



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (247)**

*Riverside East*

*By-law No. 6533*

*(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. 10240, dated April 5, 2011)*

**Guidelines:**

*Fraser Lands Block 67 to Kerr Street*

*Guidelines for CD-1 By-law No. 6533*

**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.] [7195; 93 10 19]

## **2 Intent**

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing forms and tenures in a manner that is compatible with the adjacent industrial and residential districts. Retail and other commercial uses are intended. This By-law also makes provision for a large riverfront park, including a public facilities site.

## **3 Definitions**

For the purpose of this By-law:

- a “townhouse” means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a “stacked townhouse” means a unit having its principal living area above or below another townhouse;
- an “apartment” means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade;
- an “apartment tower” is a building of more than 6 storeys containing apartments; and
- notwithstanding section 2 of the Zoning and Development By-law, a “site” includes a strata lot.

## **4 Uses**

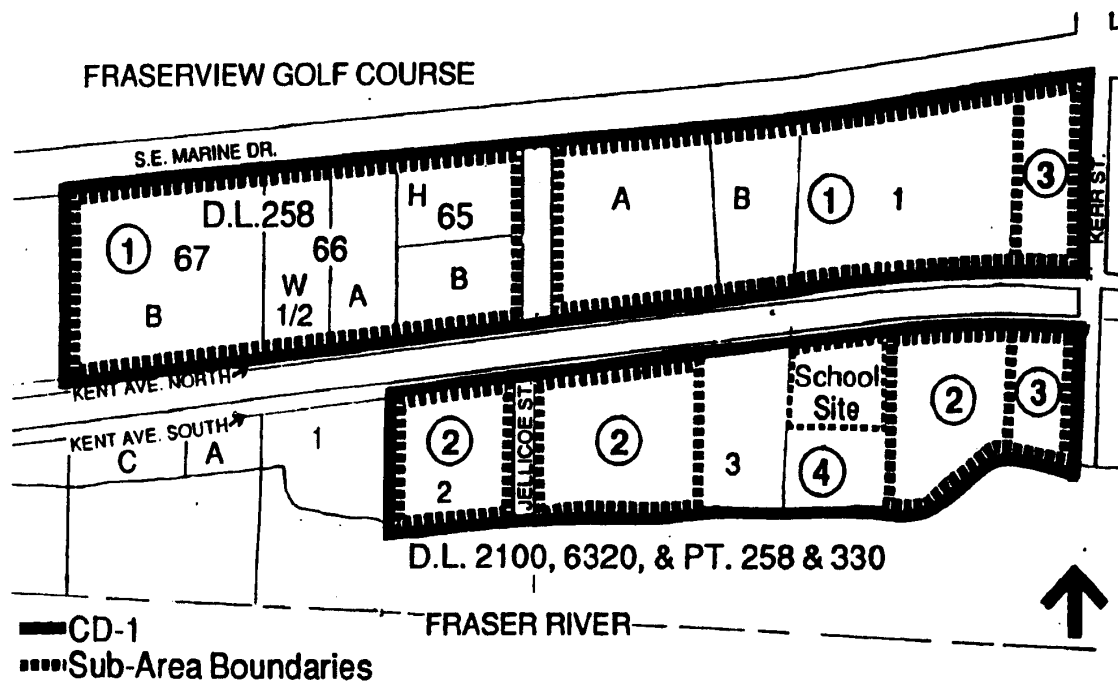
**4.1** This by-law applies to the areas shown outlined by heavy black lines on Schedule “A” to this By-law and on Schedule “A” to By-law No. 7190, and the only uses permitted within the said areas, subject to section 4.3 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- townhouse, including stacked townhouses;
- apartments;
- apartment tower;
- retail stores or businesses, offices, restaurants (but not including drive-in restaurants) and service commercial uses;
- school and child daycare centre;
- community centre or neighbourhood house; [10240; 11 04 05]
- marine berth, but excluding marine terminal;
- booming ground;
- park or playground;
- accessory uses and buildings customarily ancillary to the foregoing. [7195; 93 10 19]

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6533 or provides an explanatory note.

4.2 The areas shown outlined on Schedule “A” shall consist of 4 sub-areas as delineated by dotted lines in Diagram 1 below:

Diagram 1



[7195; 93 10 19]

4.3 Within each sub-area referred to in section 4.2, the uses permitted shall be as illustrated in Table 1 below:

Table 1

Permitted Uses	Sub-Area			
	1	2	3	4
Townhouse	x	x		
Stacked Townhouse	x	x		
Apartment	x	x		
Apartment Tower	x			
Retail/Commercial			x	
Park				x
School				x
Community Centre or Neighbourhood House			x	
Marine Berth				x
Booming Ground				x
Accessory buildings	x	x	x	x

[6536; 89 08 01] [10240; 11 04 05]

## **5 Regulations**

### **5.1 Site Area**

- 5.1.1 The minimum site area for an apartment or apartment tower building shall be 2,700 m<sup>2</sup> (29,065 sq. ft.).
- 5.1.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m<sup>2</sup> (7,266 sq. ft.).
- 5.1.3 The Director of Planning may relax the foregoing minimum site area requirements where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision, he has regard to the recommendations of any advisory groups and any applicable policies or guidelines approved by Council.

### **5.2 Floor Space Ratio**

- 5.2.1 Subject to section 5.2.2 the maximum floor space ratio shall be as follows:

Sub-area 1	1.0
Sub-area 2	1.0
Sub-area 3	0.75

- 5.2.2 The floor space ratio for sub-area 1 may be increased up to a maximum of 1.45 as follows;
- where the site coverage is 40 percent or less, an amount equal to 0.0125 may be added for each one percent or fraction thereof by which such coverage is reduced below 40 percent, but in no case shall this amount exceed 0.3;
  - where parking spaces are provided within the outermost walls of a building or underground (but in no case with the structure projecting more than 0.91 m (3 ft.) above the base surface) an amount equal to 0.2 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this exceed 0.2.
- 5.2.3 The following shall be included in the computation of floor space ratio:
- all floors have a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
  - stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 5.2.4 The following shall be excluded in the computation of floor space ratio:
- open balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
  - patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
    - are at or below the base surface, to a maximum exclusion for a parking space of 24 feet in length; or
    - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, to a maximum exclusion for a parking space of 24 feet in length;
  - amenity areas, including bicycle storage, recreational facilities, meeting rooms and day care facilities, to a maximum of 10 percent of the total allowable floor area, or to a maximum of 20 percent of the total allowable floor area when day care space is included,

provided that half of that 20 percent excluded area is devoted to use as a day care; [7195; 93 10 19]

- areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch;
- where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

### **5.3 Site Coverage**

- 5.3.1 The maximum site coverage for buildings shall be 50 percent of the site area.
- 5.3.2 For the purpose of sections 5.2.2 and 5.3.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 5.3.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular manoeuvring aisles shall be 20 percent.
- 5.3.4 The Director of Planning may relax the maximum site coverage provision of section 5.3.3 for sub-areas 1 and 3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

### **5.4 Off-Street Parking and Loading**

- 5.4.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.
- 5.4.2 For residential developments, the minimum number of parking spaces including visitor parking shall be 1.75 spaces per dwelling unit.
- 5.4.3 For sub-area 2, 75 percent of all required parking shall be provided in unit or underground.
- 5.4.4 Vehicle access shall not be permitted directly from S.E. Marine Drive.

### **5.5 Building Envelope**

- 5.5.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof shall be as follows:
- (a) townhouse, stacked townhouses or apartments within sub-area 2: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;
  - (b) townhouses, stacked townhouses, apartments or apartment towers within sub-area 1: 36.57 m (120 ft.);
  - (c) accessory buildings: 3.66 m (12 ft.); and
  - (d) all other uses: 9.14 m (30 ft.) or 2 storeys, whichever is the lesser.
- 5.5.2 A landscaped setback shall be provided as follows:
- (a) for all buildings greater than 4 storeys in height, a minimum of 12 m (39.4 ft.) from all property boundaries;
  - (b) for all other uses, a minimum of 8 m (26.2 ft.) from all property boundaries except as provided in clause (c);
  - (c) for residential buildings, a minimum of 12 m (39.4 ft.) from Marine Drive;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.5.2(a), (b), (c), (d) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.3 A minimum 15.24 m (50 ft.) riverfront setback, measured from the high water mark, incorporating a 7.62 m (25 ft.) public walkway, shall be provided and maintained on sites adjoining the Fraser River, except that the Director of Planning may relax the minimum depth of the setback after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.4 For buildings greater than 4 storeys in height, the width of the building footprint divided by the length of the building footprint above grade shall fall between 0.5 and 2.

## **5.6 Acoustics**

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

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
(a) bedrooms	35
(b) living, dining, recreation rooms	40
(c) kitchen, bathrooms, hallways	45

[7515; 96 01 11]

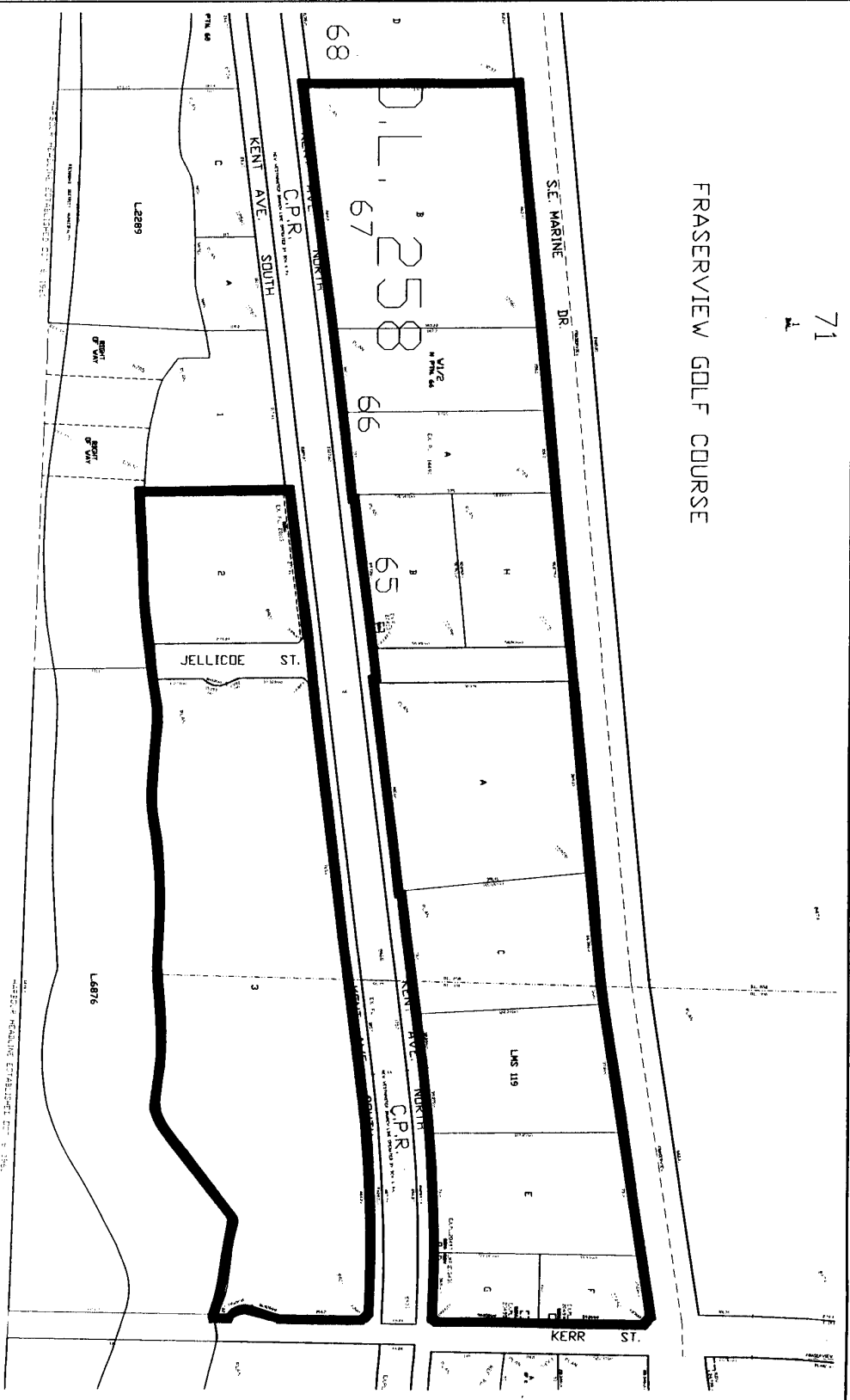
\*A - weighted day - night average (Ldn)

5.6.2 For the purposes of the report and recommendations referred to in section 5.6.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.

**6** *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

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FRASERVIEW GOLF COURSE



The property outlined in black ( ) was rezoned:  
 From **M-1B & M-2** to **CD-1** by By-law No. 6533 and amended by By-law No. 7190

**CD-1 (247) Riverside East**

**City of Vancouver Planning Department**

date prepared: Feb. 1994  
 sectional(s): U, V-25  
 scale: 1:4000



# Backup Notes



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

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

- PRESENT: Mayor Campbell  
Aldermen Baker, Bellamy, Boyce,  
Caravetta, Davies,  
Eriksen, Owen, Price,  
Puil and Taylor
- CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

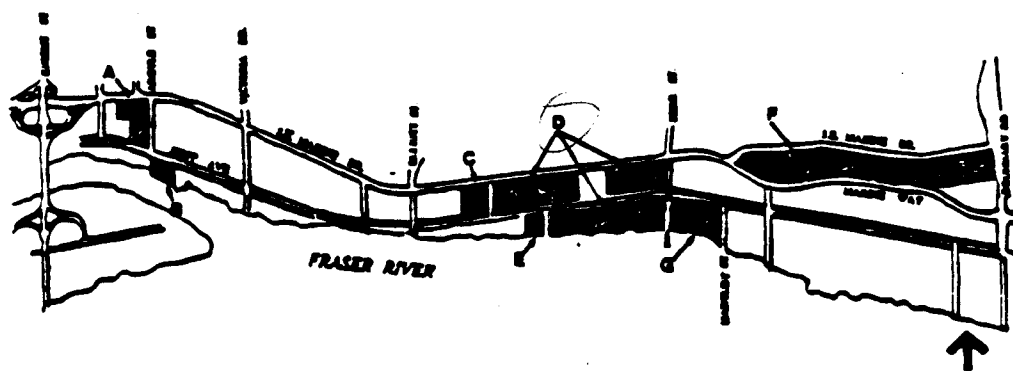
- CARRIED UNANIMOUSLY

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

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

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

**REZONING: LOCATION - FRASER LANDS**



Cont'd....

Clause Nos. 1 & 2 Cont'd

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

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

The Director of Planning recommended approval.

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

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

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

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

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

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

- maximum floor space ratio of 1.45 for residential use and 0.75 for commercial use;
  - maximum height of 120 ft. for residential use and 30 ft. for commercial use;
  - landscaped setbacks from all property boundaries, ranging from 26.2 ft. to 39.4 ft. dependent upon use and location; and
  - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.  
(iii) Any consequential amendments.

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

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

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

Present Zoning: M-2 Industrial District  
Proposed Zoning: I-1 Industrial District

- (i) The draft by-law, if approved, would reflect current usage, and would limit future industrial uses to those which are compatible with the adjacent proposed residential areas.  
(ii) Any consequential amendments.

The Director of Planning recommended approval.

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

Present Zoning: M-2 Industrial District  
Proposed Zoning: M-1B Industrial District

- (i) The draft by-law, if approved, would limit future industrial uses to those which are compatible with the adjacent proposed residential uses.  
(ii) Any consequential amendments.

The Director of Planning recommended approval.

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

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

Present Zoning: CD-1 By-law Comprehensive Development District  
Proposed Zoning: CD-1 By-law Comprehensive Development District  
(Amended)

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

Cont'd..

Clause Nos. 1 & 2 Cont'd

- provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

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

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

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

SITE C:

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

SITE D:

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

Cont'd....

Clause Nos. 1 & 2 Cont'd

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

SITE E:

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

SITE G:

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

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

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

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

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

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

Cont'd....

Clause Nos. 1 & 2 Cont'd

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

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

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

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

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

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

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

Parks & Open Space

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

Traffic Considerations

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

Schools, Day Care and Community Facilities

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

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

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

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

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

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

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

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

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

Cont'd...



Clause Nos. 1 & 2 Cont'd

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

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

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

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

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

Clause Nos. 1 & 2 Cont'd

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

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

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

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

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

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

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

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

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

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

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

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

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

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

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

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

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

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

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

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

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

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

\* \* \* \* \*

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

\* \* \* \* \*

MOVED by Ald. Puil,

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

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

- carried

MOVED by Ald. Davies (in amendment),

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

- LOST

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

MOVED by Ald. Eriksen (in amendment),

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

- LOST

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

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

MOVED by Ald. Davies (in amendment),

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

- LOST

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

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

MOVED by Ald. Davies,

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

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

- LOST

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

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

Cont'd...

Clause Nos. 1 & 2 Cont'd

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

- CARRIED UNANIMOUSLY

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

- CARRIED UNANIMOUSLY

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

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

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

Riverside East - Block 67 to Kerr

BY-LAW NO. 6533

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-350(d) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing forms and tenures in a manner that is compatible with the adjacent industrial and residential districts. Retail and other commercial uses are intended. This By-law also makes provision for a large riverfront park, including a public facilities site.

3. Definitions

For the purpose of this By-law:

- a "townhouse" means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a "stacked townhouse" means a unit having its principal living area above or below another townhouse;
- an "apartment" means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade;

- an "apartment tower" is a building of more than 6 storeys containing apartments; and
- notwithstanding section 2 of the Zoning and Development By-law, a "site" includes a strata lot.

#### 4. Uses

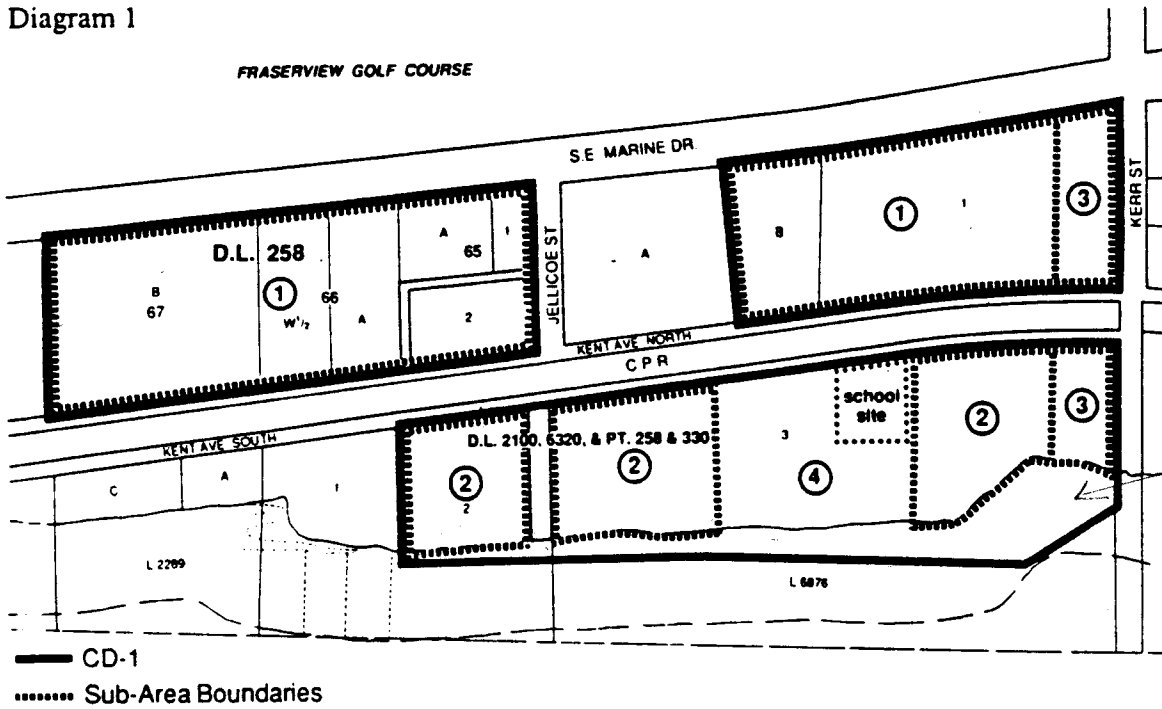
4.1 The area shown included within the heavy black outlines on Schedule "A" are rezoned to CD-1, and the only uses permitted within the said areas, subject to section 4.3 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- townhouse, including stacked townhouses;
- apartments;
- apartment tower;
- retail stores or businesses, offices, restaurants (but not including drive-in restaurants) and service commercial uses;
- school and child daycare centre;
- marine berth, but excluding marine terminal;
- booming ground;
- park or playground;
- accessory uses and buildings customarily ancillary to the foregoing.

4.2 The areas shown outlined on Schedule "A" shall consist of 4 sub-areas as delineated by dotted lines in Diagram 1 below:



Diagram 1



4.3 Within each sub-area referred to in section 4.2, the uses permitted shall be as illustrated in Table 1 below:

Table 1

Permitted Uses	Sub-area			
	1	2	3	4
Townhouse.....	X	X		
Stacked Townhouse.....	X	X		
Apartment.....	X	X		
Apartment tower.....	X			
Retail/Commercial.....			X	
Neighbourhood Public House.....			X	
Park.....				X
School.....				X
Marine Berth.....				X
Booming Ground.....				X
Accessory buildings.....	X	X	X	X

5 Regulations

5.1 Site Area

- 5.1.1 The minimum site area for an apartment or apartment tower building shall be 2,700 m<sup>2</sup> (29,065 sq.ft.).
- 5.1.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m<sup>2</sup> (7,266 sq.ft.).
- 5.1.3 The Director of Planning may relax the foregoing minimum site area requirements where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision, he has regard to the recommendations of any advisory groups and any applicable policies or guidelines approved by Council.

5.2 Floor Space Ratio

- 5.2.1 Subject to section 5.2.2 the maximum floor space ratio shall be as follows:

Sub-area 1.....	1.0
Sub-area 2.....	1.0
Sub-area 3.....	0.75

- 5.2.2 The floor space ratio for sub-area 1 may be increased up to a maximum of 1.45 as follows:

- (a) where the site coverage is 40 percent or less, an amount equal to 0.0125 may be added for each one percent or fraction thereof by which such coverage is reduced below 40 percent, but in no case shall this amount exceed 0.3;
- (b) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the structure projecting more than 0.91 m (3 ft.) above the base surface) an amount equal to 0.2 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this exceed 0.2.

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

- all floors having a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

- stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

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

5.3 Site Coverage

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

5.3.2 For the purpose of sections 5.2.2 and 5.3.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

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

5.3.4 The Director of Planning may relax the maximum site coverage provision of section 5.3.3 for sub-areas 1 and 3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

#### 5.4 Off-Street Parking and Loading

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

5.4.2 For residential developments, the minimum number of parking spaces including visitor parking shall be 1.75 spaces per dwelling unit.

5.4.3 For sub-area 2, 75 percent of all required parking shall be provided in unit or underground.

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

#### 5.5 Building Envelope

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

(a) townhouse, stacked townhouses or apartments within sub-area 2: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;

(b) townhouses, stacked townhouses, apartments or apartment towers within sub-area 1: 36.57 m (120 ft.);

(c) accessory buildings: 3.66 m (12 ft.); and

(d) all other uses: 9.14 m (30 ft.) or 2 storeys, whichever is the lesser.

5.5.2 A landscaped setback shall be provided as follows:

- (a) for all buildings greater than 4 storeys in height, a minimum of 12 m (39.4 ft.) from all property boundaries;
- (b) for all other uses, a minimum of 8 m (26.2 ft.) from all property boundaries except as provided in clause (c);
- (c) for residential buildings, a minimum of 12 m (39.4 ft.) from Marine Drive;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.5.2(a), (b), (c), (d) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.3 A minimum 15.24 m (50 ft.) riverfront setback, measured from the high water mark, incorporating a 7.62 m (25 ft.) public walkway, shall be provided and maintained on sites adjoining the Fraser River, except that the Director of Planning may relax the minimum depth of the setback after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.4 For buildings greater than 4 storeys in height, the width of the building footprint divided by the length of the building footprint above grade shall fall between 0.5 and 2.

## 5.6 Acoustics

5.6.1 All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not

exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

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

\* A - weighted day - night average (Ldn)

5.6.2 For the purposes of the report and recommendations referred to in section 5.6.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.

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

DONE AND PASSED in open Council this 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 6533.

CITY CLERK"

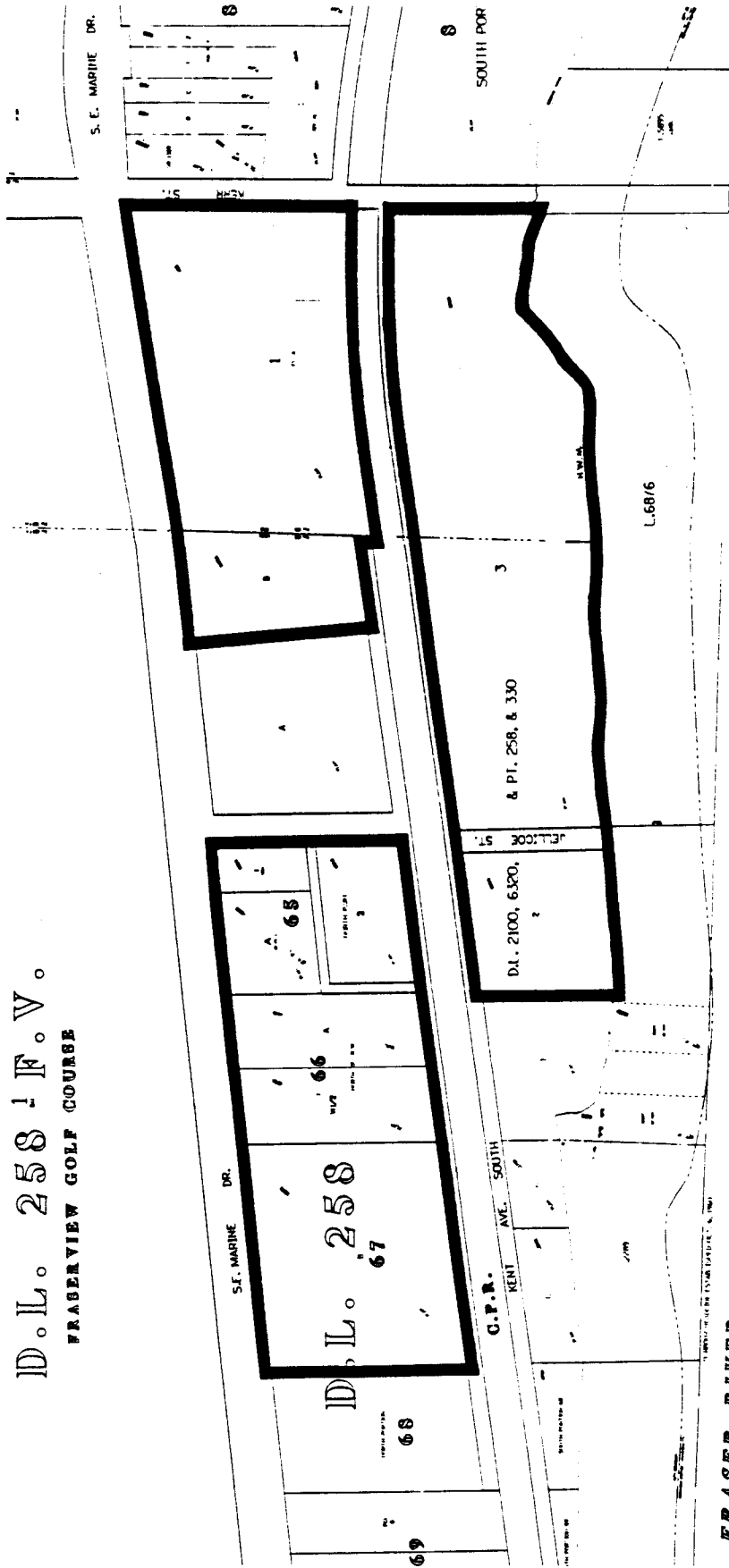
**BY-LAW No. 5533 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW**

**SCHEDULE A**

**THE PROPERTY SHOWN BELOW ( ) OUTLINED IN BLACK  
IS REZONED: FROM **M1-B M-2** TO **CD-1****

**D.L. 258 ! F. V.**

**FRASERVIEV GOLF COURSE**



**SCALE: 1:4000  
FILE No. RZ AREA 39/88**

**Z-350(d)**



BY-LAW NO. 6536

A By-law to amend  
By-law No. 6533,  
being a By-law which amended the Zoning  
and Development By-law by rezoning an area to CD-1

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

1. Section 4.3 of By-law No. 6533 is amended in Table 1 by deleting the line commencing with the words "Neighbourhood Public House".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 1st day of  
August, 1989.

(signed) Bruce Eriksen  
\_\_\_\_\_  
Deputy 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 1st day of August, 1989, and numbered 6536.

CITY CLERK



BY-LAW NO. 6554

A By-law to amend the  
Sign By-law,  
being By-law No. 6510

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

1. Schedule E to By-law No. 6510 is amended by adding as the  
last item the following:

"Riverside East, Block 67  
to Kerr (Sub-Area 3)                      6533                      B (C-1)"

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

DONE AND PASSED in open Council this      12th      day of  
September , 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 12th day of September 1989, and numbered 6554.

CITY CLERK"

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: April 25, 1990

To: City Manager  
Director of Planning

RECEIVED	Refer File: 2606-3
PLANNING DEPARTMENT	
APR 26 1990	
NUMBER L 3195	
REFERRED TO THE/FAS	
COPY TO	
ANSWER REQ'D	

Subject: 3061 East North Kent Avenue - Development  
Application Number 210668 Form of Development  
- CD-1 By-law Number 6533

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

*M Kinsella*

CITY CLERK

*me*

TT:det

Attachment

Letter sent to:

Mr. Tim Ankenman  
Hughes Baldwin Architects  
300 - 1508 West 2nd Avenue  
Vancouver, B.C.  
V6J 1H2

**MANAGER'S REPORT**DATE: April 17, 1990

TO: Vancouver City Council

SUBJECT: 3061 East North Kent Avenue  
Development Application Number 210668  
Form of Development - CD-1  
By-law Number 6533

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**"PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted site. The development application submitted proposes the construction of a fourteen storey, 87 dwelling unit, multiple dwelling tower and two townhouse buildings.

**SITE DESCRIPTION AND BACKGROUND**

The subject site is located west of Kerr Street between Southeast Marine Drive and Kent Avenue North. (See Appendix "A".)

At a Public Hearing on July 14, 1988, Council approved the rezoning of the Fraser Lands. The CD-1 By-law was enacted on July 25, 1989 and companion guidelines (Fraser Lands Block 67 to Kerr Street Guidelines for CD-1 By-law No. 6533) were also adopted by Council resolution at that time.

**PROPOSED DEVELOPMENT**

The proposed application (Number 210668), submitted by Mr. Tim Ankenman of Hughes Baldwin Architects, generally complies with the provisions of CD-1 By-law No. 6533 which accommodates residential development to a maximum floor space ratio of 1.45. The proposed development involves the construction of a fourteen-storey multiple dwelling, containing 87 dwelling units and 179 underground parking spaces. The development will also provide two, three-storey townhouse buildings with each townhouse building containing four dwelling units, for a total of 95 dwelling units.

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

The Director of Planning has approved the development application, subject to various conditions that must be met prior to the issuance of the development permit. These conditions relate to technical By-law requirements, certain design modifications, and approval of the form of development by Council.

A 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.

TABLE 1

	Permitted/Required Under CD-1 By-law Number 6533	Proposed 3061 East North Kent Avenue (DA 210668)
SITE AREA	-	84,506 sq. ft.
FLOOR SPACE RATIO	1.45	1.426
FLOOR AREA	122,534 sq. ft.	120,477 sq. ft.
SITE COVERAGE	50% (buildings) 20% (roads, manoeuvring etc.)	18.13 % 11.6 %
HEIGHT	120.0 ft (tower) 32.8 ft. (townhouses)	120.41 ft. 32.8 ft.
PARKING	152 spaces	179 spaces
NUMBER OF DWELLING UNITS	-	(tower) 87 DU's [86 2-br] [ 1 1-br] (town- houses) <u>8 DU's [8 3-br]</u> total 95 DU's
RESIDENTIAL ACOUSTICS	required	not yet provided

**NOTIFICATION**

During processing of this development application, eight neighbouring property owners were notified by letter and a notification sign was erected on the site. The Director of Planning did not receive any response to this public notification.

**CONCLUSION**

The form of development proposed generally complies with the provisions of CD-1 By-law Number 6533 and is also considered to be consistent with the guidelines approved by Council for this site.

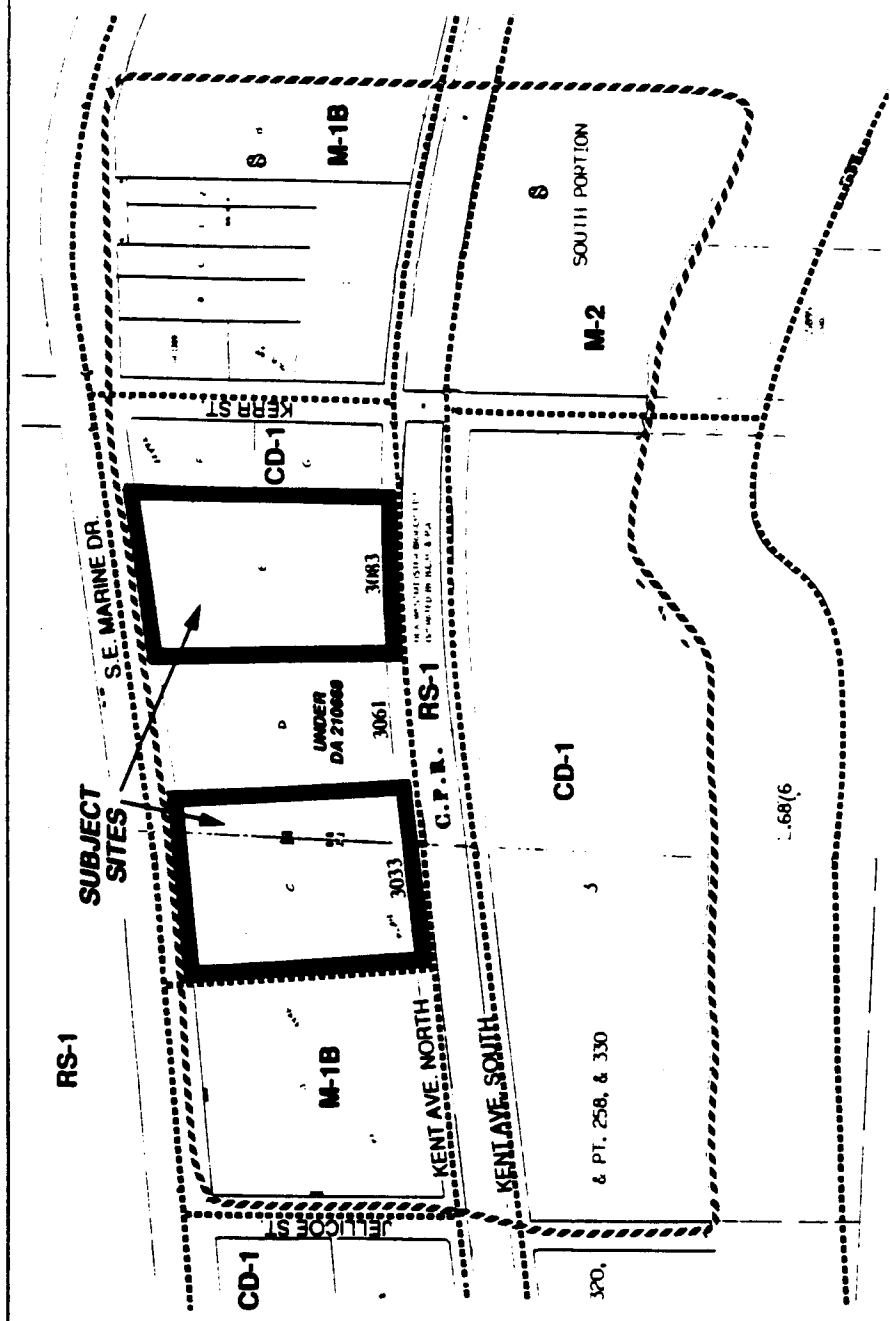
The Director of Planning has approved Development Application Number 210668, subject to various conditions to be met prior to the issuance of the development permit. One condition is that the form of development first be approved by Council.

**RECOMMENDATION**

The Director of Planning recommends the following:

THAT the approved form of development for the CD-1 zoned site known as 3061 East North Kent Avenue be generally as illustrated in Development Application Number 210668, prepared by Hughes Baldwin Architects, and stamped "Received, City Planning Department February 2, 1990", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties."

The City Manager RECOMMENDS approval of the foregoing.



- █** SUBJECT SITE
- - - - -** NOTIFICATION AREA BOUNDARY
- .....** ZONING BOUNDARY

Date April 1990  
 Drawn Dean  
 Scale 1:3000

**3033 and 3083 KENT AVE. NORTH**  
**DA's 210520 and 210519**

City of Vancouver Planning Department



Properties Ltd.  
1000 West Broadway  
Vancouver, B.C. V6E 2E6

# RENTAL HOUSING PROJECT

LOT 67  
1000 WEST AVENUE NORTH  
VANCOUVER, B.C.

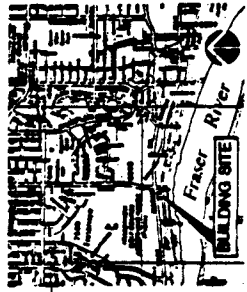
## KEY PLAN



Howard Yano  
Architects  
1100 West Broadway  
Vancouver, B.C. V6E 2E6

## APPENDIX B

1 of 5



### LOT DIMENSIONS

LOT 67 DIMENSIONS: 100.00' x 100.00'  
 LOT 68 DIMENSIONS: 100.00' x 100.00'  
 LOT 69 DIMENSIONS: 100.00' x 100.00'  
 LOT 70 DIMENSIONS: 100.00' x 100.00'  
 LOT 71 DIMENSIONS: 100.00' x 100.00'  
 LOT 72 DIMENSIONS: 100.00' x 100.00'

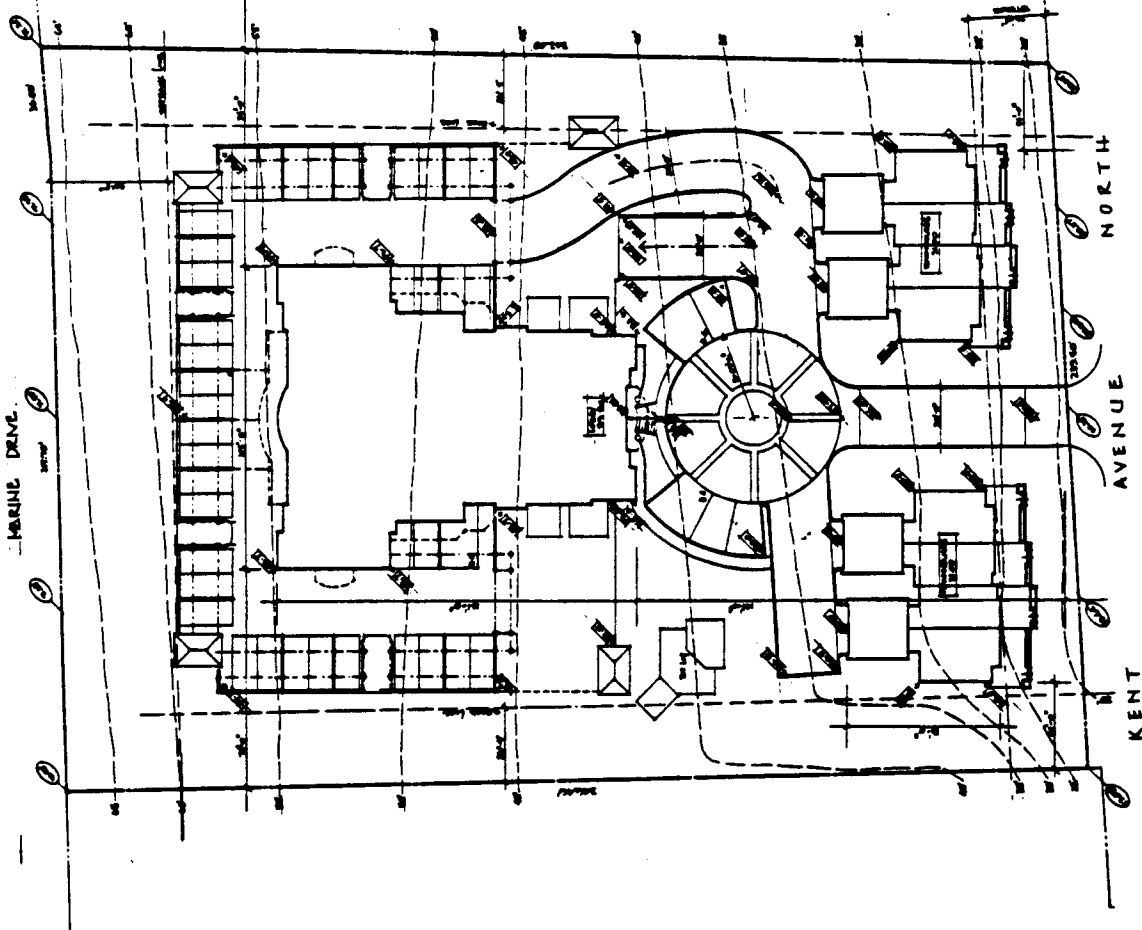
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 27. LOT AREA: 10,000.00 SQ. FT.  
 28. LOT AREA: 10,000.00 SQ. FT.  
 29. LOT AREA: 10,000.00 SQ. FT.  
 30. LOT AREA: 10,000.00 SQ. FT.



## SITE PLAN

PLANNING  
 DEPARTMENT  
 NO. 0-1000  
 DIVISION

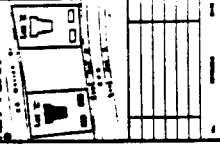


Proprietor Ltd.  
 1000 West Broadway  
 Vancouver, B.C. V6H 3G5

# RENTAL HOUSING PROJECT

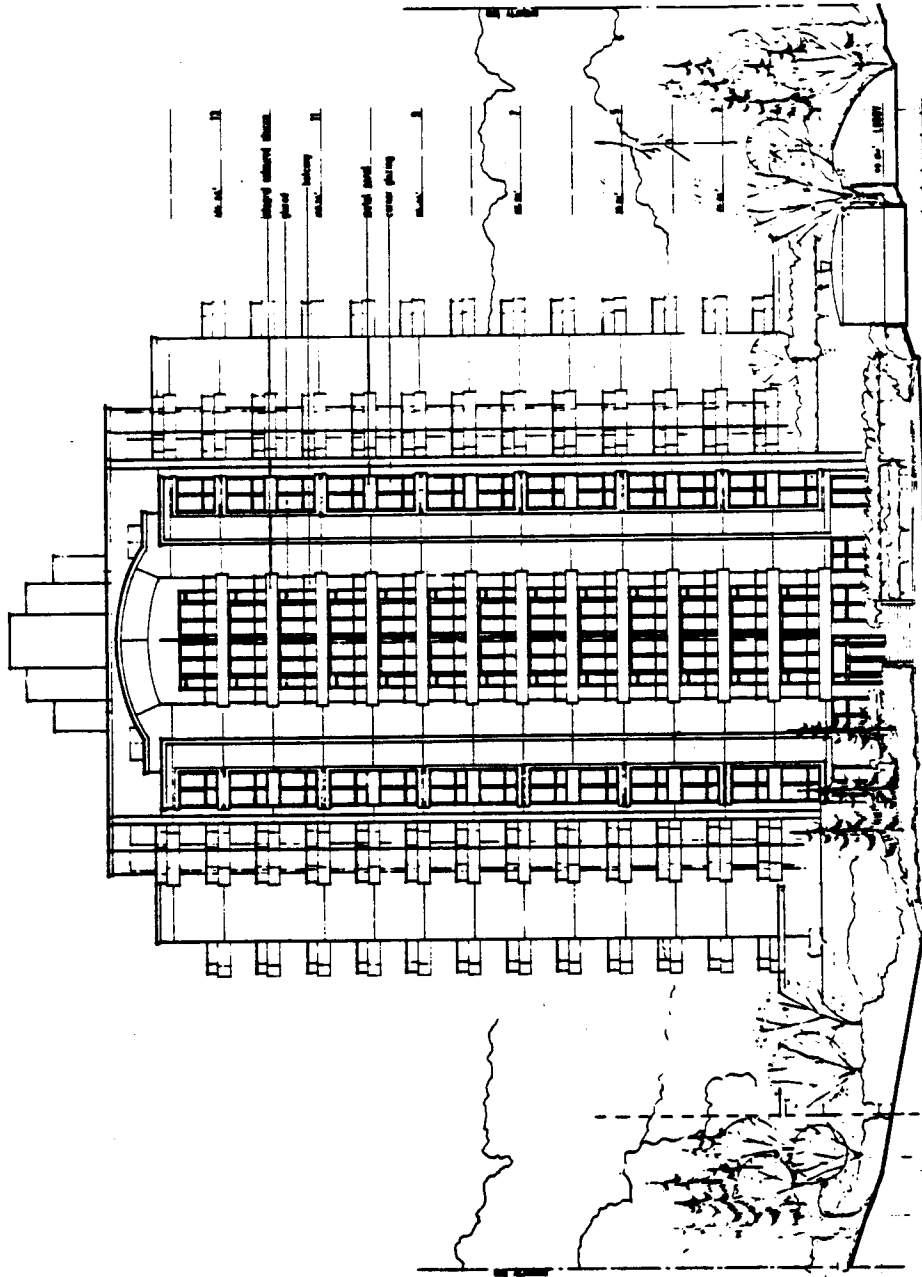
LOT 'C'  
 1815 WEST AVENUE NORTH  
 VANCOUVER, B.C.

KEY PLAN



Howard Yano Architects  
 1000 West Broadway  
 Vancouver, B.C. V6H 3G5

DATE	DESCRIPTION



## SOUTH ELEVATION

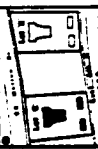
DATE: MAR 20 1990  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**VIC**  
Properties Ltd.  
100 West Broadway  
Vancouver, B.C. V6C 3K9

# RENTAL HOUSING PROJECT

LOT 'C'  
8887 AVE. NORTH  
VANCOUVER, B.C.

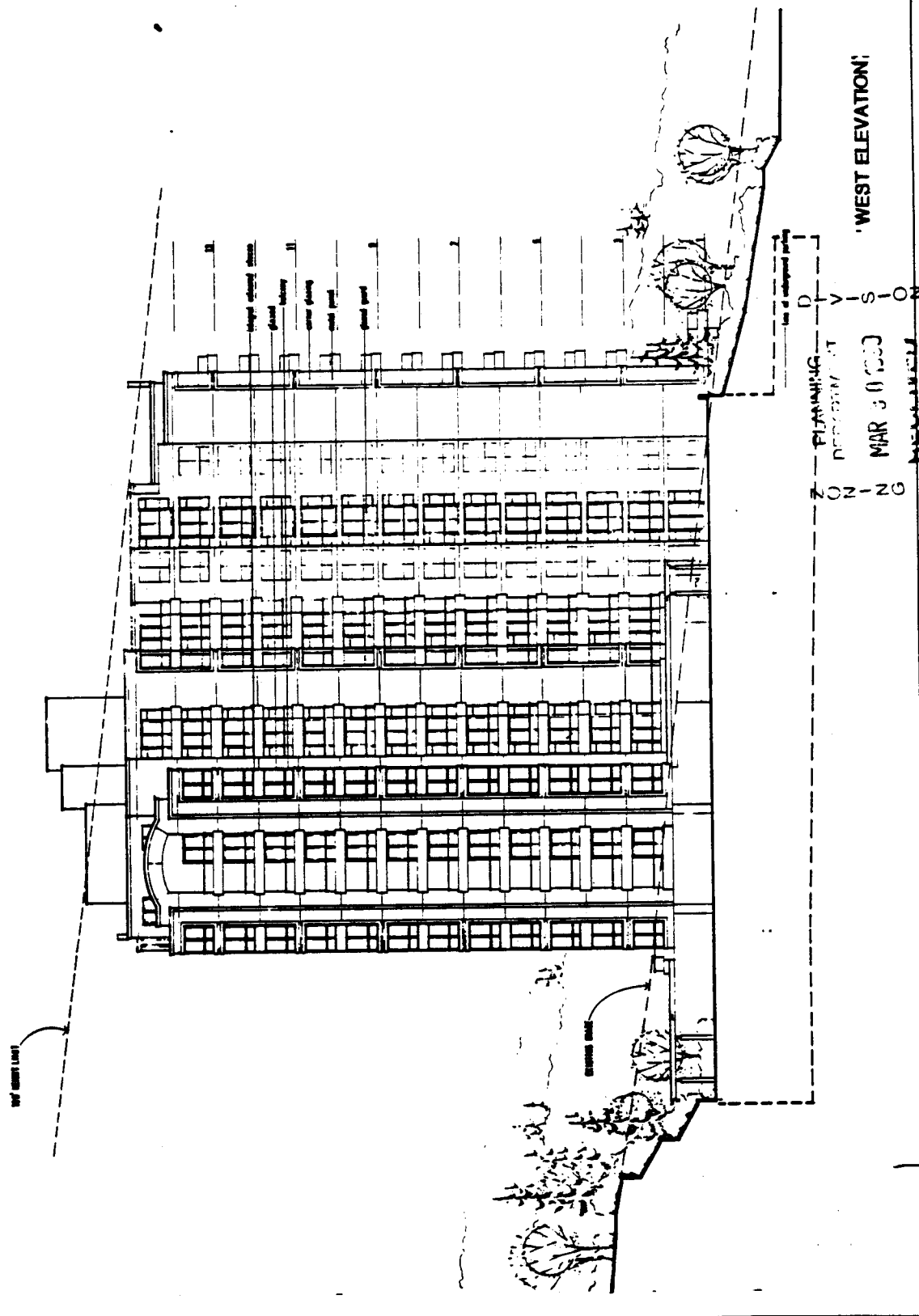
KEY PLAN



NO.	DESCRIPTION
1.	RENTAL HOUSING PROJECT
2.	KEY PLAN

Howard Yano  
Architects

NO.	DESCRIPTION
1.	RENTAL HOUSING PROJECT
2.	KEY PLAN



'WEST ELEVATION'

PLANNING DEPARTMENT  
ZONING  
MAR 30 1990





Proprietor Ltd.  
1111 West 10th Ave.  
Vancouver, B.C., V6H 2B6

# RENTAL HOUSING PROJECT

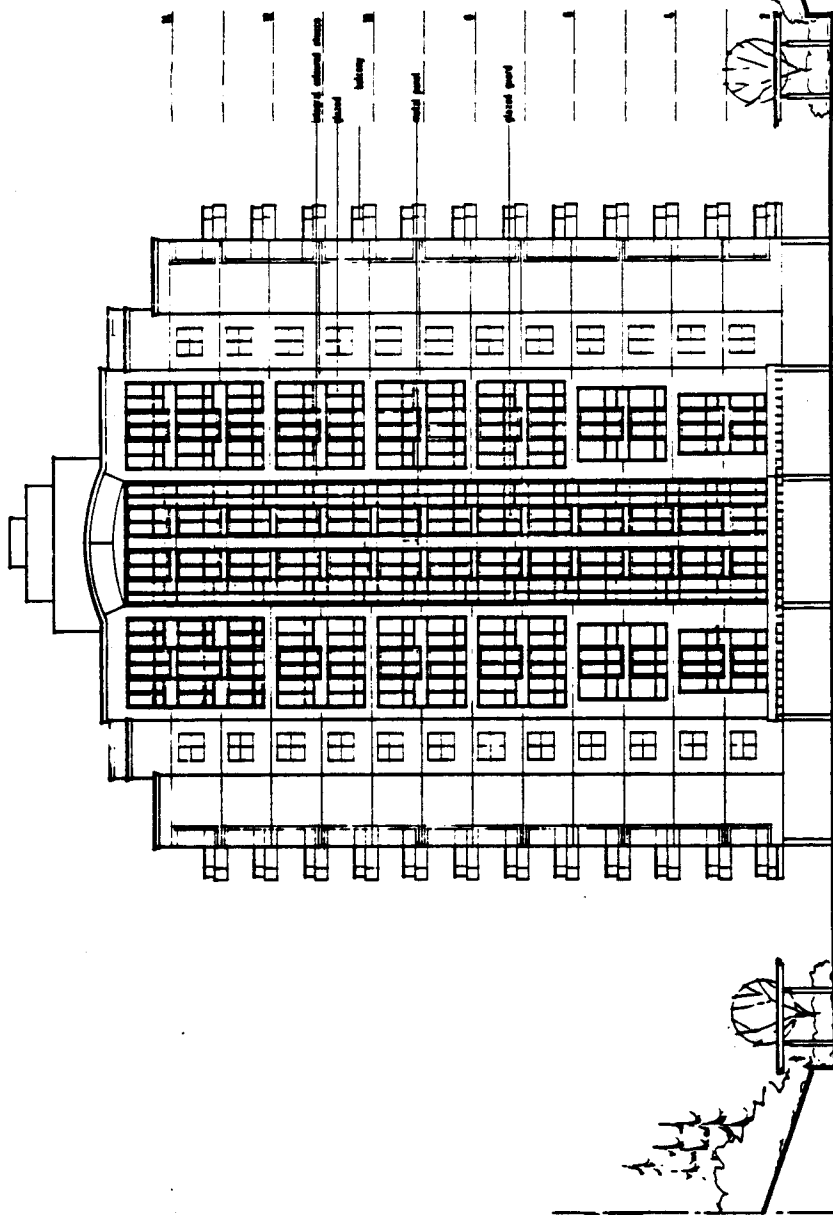
LOT 10,  
1111 WEST 10TH AVE. NORTH  
VANCOUVER, B.C.

KEY PLAN



NO.	
DATE	
DESCRIPTION	
BY	
CHECKED	
APPROVED	

Howard Yano  
Architects



NORTH ELEVATION

DATE RECEIVED  
MAR 30 1950  
DRAWING  
VISION  
RECEIVED



# RENTAL HOUSING PROJECT

LOT 5  
1807 AVE. NORTH  
VANCOUVER, B.C.

KEY PLAN

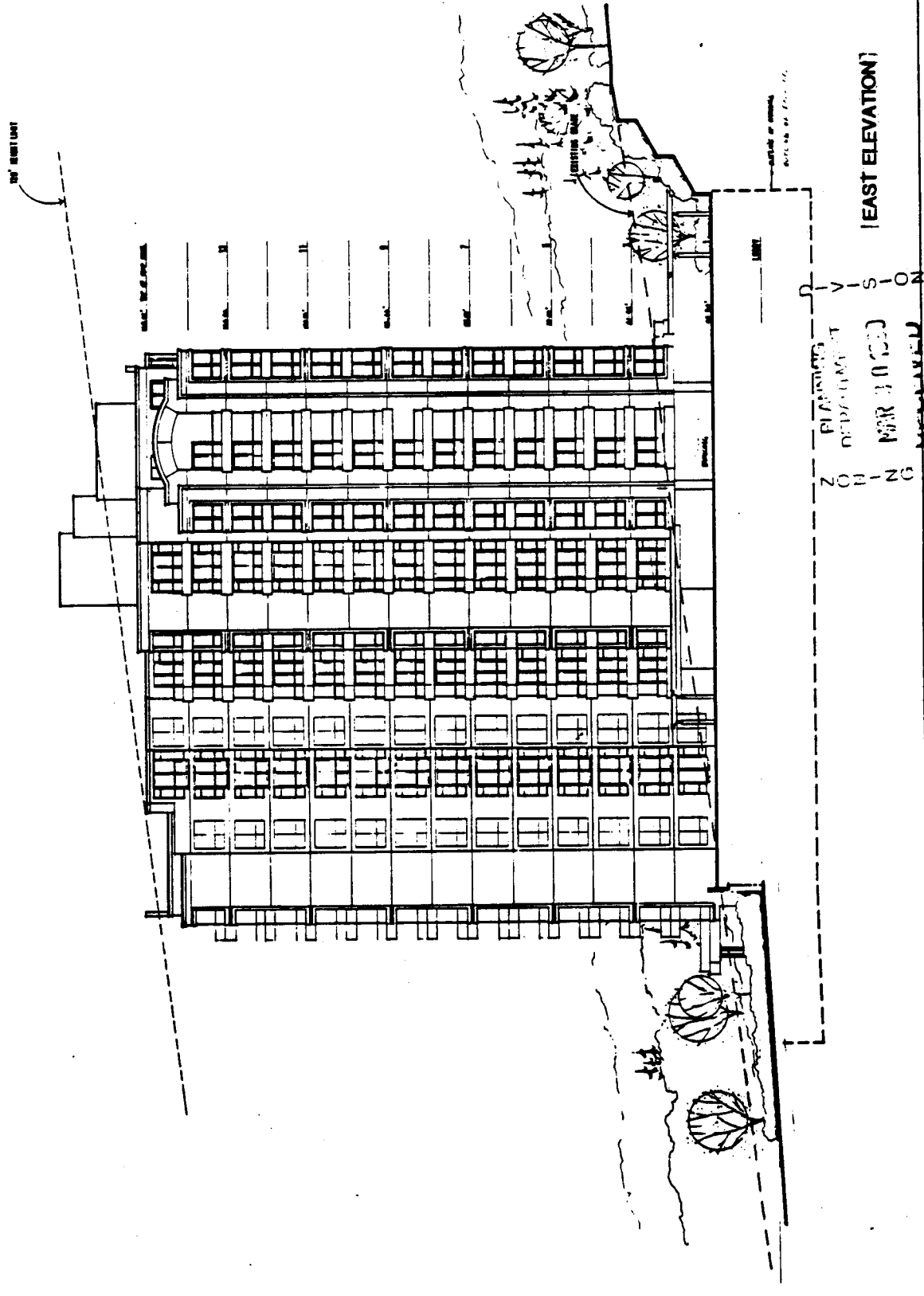


Howard Yee  
Architect

DATE: 11/11/00

SCALE: 1/8" = 1'-0"

NO.	REV.	DATE	DESCRIPTION



(EAST ELEVATION)

PLANNING  
DEPARTMENT  
MAR 10 1999

ZONING

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: April 25, 1990

To: City Manager  
Director of Planning



RECEIVED
PLANNING DEPARTMENT
APR 26 1990
NUMBER L 3196
REFERRED TO THE/FAS
COPY TO
ANSWER REQ'D

Refer File: 2606-3

Subject: 3033 and 3083 East North Kent Avenue - Development  
Application Numbers 210519 & 210520 Form of  
Development - CD-1 By-law Number 6533

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

CITY CLERK  
*MC*

TT:det

Attachment

Letter sent to:

Mr. Roy Patzer  
V.L.C.  
Vancouver, B.C.

**D**

MANAGER'S REPORT

DATE: April 17, 1990

TO: Vancouver City Council

SUBJECT: 3033 and 3083 East North Kent Avenue  
Development Application Numbers 210519 and  
210520 Form of Development - CD-1  
By-law Number 6533

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**"PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned sites. Development applications propose the construction of identical residential developments containing 178 dwelling units on each site.

**SITE DESCRIPTION AND BACKGROUND**

The subject sites are located west of Kerr Street between Southeast Marine Drive and Kent Avenue North. (See Appendix "A".)

At a Public Hearing on July 14, 1988, Council approved a rezoning of the Fraser Lands. A CD-1 By-law was enacted on April 11, 1989. Companion guidelines (Fraser Lands Block 67 to Kerr Street Guidelines for CD-1 By-law No. 6533) were also adopted by Council resolution at that time.

**PROPOSED DEVELOPMENTS**

The proposed applications (Numbers 210519 and 210520), submitted by Mr. Roy Patzer of V.L.C. Properties Ltd., generally comply with the provisions of CD-1 By-law No. 6533 which accommodates residential development to a maximum floor space ratio of 1.45. The proposed residential developments are identical and each involves the construction of fourteen-storey, multiple dwelling development containing 170 dwelling units, with two-and-one-half-storeys of underground parking containing 230 off-street parking spaces. Each development will also provide two, three-storey townhouse buildings, with each townhouse building containing four dwelling units, for a total of 178 dwelling units on each site.

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

The Director of Planning has approved both development applications, subject to various conditions that must be met prior to the issuance of the development permits. These conditions relate to both technical and design changes, and approval of the form of development by Council. Simplified site plans, including elevations of the proposals have been included in Appendix "B" attached.

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

Table 1

	Permitted/ Required Under CD-1 By-law Number 6533	3033 East North Kent Avenue Proposed *	3083 East North Kent Avenue Proposed *
SITE AREA	-	84,611 sq.ft	84,814 sq.ft.
FLOOR SPACE RATIO	1.45	1.45	1.45
FLOOR AREA	122,686 sq.ft.	122,686 sq.ft.	122,686 sq.ft.
SITE COVERAGE	50 †	16 †	16 †
HEIGHT	120 ft.	120 ft.	120 ft.
PARKING	310 spaces	230 spaces **	230 spaces **
NUMBER OF DWELLING UNITS	-	178 units [ 4 3-br] [54 2-br] [93 1-br] [27 bachelor]	178 units [ 4 3-br] [54 2-br] [93 1-br] [27 bachelor]
RESIDENTIAL ACOUSTICS	Required	not yet provided	not yet provided

\* Statistical information provided is based on information provided by the applicant and will have to be confirmed by staff prior to the issuance of the development permits.

\*\* Compliance with the By-law requirements for parking (or Board of Variance appeal), is one of the conditions of approval to be met prior to the issuance of the development permit.

**NOTIFICATION**

During processing of these development applications, seven neighbouring property owners were notified by letter and a notification sign was erected on each site. The Director of Planning did not receive any response to this notification.

**CONCLUSION**

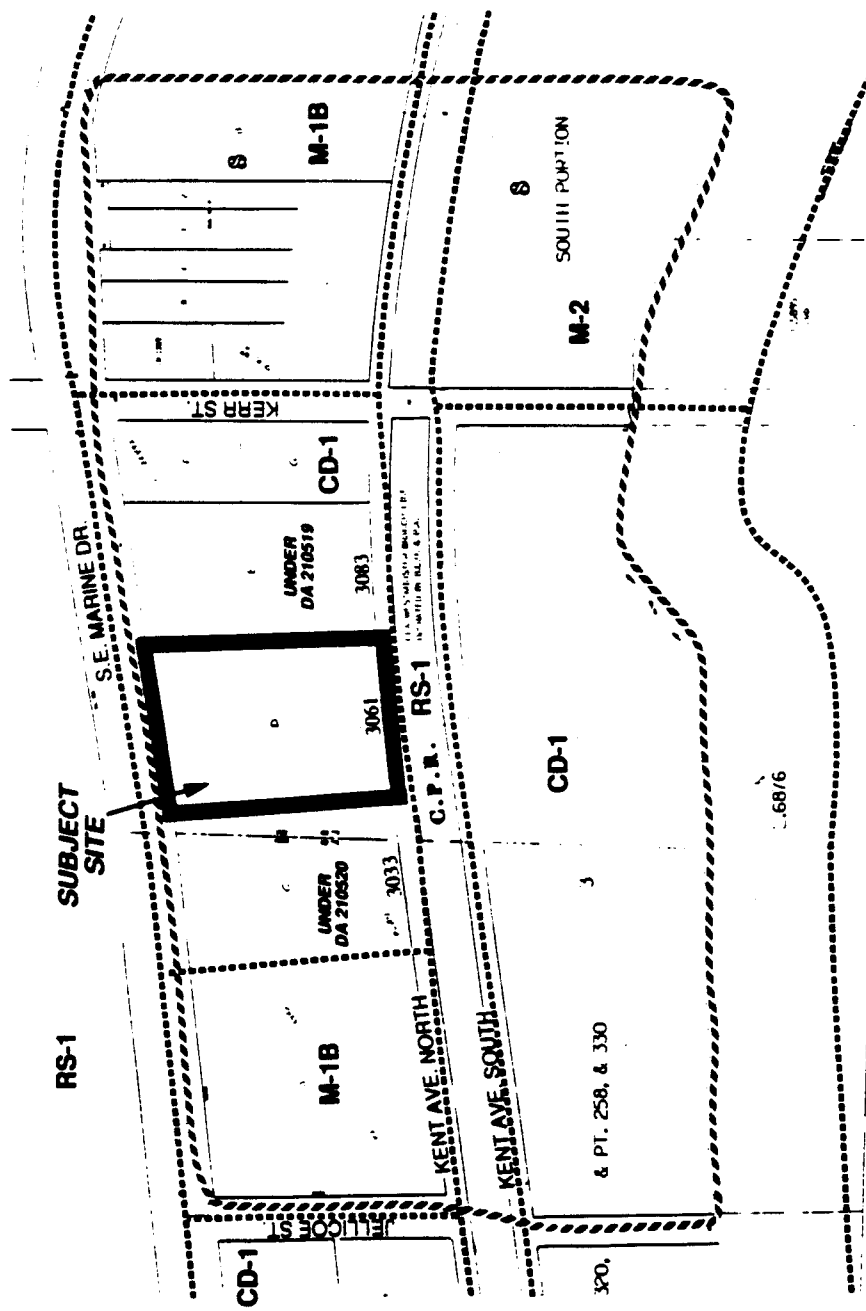
The form of development proposed under these two development applications generally complies with the provisions of the CD-1 By-law Number 6533 and is also considered to be consistent with guidelines approved by Council for these sites. The Director of Planning has approved Development Application Numbers 210519 and 210520, subject to various conditions which are to be met prior to the issuance of the development permits. One of these conditions is that the forms of development first be approved by Council.

**RECOMMENDATION**

The Director of Planning recommends the following:

THAT the approved form of development for the CD-1 zoned sites known as 3033 and 3083 East North Kent Avenue be generally as illustrated in Development Application Numbers 210519 and 210520, prepared by Howard Yamo Architects and stamped "Received, City Planning Department December 28, 1989", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of these sites or adjacent properties."

The City Manager RECOMMENDS approval of the foregoing.



- SUBJECT SITE
- - - -** NOTIFICATION AREA BOUNDARY
- .....** ZONING BOUNDARY

**3061 KENT AVE. NORTH  
DA 210668**

Date April 1990

Drawn Dean

Scale 1:3000



2000 Marine Ave.  
Crested Butte, CO  
703 792-1000  
703 792-0800

DATE: 10/15/04  
PROJECT: S.E. MARINE RESIDENTIAL PROPOSAL  
DRAWING: SITE PLAN / STATISTICS

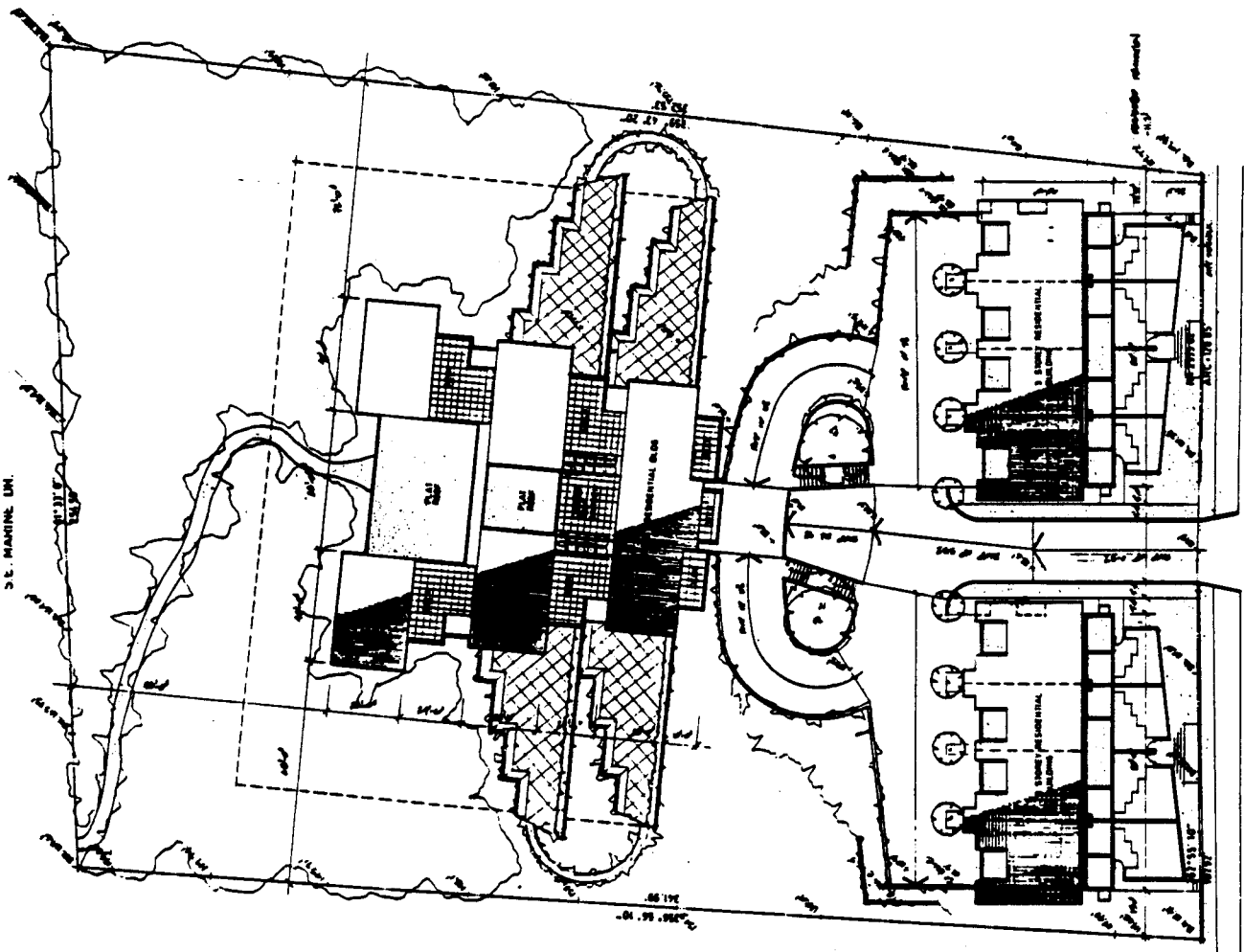
**LEGAL DESCRIPTION:**  
LOT 6, BLK 100

**SITE STATISTICS:**

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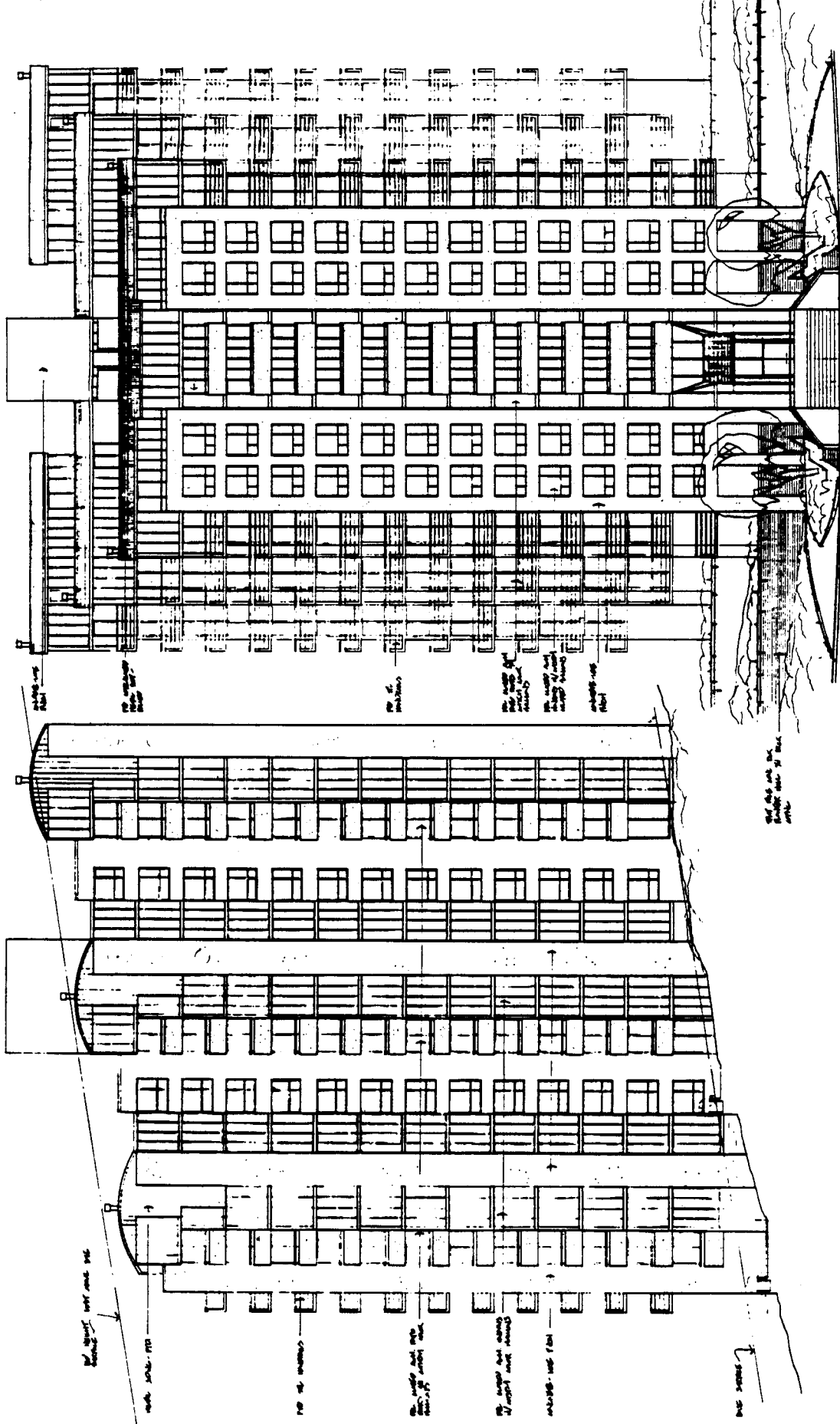
**DRAWING LIST:**

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KENT AVENUE NORTH

DATE	BY
...	...
...	...
...	...

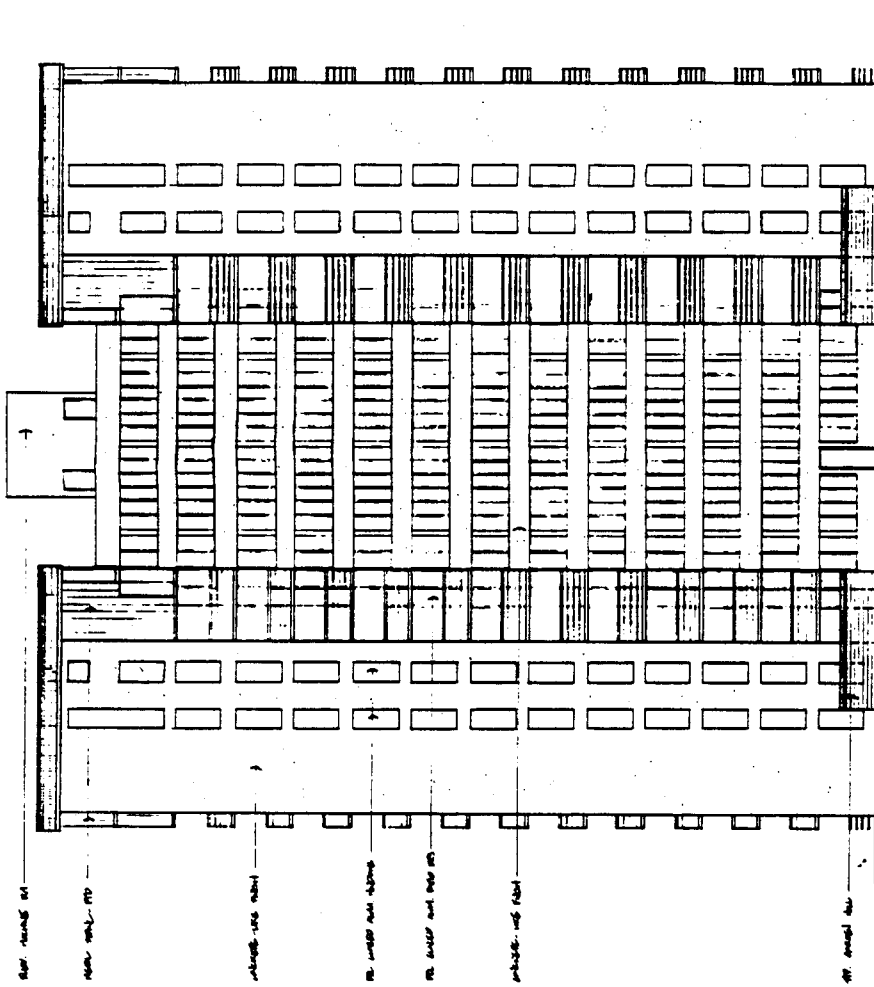


SOUTH ELEVATION

EAST / WEST ELEVATION



DATE	DESCRIPTION
10/1/00	ISSUED FOR PERMITS
10/1/00	ISSUED FOR PERMITS
10/1/00	ISSUED FOR PERMITS



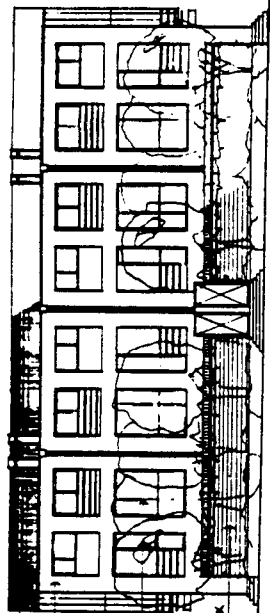
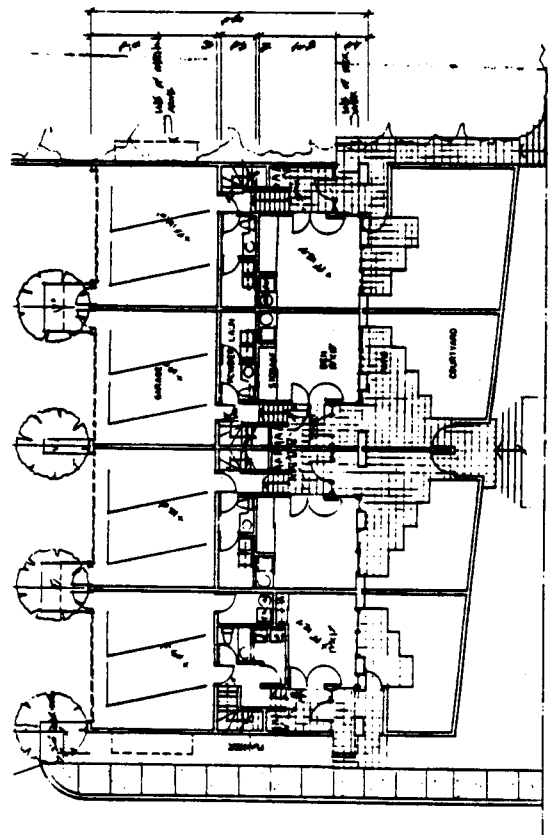
NORTH ELEVATION

2000 10th Ave.  
Nashville, TN 37203  
615-259-1100  
615-259-1101

24" x 36" or smaller

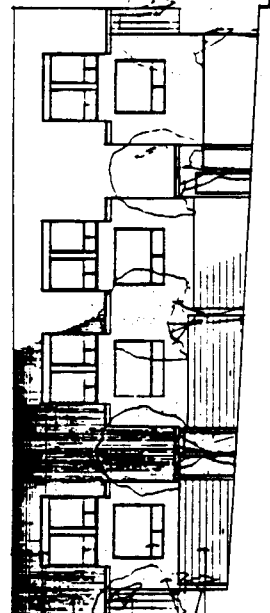
S. E. MARINE DR.  
RESIDENTIAL  
PROPOSAL

CRESSEY  
DEVELOPMENTS  
TOWNHOUSE  
PLANS, SECT  
ELEVATIONS



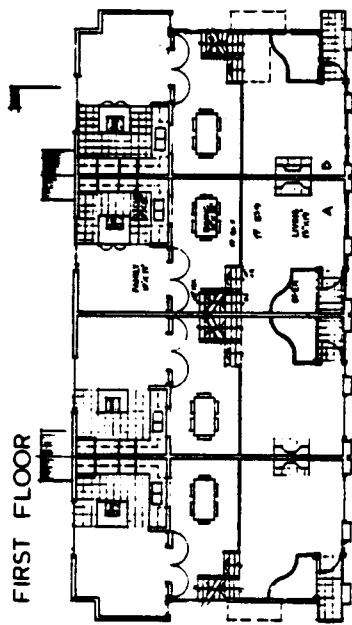
SOUTH ELEVATION

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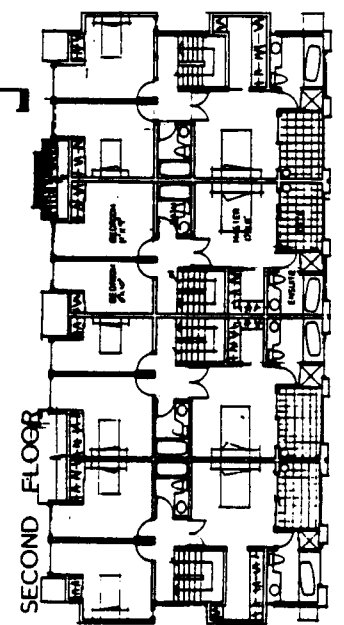


NORTH ELEVATION

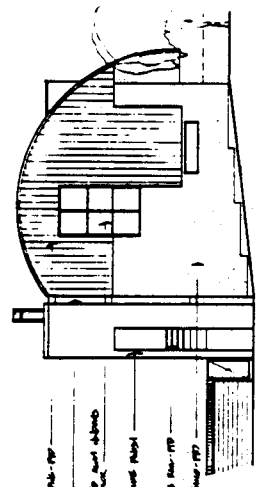
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FIRST FLOOR

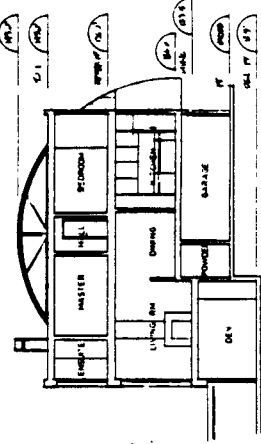


SECOND FLOOR  
THIRD FLOOR



EAST / WEST ELEVATION

SECTION



CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: December 13, 1990

To: CITY MANAGER  
→ DIRECTOR OF PLANNING  
DIRECTOR OF LEGAL SERVICES  
PUBLIC HEARINGS CLERK

<b>RECEIVED</b>	
PLANNING DEPARTMENT	
<b>DEC 14 1990</b>	
NUMBER	L 8190
REFERRED TO	THI/FNS
COPY TO	
ANSWER REQ'D	

Refer File: 2608-3

Subject: 2880 Southeast Marine Drive - D.A. No. 211415  
Form of Development - CD-1 By-law No. 6533

---

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

*Dennis Zach*  
DEPUTY CITY CLERK  
\*

TT:mjh  
Attachment

Letter Also Sent To:

Messrs. W. T. Leung Architects, Attention: Mr. G. W. McKay  
300 - 973 West Broadway, Vancouver, B.C., V5Z 1K3

**EXTRACT FROM  
MANAGER'S REPORT, December 7, 1990**

2. 2880 Southeast Marine Drive - D.A. No. 211415  
Form of Development - CD-1 By-law No. 6533

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 two multiple dwelling buildings containing 82 dwelling units and an accessory building for recreational facilities on the site.

**Site Description and Background**

The subject site is located at the southwest corner of Jellicoe Street and Southeast Marine Drive (see Appendix 'A', attached).

At a Public Hearing on July 14, 1988, City Council approved in principle a rezoning of the Fraser Lands. The CD-1 By-law was enacted on July 25, 1989, and companion guidelines (Fraser Lands Block 67 to Kerr Street, Guidelines for CD-1 By-law Number 6533) were also adopted by Council resolution at that time.

**Proposed Development**

The proposed residential development involves the construction of two multiple-dwelling buildings containing a total of 82 dwelling units with two levels of underground parking for 159 parking spaces, and an accessory building for recreational facilities.

The development application (DA 211415), submitted by G.W. McKay of W.T. Leung Architects, generally complies with the provisions of the CD-1 By-law for sub-area 1 which accommodates residential development at a maximum floor space ratio of 1.00. (Any variances from the By-law will be dealt with through 'prior-to' conditions of development permit issuance.) Table 1 provides a summary of the relevant statistics.

**TABLE 1**

	<b>REQUIRED/PERMITTED under CD-1 By-Law No. 6533</b>	<b>PROPOSED DEVELOPMENT (D.A. 211415)</b>
SITE AREA	---	56,768.0 sq.ft.
FLOOR SPACE RATIO	1.45	1.45
FLOOR AREA	82,314.0 sq.ft.	82,314.0 sq.ft.
HEIGHT 120 ft.	120 ft.	
OFF-STREET PARKING	144 spaces (min)	159 spaces
NUMBER OF DWELLING UNITS	---	82 D.U. (14 - 1 bedrooms) (54 - 2 bedrooms) (14 - 3 bedrooms)
RESIDENTIAL ACOUSTICS	Required	Provided

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

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

Conclusion

The Director of Planning is prepared to approve Development Application Number 211415, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by City Council.

Recommendation

The Director of Planning recommends:

THAT the approved form of development for the CD-1 zoned site known as 2880 Southeast Marine Drive, be generally approved as illustrated in Development Application No. 211415, prepared by W.T. Leung Architects and stamped 'Received, City Planning Department, October 30, 1990', provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties. "

The City Manager RECOMMENDS approval of the foregoing.

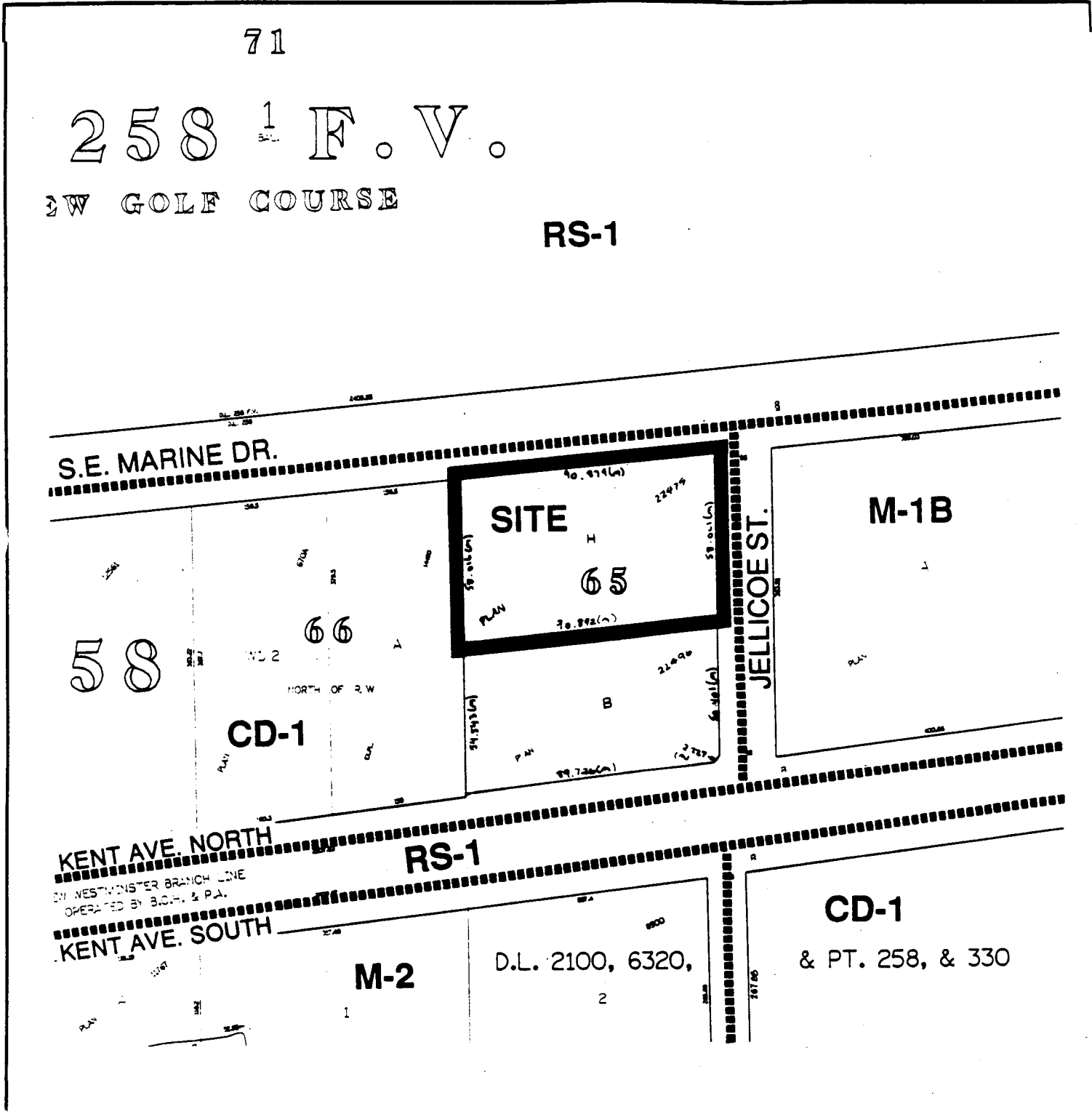
APPENDIX 'A'


71

258<sup>1</sup> F.V.

NEW GOLF COURSE

RS-1



2880 S.E. Marine Dr. DPA No. 211415	Date: Nov. 1990	
	Drawn: Dean	
City of Vancouver Planning Department	Scale: 1:2000	

OFFICE OF RESEARCH  
AND DEVELOPMENT

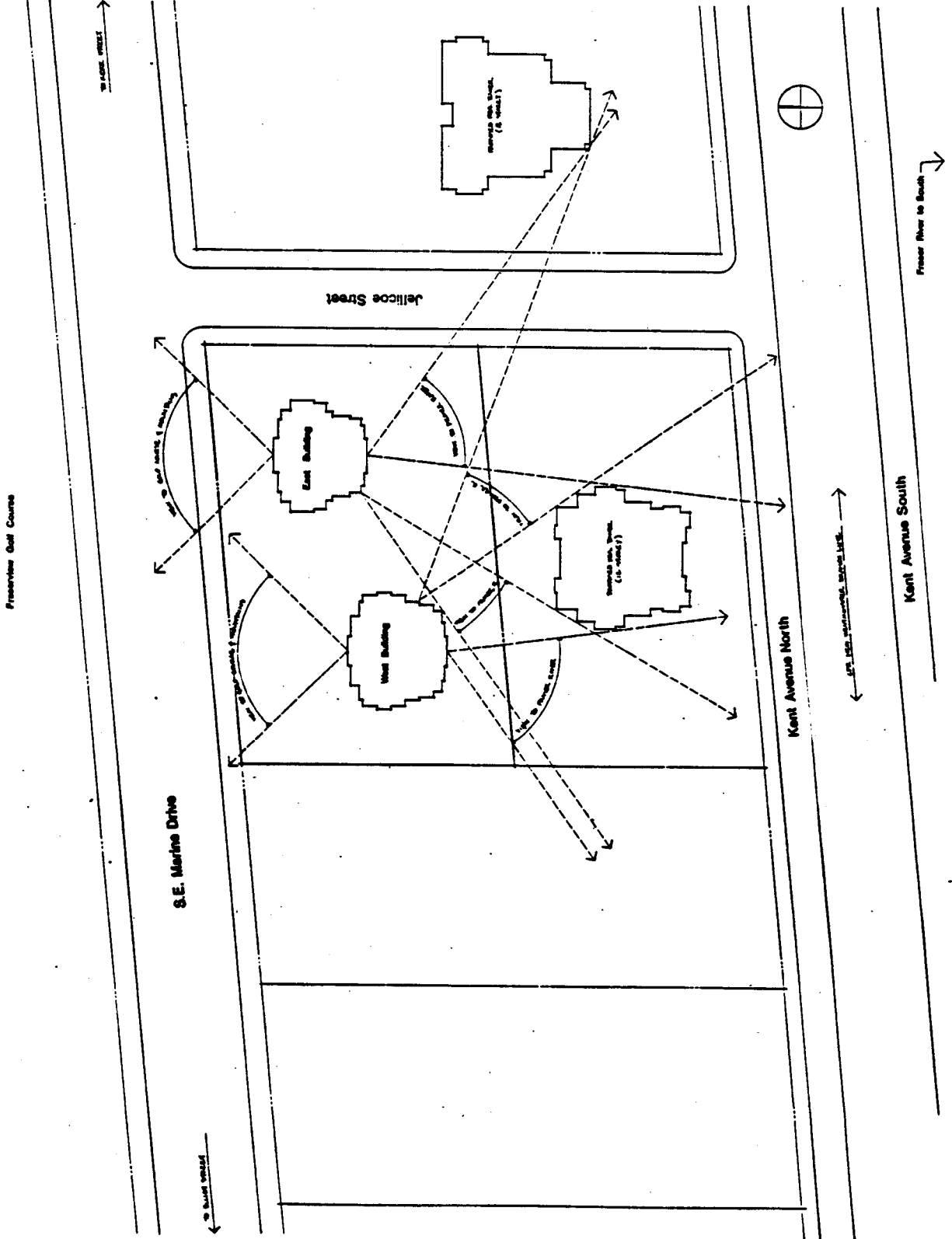
Jellicoe St. and  
S. E. Marine Drive  
Vancouver

Context Plan  
View Access

APPENDIX 'B' P. 1 OF 1

DATE	1997.01.07
DRAWN BY	J. Leung
CHECKED BY	J. Leung
SCALE	1/4" = 1'-0"
NOTES: 1. This drawing is a site plan showing the context of the proposed development. 2. All dimensions are in feet and inches.	

A 2 1/2

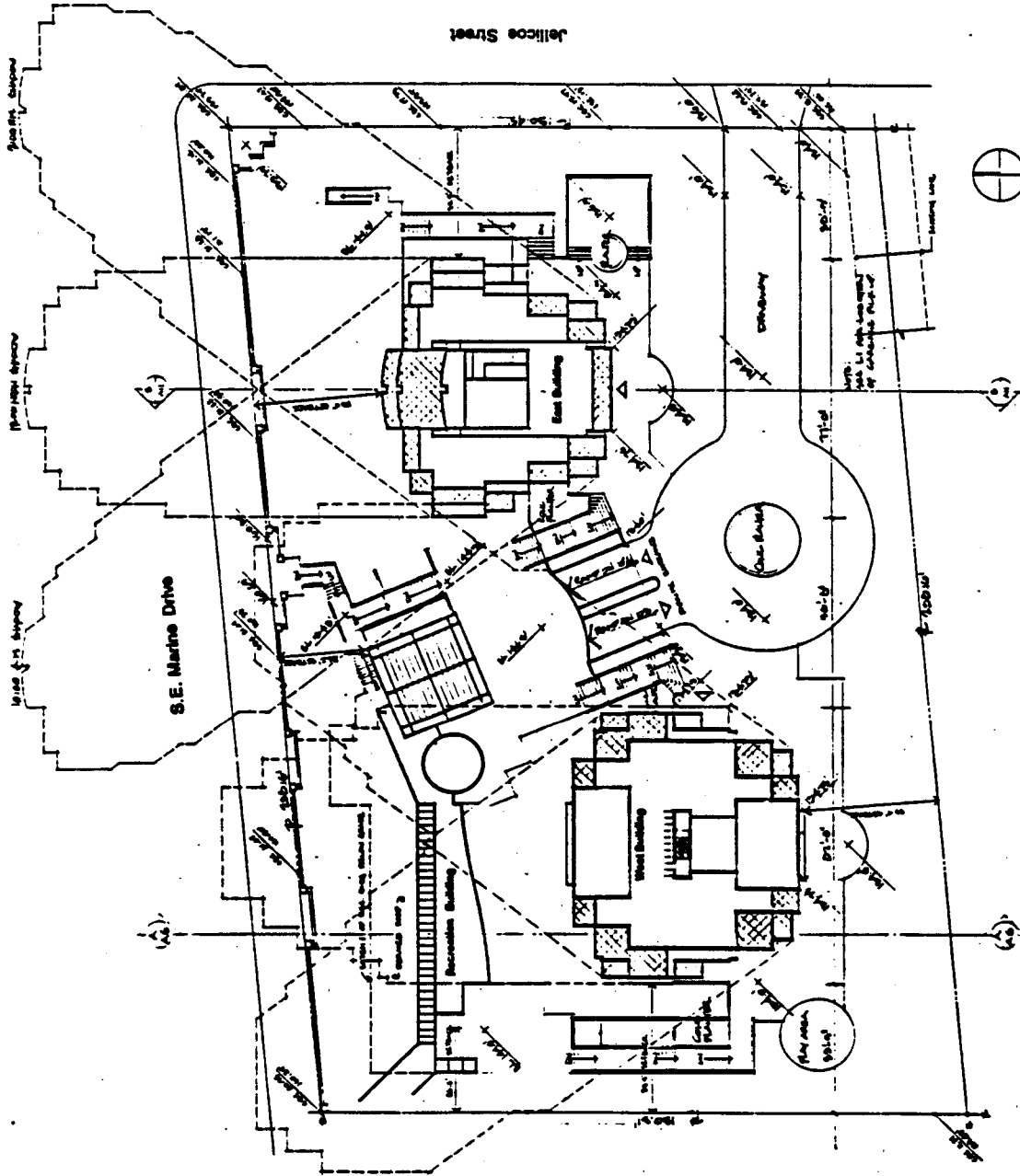


Site Plan  
Roof Plan  
Shadow Analysis

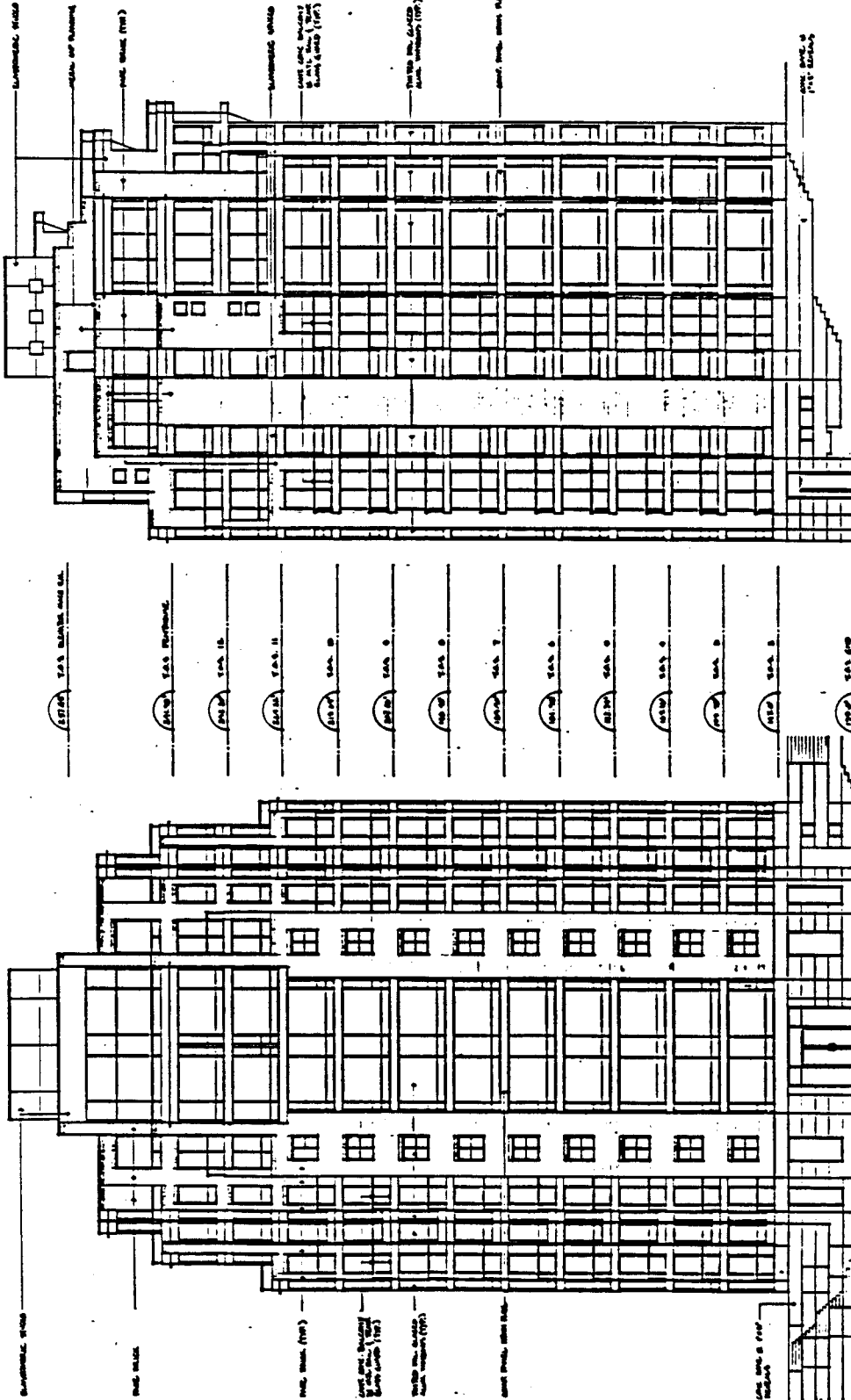
Jellicoe St. and  
S. E. Marine Drive  
Vancouver

Site Plan  
Roof Plan  
Shadow Analysis

DATE	04.14.04
BY	W. T. Leung
SCALE	1/8" = 1'-0"
PROJECT	1000 West 41st Ave
CLIENT	W. T. Leung Architects
DESCRIPTION	Site Plan, Roof Plan, Shadow Analysis
REVISIONS	

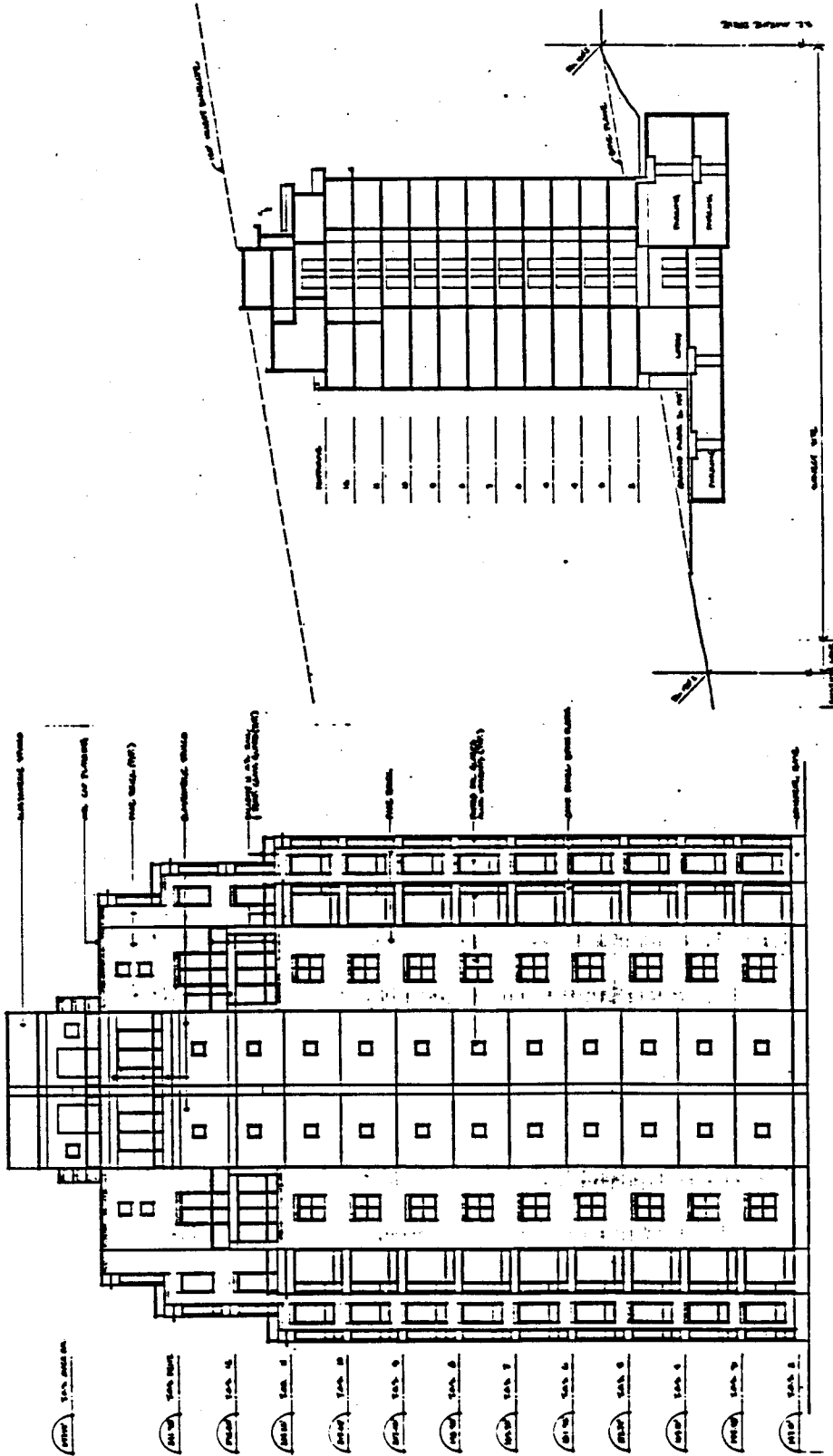






East Elevation 1/8" = 1'-0"

South Elevation 1/8" = 1'-0"



North Elevation Scale 1/4"=1'-0"

North-South Section B' Scale 1/8"=1'-0"



DEVELOPER: BURNHAMTOWN DEVELOPMENT  
 100-1011 WEST BROADWAY  
 VANCOUVER, BC V6E 2G2

Jellicoe St. and  
 S. E. Marine Drive  
 Vancouver

Elevations  
 West Building

East Elevation 1/8" = 1'-0"

South Elevation 1/8" = 1'-0"

APPENDIX 'B'

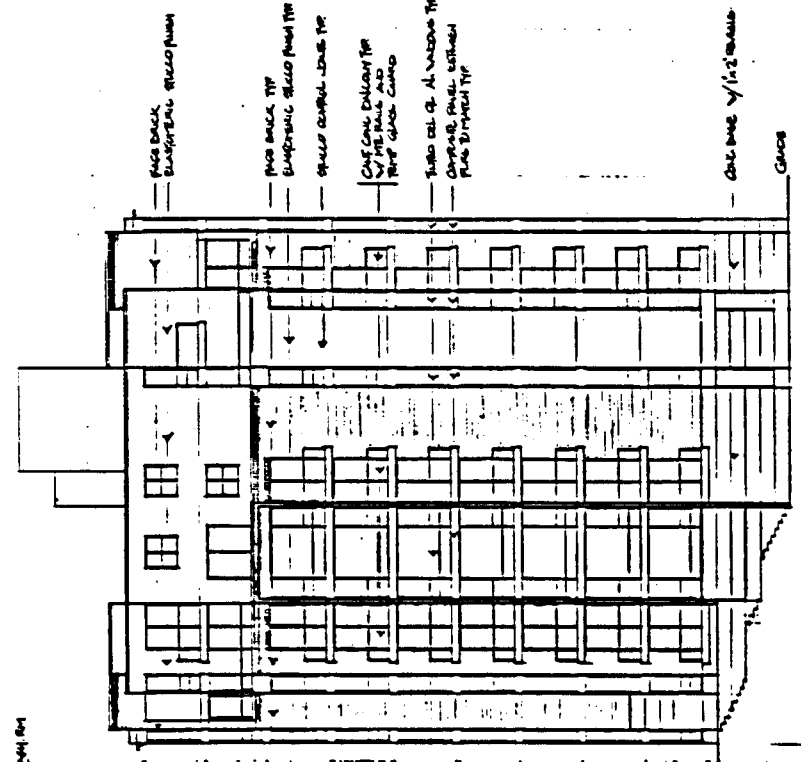
DATE	10/22/20
BY	W. T. LEUNG
NO.	100-1011-001
SCALE	1/8" = 1'-0"
PROJECT	100-1011 WEST BROADWAY
LOCATION	VANCOUVER, BC
CLIENT	BURNHAMTOWN DEVELOPMENT
ARCHITECT	W. T. LEUNG ARCHITECTS
DESCRIPTION	ELEVATIONS

1200 W. 4th Street Vancouver, British Columbia V6L 1W3  
Tel: 604-271-1111 Fax: 604-271-1112

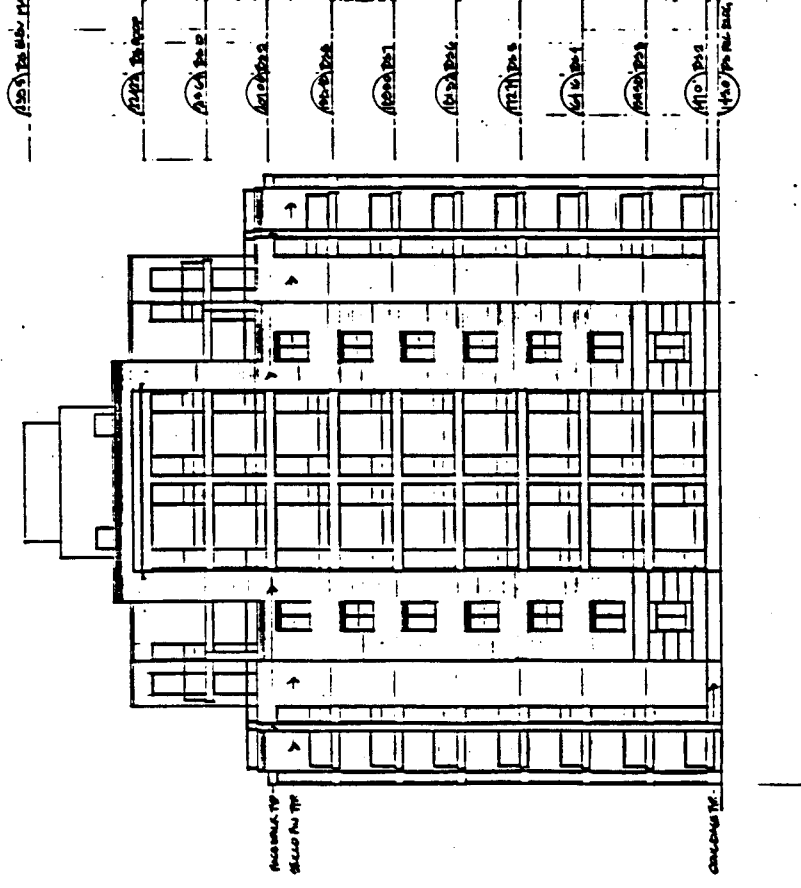
DATE: 10/10/2010  
DRAWN BY: J. LEUNG  
CHECKED BY: W. T. LEUNG

**Jellicoe St. and  
S. E. Marine Drive  
Vancouver**

Elevations  
West Building

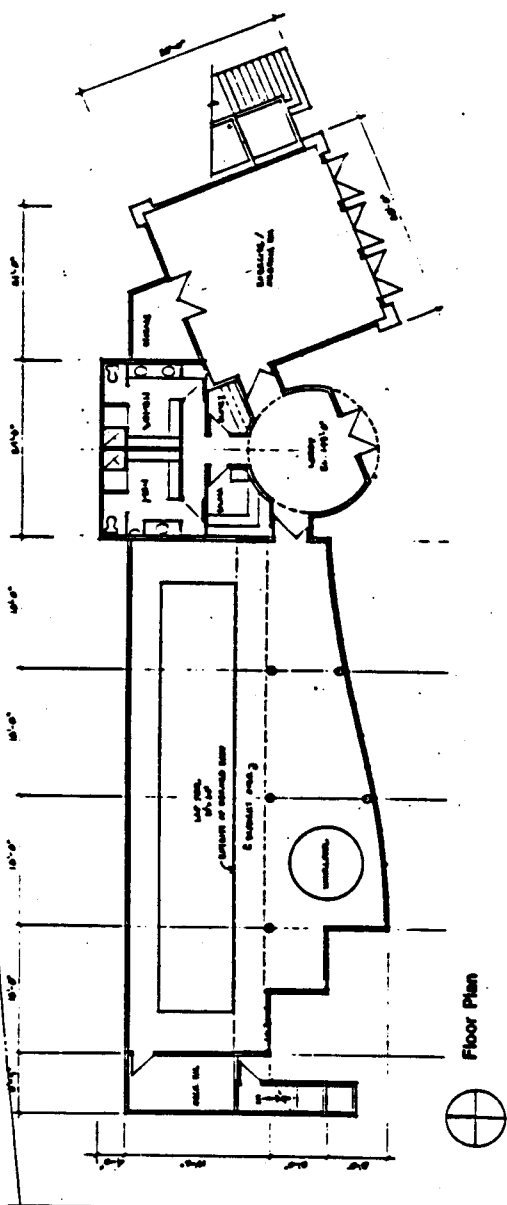


West Elevation  $\frac{1}{16"} = 1'-0"$



North Elevation  $\frac{1}{16"} = 1'-0"$

Sheet No. W-1 (Level Foundation, Columns and Floor Slab)  
Reference: W-1 (S.P.)



Floor Plan

OFFICE OF THE ARCHITECT,  
607-11169 TELAVIA ST. SUITE  
VANCOUVER, B.C. CANADA  
V6G 2S8

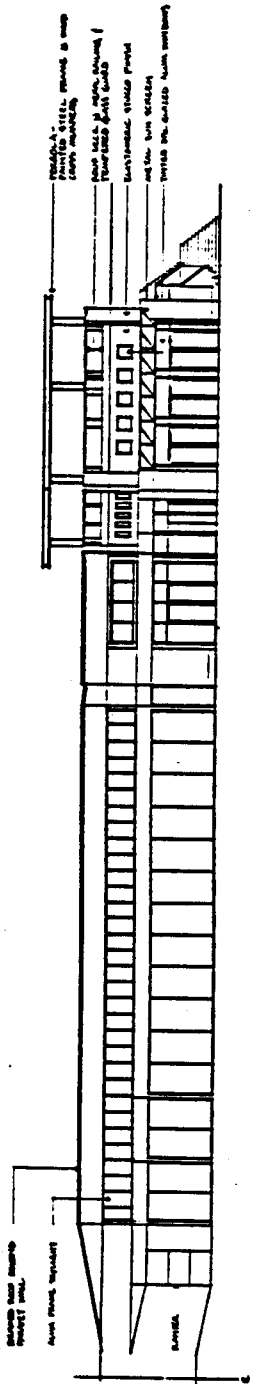
Architect:  
W. T. LEUNG

Project:  
Jellicoe St. and  
S. E. Marine Drive  
Vancouver

Recreation Building  
Plan, Elevation

No.	Area	Description	Date
1	Arch.	Architect's Office	12/1/77
2	Arch.	Architect's Office	12/1/77
3	Arch.	Architect's Office	12/1/77

APPENDIX  
A13  
1978



South Elevation

3. Rezoning: 2950 S.E. Marine Drive, and  
Text Amendment: CD-1 By-law No. 6533

An application of the Cressey Development Corporation was considered as follows:

REZONING: 2950 S. E. MARINE DRIVE (Lot A, Blocks 63 and 64, D.L. 258, Plan 15956) and TEXT AMENDMENT: CD-1 BY-LAW, NO. 6533 - BLOCK 67 TO KERR (lands generally bounded by S. E. Marine Drive, Kerr Street, Kent Avenue North and property line between Lot B, Block 67, D.L. 258, Plan 12561 and Lot D, Block 68, D.L. 258, Plan 23037; and Kent Avenue South, Kerr Street, property line between Waterlot 6876 and Lot 3, District Lots 2100 and 6320 and part of 258 and 330, Plan 8900; and property line between Lots 1 and 2, District Lots 2100 and 6320 and part of 258 and 330, Plan 8900)

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

- (i) If approved, the draft by-law would rezone 2950 S. E. Marine Drive from M-1B to CD-1 and incorporate the site into CD-1 By-law, No. 6533 (Block 67 to Kerr) which accommodates use and development generally described as follows:
  - multiple dwelling in townhouses, stacked townhouses, apartments or apartment towers;
  - accessory uses customarily ancillary to the above;
  - maximum floor space ratio of 1.45;
  - maximum height of 36.57 m (120 ft.);
  - acoustical provisions; and
  - provisions regarding off-street parking.
- (ii) If approved, a further text amendment to CD-1 By-law, No. 6533 would permit amenity areas, to a maximum of 20 percent of total floor area, to be excluded in the computation of floor space ratio.
- (iii) Any consequential amendments.

The Director of Planning recommended approval, subject to the following conditions for Lot A, Blocks 63 and 64, D.L. 258, Plan 15956, proposed for adoption by resolution of Council:

- (a) That, prior to enactment of the by-laws, the registered property owner shall, at no cost to the City:
  - (i) make arrangements, to the satisfaction of the Medical Health Officer, confirming that the 20 m (65.6 ft.) acoustic setback from Kent Avenue North will effectively mitigate the noise levels from the B.C. Gas Fraser Gate Station.
  - (ii) complete site remediation or agreements, to the satisfaction of the Director of Legal Services, to ensure that remediation of 2950 S. E. Marine Drive (Lot A, Blocks 63 and 64, D.L. 258, 15956) shall be completed in accordance with the soils remediation plan approved by the B.C. Ministry of Environment.

Clause No. 3 cont'd

(iii)make arrangements, to the satisfaction of the City Engineer and the Director of Legal Services, for:

- dedication of 1.5 m (4.92 ft.) along the entire length of the south property line of the site for the road;
- dedication of 1.5 m x 1.5 m (4.92 ft. x 4.92 ft.) corner cutoff of the southwest corner of the site (in addition to the above dedication);
- satisfactory assurance that any contaminated soils in the above dedicated areas are remediated prior to the dedication to the City;
- provision of a servicing agreement and appropriate letter of credit to cover the cost of this site's share of Riverside East's off-site servicing program; and
- provision of a 6 m x 6 m (19.68 ft. x 19.68 ft.) easement at the point of water service connection at an unobstructed location yet to be determined. Any advance arrangements for agreement on this easement to be to the satisfaction of the City Engineer and Director of Legal Services.

The following summary of the proposed changes was included in the agenda material:

**SUMMARY OF PROPOSED CHANGES**

	CURRENT STATUS	PROPOSED REZONING (IF APPROVED)
Zone	M-1B	CD-1
Uses	°paint manufacturing, warehousing and distribution	° multiple dwellings
FSR (max.)	permitted - 1.50 conditional - 2.00	1.45
FSR Amenity Exclusion	lesser of 20% of the permitted floor or 1,000 sq. ft.	Amenity areas - 10% of total allowable floor area. Daycare space - 20% of total floor area.
Height (max.)	12.19 m (40 ft.)	36.57 m (120 ft.)

There were no speakers.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning with respect to Lot A, Blocks 63 and 64, D.L. 258, Plan 15956, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

ADMINISTRATIVE REPORT

Date: 1991 05 08  
Dept. File No.: N\A

TO: Vancouver City Council  
FROM: Director of Planning  
SUBJECT: Form of Development: 8495 Jellicoe Street  
D.A. 212072 - CD-1 By-law Number 6533

**RECOMMENDATION**

THAT the approved form of development for the CD-1 zoned site known as 8495 Jellicoe Street, be generally approved as illustrated in Development Application Number 212072, prepared by Neale Staniskis Doll Architects and stamped "Received, City Planning Department, March 27, 1991", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this 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 on the above-noted CD-1 zoned site. The development application proposes the construction of two multiple dwelling buildings containing 30 dwelling units, and an accessory building for amenity purposes on the site (Phase I).

**SITE DESCRIPTION AND BACKGROUND**

The subject site is located at the northwest corner of Jellicoe Street and Kent Avenue North (see Appendix A, attached).



At a Public Hearing on July 14, 1988, City Council approved in principle a rezoning of the Fraser Lands. The CD-1 By-law was enacted on July 25, 1989, and companion guidelines (Fraser Lands Block 67 to Kerr Street, Guidelines for CD-1 By-law Number 6533) were also adopted by Council resolution at that time.

PROPOSED DEVELOPMENT

The proposed residential development involves the construction of two three-storey multiple dwelling buildings containing a total of 30 dwelling units with underground and surface parking for 54 parking spaces, and an accessory building for amenity purposes.

The development application (Number 212072), submitted by K.I. Wong of Neale Staniskis Doll Architects, generally complies with the provisions of the CD-1 By-law for the sub-area 1 which accommodates residential development at a maximum floor space ratio of 1.39. (Any variances from the By-law will be dealt with through "prior-to" conditions of approval). Table 1 below provides a summary of the relevant statistics.

TABLE 1

	REQUIRED/PERMITTED Under CD-1 By-law No. 6533	PROPOSED DEVELOPMENT (D.A. 212072)
SITE AREA	7,266.0 sq. ft. (minimum required)	51,877.7 sq. ft.
FLOOR SPACE RATIO	1.39 (max)	0.56
FLOOR AREA	72,110.0 sq. ft.	29,255.0 sq. ft.
HEIGHT	120 ft.	35 ft.
OFF-STREET PARKING	53 spaces (min)	54 spaces
NUMBER OF DWELLING UNITS	- - -	30 D.U. (2-bedrooms)
RESIDENTIAL ACOUSTICS	Required	Provided

The proposed development has been assessed against Council-approved guidelines and the design is within the scope of these guidelines, responding to the stated objectives. Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

#### CONCLUSION

The Director of Planning is prepared to approve Development Application Number 212072, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by City Council.

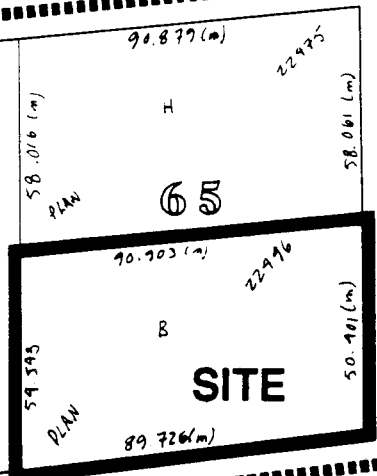
RS-1

S.E. MARINE DR.

CD-1

58

66



SITE

JELlicoe ST.

M-1B

KENT AVE. NORTH

RS-1

WESTMINSTER BRANCH LINE  
OPERATED BY B.C.H. & P.A.

KENT AVE. SOUTH

M-2

D.L. 2100, 6320,

& PT. 258, & 330

CD-1

8495 Jellicoe St.  
DA 212072

Date: April 1991

Drawn: Dean

Scale: 1:2000



City of Vancouver Planning Department

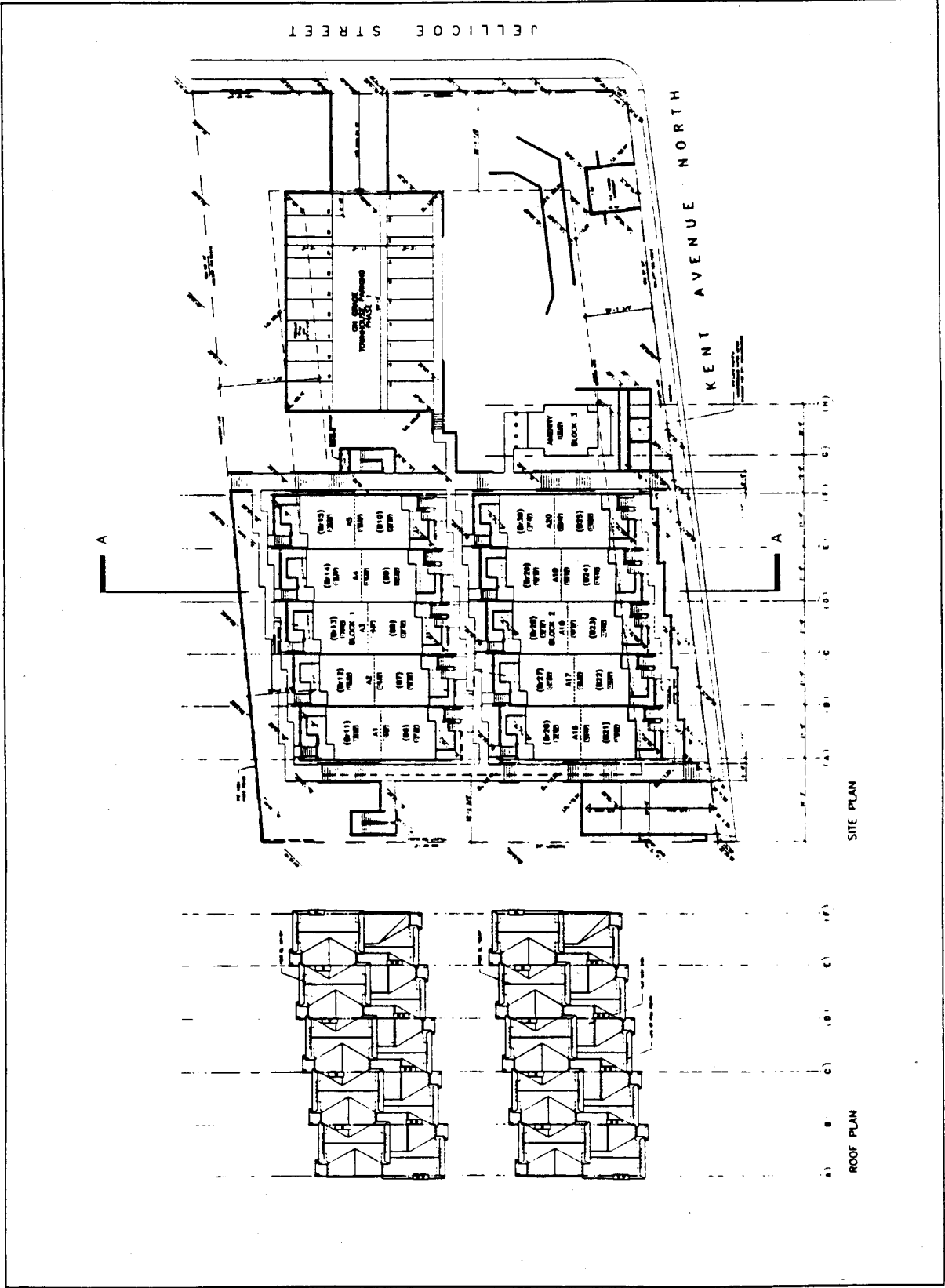
DATE: 11/16/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 30 UNIT TOWNHOUSE DEVELOPMENT



Neale  
 Staszkiw  
 Doil Architects

30 UNIT TOWNHOUSE DEVELOPMENT  
 8495 JELLCOE ST  
 VANCOUVER, B.C.

SITE PLAN  
 PHASE 1  
 1/16" = 1'-0"  
 89078 A-1



SITE PLAN

ROOF PLAN

DATE	DESCRIPTION



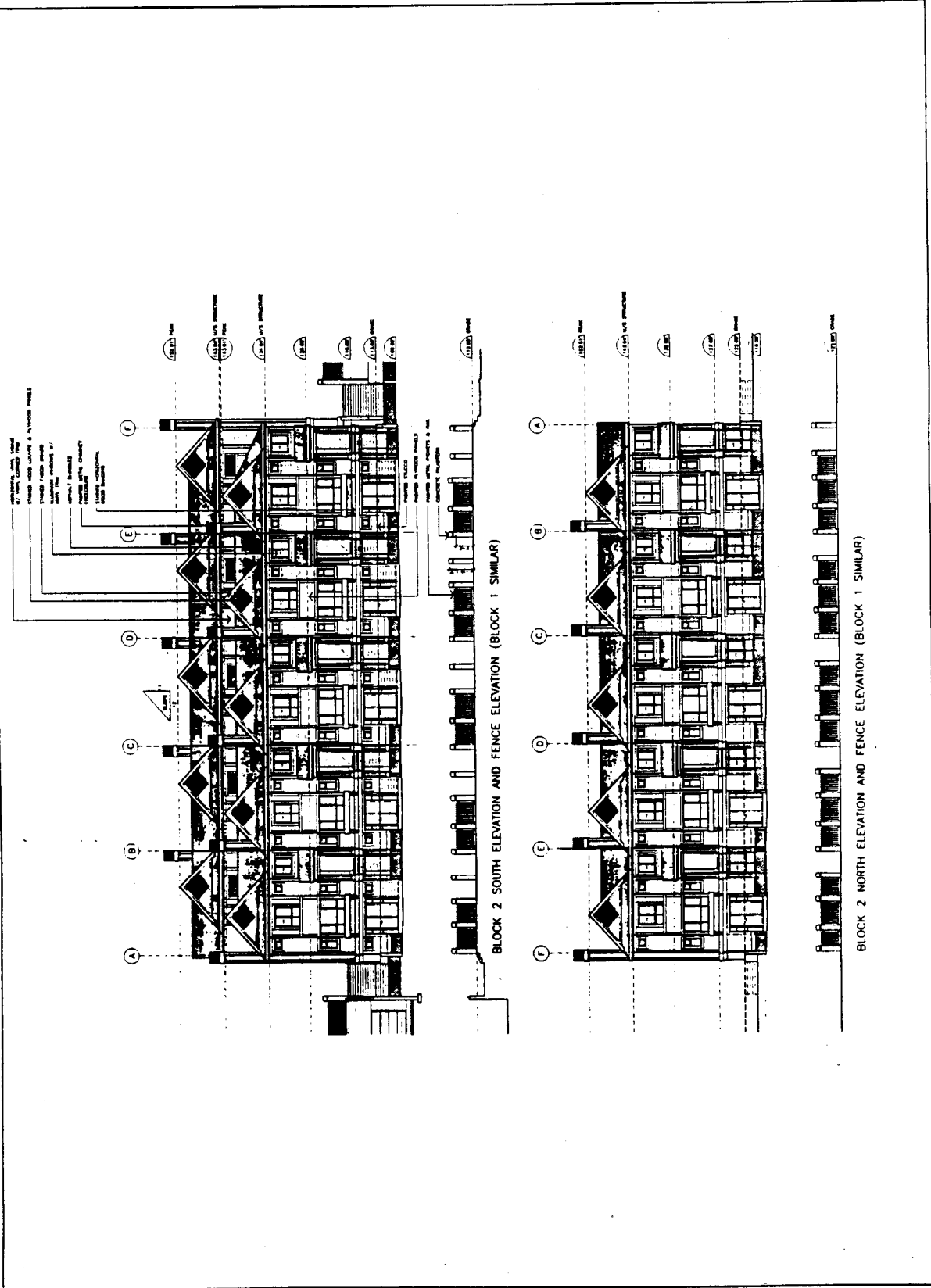
Neale  
 Stanszkis  
 Doll Architects

30 UNIT TOWNHOUSE  
 DEVELOPMENT  
 8495 JELICOE ST.  
 VANCOUVER, B.C.

BUILDING  
 ELEVATIONS

1/8" = 1'-0"

89078 A-5



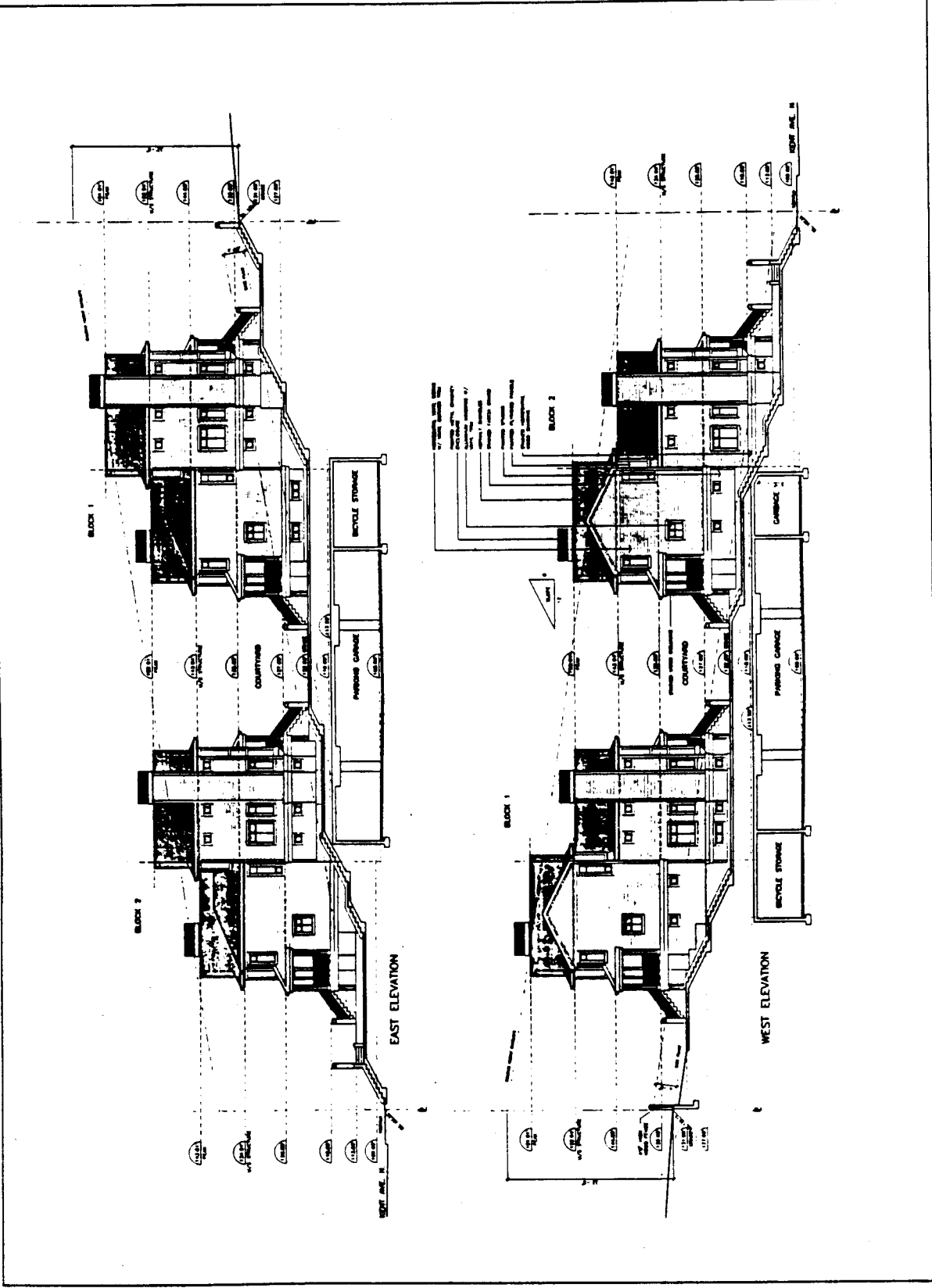
Neale Stanszakis  
Doll Architects

30 UNIT TOWNHOUSE  
DEVELOPMENT  
8495 JELLYCOE ST  
VANCOUVER, B.C.

BUILDING  
ELEVATIONS

1/8" = 1'-0"

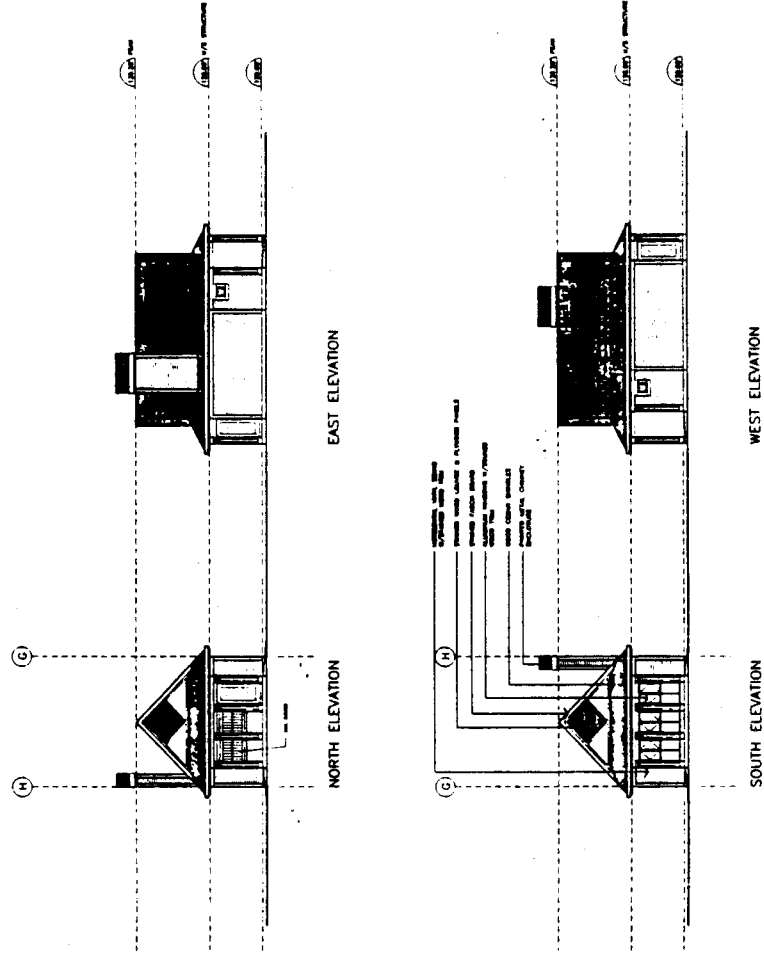
89078 A-6



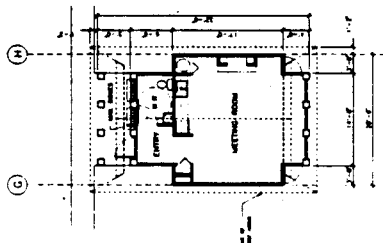
Neale  
Staszki  
Doll Architects

30 UNIT TOWNHOUSE  
DEVELOPMENT  
8495 JELLYCOE ST.  
VANCOUVER, B.C.

AMENITY BUILDING  
1/8" = 1'-0"  
89078 A-9



CLERESTORY LIGHTS  
WOOD CLADDING  
WOOD CLADDING  
WOOD CLADDING  
WOOD CLADDING  
WOOD CLADDING



AMENITY BUILDING PLAN



2950 S.E. Marine Drive

**BY-LAW NO. 7190**

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

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-391(d) 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. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 19th day of  
October , 1993.

(signed) Gordon Campbell  
Mayor

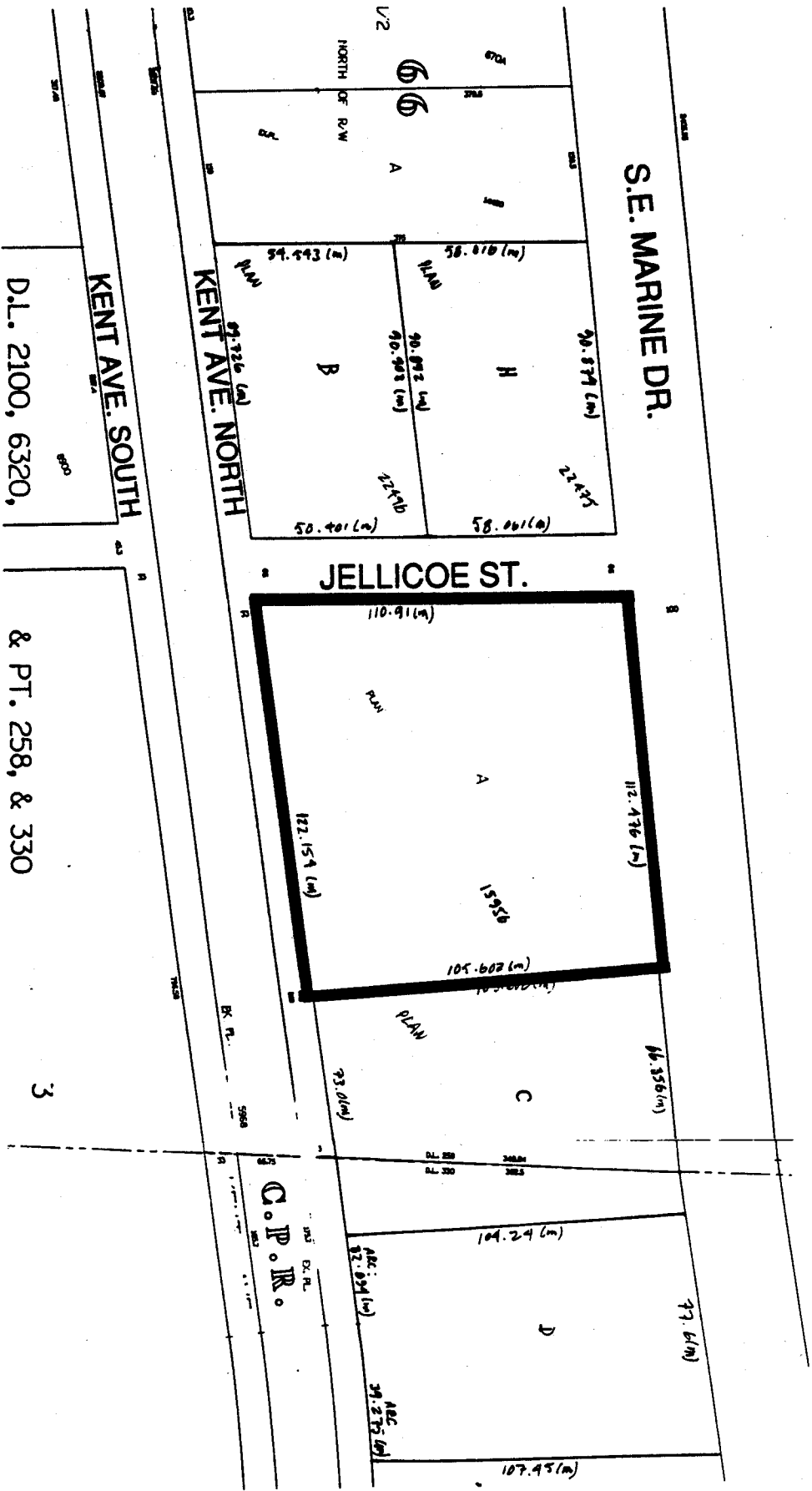
(signed) Maria C. Kinsella  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 19th day of October 1993, and numbered 7190.

CITY CLERK"



BY-LAW NO. 7190 BEING A BY-LAW TO AMEND BY-LAW NO. 3575  
 BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black ( ) is rezoned:  
 From **M-1B** To **CD-1**

**Z-391 (d)**

**RZ-2950 S. E. Marine Drive**

**City of Vancouver Planning Department**

map: 1 of 1

scale: 1:2000



Addition of 2950 S.E. Marine

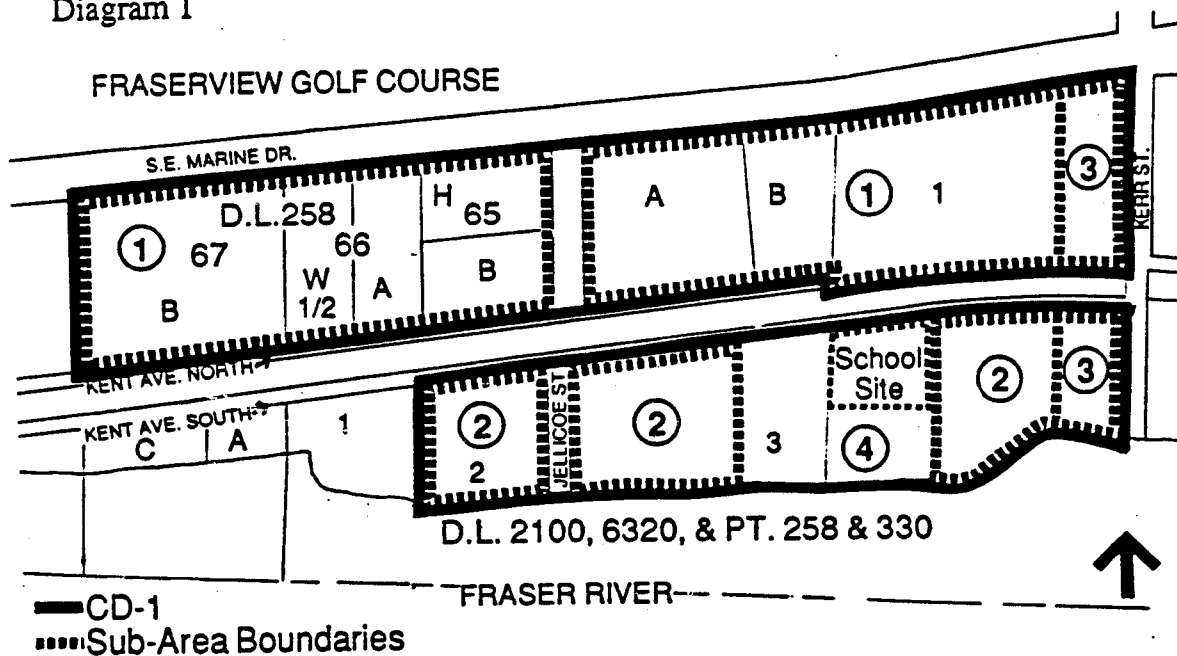
BY-LAW NO. 7195

A By-law to amend  
By-law No. 6533, being a By-law which  
amended the Zoning and Development By-law  
by rezoning property to CD-1

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

1. By-law No. 6533 is amended:
  - (a) in section 4.1 by deleting the words "The area shown included within the heavy black outlines on Schedule "A" are rezoned to CD-1" and by substituting therefor the words "This by-law applies to the areas shown outlined by heavy black lines on Schedule "A" to this By-law and on Schedule "A" to By-law No. 7190";
  - (b) in section 4.2 by deleting Diagram 1 and by substituting therefor the following new Diagram 1:

Diagram 1



- (c) in section 5.2.4 by deleting the clause commencing with the words "amenity areas" and ending with the words "floor area;" and by substituting therefor the following:

"- amenity areas, including bicycle storage, recreational facilities, meeting rooms and day care facilities, to a maximum of 10 percent of the total allowable floor area, or to a maximum of 20 percent of the total allowable floor area when day care space is included, provided that half of that 20 percent excluded area is devoted to use as a day care;".

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

DONE AND PASSED in open Council this 19th day of  
October , 1993.

(signed) Gordon Campbell  
Mayor

(signed) Maria C. Kinsella  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 19th day of October 1993, and numbered 7195.

CITY CLERK"

CITY OF VANCOUVER



CD-1 247

MEMORANDUM

From: City Clerk

Date: March 30, 1994

Refer File: 2607-1

To: Ken Dobell, City Manager  
Tom Fletcher, Director of Planning  
Bob Maki, City Building Inspector  
John Mulberry, Director of Legal Services

02985  
FAS  
THE

Subject: Form of Development: 2720 - 2740 S.E. Marine Drive  
D.A. 216169 - CD-1 By-law Number 6533

On March 29, 1994, Vancouver City Council approved the following recommendation contained in a March 10, 1994 Administrative Report (A10):

THAT the approved form of development for the CD-1 zoned site known as 2720 - 2740 S.E. Marine Drive be generally approved as illustrated in Preliminary Development Application Number 216169 prepared by Davidson Yuen Simpson Architects and stamped "Received, City Planning Department February 1, 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.

M Kinsella

CITY CLERK

JS:rk

Letter to: Mr. Larry Wilson, Davidson Yuen Simpson  
321 Water Street, 2nd Floor  
Vancouver, BC V6B 1B8

CITY OF VANCOUVER



MEMORANDUM

RECEIVED  
PLANNING DEPARTMENT

Q 5885  
FAS  
THF

From: City Clerk

Date: June 23, 1994  
Refer File: 2606-1

To: Ken Dobell, City Manager  
Tom Fletcher, Director of Planning

Subject: Form of Development: 8599 Jellicoe Street  
D.A. 216599 - CD-1 By-law Number 6533

CD-1(247)

On June 21, 1994, Vancouver City Council approved the following recommendation contained in a June 7, 1994 Administrative Report (A2):

THAT the approved form of development for the CD-1 zoned site known as 8599 Jellicoe Street be generally approved as illustrated in Development Application Number 216599, prepared by James Hancock Architects Inc. and stamped "Received, City Planning Department March 8, 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.

M Kinsella

CITY CLERK GK

JS:rk

Letter to: Mr. Alasdair Hamilton, James Hancock Architects  
#200 - 110 Cambie Street, Vancouver, V6B 2M8

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

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....



Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



247

MEMORANDUM

From: CITY CLERK'S OFFICE

Date: February 29, 1996  
Refer File: 2607-3

To: Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
~~Rick Scobie~~, Director of Land Use & Development  
Francie Connell, Director of Legal Services  
Gary MacIsaac, Public Hearing Clerk

Subject: Form of Development: 8495 Jellicoe Street  
D.E. 400319 - CD-1 By-law Number 6533

\$ 1578  
FAS (NS) PER  
(RJ)

On February 27, 1996, Vancouver City Council approved the following recommendation contained in a February 13, 1996 Administrative Report (A12):

THAT the approved form of development for this portion of the CD-1 zoned site known as Riverside East (8495 Jellicoe Street being the subject site) be generally approved as illustrated in Development Application Number DE400319, prepared by Raymond Letkeman, Architect and stamped "Received, City Planning Department December 19, 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.

*Marnie Cross*  
Marnie Cross  
Committee Clerk

MCross:dmy

Letter to: Mr. Mark Pickrell  
c/o Raymond Letkeman Architect Inc.  
1083 Cambie Street  
Vancouver V6B 5L7

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, ~~6553~~, 6564, 6582, 6597, 6663, 6688,  
6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739,  
6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817,  
6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135,  
7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174,  
7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209,  
7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337,  
7340, 7381, 7425, 7431, 7434 and 7461, being  
by-laws which amended the Zoning and Development  
By-law by rezoning areas to CD-1

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

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

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

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

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

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

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

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

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

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

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

"(signed) Jennifer Clarke"  
Deputy Mayor

"(signed) Maria C. Kinsella"  
City Clerk

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

CITY CLERK"

*Memorandum for Rick Sasaki*

ADMINISTRATIVE REPORT

Date: February 13, 1996  
Dept. File No. WB

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development - 8495 Jellicoe Street  
D.E. 400319 - CD-1 By-law Number 6533  
Owner of Development - Landmark Jellicoe Projects Inc.

**RECOMMENDATION**

THAT the approved form of development for this portion of the CD-1 zoned site known as Riverside East (8495 Jellicoe Street being the subject site) be generally approved as illustrated in Development Application Number DE400319, prepared by Raymond Letkeman, Architect and stamped "Received, City Planning Department December 19, 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.

**GENERAL MANAGER'S COMMENTS**

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

**COUNCIL POLICY**

At a Public Hearing on July 14, 1988, City Council approved in principle a rezoning of the Fraser Lands. The CD-1 By-law was enacted on July 25, 1989, and companion guidelines (Fraser Lands Block 67 to Kerr Street, Guidelines for CD-1 By-law Number 6533) 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 is located on the northwest corner of Jellicoe Street and Kent Avenue North. 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 DE400319. 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

On May 14, 1991, Council approved the form of development for the west portion of the site, being two three-storey multiple dwellings and an accessory amenity building, subsequently approved under Development Permit Number 212072 and constructed as Phase One. The site has now been subdivided and the current proposal is to develop the easterly site as Phase Two.

The proposal involves the construction of a four-storey multiple dwelling containing 39 dwelling units.

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 DE400319, 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.

\* \* \* \* \*

General Manager/Dept. Head

*[Signature]*  
Acting Director of LUDD  
Date Feb 15, 1996

Report Dated February 13, 1996

Author Bill Boons Phone 7678

IRTS Number 96048

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments

None

FRASERVIEW GOLF COURSE

RS-1

S.E. MARINE DRIVE

CD-1

Towers

JELICOE ST.

KERR STREET

E. KENT AVENUE NORTH

CPR (NEW WESTMINSTER BRANCH LINE)

EAST KENT AVE. SOUTH

M-2

M-2

PARK

BC GAS

CD-1

PARK

FRASER RIVER

zoning boundary

8495 JELICOE STREET

DE 400319

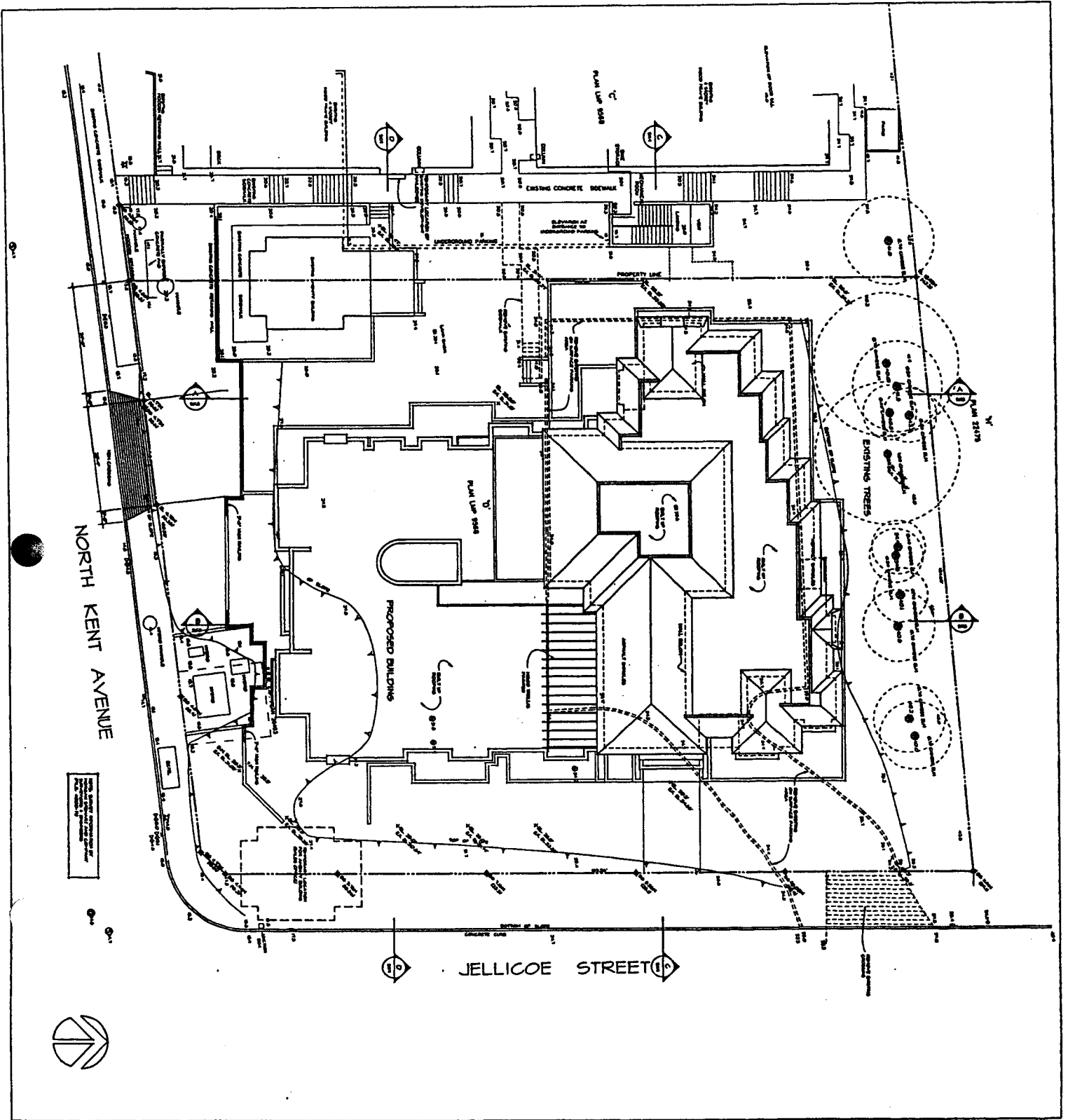
Date FEB. 7, 1996

Drawn BP



City of Vancouver Planning Department

Scale



SK-2



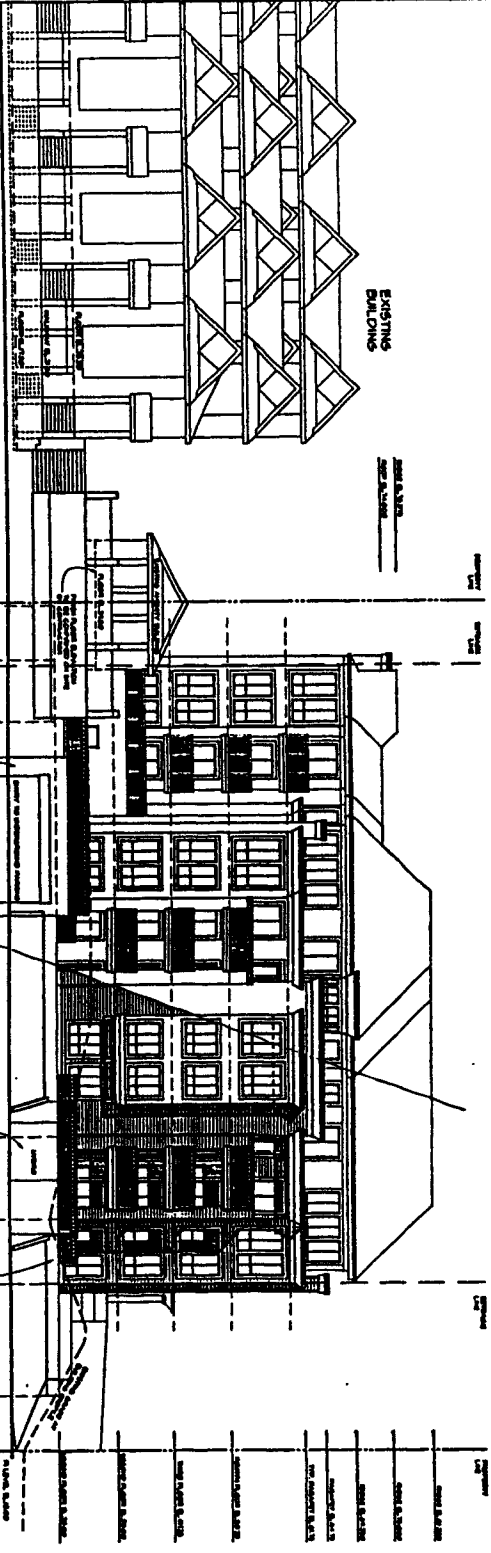
Project Name: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF RMA. NO PART OF THIS PLAN OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RMA.

NEVER GATE  
 LANDMARK  
 JELICOE  
 PROJECTS INC.  
 STRAUS PLAN

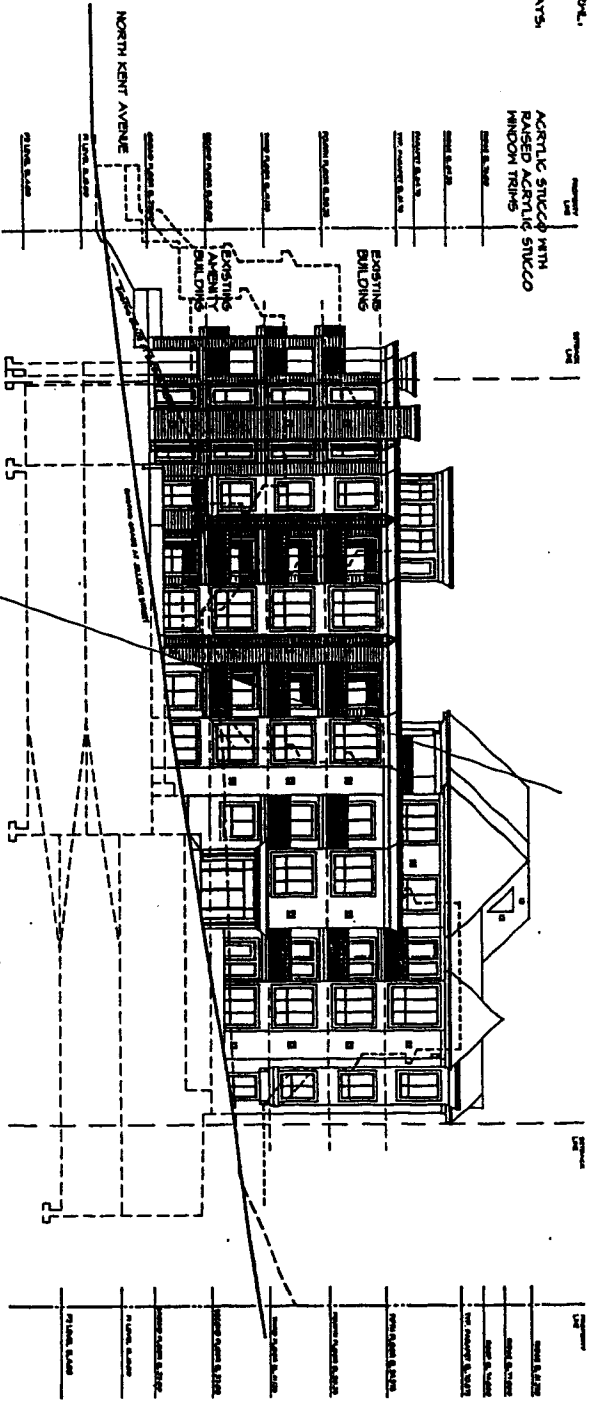


Project Name: RIVER GATE  
 Project No: 10-100  
 Drawing No: SK-10  
 Date: 10/1/00



NORTH KENT AVENUE ELEVATION (SOUTH)

- FINISH MATERIAL SCHEDULE**
- ROOF, WALLS, TRIMS, CORNICE, COLUMNS, TRELLIS, WINDOWS, RAILINGS, FLASHINGS, GUTTERS, P.E.L., WINDOW BAYS,
  - ASPHALT SHINGLES
  - HORIZONTAL BEVEL VINYL SIDING,
  - HOOD, PAINTED
  - DOUBLE GLAZED SET IN ALUMINUM FRAMES, BAGED EVAUEL FINISH
  - ALUMINUM RAILS & PICKETS, BAGED EVAUEL FINISH
  - ALUMINUM, COLOUR AS WINDOWS
  - ACRYLIC STUCCO WITH BAGED ACRYLIC STUCCO WINDOW TRIMS

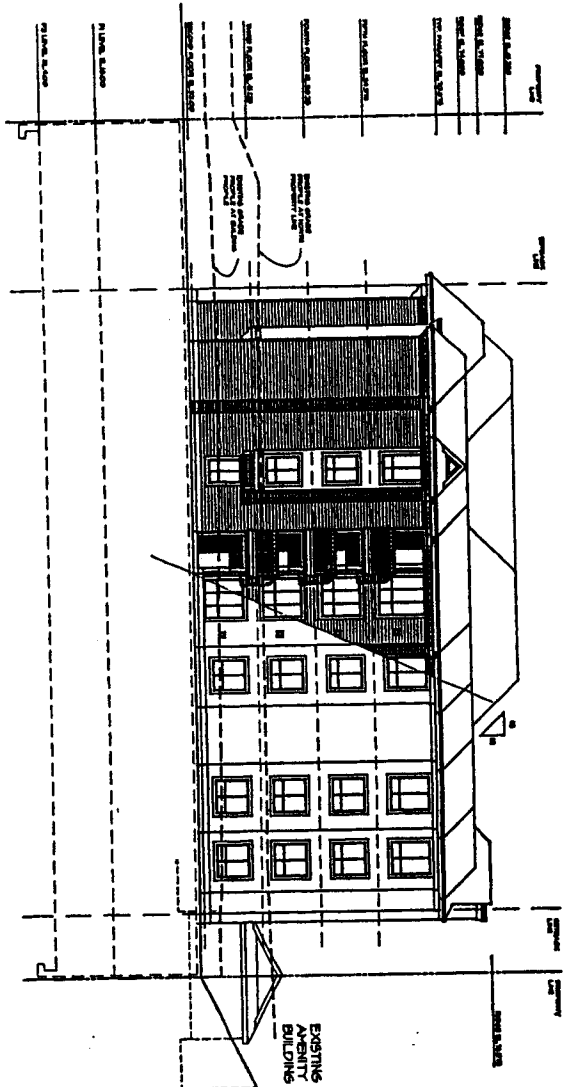


JELLISON STREET ELEVATION (EAST)

FOR THE ARCHITECT: RIVER GATE  
 PROJECT NO. 10-100  
 DRAWING NO. SK-10  
 DATE: 10/1/00

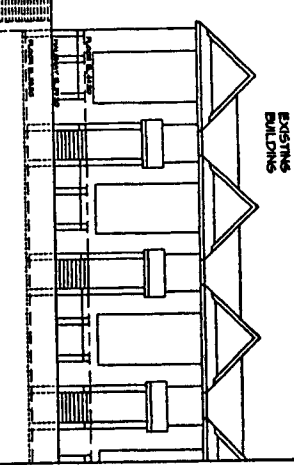
THE LANDMARK PROJECT INC.  
 ARCHITECTS

NORTH ELEVATION

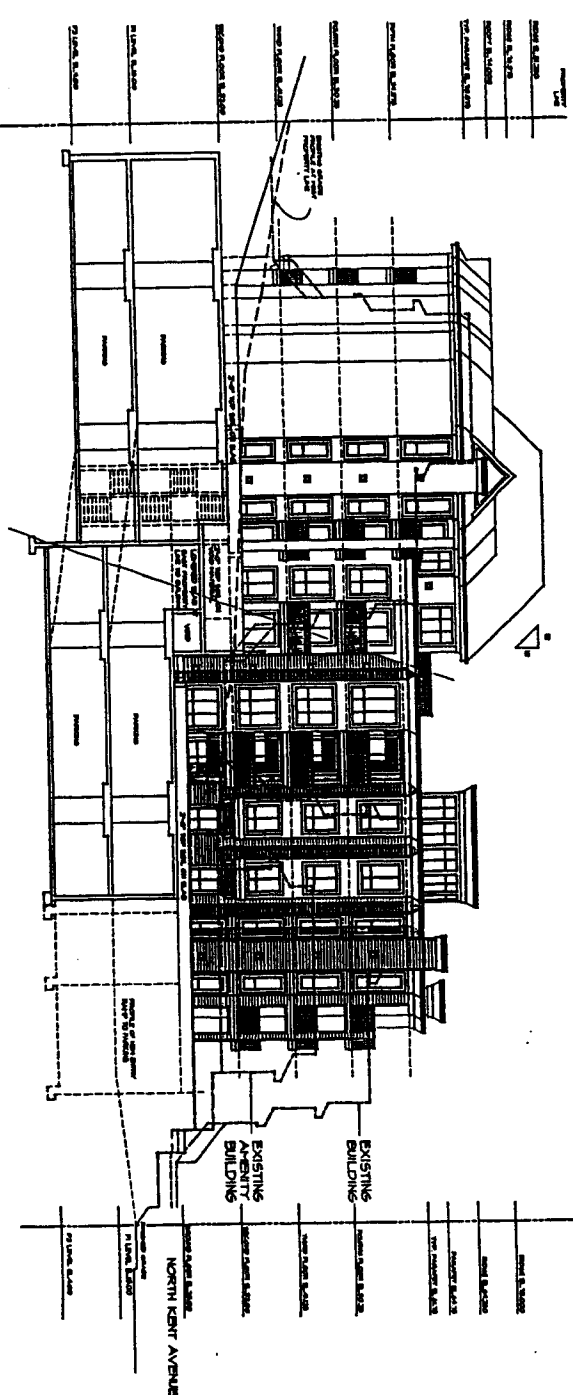


**FINISH MATERIAL SCHEDULE**

ROOF,	ASPHALT SHINGLES
HALLS,	HORIZONTAL BEVEL VINYL SIDING,
TRIMS, CORNICE,	WOOD, PAINTED
COLUMNS, TRELLIS,	POSSIBLE GLAZED SET IN ALUM. FRAMES,
WINDOWS,	BAKED ENAMEL FINISH
RAILINGS,	ALUMINUM RAILS & PICKETS,
FLASHINGS,	BAKED ENAMEL FINISH
GUTTERS, P.L.I.,	ALUMINUM, COLOR AS WINDOWS
WINDOW BAYS,	ACRYLIC STUCCO WITH BAKED ENAMEL
	ACRYLIC STUCCO WINDOW TRIMS



COURTYARD ELEVATION (WEST)



DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

THIS DRAWING IS THE PROPERTY OF RIVERSIDE DEVELOPMENT ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIVERSIDE DEVELOPMENT ASSOCIATES.

**IVERX GATE**  
 2000 W. 10th Street  
 THE LANDMARK BUILDING PROJECT INC.  
 2000 W. 10th Street

NO.	DATE	DESCRIPTION

CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: February 22, 1996  
Refer File: 2607-3

To: Ken Dobell City Manager  
Ted Droettboom, General Manager of Community Services  
Rick Scobie, Director of Land Use & Development  
Francie Connell, Director of Legal Services  
Gary MacIsaac, Public Hearing Clerk

Subject: Form of Development: 2880 Southeast Marine Drive  
D.E. 400545 - CD-1 By-law Number 6533

RECEIVED
PLANNING DEPARTMENT
FEB 23 1996
NUMBER S 1371
REFERRED TO FAS
COPY TO RJ
ANSWER REQ'D

On February 20, 1996, Vancouver City Council approved the following recommendation contained in a February 1, 1996 Administrative Report (A3):

THAT the approved form of development for this portion of the CD-1 zoned site known as Riverside East (2880 Southeast Marine Drive being the subject site) be generally approved as illustrated in Development Application Number 400545, prepared by W.T. Leung Architects and stamped "Received, City Planning Department December 6, 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.

Marnie Cross  
COMMITTEE CLERK

MCross:dmy

Letter to: Mr. W.T. Leung  
W.T. Leung Architects  
300-973 West Broadway  
Vancouver, B.C. V5Z 1K3

*Maggie Kauer*

ADMINISTRATIVE REPORT

Date: February 1, 1996  
Dept. File No. WB

TO: Vancouver City Council  
FROM: Director of Land Use and Development  
SUBJECT: Form of Development: 2880 Southeast Marine Drive  
D.E. 400545 - CD-1 By-law Number 6533  
Owner of Development: Cassia Developments

**RECOMMENDATION**

THAT the approved form of development for this portion of the CD-1 zoned site known as Riverside East (2880 Southeast Marine Drive being the subject site) be generally approved as illustrated in Development Application Number 400545, prepared by W.T. Leung Architects and stamped "Received, City Planning Department December 6, 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.

**GENERAL MANAGER'S COMMENTS**

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

**COUNCIL POLICY**

At a Public Hearing on July 14, 1988, City Council approved in principle a rezoning of the Fraser Lands. The CD-1 By-law was enacted on July 25, 1989, and companion guidelines (Fraser Lands Block 67 to Kerr Street, Guidelines for CD-1 By-law Number 6533) were also adopted by Council resolution at the 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 is located on the Southwest corner of Southeast Marine Drive and Jellicoe Street. 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 400545. 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 townhouse project containing a total of 36 dwelling units in six separate buildings. The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

#### CONCLUSION

The Director of Planning has approved Development Application Number 400545, 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.

\* \* \* \* \*

General Mgr./Dept. Head:  
    *Dave Thomsen*      
Date:     96 02 02    

Report dated:     February 1, 1996      
Author:     Bill Boons      
Phone:     7678     IRTS Number:     96039    

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments  
    NONE      
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FRASERVIEW GOLF COURSE

RS-1

S.E. MARINE DRIVE

CD-1

SITE

Towers

JELICOE ST.

KERR STREET

E. KENT AVENUE NORTH

CPR (NEW WESTMINSTER BRANCH LINE)

EAST KENT AVE. SOUTH

M-2

PARK

BC GAS

CD-1

PARK

M-2

FRASER RIVER

zoning boundary

2880 SOUTHEAST MARINE DRIVE DE 400545

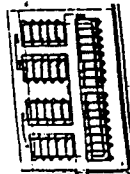
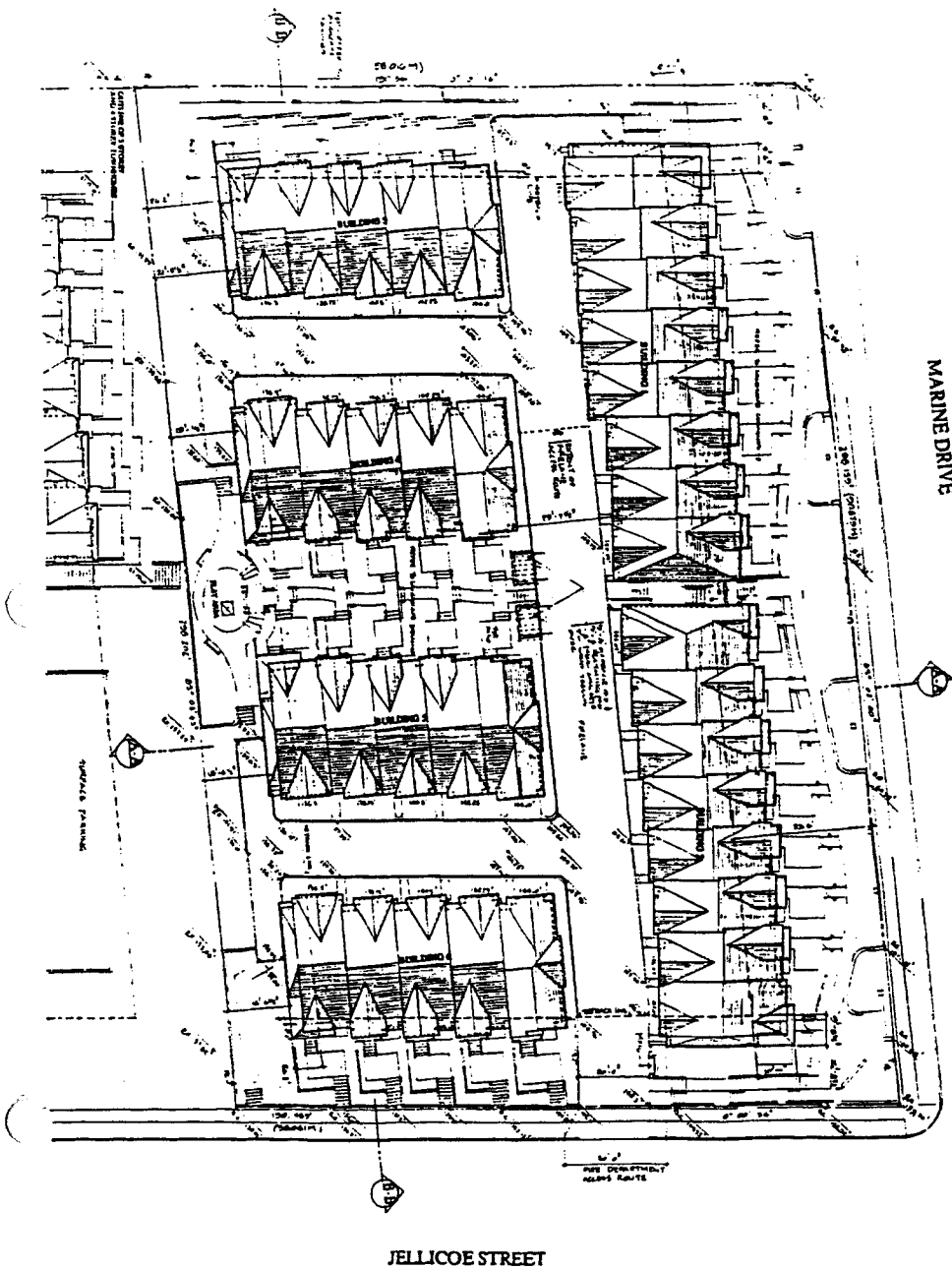
Date JAN. 29 1996

Drawn BP



City of Vancouver Planning Department

Scale NTS



**W. T. LEUNG**  
ARCHITECTS  
INC.

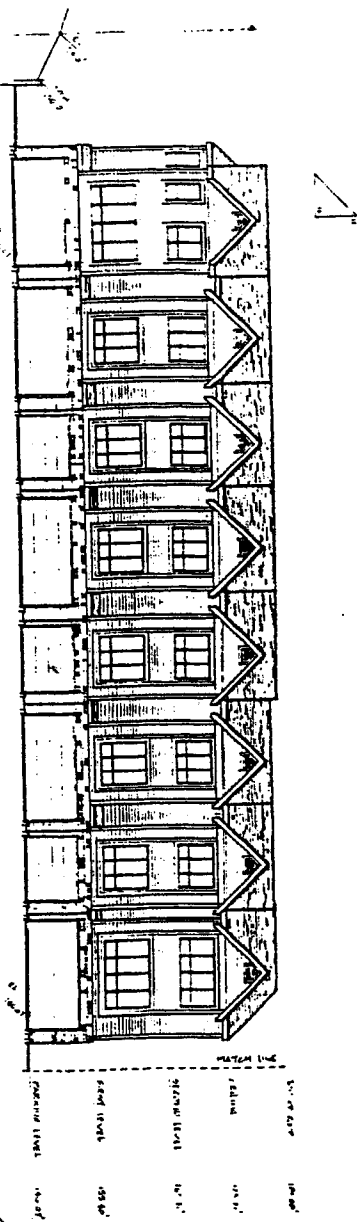
2880 S.E. Marine Drive, Vancouver, B.C. V6V 2G6  
Tel: (604) 278-1111  
Fax: (604) 278-1112

2880  
S.E. MARINE DRIVE  
VANCOUVER, B.C.

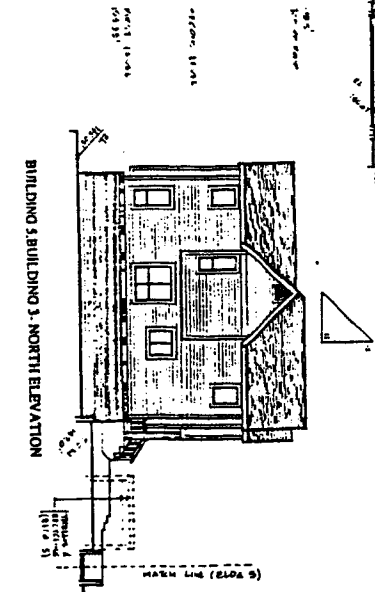
SITE PLAN/  
ROOF PLAN

NO. 9214
DATE: 11/10/98
SCALE: 1/8" = 1'-0"
PROJECT: 2880 S.E. MARINE DRIVE
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 11/10/98

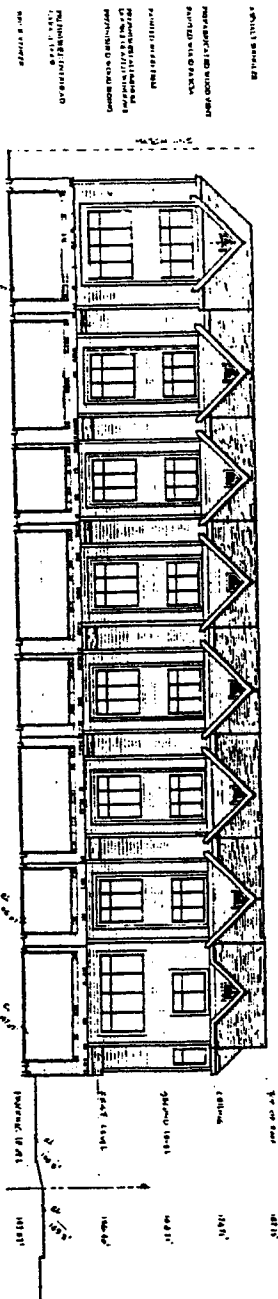
DP A2



BUILDING 1 - SOUTH ELEVATION



BUILDING 3 - NORTH ELEVATION



BUILDING 2 - SOUTH ELEVATION

SMALL SCALE  
 1/8" = 1'-0"  
 THIS DRAWING IS A PARTIAL VIEW  
 OF THE ENTIRE BUILDING  
 AND SHOULD BE USED ONLY FOR  
 INFORMATIONAL PURPOSES  
 IT IS NOT TO BE USED FOR  
 CONSTRUCTION PURPOSES  
 WITHOUT THE WRITTEN  
 PERMISSION OF THE ARCHITECT  
 W.T. LEUNG ARCHITECTS INC.

**W. T. LEUNG**  
 ARCHITECTS  
 INC.

Professional Architect  
 License No. 10010  
 British Columbia  
 License No. 10010

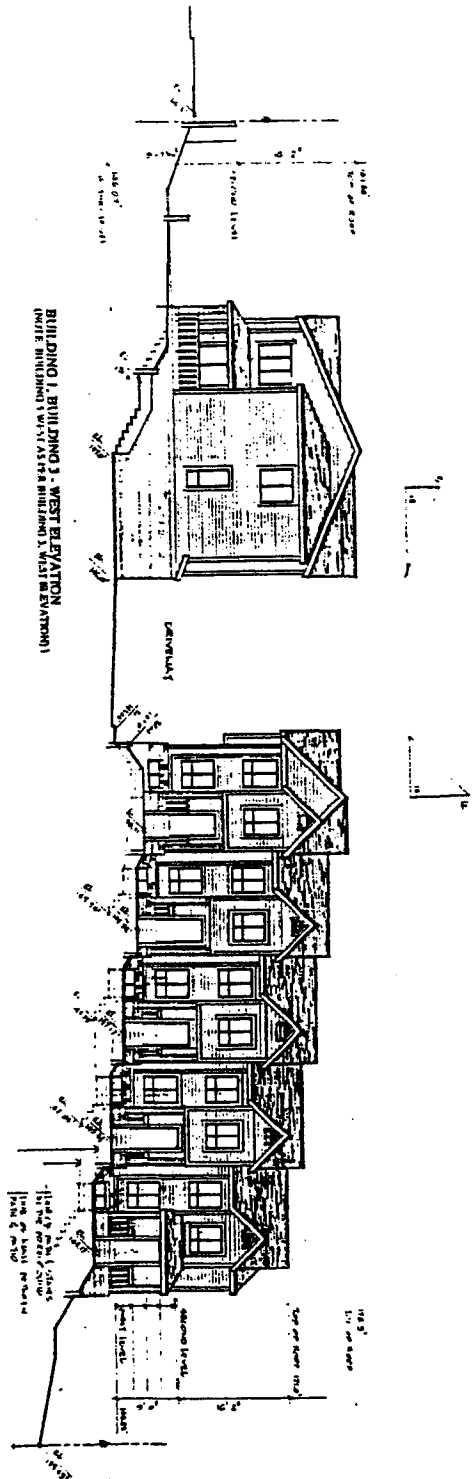
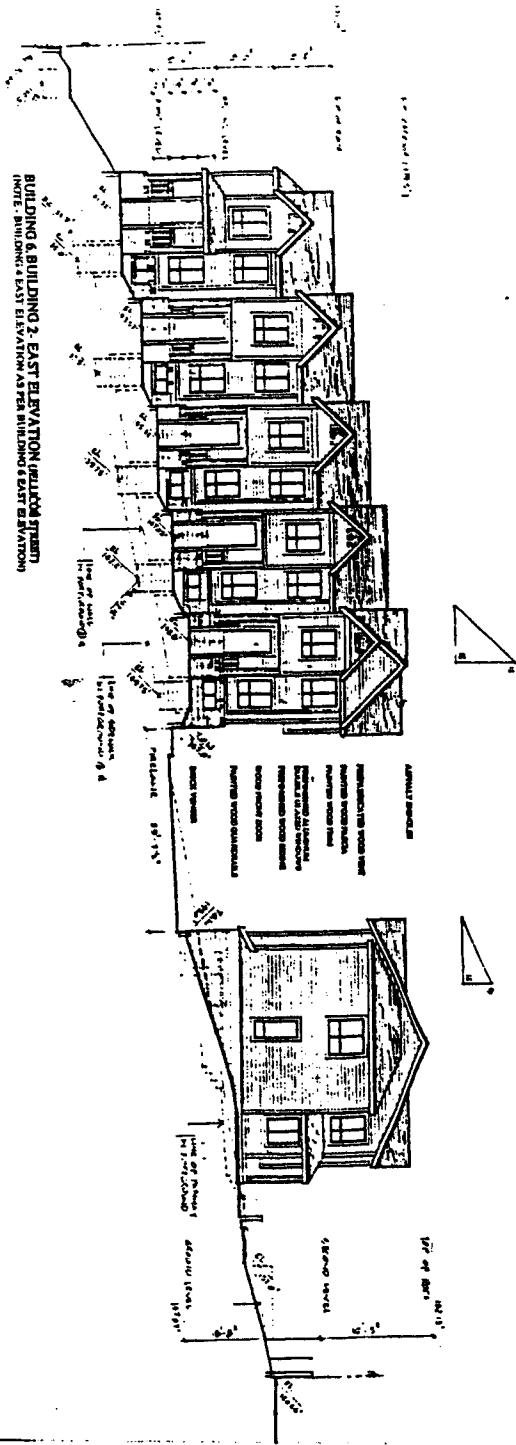
2890  
 9 E. MARINE DRIVE  
 VANCOUVER, B.C.

ELEVATIONS

0914

DPA9





**W.T. LEUNG**  
ARCHITECTS  
INC.

2880 S.P. MARINE DRIVE  
VANCOUVER, B.C. V6V 1R1  
TEL: 604-273-1111  
FAX: 604-273-1112

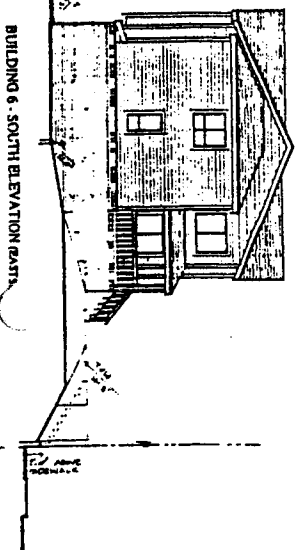
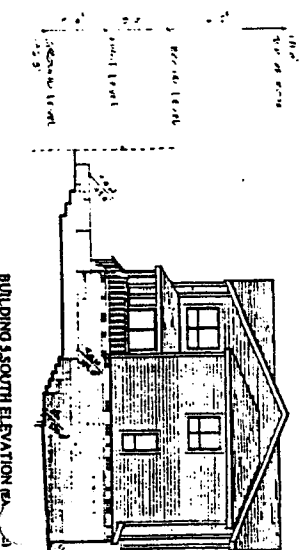
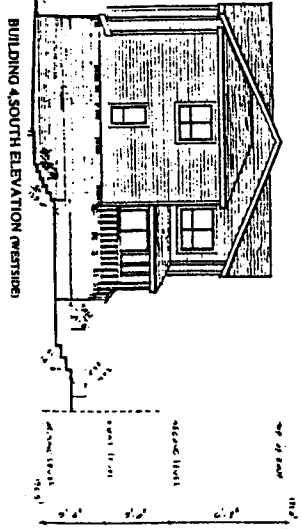
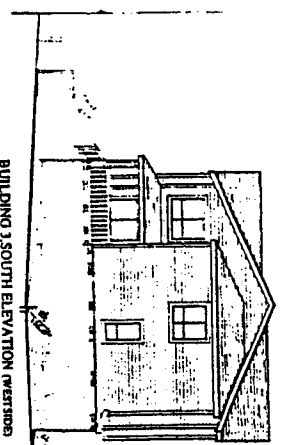
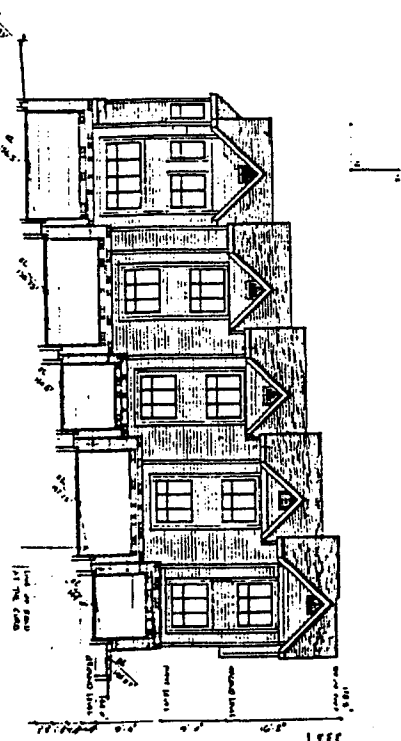
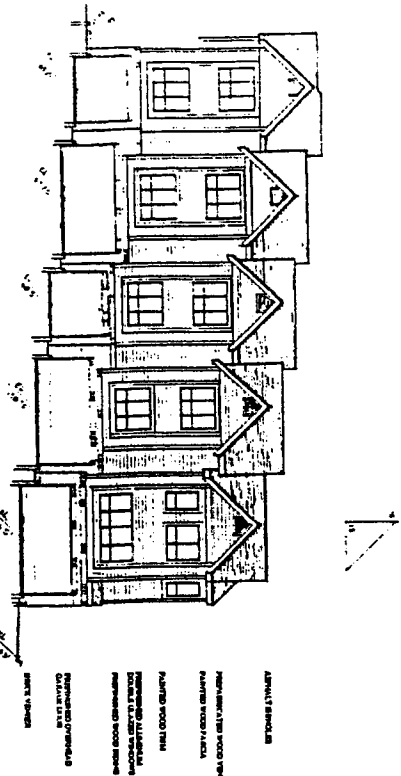
2880 S.P. MARINE DRIVE  
VANCOUVER, B.C. V6V 1R1  
TEL: 604-273-1111  
FAX: 604-273-1112

2880 S.P. MARINE DRIVE  
VANCOUVER, B.C. V6V 1R1  
TEL: 604-273-1111  
FAX: 604-273-1112

ELEVATIONS

9114

1:12 = 1/8" = 1'



**W. T. LEUNG**  
 ARCHITECTS  
 INC.

2880  
 S.E. MARINE DRIVE  
 VANCOUVER, B.C.

ELEVATIONS

DATE	9/11/18
PROJECT	2880 S.E. MARINE DRIVE
SCALE	1/8" = 1'-0"
DRAWN BY	[Name]
CHECKED BY	[Name]
DATE	9/11/18



## ADMINISTRATIVE REPORT

Date: May 26, 1998  
Author/Local: M. Cho/6496  
CC File No. 2607

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and Development

SUBJECT: Form of Development: 2700 Southeast Marine Drive  
DE402862 - CD-1 By-law Number 6533  
Owner of Development: Great West Development Marine Corp.

### RECOMMENDATION

*THAT the form of development for this portion of the CD-1 zoned site known as Riverside East (2700 Southeast Marine Drive being the subject site) be approved generally as illustrated in the Development Application Number DE402862, prepared by Rositch Hemphill and Associates and stamped "Received, City Planning Department November 25, 1997", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.*

### GENERAL MANAGER'S COMMENTS

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

### COUNCIL POLICY

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

### PURPOSE

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

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on July 14, 1988, City Council approved a rezoning of this site from M-1B and M-2 Industrial Districts to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 6533 was enacted on July 25, 1989. Companion Guidelines (Fraser Lands Block 67 to Kerr Street Guidelines for CD-1 By-law No. 6533) were also adopted by Council at that time.

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 DE402862. 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 two 12-storey multiple dwellings containing a total of 210 dwelling units with two levels of underground parking having shared vehicular access from East Kent Avenue North.

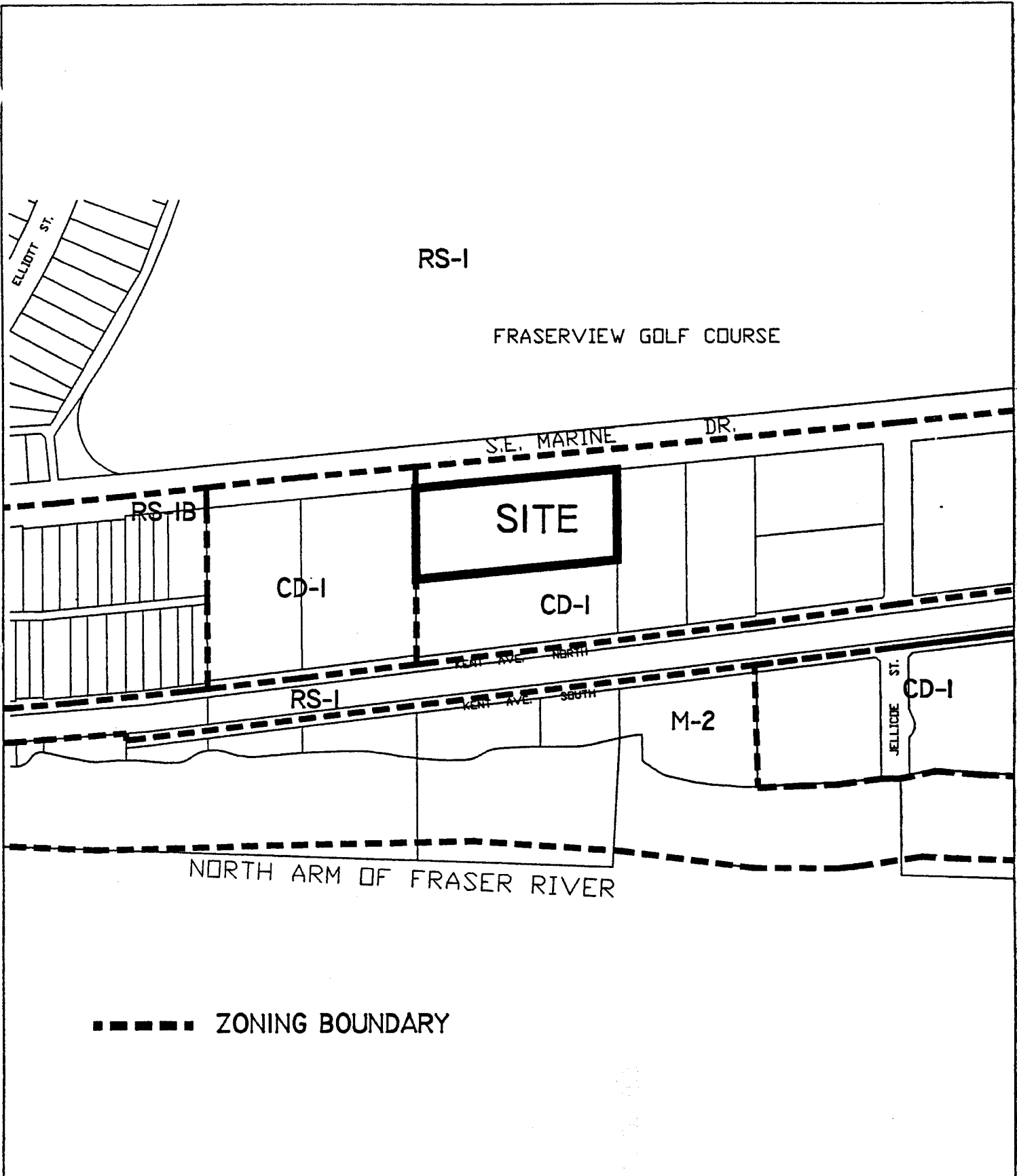
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE402862, 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.

\* \* \* \* \*



2700 S.E. MARINE DR. DE 402862	DATE 1998 05 20	↑
	DRAWN WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	SCALE 1:3600	

ROSITCH  
HEMPHILL  
ASSOCIATES

PLANNING HOUSE  
1010 FORD STREET  
VANCOUVER, B.C.  
CANADA  
V6A 1G1  
TEL: (604) 441-6002  
FAX: (604) 441-1071

DATE: 01/11/00  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN  
PROJECT: RIVER DANCE  
SHEET: DP-2.1

APPENDIX 'B'

CLIENT: WEST  
DEVELOPMENT

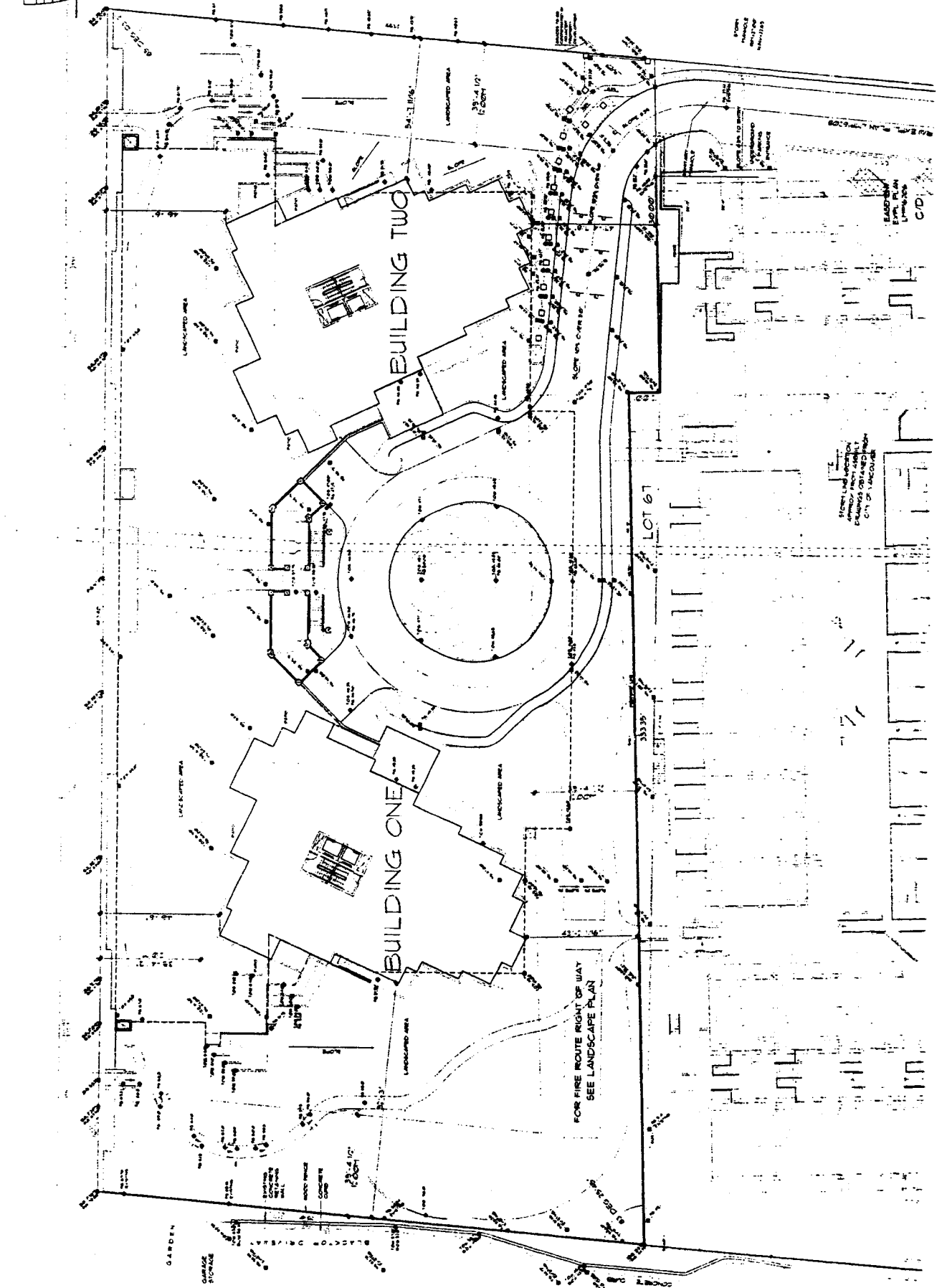
PROJECT: RIVER DANCE  
1010 FORD STREET  
VANCOUVER, B.C.

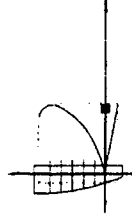
SITE PLAN

DATE: 01/11/00  
BY: [Signature]  
CHECKED BY: [Signature]

DP-2.1

PLAT DATE: MAY 18, 1998





**KOSITCH  
HEMPHILL  
ASSOCIATES**  
ARCHITECTS

PIERINGTON HOUSE  
D. B. DORRILL STREET  
VAIRCONIFFE, D. C.  
C. A. N. A. D. A.  
V. C. A. I. G. I.  
TEL. 603-647-6000  
FAX: 603-647-1011

NO. 10000  
DATE: 11/11/03  
PROJECT: RIVER DANCE  
SHEET: 10000-1  
SCALE: AS SHOWN  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
DATE: 11/11/03

APPENDIX B - PAGE 2

DP-40

PLAT DATE: MAY 5, 1991

5

BUILDING ENVELOPE LINE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**NOTES**

1. REFER TO LANDSCAPE PLAN FOR PLANTING AND LANDSCAPE DESIGN.

**LEGEND**

1. USE OF BRICK OR OTHER MATERIALS TO BE DETERMINED BY ARCHITECT.

2. FINISHED GRADE

3. GLASS PANEL

4. BRICKWORK, GLASS

5. METAL PANEL

6. HORIZONTAL METAL PANEL

**MATERIAL LIST**

1. FINISHED BRICK WALL

2. FINISHED ALUMINUM AND GLASS

3. EXPOSED CONCRETE BALCONY W/ RAILING

4. EXPOSED CONCRETE WALL

5. EXPOSED CONCRETE CORNER

6. FINISHED TERRACE

4. 2" x 4" BRICKWORK FINISH

4. 2" x 4" BRICKWORK FINISH

4. 2" x 4" BRICKWORK FINISH

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4. 2" x 4" BRICKWORK FINISH

4. 2" x 4" BRICKWORK FINISH

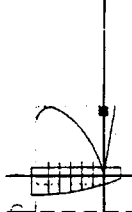
4. 2" x 4" BRICKWORK FINISH

PARKING P1

PARKING P1

EAST ELEVATION

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MARKER 12  
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MARKER 99  
MARKER 100



**ROSITCH  
HEMPHILL  
ASSOCIATES**

FILMSTATION HOUSE  
D - BOWELL STREET  
VALEPOWEE, B.C.  
C.A.B.A.  
L.C.1  
TEL: 604-681-1011  
FAX: 604-681-1011

NO. 1000  
1. DATE: 1998  
2. DRAWN BY: [Name]  
3. CHECKED BY: [Name]  
4. APPROVED BY: [Name]  
5. DATE: 1998  
6. SCALE: 1/8" = 1'-0"

**GREAT WEST  
DEVELOPMENT**

**RIVER DANCE  
ELEVATIONS**

PROJECT NO. 9131  
DATE: MAY 18, 1998

DP-43  
PLOT DATE: MAY 18, 1998

**NOTES**

1. REFER TO LANDSCAPE PLAN FOR  
AND FINISHES AND INFORMATION  
FOR EXTERIOR FINISHES.

**LEGEND**

1. FINISHED BRICK

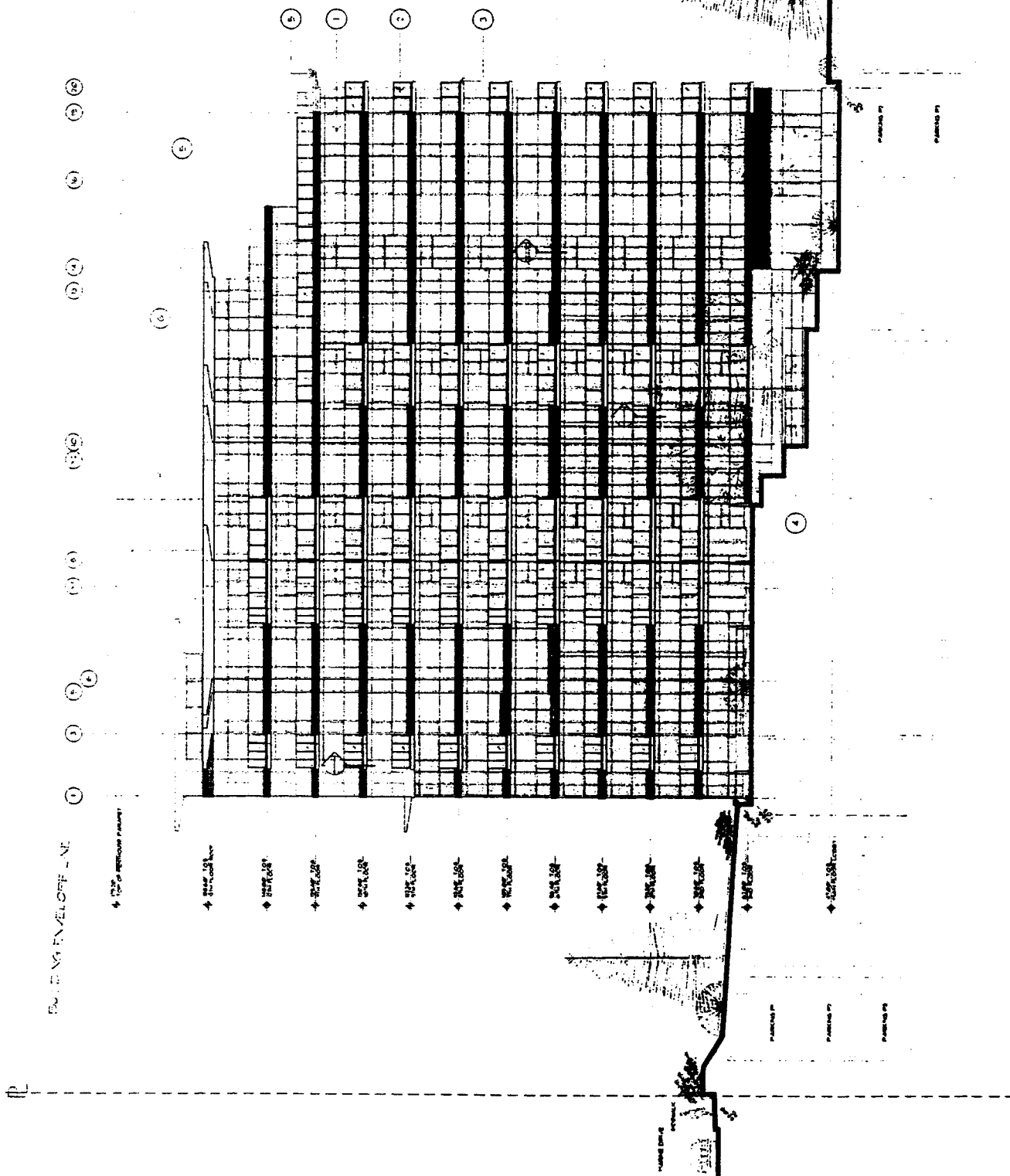
2. FINISHED ALUMINUM AND GLASS  
BALCONIES

3. FINISHED CONCRETE BALCONY IN REAR

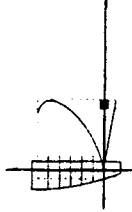
4. FINISHED CONCRETE CORNER  
FINISH

**MATERIAL LIST**

1. FINISHED BRICK  
2. FINISHED ALUMINUM AND GLASS  
BALCONIES  
3. FINISHED CONCRETE BALCONY IN REAR  
4. FINISHED CONCRETE CORNER  
FINISH



**WEST ELEVATION**



**KOSITCH  
HEMPHILL  
ASSOCIATES**  
PILGRIMAGE HOUSE  
D - BOWEN DRIVE  
VAN COUVER, B.C.  
CANADA  
V 6 A 1 G 1  
TEL. (604) 641-1000  
FAX. (604) 641-1011

**NO. SHEET** 001  
**DATE** 02/11/01  
1. 02/11/01  
2. 02/11/01  
3. 02/11/01  
4. 02/11/01  
5. 02/11/01  
6. 02/11/01

APPENDIX

**RIVER DANCE**  
1000 WEST 10TH AVENUE  
VANCOUVER, B.C.  
V6H 1Y5

PAGE 4

DP-02

**NOTES**

1. REFER TO LANDSCAPE PLAN FOR ADDITIONAL PLANTING INFORMATION AND TREE SPECIES LISTINGS

**LEGEND**

LINE OF EXISTING GRADE AND ALL OTHER EXISTING ENVELOPE HEIGHT

EXISTING GRADE

GLASS PANEL

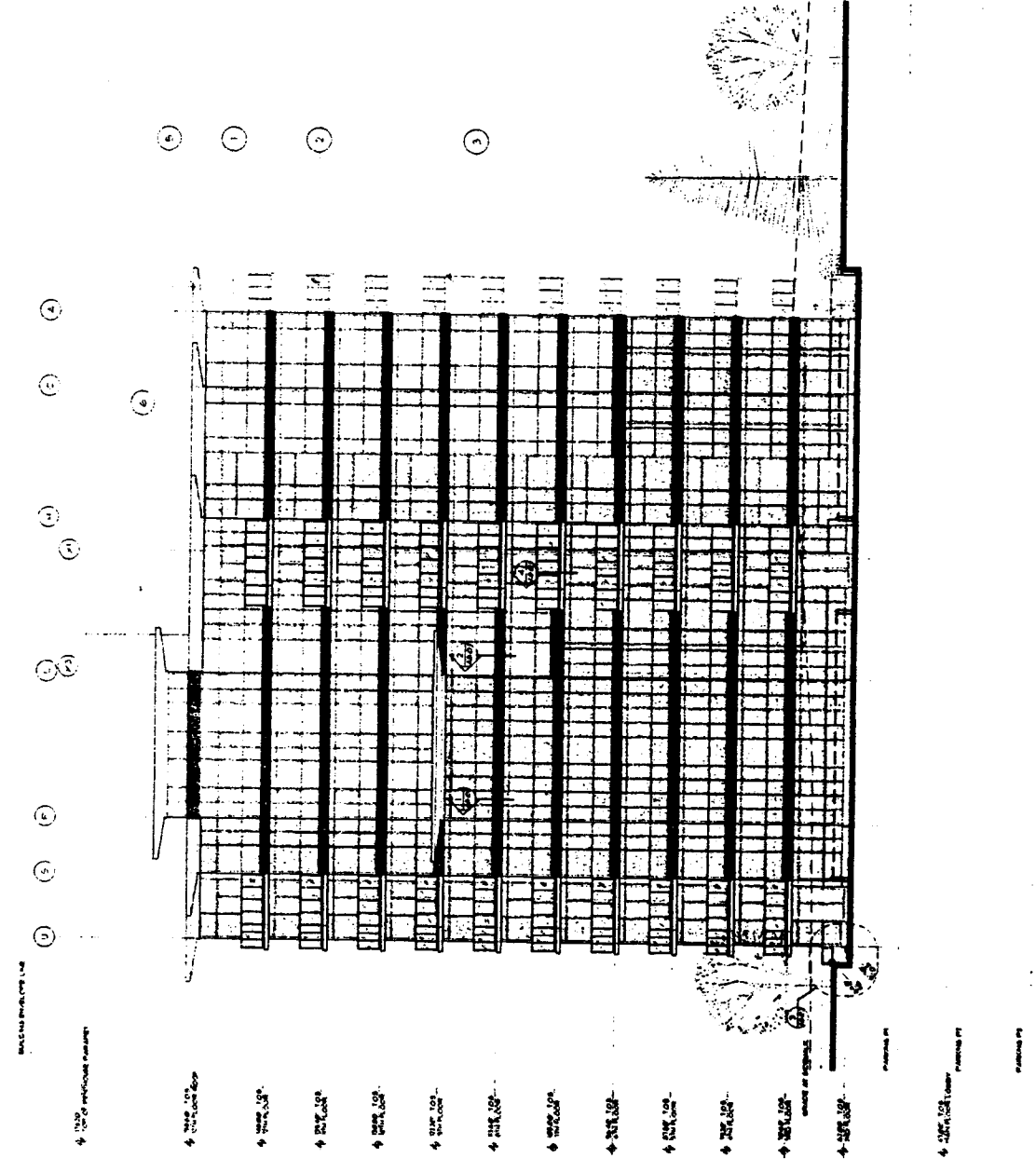
SPANDREL GLASS

RETAL PANEL

HORIZONTAL RETAL PANEL

**MATERIAL LIST**

- ① PAINTED BRICK WALL EXISTING CLADDING
- ② PAINTED ALUMINUM AND GLASS SPANDREL
- ③ BRUNNEN CONCRETE BALCONY W/ RAILING
- ④ BRUNNEN CONCRETE CORNER
- ⑤ BRUNNEN CONCRETE CORNER
- ⑥ BRUNNEN CONCRETE CORNER



NORTH ELEVATION

EXISTING ELEVATION LINE

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

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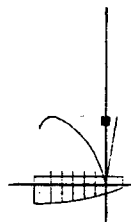
100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION

100% FINISHED ELEVATION



**ROSITCH  
HEMPHILL  
ASSOCIATES**  
 ARCHITECTS  
 1111 11th Avenue  
 Vancouver, B.C.  
 Canada  
 V6A 1G1  
 TEL: 604-681-4208  
 FAX: 604-681-1071

NO. 10000  
 DATE: 11/11/11  
 PROJECT: RIVER DANCE  
 DRAWING NO.: 1111111111  
 SHEET NO.: 1111111111  
 SCALE: 1/4" = 1'-0"  
 DATE: 11/11/11  
 DRAWN BY: J. ROSITCH  
 CHECKED BY: J. ROSITCH  
 APPROVED BY: J. ROSITCH

**APPENDIX**

SHEET NO. **DP-43**  
 PROJECT DATE: 11/11/11

**NOTES**

- REFER TO ARCHITECTURE PLAN FOR ADDITIONAL GRADE INFORMATION AND ELEVATION DATA.

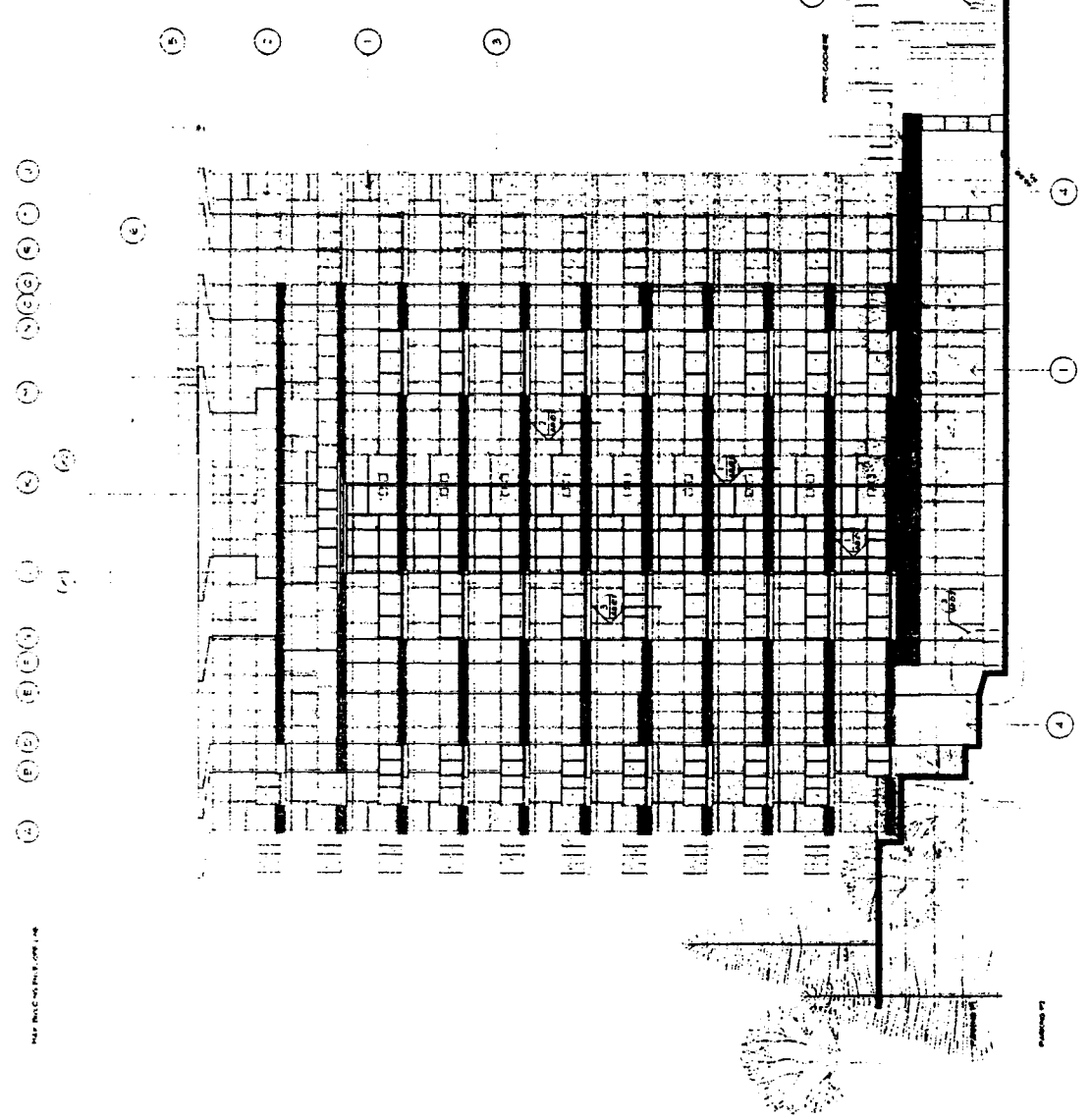
**LEGEND**

LINE OF FINISH GRADE AND ALUMINUM BALCONY ELEVATION DATA

- FINISH GRADE
- ALUMINUM PANEL
- SPACER/ALUMINUM
- WET/ALUMINUM
- HORIZONTAL METAL PANEL

**MATERIAL LIST**

- PAVING W/CONCRETE WALL
- SPACER/ALUMINUM
- EMPORED CONCRETE BALCONY
- EMPORED CONCRETE WALL
- WET/ALUMINUM



**SOUTH ELEVATION**

- FINISH GRADE
- ALUMINUM PANEL
- SPACER/ALUMINUM
- WET/ALUMINUM
- HORIZONTAL METAL PANEL
- PAVING W/CONCRETE WALL
- SPACER/ALUMINUM
- EMPORED CONCRETE BALCONY
- EMPORED CONCRETE WALL
- WET/ALUMINUM
- FINISH GRADE
- ALUMINUM PANEL
- SPACER/ALUMINUM
- WET/ALUMINUM
- HORIZONTAL METAL PANEL



**ADMINISTRATIVE REPORTS**

1. **QuickFind Award** File: 1151  
**May 22, 1998**

Consideration of the Administrative Report dated May 22, 1998 was postponed to the Council meeting of June 23, 1998, at which time recipients of the award will be present.

2. **Extension of Building Permit No. BU405628**  
**989 Nelson Street (970 Burrard Street)**  
**May 20, 1998** File: 2607

MOVED by Cllr. Kennedy,  
THAT City Council approve an extension of Building Permit No. BU405628 until September 3, 1998.

- CARRIED UNANIMOUSLY

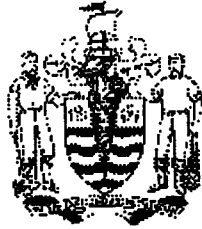
(Councillor Puil was not present for the vote)

3. **Form of Development: 2700 Southeast Marine Drive**  
**DE402862 - CD-1 By-law Number 6533**  
**Owner of Development: Great West**  
**Development Marine Corp.**  
**May 26, 1998** File: 2607

MOVED by Cllr. Herbert,  
THAT the form of development for this portion of the CD-1 zoned site known as Riverside East (2700 Southeast Marine Drive being the subject site) be approved generally as illustrated in the Development Application Number DE402862, prepared by Rositch Hemphill and Associates and stamped "Received, City Planning Department November 25, 1997", 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.

- CARRIED UNANIMOUSLY

(Councillor Puil was not present for the vote)



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

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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"

# **Backup Notes**

**By-law No. 10240, dated April 5, 2011**



Riverside East  
8683 Kerr Street

**BY-LAW NO. 10240**

**A By-law to amend CD-1 By-law No. 6533**

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

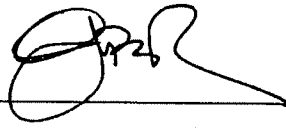
1. This By-law amends the indicated provisions of CD-1 By-law No. 6533.
2. In section 4.1, after “school and child daycare centre;” Council adds:  
“• community centre or neighbourhood house;”
3. In section 4.3, Council repeals Table 1 and substitutes:

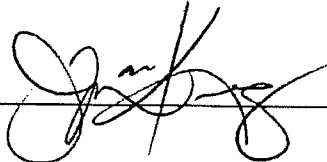
“ Table 1

Permitted Uses	Sub-Area			
	1	2	3	4
Townhouse	x	x		
Stacked Townhouse	x	x		
Apartment	x	x		
Apartment Tower	x			
Retail/Commercial			x	
Park				x
School				x
Community Centre or Neighbourhood House			x	
Marine Berth				x
Booming Ground				x
Accessory buildings	x	x	x	x

4. 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.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 5<sup>th</sup> day of April, 2011

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6511 Granville Street) (By-law No. 10238)
7. A By-law to amend Subdivision By-law No. 5208 (2820 West 33<sup>rd</sup> Avenue) (By-law No. 10239)
8. A By-law to amend CD-1 By-law No. 6533 (Riverside East - 8683 Kerr Street) (By-law No. 10240)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (215 West 2<sup>nd</sup> Avenue) (By-law No. 10241)
10. A By-law to amend Noise Control By-law No. 6555 regarding noise exceptions and housekeeping matters (By-law No. 10242)
11. A By-law to amend Noise Control By-law No. 6555 regarding the North East False Creek event zone (By-law No. 10243)
12. A By-law to amend Ticket Offences By-law No. 9360 regarding minor housekeeping matters (By-law No. 10244)

#### MOTIONS

##### A. Administrative Motions

##### ~~f. Form of Development - 215 West 2<sup>nd</sup> Avenue~~

~~MOVED by Councillor Reimer  
SECONDED by Councillor Louie~~

~~THAT the form of development for this portion of the site known as 215 West 2<sup>nd</sup> Avenue, be approved generally as illustrated in the Development Application Number DE412368, prepared by Dysarchitecture, and stamped "Received, Community Services Group, Development Services", on June 10, 2010, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.~~

~~CARRIED UNANIMOUSLY~~

**SPECIAL COUNCIL MEETING MINUTES**

**MARCH 15, 2011**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 15, 2011, at 7:38 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the heritage, zoning and sign by-laws.

**PRESENT:** Mayor Gregor Robertson  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Raymond Louie  
Councillor Geoff Meggs  
Councillor Andrea Reimer  
Councillor Tim Stevenson  
Councillor Ellen Woodsworth

**CITY MANAGER'S OFFICE:** Sadhu Johnston, Deputy City Manager (Item 7)  
Peter Judd, General Manager, Engineering Services

**CITY CLERK'S OFFICE:** Pat Boomhower, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal  
SECONDED by Councillor Meggs

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the heritage, zoning and sign by-laws.

CARRIED UNANIMOUSLY

~~**HERITAGE DESIGNATION: 1784 East 14<sup>th</sup> Avenue**~~

~~An application by Niteema Kulkarni was considered as follows:~~

~~Summary: To designate the existing 'C' listed heritage building as protected heritage property.~~

~~The Director of Planning recommended approval.~~

~~**Summary of Correspondence**~~

~~No correspondence had been received on this application.~~

- D. THAT the Heritage Revitalization Agreement shall be prepared, completed, registered on title to the Lands, and given priority on title, to the satisfaction of the Director of Legal Services and the Director of Planning.

CARRIED UNANIMOUSLY

**4. CD-1 TEXT AMENDMENT: 8683 Kerr Street (Riverside East)**

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

Summary: To amend the CD-1 (Comprehensive Development) By-law to permit community centre and neighbourhood house use.

The Director of Planning recommended approval.

**Summary of Correspondence**

No correspondence had been received on this application 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 Jang

THAT the Director of Planning be instructed to make application to amend Comprehensive Development (CD-1) #247 (By-law No. 6533) for Riverside East, to permit Community Centre and Neighbourhood House use, generally as presented in Appendix A, of the Policy Report dated January 31, 2011, entitled "CD-1 Text Amendment: Riverside East (8683 Kerr Street)", and that the application be approved.

CARRIED UNANIMOUSLY

~~**5. REZONING: 1025 Robson Street**~~

~~An application by Laurie Schmidt, Brook + Associates Inc. was considered as follows:~~

~~Summary: To rezone from DD (Downtown) District to CD-1 (Comprehensive Development) District to change the permitted uses within the currently allowed density of 3.0 floor space ratio (FSR). Non-residential uses would increase from 1.00 FSR to 1.83 FSR to allow for the expansion of the retail/service spaces within the existing building. The balance of the 1.17 FSR permitted would be for residential or other non-retail commercial uses (e.g. office), allowing for possible future redevelopment at 3.0 FSR. The currently allowed height limit of 21.3 m (70 ft.) is to remain.~~