip Owen
*Councillor Fred Bass
*Councillor Jennifer Clarke
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
*Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT:

Councillor Lynne Kennedy (Leave of Absence)
Councillor Sandy McCormick (Leave of Absence)

**CITY MANAGER'S
OFFICE:**

Judy Rogers, City Manager

**CITY CLERK'S
OFFICE:**

Jan Gibson, Director of Meeting and Election
Services
Tarja Tuominen, Meeting Coordinator

*Denotes presence for a portion of the meeting.

2. **Form of Development: 3655 Rae Avenue
July 10, 2001 (File: 2608)**

MOVED by Councillor Louis

THAT the form of development for the CD-1 zoned site known as 5003-5399 Boundary Road (3655 Rae Avenue being the application address) be approved generally as illustrated in the Development Application Number DE405752, prepared by Skymark Engineering Ltd. and stamped "Received, City Planning Department April 23, 2001", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

CARRIED UNANIMOUSLY
(Councillor Bass absent for the vote)

MOVED by Councillor Bass

THAT Council recess for five minutes to allow members of the public to come up to Council Chambers to attend the meeting.

LOST

(Councillors Daniel Lee, Don Lee, Price, Puil, Sullivan and the Mayor opposed)
(Councillor Clarke absent for the vote)

3. **Public Private Partnership Review - Downtown Heritage Railway
June 14, 2001 (File: 5558)**

MOVED by Councillor Clarke

- A. THAT Jane Bird be retained to review Public Private Partnership options for the development of the Downtown Heritage Railway.
- B. THAT funding for this study, in the amount of \$60,000, be provided from the budgeted funds remaining from the extension of the Heritage Railway to Quebec Street (Order group CA2EA6A, order 30003438).

carried

Secondary suites

BY-LAW NO. 9414

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

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

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

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

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

ENACTED by Council this 12th day of December, 2006



Mayor



City Clerk

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Anton
SECONDED by Councillor Chow

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

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

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

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

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

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

The Director of Planning recommended approval.

Staff Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Capri

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

CARRIED UNANIMOUSLY



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 12, 2006

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

PRESENT:

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

CITY CLERK'S OFFICE: Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
 SECONDED by Councillor Anton

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

CARRIED UNANIMOUSLY

1. TEXT AMENDMENT: Retail and Wholesale Definitions

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

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

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