

City of Vancouver *Zoning and Development By-law*

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

CD-1 (251)

888 Beach Avenue

By-law No. 6676

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

Effective May 29, 1990

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

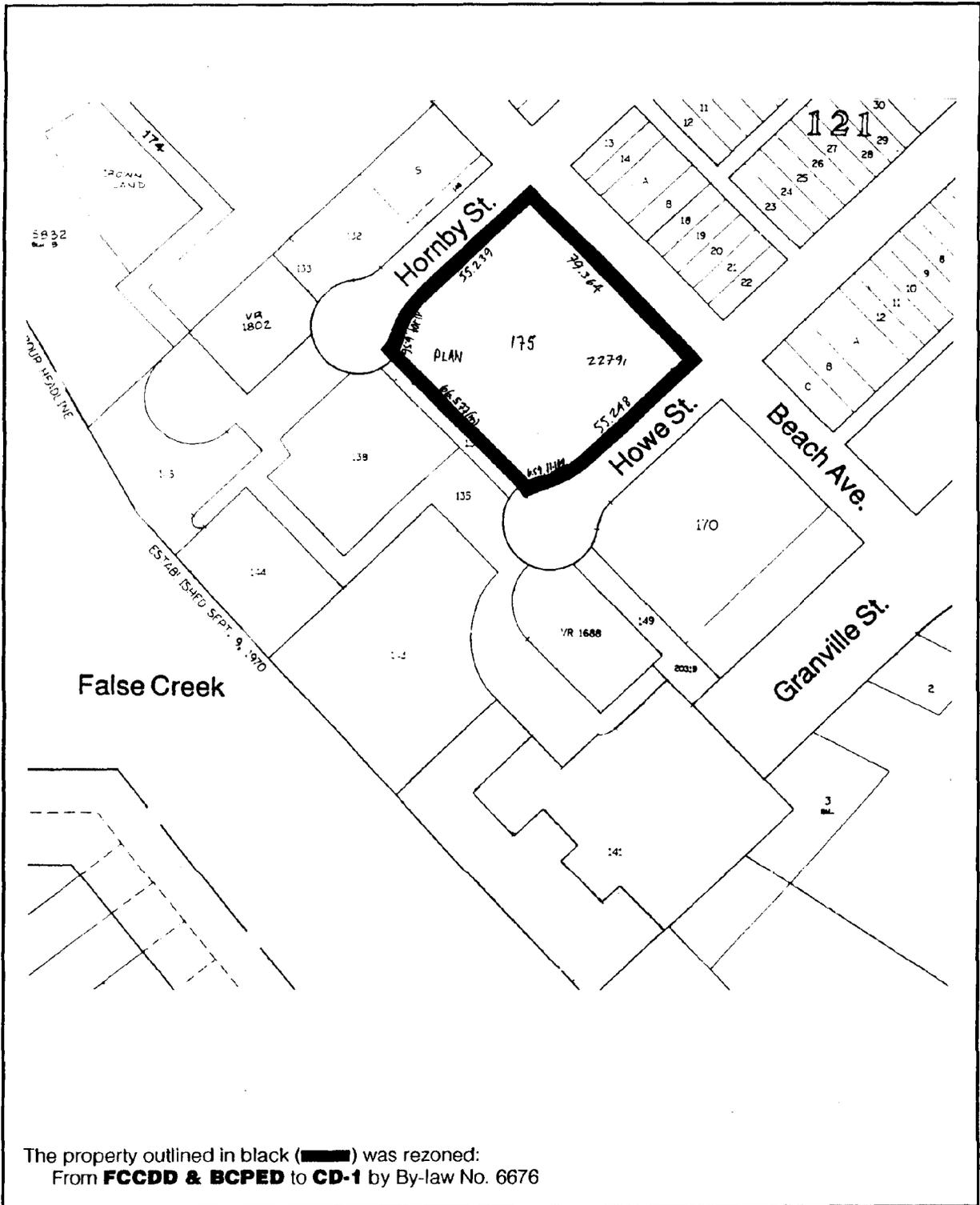
- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) a maximum of 300 dwelling units in multiple dwellings;
 - (b) artists studio;
 - (c) retail store, grocery store or drug store provided that the total floor area for each individual occupancy does not exceed 130.06 m² (1,400 ft.²);
 - (d) office uses;
 - (e) restaurant - class 1 provided that the total floor area for each individual occupancy does not exceed 69.7 m² (750 ft.²);
 - (f) barber shop or beauty salon;
 - (g) laundromat or dry cleaning establishment;
 - (h) photo finishing or photography studio;
 - (i) repair shop - class B;
 - (j) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

- 3.1 The maximum floor space ratio shall be 6.0 of which a maximum of 0.055 shall be commercial. [6736; 90 10 02]
- 3.2 The following shall be included in the computation of floor area:
- (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, to be measured to the extreme outer limits of the building.
- 3.3 The following shall be excluded in the computation of floor area:
- (a) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% of the permitted floor area;
 - (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
 - (c) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
 - (d) where a portion of the floor is used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, that area of the floor so used where it is at or below the base surface;
 - (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 929.03 m² (10,000 ft.²), whichever is the lesser;
 - (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. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6676 or provides an explanatory note.*

- 4 **Height**
The maximum building height (excluding mechanical penthouses) measured above the base surface shall be 88.3 m (289.7 ft.) for the tower on the north portion of the site and 48.1 m (157.8 ft.) for the tower on the south portion of the site.
- 5 **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 541 parking spaces shall be provided.
- 6 **Off-street Loading**
Off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 2 off-street loading bays shall be provided.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black (█) was rezoned:
 From **FCCDD & BCPED** to **CD-1** by By-law No. 6676

| | | |
|--|--------------------------|---|
| CD-1 (251) 888 Beach Ave. City of Vancouver Planning Department | date prepared: Dec. 1992 |  |
| | sectional(s): M,N-10 | |
| scale: 1:2000 | | |

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 18, 1989

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

Refer File: P.H. #218

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| RE CITY |
| JUL 19 1989 |
| NUMBER K 4324 |
| REFERRED TO JPC |
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| ANSWER REQ'D D |

Subject: Public Hearing - June 27, 1989

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on June 27, 1989.

Please note any matters contained therein for your attention.


DEPUTY CITY CLERK *gs*

GJ:ci
Att.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 1989, in the Council Chamber, City Hall, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

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

CLERK TO THE COUNCIL: G. Johnson

COMMITTEE OF THE WHOLE

MOVED by Ald. Baker,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 888 Beach Avenue

An application of Mr. James Cheng, Architect, was considered as follows:

REZONING: LOCATION - 888 BEACH AVENUE (LOTS 136, 147, 148, PLAN 20319; LOT E, REF. PLAN 1524; LOT O, REF. PLAN 2847; LOT P, REF. PLAN 2902; LOT T, REF. PLAN 3079; ALL OF BLOCK 124, D.L. 541)

Present Zoning: BCPED B.C. Place/Expo District
FCCDD False Creek Comprehensive Development District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft by-law, if approved, would rezone the site to CD-1 to accommodate use and development generally as follows:
- maximum of 300 dwelling units in multiple dwellings;
 - retail uses, as more particularly described in the draft by-law;
 - service uses; as more particularly described in the draft by-law;
 - office uses;
 - artists studios;
 - accessory uses customarily ancillary to the above uses;
 - maximum floor space ratio of 6.0;
 - maximum height of 88.3 m (289.7 feet);
 - provisions for off-street parking and loading.
- (ii) Proposed amendments to the Sign By-law which, if approved, would allow signage on this site under Schedule B of the Sign By-law.
- (iii) Any consequential amendments including amendments to Southeast Granville Slopes Official Development Plan.

Rezoning: 888 Beach Avenue (cont'd)

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

- a) That, prior to the enactment of the CD-1 By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:
 - Further design development to provide a minimum 80-foot separation between the 6-storey and the 18-storey buildings on the site and to ensure visual privacy and neighbourliness between the 18-storey tower and the pending development at 1604 Hornby, including a possible increase in the distance between the two developments;
 - Further design development of the tower caps to integrate them into the tower form and sculpting of towers to reduce bulk;
 - Further design development of the building edges and the courtyard and confirmation of siting for street-level uses, as outlined the City Manager's report dated May 25, 1989;
 - Submission and implementation of an acoustical consultant's report, to the satisfaction of the Medical Health Officer;
 - Provision of two off-street loading bays;
 - Vehicular access pattern, as determined by Council at this Public Hearing, from the options outlined in the City Manager's report dated May 25, 1989, as follows:
 - A. Access from Howe and Hornby Streets (as recommended by the City Engineer), or
 - B. Access from Beach Avenue and Howe Street (as preferred by the applicant and supported by the False Creek North Residents Association and the Acting Director of Planning).
- b) That the approved form of development is adopted in principle, generally as prepared by James Cheng, Architect, and stamped "Received City Planning Department, April 26, 1989", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- c) That, prior to enactment of the CD-1 By-law:
 - i) B.C. Hydro and B.C. Telephone services be underground within the site and to the nearest existing pole, to the satisfaction of the City Engineer;
 - ii) arrangements be made for registration of a legal agreement to the satisfaction of the Director of Legal Services to secure public use of the 48 visitor-spaces within the development;
 - iii) the applicant register the consolidation of the site in the Land Title Office;

Cont'd

Rezoning: 888 Beach Avenue (cont'd)

- iv) the applicant obtain a letter from the B.C. Ministry of Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field and a) has identified no unacceptable hazard for residential use of this site resulting from potential contamination of soil or building materials; or b) that a remediation program concurred with by the B.C. Ministry of Environment as being adequate to eliminate such a hazard has been completed as certified by such a professional.

The requirement to complete remediation prior to enactment contained in part b) of this condition shall not apply if amendments to City of Vancouver By-laws have been enacted to permit a program of remediation approved by the B.C. Ministry of Environment during construction in a sequence of steps to be prescribed, monitored and certified complete by such a professional.

Note: This condition, normally required to be met prior to proceeding to Public Hearing, will instead be required prior to enactment of the CD-1 By-law because this application was initially filed as a development application.

A staff review was presented by Mr. Pat Wotherspoon, Planner, who noted the application had been revised from the original proposal and represented an improved scheme, which could be a catalyst for this type of unique development in Vancouver. He drew attention to the options for vehicular access which were to be determined by Council at this Public Hearing. The choice was between access from Howe and Hornby Streets (as recommended by the City Engineer), or access from Beach Avenue and Howe Street (as preferred by the applicant and supported by the False Creek North Residents Association and the Acting Director of Planning).

The Mayor called for any delegations and the following speakers addressed the Hearing:

Ms. Sharon Lea Richman, False Creek North Residents Association, noted the Association had a good relationship with the applicant, however, the proposed density is overwhelming and potentially unlivable. The neighbours prefer the vehicle access entrance to be off Beach Avenue, as Hornby and Howe Streets need to be resident corridors only. Retail activity should be on Beach Avenue only and the landscaping should reflect the residential tone of the neighbourhood. She suggested a double row of trees would be enhancing to the project.

Mr. John Owen, 1675 Hornby Street, expressed support of the project, however, he was concerned that parking access may be from Beach Avenue which he felt should be for retail purposes only. He felt further ground level landscaping is needed and the corners of the project should be re-designed so that the public could see into the project. Further, he wanted to see 48 parking spaces made available for the public.

Mr. James Cheng, the applicant, commented the project has been set back from the property line by five feet to allow for a transition, and the southeast and southwest corners will be opened up. He will encourage more meetings with residents of the area to obtain their opinions. The parking access from Howe and Hornby Streets would create conflict with other activities already in the neighbourhood. Forty-eight parking spaces will be supplied, however, strata council owners will have to maintain this area of parking.

Rezoning: 888 Beach Avenue (cont'd)

Mr. Larry Beasley, Associate Director, Central Area Planning Division, and Mr. Paul Pinsker, Engineer, responded to questions of Council members related to their respective department's reasoning for recommending access to the parking area. Mr. Beasley noted the only real issue is the parking access as the revised application has changed a no-win situation to one where there are no objectors and the density has gone down considerably.

MOVED by Ald. Taylor,
THAT the application be approved, subject to the conditions proposed by the Acting Director of Planning as set out in this Minute of the Public Hearing.

FURTHER THAT vehicular access be from Beach Avenue and Howe Street.

- CARRIED UNANIMOUSLY

2. Text Amendment: Residential Provisions in C-1, C-2 and C-3A Commercial Districts

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

TEXT AMENDMENT: RESIDENTIAL PROVISIONS IN C-1, C-2 AND C-3A COMMERCIAL DISTRICTS

(i) The draft by-law, if approved, would encourage residential uses by amending provisions of the C-1, C-2 and C-3A Commercial District Schedules generally as follows:

- delete dwelling units as an outright use;
- increase the floor space ratio for residential use to 0.75 in C-1 Districts;
- increase the floor space ratio for residential use to 2.5 in C-2 Districts;
- add references to residential livability and compatibility with commercial uses;
- insert acoustic standards for dwelling units.

(ii) Any consequential amendments.

The Acting Director of Planning recommended approval.

Mr. John Winsor, Planner, explained the purpose of the text amendment, noting that the livability aspect has been studied and found acceptable. Further, the proposed standards meet CMHC requirements for noise levels.

There were no speakers for or against the proposal.

MOVED by Ald. Baker,
THAT the application of the Acting Director of Planning be approved.

- CARRIED UNANIMOUSLY

888 Beach Avenue

BY-LAW NO. 6676

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-363(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

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

- (a) a maximum of 300 dwelling units in multiple dwellings;
- (b) artists studio;
- (c) retail store, grocery store or drug store provided that the total floor area for each individual occupancy does not exceed 130.06 m² (1,400 ft.²);
- (d) office uses;
- (e) restaurant - class 1 provided that the total floor area for each individual occupancy does not exceed 69.7 m² (750 ft.²);
- (f) barber shop or beauty salon;
- (g) laundromat or dry cleaning establishment;
- (h) photo finishing or photography studio;
- (i) repair shop - class B;

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

3. Floor Space Ratio

3.1 The maximum floor space ratio shall be 6.0 of which a minimum of 0.13 and a maximum of 0.17 shall be commercial.

3.2 The following shall be included in the computation of floor area:

(a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor area:

(a) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% of the permitted floor area;

(b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;

(c) elevator shafts, lockers, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;

(d) where a portion of a floor is used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, that area of the floor so used where it is at or below the base surface;

(e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 929.03 m² (10,000 ft.²), whichever is the lesser.

4. Height

The maximum building height (excluding mechanical penthouses) measured above the base surface shall be 88.3 m (289.7 ft.) for the tower on the north portion of the site and 48.1 m (157.8 ft.) for the tower on the south portion of the site.

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 541 parking spaces shall be provided.

6. Off-Street Loading

Off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 2 off-street loading bays shall be provided.

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

DONE AND PASSED in open Council this 29th day of
May , 1990.

(sgd) Gordon Campbell

Mayor

(sgd) Dennis Back

Deputy City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 29th day of May 1990, and numbered 6676.

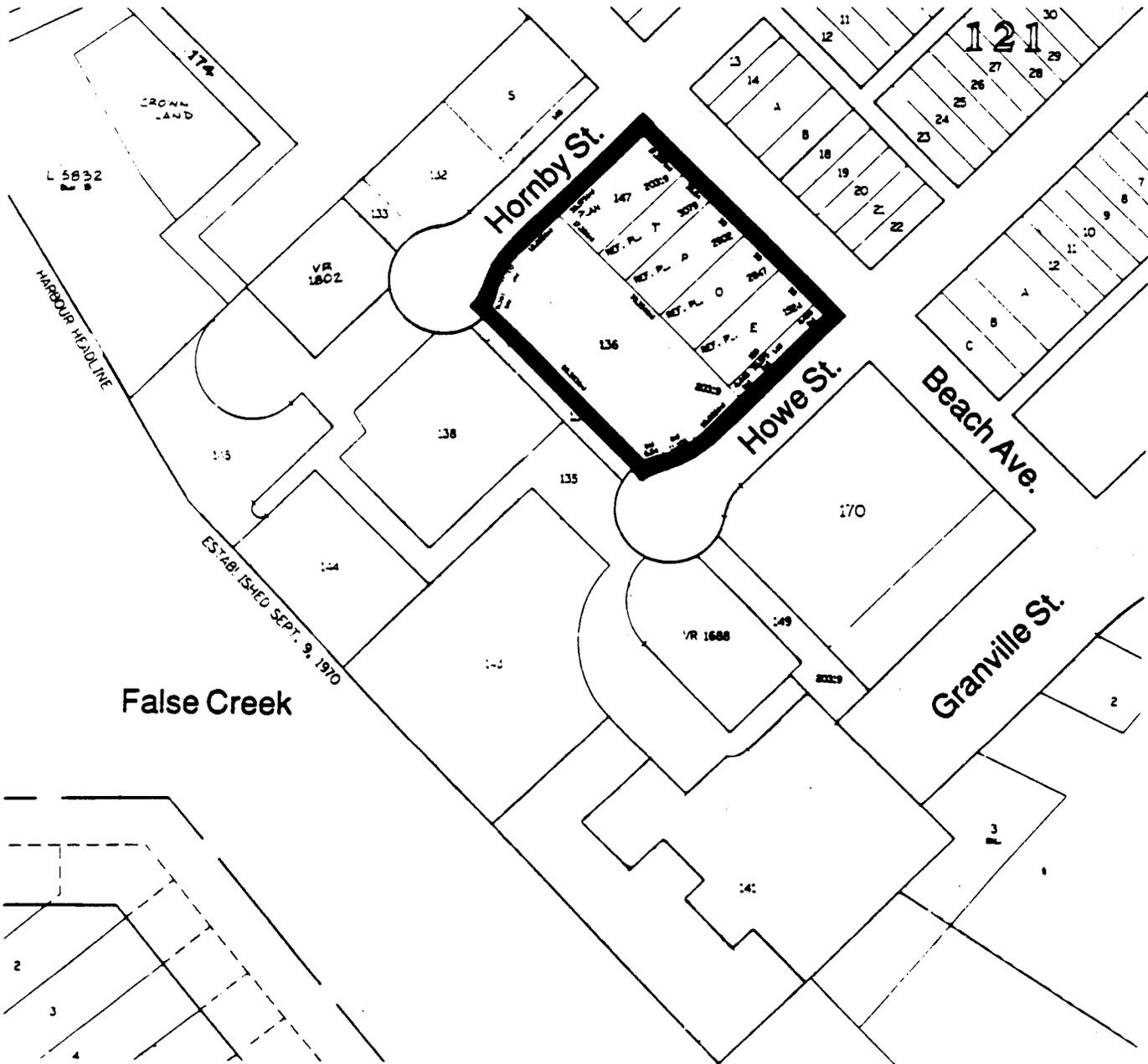
CITY CLERK"

BY-LAW No. 6676 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

SCHEDULE A

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

FROM FCCDD and BCPED TO CD-1



SCALE:1:2000

FILE No. **RZ-888 Beach Ave.**

Z- 363 (a)



BY-LAW NO. 6690

A By-law to amend By-law No. 6674 to
more particularly identify a site zoned CD-1 and
to repeal certain redundant CD-1 By-laws

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

1. Schedule A to By-law No. 6674 is amended by adding thereto as
the last entry the following:

"6676 888 Beach Ave. CD-1(251)".

2. By-laws numbered 4395 and 4830 are repealed.

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

DONE AND PASSED in open Council this 10th day of
July , 1990.

(signed) Gordon Campbell
Mayor

(signed) Dennis Back
Deputy City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law
passed by the Council of the City of Vancouver on the 10th day of
July 1990, and numbered 6690.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Sept. 21, 1990

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

Refer File: PH #238

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| RECEIVED | |
| PLANNING DEPARTMENT | |
| SEP 26 1990 | |
| NUMBER. | L 6356 |
| REFERRED TO. | FAS |
| COPY TO. | |
| ANSWER REQ'D. | |

Subject: Public Hearing - September 13, 1990

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of September 13, 1990, respecting various rezonings and text amendments.

Please note any matters contained therein for your attention.



DEPUTY CITY CLERK

DB:ci
Att.

Clause No. 4 cont'd

In response to questions from Council members, Mr. Phipps suggested it would be acceptable for the 35 ft. average setback to be specified above the first floor.

The Mayor called for speakers in favour or opposed to the proposal and the following addressed the Public Hearing:

Milton Wylie, 7200 Block Laurel Street, had some reservations about accessing the development from a busy arterial such as Oak Street, but his main concern, as a long term resident, was the diminution of the single family houses in his block. Over the years, changes had created an area completely dominated by congregate uses. Any further erosion was strongly opposed.

Michael Cohene, President of the Congregation, Temple Sholom, expressed serious concern about loss of privacy. The Synagogue Sanctuary would overlook the project and the congregation wished to maintain the sanctity and serenity of worship it currently enjoys. Therefore, Temple Sholom requested Council approve a setback of 85 ft. Mr. Cohene also requested the City review the setback of the adjacent Salvation Army home.

In response to the privacy issue, Mr. Palmquist noted there were opportunities to preserve the privacy of the Synagogue, although the two-storey blank wall of the Synagogue posed a problem. At the detailed design stage, reorientation of some of the windows at the south elevation could be reconsidered, but they could not face a two-storey wall.

MOVED by Ald. Taylor,

- A. THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing, except that condition (b)I(iii) be amended to read as follows:

- (iii) provision of a 35 ft. average, rear setback above the first floor

and that the draft by-law be amended to reflect this change.

- B. THAT at the Development Permit stage, the Director of Planning have regard to the relationship to the Temple Sholom and the need to respect the sanctity of the Synagogue.

- CARRIED

(Alderman Puil opposed)

5
Clause No. A cont'd

A brief departmental review was given by Mr. I. Smith, Planner, who advised the Director of Planning supported the application noting it would provide much needed public parking and open space in the Yaletown Historic Area.

One speaker, Mr. Colin Ryan, President, Yaletown Merchants Association, addressed the Public Hearing and expressed support for the proposal.

MOVED by Ald. Owen,
THAT the application be approved, subject to the conditions proposed by the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

6. Text Amendment: 888 Beach Avenue
CD-1 By-law No. 6676

An application of James K.M. Cheng, Architect, was considered as follows:

TEXT AMENDMENT: 888 BEACH AVENUE - CD-1 BY-LAW NO. 6676 (Lot 175, False Creek, Plan 22791)

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

- (i) If approved, the proposed text amendment would amend the minimum required commercial floor space ratio from 0.13 to 0.055.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application and further recommended that the amending by-law be changed, prior to enactment, to convert the floor space ratio for commercial use from a minimum to a maximum as follows:

- (a) that, in Section 3.1 the figure "0.17" be amended to "0.055" and the words "a minimum of 0.13 and" be deleted.

There were no speakers.

MOVED by Ald. Bellamy,
THAT the application be approved, together with the recommendations of the Director of Planning, as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

| | |
|---------------------|----------------------|
| RECEIVED | |
| PLANNING DEPARTMENT | Date: Sept. 27, 1990 |
| SEP 28 1990 | |
| NUMBER | L 6416 |
| REFERRED TO | OTB/TP |
| COPY TO | |
| REVIEW REQ'D | |

To: City Manager
 Director of Planning
 Associate Director, Zoning Division
 Director of Legal Services
 Director of Housing & Properties
 City Engineer
 Tom Phipps, Rezoning & Subdivision Group

Refer File: P.H. #238

Subject: Public Hearing Minutes - September 13, 1990

The Minutes of the September 13, 1990 Public Hearing were approved by Council on September 25, 1990. Subsequently, a clerical error on page 12 of the record was drawn to my attention by the Planning Department. I am satisfied as to the intention of Council and, therefore, a new page 12 is attached, which reflects the following corrections:

1. First paragraph, second line - insert the word 'average' after the words '35 ft.';
2. Recommendation A(iii) - insert the word 'average' after the words '35 ft.'.



DEPUTY CITY CLERK

JT:ci

Also sent to: The Hulbert Group B.C. Ltd.
 Architects
 1160 Hamilton St.
 Vancouver V6B 2S2

888 Beach Avenue

BY-LAW NO. 6736

A By-law to amend
By-law No. 6676, being a
By-law which amended By-law No. 3575
by rezoning an area to CD-1

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

1. Section 3.1 of By-law No. 6676 is amended by deleting the words "minimum of 0.13 and a maximum of 0.17" and by substituting therefor the words "maximum of 0.055".
2. This By-law comes into force and takes effect on the date of its passing.

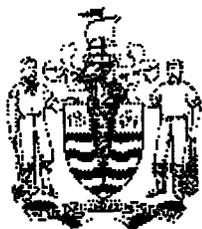
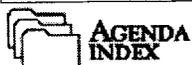
DONE AND PASSED in open Council this 2nd day of
October , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 2nd day of October 1990, and numbered 6736.

CITY CLERK"



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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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"