



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

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## CD-1 (311)

*150 Pacific Boulevard North*

*By-law No. 7201*

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

**Effective October 19, 1993**

*(Amended up to and including By-law No. 8265, dated October 3, 2000)*

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

2 **Intent**

The intent of this By-law is to permit the development of a major cultural and recreational facility and a separate office component in a form which complements and is compatible with the character of adjacent areas. Commercial and service use will also be permitted both as ancillary to the cultural and recreational use and as separate uses to enhance the integration with the adjacent development.

3 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (311), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Cultural and Recreational Uses, but not including Golf Course or Driving Range, Marina and Zoo;
- (b) Manufacturing Uses, but limited to Brewing or Distilling;
- (c) Office Uses;
- (d) Parking Uses;
- (e) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split-Island, and Vehicle Dealer;
- (f) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop;
- (g) Utility and Communication Uses, but not including Public Utility, Recycling Depot, and Waste Disposal Facility; and
- (h) Accessory Uses customarily ancillary to the above uses.

[8265; 00 10 03]

4 **Floor Area and Density**

4.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 4.1.

**Table 1**

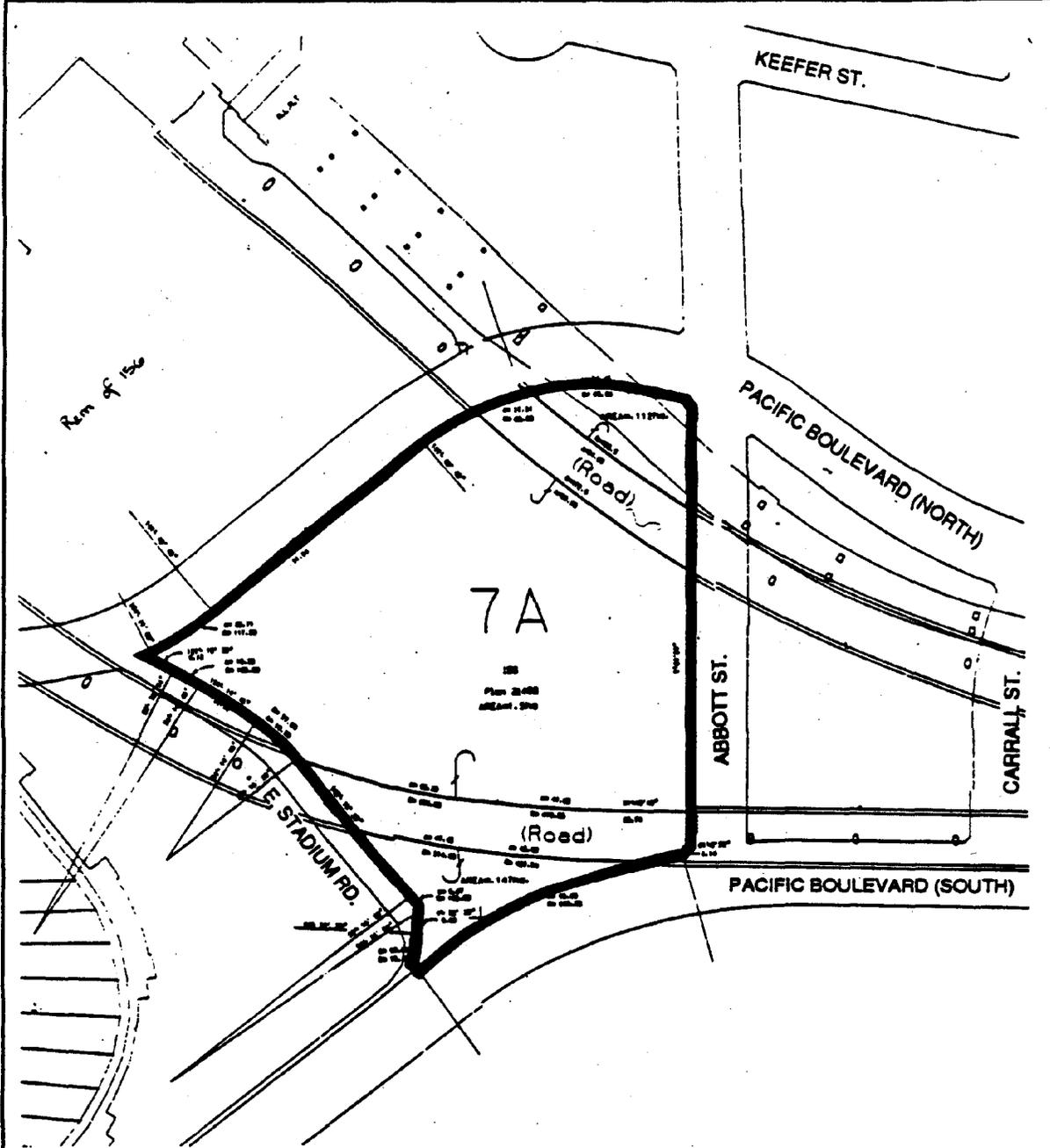
USE	MAXIMUM FLOOR AREA
Cultural and Recreational Uses (including Fitness Centre)	38 599 m <sup>2</sup>
Office Uses	20 800 m <sup>2</sup>
Retail and Service Uses	6 560 m <sup>2</sup>
Manufacturing Uses, but limited to Brewing or Distilling	160 m <sup>2</sup>

[8265; 00 10 03]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7201 or provides an explanatory note.*

- 4.2** Notwithstanding sub-section 4.1, an amount of floor area not to exceed 2 790 m<sup>2</sup> may be transferred from “Office Uses” to “Cultural and Recreational Uses (including Fitness Centre)” provided that the total floor area of both uses remains the same as calculated using Table 1.
- 4.3** The maximum floor space ratio shall be 1.52.
- 4.4** The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.5** The following shall be excluded in the computation of floor space ratio:
- (a) Cultural and Recreational uses, except Fitness Centre, and customarily ancillary uses, up to a maximum exclusion of 37 400 m<sup>2</sup>;
  - (b) where floors are used for off-street parking and loading, bicycle storage, 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; and
  - (c) floors or portions of floor used for heating and mechanical equipment; [7330; 94 07 26]
  - (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. [8169; 00 03 14]
- 4.6** The Director of Planning may permit interior public space, including atria and other similar spaces, to be excluded from the floor space ratio, provided that:
- (a) the excluded area shall not exceed 600 m<sup>2</sup>;
  - (b) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use; and
  - (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.
- 5** **Height**  
The maximum building height measured above the base surface, but excluding mechanical penthouses and roofs, shall be 91.0 m.
- 6** **Off-Street Parking**  
A minimum of 412 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [7330; 94 07 26]
- A minimum of 8 off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 7** **Acoustics**  
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 continuous noise levels (L20) emanating from the arena shall not exceed 55 decibels (slow) when received at a point of reception within a quiet zone as defined in the Noise By-law.
- 8** *[Section 8 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.]*

BY-LAW No. 7201 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-412 (c)**

<p><b>RZ-150 Pacific Boulevard North - Canucks Arena</b></p> <p><b>City of Vancouver Planning Department</b></p>	sectional: P-9	
	map: 1 of 1	
	scale: 1:2000	

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 25, 1993, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell  
Councillors Bellamy, Chan, Davies  
Eriksen (clause 1),  
Kennedy, Owen, Price,  
Puil (clause 1), Rankin  
and Wilson

CLERK TO THE COUNCIL: G. MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Davies,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 150 Pacific Boulevard North (Canucks Arena)

An application by Concord Pacific Developments Ltd., was considered as follows:

REZONING: 150 PACIFIC BOULEVARD NORTH (CANUCKS ARENA)  
(Portion of Lot 156, except Plan 21735, False Creek Plan 21458)

Present Zoning: BCPED B.C. Place Expo District  
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the rezoning would permit the use and development of the site generally as follows:

- a new 20,000 seat arena;
- a 22-storey office tower;
- a training/fitness centre;
- a media centre;
- commercial use on Abbott Street;
- a restaurant;
- accessory uses;
- maximum floor space ratio of 1.52;
- maximum height of 91 m (299 ft.);
- acoustic provisions; and
- up to 700 underground parking spaces.

Clause No. 1 continued

- (ii) Amend Sign By-law No. 6510.
- (iii) Any consequential amendments, including amendment of the False Creek North Official Development Plan, By-law No. 6650.

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Baker McGarva Hart Architects, stamped "Received, City Vancouver Planning Department, December 16, 1992," and "January 27, 1993," provided that the Director of Planning may allow or require minor alterations to this form of development when approving a detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
  - (i) further design development to ensure that the canopy system above viaduct level extends to the east end of the arena glazing on the south and the exterior stairs on the north, and extends below and screens the underside of the Georgia Viaduct to diminish its visual presence and integrate the southern plaza;
  - (ii) further design development of the tower lobby and adjacent area to achieve a prominent entrance;
  - (iii) further design development to enhance pedestrian interest on Pacific Boulevard North, including the introduction of windows into the kitchen and planting of street trees;
  - (iv) further design development to screen the parking access off Pacific Boulevard South, establish clear sight-lines from the street into both plazas, and provide an identifiable building entrance off the southern plaza;
  - (v) further design development of the walkway connecting the Georgia and Dunsmuir Viaducts, in consultation with the City Engineer;
  - (vi) widening the elevated walkways to a minimum of 4.6 m (15.0 ft.);

Clause No. 1 continued

- (vii) widening the permanent pedestrian bridges over Pacific Boulevard North to a minimum of 6.1 m (20.0 ft.);
  - (viii) providing bicycle parking as per City Council guidelines, to the satisfaction of the City Engineer, in consultation with the Bicycle Advisory Committee; maximizing the number of Class I stalls; and emphasizing the security of parked bicycles.
- (c) That the development principles listed in Appendix E of the Manager's Report dated February 3, 1993 be adopted to provide design direction for the future sub-area rezoning of Parcel 7B.
- (d) That, prior to the enactment of the CD-1 By-law, the property owner shall, at no cost to the City:
- (i) Obtain and submit to the City copies of all soils studies and the consequential Remediation Plan, approved by the Ministry of Environment; enter into or cause to be entered into by the Province of British Columbia, agreements satisfactory to the Director of Legal Services, providing for the remediation of any contaminated soils on the 7A site in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; providing security satisfactory to the Director of Legal Services for the completion of remediation and indemnifying the City and the Approving Officer against any liability or costs which may be incurred as a result of the presence of contaminated soils on the 7A site;
  - (ii) Submit to the City a remediation plan for all newly dedicated streets and utility rights-of-way required to serve the subject site, including utility construction plans compatible with the accepted remediation plan; together with any agreements deemed necessary by the City Engineer providing for the construction and installation of monitoring systems for, among other things, water discharges and groundwater flows; and any other systems considered advisable by the City Engineer, all to the satisfaction of the City Engineer and the Director of Legal Services;

Clause No. 1 continued

- (iii) Execute an Indemnity Agreement, satisfactory to the Director of Legal Services, providing for security to the satisfaction of the Director of Legal Services, protecting the City and the Approving Officer from all liability or damages arising out of or related to the presence of contaminated soils on the lands comprising the subject site, howsoever occurring, arising during the period commencing immediately following the Public Hearing until the Ministry of Environment issues Confirmations of Compliance (which Confirmations shall be in the form appended to the Certificate of Remedial Process issued by the Ministry of Environment on September 7, 1990), certifying that the subject site, including all roads, utility corridors and open spaces contained therein, complies with Provincial Standards as defined in the Confirmation of Compliance;
- (iv) Execute a Section 215 Agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until Confirmations of Compliance have been provided to the City by the Ministry of Environment;
- (v) Execute an agreement, satisfactory to the Directors of Legal Services and Social Planning, for the provision of public art in accordance with the Public Art Policy adopted by the City;
- (vi) Provide, to the satisfaction of the Director of Legal Services and the City Engineer, such agreement as is required pursuant to that certain letter agreement made on April 3, 1990 between the City and the property owner, or any modification thereof, and, if the property owner and the City shall agree, execute a modification of the letter agreement, satisfactory to the Director of Legal Services and the City Engineer, allowing reallocation of built parking spaces to parcel 7A;

Clause No. 1 continued

- (vii) Execute a service agreement, satisfactory to the Director of Legal Services and the City Engineer, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed at no cost to the City, and to provide for the grant of all necessary street dedications, under viaduct dedications, and rights-of-way for the Services, all to the satisfaction of the City Engineer and the Director of Legal Services. Without limiting the discretion of the said City officials, this agreement shall include provisions that:
1. no Development Permit in respect of any improvements to be constructed on the subject site pursuant to this rezoning shall be issued until the design of all of the Services is completed to the satisfaction of the City Engineer;
  2. the design of all the Services will be completed to the satisfaction of the City Engineer prior to: (i) tendering for the construction of any of the Services; or (ii) any construction of the services if the Property Owner decides not to tender the construction;
  3. no occupancy of any buildings or improvements constructed pursuant to the rezoning shall be permitted until all Services are completed to the satisfaction of the City Engineer;
  4. security shall be provided, satisfactory to the Director of Legal Services, to ensure completion of the Services;
- (viii) Execute an agreement satisfactory to the Director of Legal Services and the City Engineer, requiring the property owner to design, construct and maintain grade-separated pedestrian walkways (the "walkways") parallel to the Dunsmuir and Georgia Viaducts, linking site 7A to Beatty Street. Without limiting the discretion of the said City officials, this agreement shall include provisions that:

Clause No. 1 continued

1. notwithstanding that ownership of the walkways is to remain with the property owner, the walkways shall be constructed according to a design acceptable to the City Engineer and the Director of Planning, shall be completed to the satisfaction of the City Engineer and shall not be occupied until the City Engineer is so satisfied and all requirements of the Director of Permits and Licenses in respect thereof have been met;
  2. the walkways shall be repaired and maintained by the property owner notwithstanding that they are located, in part, off-site, and security, to the satisfaction of the Director of Legal Services, for such maintenance shall be provided, including registration of a Section 215 Covenant to ensure on and off-site repair and maintenance;
  3. for those portions of the walkways located off-site, the property owner shall obtain from the owners of the off-site areas all such rights-of-way necessary for the construction and maintenance of the walkways, including grants in favour of the City, as the City Engineer and the Director of Legal Services shall require;
- (ix) Execute a Section 215 Agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the subject site constructed pursuant to this rezoning until the above-grade pedestrian walkways are completed satisfactory to the City Engineer;
- (x) Execute an encroachment agreement or volumetric lease, as determined by and satisfactory to the Director of Legal Services and the City Engineer, for those portions of the pedestrian walkways, and the walkway connecting the Georgia and Dunsmuir Viaducts, over City Streets;
- (xi) Obtain, where deemed necessary by the City Engineer, a perpetual easement with the B.C. Pavilion Corporation, satisfactory to the Director of Legal Services and the City Engineer, over B.C. Pavilion Corporation's property to accommodate the above-grade plaza adjacent to the office tower's upper lobby;

Clause No. 1 continued

- (xii) Execute, and, where deemed necessary by the City Engineer, cause B.C. Pavilion Corporation to execute, a statutory right-of-way in favour of the City, satisfactory to the Director of Legal Services and City Engineer, providing for public access to, along, and over the grade-separated pedestrian walkways, the walkway connecting the Georgia and Dunsmuir Viaducts, and the open space connecting the walkways;
- (xiii) Execute a floodplain covenant, satisfactory to the Director of Legal Services and the Ministry of Environment;
- (xiv) Re-evaluate, amend and/or release, to the satisfaction of the Director of Legal Services and the City Engineer, all existing covenants and rights-of-way registered against the subject site to address the proposed development;
- (xv) Obtain approval and registration of a compatible subdivision plan;
- (xvi)
  1. Execute all such agreements and plans, obtain all such consents and take all such steps as are necessary, to the satisfaction of the City Engineer and the Director of Legal Services, to dedicate to the City as street a portion of the existing statutory right-of-way in favour of the City (registered in the Land Title Office under numbers R92170 - R92173A), such portion being the under-viaduct area;
  2. Modify the said existing statutory right-of-way agreement, to the extent the City Engineer considers necessary, to ensure that construction on the subject site does not remove subjacent, lateral or other support to and for the viaduct structures, and to assure to the City appropriate access to the viaduct structures for the purposes of repair, maintenance or reconstruction;
  3. With respect to any structures permitted by the City Engineer to be placed on the aforesaid under-viaduct area, the property owner shall enter into such agreement as deemed appropriate by the City Engineer and the Director of Legal Services with respect to such structures, which agreement shall include provisions for removal of any or all of such structures to allow for viaduct rebuilding, maintenance or repair;

Clause No. 1 continued

4. Take all steps, where deemed necessary by the City Engineer and the Director of Legal Services, to ensure the continued priority of the said existing statutory right-of-way, as modified as aforesaid, over the statutory right-of-way and Equitable Charge in favour of British Columbia Transit, registered in the Land Title Office under numbers P102743 and P102744 respectively;
- (xvii) Execute, and cause B.C. Transit to execute, an agreement between the City, B.C. Transit, and the property owner, satisfactory to the Director of Legal Services and the City Engineer, providing for the design, construction and maintenance of an entrance to the Stadium Station at the east end of the station and cause B.C. Transit to grant to the City a statutory right-of-way for public access to and through such entrance over such portions of the property owned by B.C. Transit as the City Engineer deems necessary;
- (xviii) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer, in consultation with the Chief of Police, establishing an acceptable traffic and crowd management plan, to be implemented during events, at no cost to the City;
- (xix) Execute an agreement, satisfactory to the Director of Legal Services and the City Engineer, to establish a bus parking plan to the satisfaction of the City Engineer and the Director of Planning.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 215 of the Land Title Act.

The preceding agreements are to be tendered, at the option of the Director of Legal Services, for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; such agreements are to have priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services.

The preceding agreements shall provide security to the City, including indemnities, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services.

Clause No. 1 continued

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

SUMMARY OF PROPOSED CHANGES  
150 PACIFIC BOULEVARD NORTH

	Current Status	Proposed Amendments
Zone	BCPED	CD-1
Use	Residential, Institutional, Industrial, Marinas, Commercial, Parks, Exposition and Trade Fair	Arena, Office, Training/ Fitness Centre, Media Centre, Commercial, Restaurant
Max. FSR	varies	1.52
Max. Height	varies	91 m (299 ft.)

A review of the correspondence showed six letters supporting the application, and two letters opposing the application.

Mr. Larry Beasley, Associate Director, Central Area Projects, provided a review of the process leading to the Public Hearing.

In 1991, Council instructed staff to undertake an independent review of a variety of possible locations for such facilities, taking into consideration issues such as access, parking, local impacts, economic implications, and site availability. In late 1991, Council concluded that a downtown site was preferred, and the Apex site was preferred over other downtown area sites. Council also concluded that any location required careful evaluation in terms of traffic and local impacts.

The proponents put together a viable proposal using these parameters which were set by Council. In September 1992, Council approved an accelerated public review process in support of the Northwest Sports timetable, to break ground in September of 1993.

A full and wide ranging consultation process was undertaken by staff who paid strict attention to questions relating to traffic and parking impacts on the local community, and who ensured the building is compatible with the site and meets the needs of the Official Development Plan of the area.

Clause No. 1 continued

Staff and the applicant's design team discussed several key areas of concern. Great efforts were made to ensure the building suited the setting, and the scale of the building was in line with the future development proposed for the False Creek North area. Discussions were held to ensure that traffic and parking requirements best fit the need for the facility with the least inconvenience for the adjacent neighbourhoods. Attention was also directed to ensuring arrangements for pedestrians were maximized in terms of ample and convenient routes, safety, comfort, access to transit, and attractiveness. At this point, staff support the submission, subject to certain items which need to be improved and designed as the process continues.

Mr. Beasley advised that extensive study and public liaison have led to the development of several important conditions of the rezoning. They are:

- ▶ a comprehensive traffic and crowd management plan must be prepared prior to the opening of the facility;
- ▶ a workable bus parking plan must be prepared;
- ▶ several essential walkway routes need to be secured;
- ▶ key pedestrian walkway routes should be ample for expected volumes;
- ▶ street and signage adjustments should be made to guide people to and from the facility;
- ▶ continual monitoring of the surrounding areas is required, to ensure existing procedures are working in a satisfactory manner.

Mr. Beasley also outlined the significant public benefits of the project. They include:

- ▶ removal of excess office space from the downtown in favour of a use which supports the service industry;
- ▶ a location which can utilize existing transit patterns and facilities, and existing parking facilities;
- ▶ a facility which can attract pedestrian movement;
- ▶ parking payment-in-lieu and public art contributions in the amount of \$3.75 million;

Clause No. 1 continued

- ▶ other infrastructure amounting to \$500,000;
- ▶ a voluntary program suggested by Northwest Sports Enterprises which will encourage local employment.

Mr. Ian Smith, Planner, Coal Harbour - Bayshore Group, provided details on the application. The application relates to a site on the north side of False Creek which comprises 50% of the total area designated for major office use under the Official Development Plan. International Village is located to the north; Andy Livingstone Park is located to the east; residential sub-area 6(c) in Plaza of Nations is located to the south; B.C. Place Stadium is located to the west; and the remaining Concord lands and the Downtown are located to the northwest. This 5.4 acre site is vacant, flat, and is 40 feet below the downtown grade. It is contained by viaducts on the upper level, and on the lower level extends out to the surrounding streets.

The proposal calls for a 20,000-seat arena, approximately 415,000 square feet in size. There will be two concourses located within the building, with the first being about 15 feet above grade with entrances off the two lower plazas, and the second being at viaduct level with entry plazas on the north and south sides of the building. These will be linked to the downtown by permanent bridges over Pacific Boulevard North, and by temporary walkways on each of the viaducts. Stairs will link the upper and lower entrances and False Creek with the downtown.

Also proposed is a 22-storey, 224,000 square foot office tower on the northwest corner of the site, which will contain a media centre. A restaurant is proposed for the northeast corner of the site and it will be integrated with the arena. On Abbott Street, retail activity is planned which is in keeping with the character of the retail in International Village.

A minimum of 450 underground parking spaces are proposed to satisfy the development office needs, with up to 250 additional spaces available for B.C. Place. Two plazas are proposed at grade, and the southern plaza will be designated for public events, while the northern plaza is complicated by existing overhead structures and will be simplified to function as a direct link between the corner and the lower level entrance.

The Urban Design Panel has given unanimous support to the substantial changes to the form of development originally contemplated in the Official Development Plan.

Clause No. 1 continued

Areas requiring further design are as follows:

- ▶ a more substantial canopy system is required along the edge of the building;
- ▶ the developer has expressed concern about third party agreements dealing with improved pedestrian connections from B.C. Place, and the eastern entrance of the Skytrain station.

The arena will take advantage of a large pool of available parking in the downtown area. There are 35,000 parking spaces available within a 15 minute walk of the site, with 20,000 of the spaces available in the evening. This parking scheme will reduce peak volumes and congestion in the area.

Mr. Arthur Griffiths, spoke on behalf of the applicant. Mr. Griffiths advised the process to bring the Canucks to downtown Vancouver has been four years in duration. Northwest Sports Enterprises acquired the Apex site, which is the preferred site of Council, from Concord Pacific Developments Ltd., in August of 1992. This project will be the first privately initiated arena or stadium to be built in Canada for the past 60 years. Broad community support will be necessary to make this project happen.

Mr. Griffiths advised that in order to keep the Canucks viable financially and contributing to the community, the team requires its own multi-use facility in a convenient location on Skytrain, that can attract patrons from all parts of the region. Early corporate support has permitted them to budget for an affordable seating program.

This project will contribute to the community in the following ways:

- ▶ it will link False Creek and the downtown with walkways, plazas, stairs, and elevators;
- ▶ new parking will be developed;
- ▶ road improvements will be made;
- ▶ public art will be required on site;
- ▶ the former Chief Constable has been engaged to develop a traffic and crowd management and safety program;

Clause No. 1 continued

- ▶ a consultant has been engaged to review barrier-free access in services for those with disabilities;
- ▶ new innovative employment opportunities will be available for the neighbouring communities;
- ▶ a green management program will be put in place.

In response to questions from Council, Mr. Griffith advised the applicant was in agreement with the City concerning the width of the temporary walkway, as well as the width of the permanent walkway. These issues had been resolved earlier in the day, and Northwest Sports Enterprises will agree to widen the elevated walkways to a minimum of 15 feet, and to widen the permanent pedestrian bridges over Pacific Boulevard North to a minimum of 20 feet.

The Mayor called for speakers for or against the application and the following delegations were heard:

Ms. Barbara Gudmundson, on behalf of Carnegie Centre, expressed concern this project will intensify smog problems in the City. She requested someone take responsibility for air quality in the region.

Mr. Brian Lees, on behalf of the Downtown Parking Corporation, spoke in support of the application. Mr. Lees has been involved with the project since 1991, and has participated in traffic management studies. He is satisfied with the results of the studies.

Mr. Hanson Lau, on behalf of OCV Broadcasting, spoke in favour of the project as it would lead to favourable development in the area.

Mr. Sang Lee, 500 Block Atlantic Street, advised he was a resident of Strathcona and was speaking on behalf of the community. He advised the neighbourhood has no specific objections to the project, but suggested the traffic issue needs further examination. Mr. Lee asked that a new road be constructed in the vicinity of the Stadium to alleviate traffic problems, and suggested methods of paying for this roadway.

Mr. Paul Mercs, on behalf of MCA Concerts, indicated his support for the project, as this new facility would attract more entertainment events to the Vancouver area.

Mr. Tony Cavelti, on behalf of the Downtown Arena Committee, urged Council to support the application. The development will be beneficial for the area, and the majority of the business sector favours this application.

Clause No. 1 continued

Mr. Michael Kaile, on behalf of the Vancouver Hotel Association, spoke in favour of the application, and noted it will have spinoff effects for the region and the entire province.

Mr. George Bartel, on behalf of Tourism Vancouver, spoke in favour of the application. He advised a new arena will facilitate the marketing of the Vancouver area.

Dr. Raymond Rogers, 500 Block Beatty Street, indicated conditional support for the application. Dr. Rogers expressed reservation as the issue of the parking for the charter buses is still unresolved. He also advised Council has missed an excellent opportunity to ensure a transit pass accompanies the purchase of every seat in the new arena.

Ms. Michelle Fortin, on behalf of Downtown South and Downtown Eastside youth, spoke in support of the employment program that has been initiated by the applicant.

Mr. Bob Thompson, on behalf of the Vancouver Board of Trade, spoke in favour of the application. He commended Northwest Sports Enterprises for constructing an arena with private money.

Mr. Dennis Strate, on behalf of City Gate Complex, spoke in support of the project, but asked that consideration be given to linking transit passes with tickets, as suggested by an earlier speaker.

Ms. Pomponia Schmidt-Weinmar, 600 Block Atlantic Street, asked Council to add a condition to the Public Hearing approval, requiring the applicant to commit a reasonable number of jobs to residents in the Downtown Eastside and Strathcona neighbourhoods.

Ms. Isabel Minty, 1900 Block West 57th Avenue, raised concerns dealing with livability and quality of life in Vancouver. Among the concerns raised were the need for a covered pedestrian walkway, and the added requirement of public transit.

Mr. John Norton, on behalf of DERA, advised the land in question was in the Downtown Eastside and is incorrectly being referred to as False Creek North. Mr. Norton questioned the need for a third arena and advised not all patrons to the arena would have access to Skytrain. He stated the applicant's employment initiatives are a precedent and DERA fully endorses this employment proposal.

Mr. Aniz Jiwani, 7100 Block Champlain Crescent, spoke in favour of the application. It will be cheaper for the Canucks to operate an arena which they own, and this will allow them to keep ticket prices down.

Clause No. 1 continued

Following the public presentations, Mr. Larry Beasley, Associate Director of Planning, addressed some of the issues raised by the public. These issues included off-setting office capacity, location, bus parking, joint promotions between BC Transit and Northwest Sports Enterprises, job creation, infrastructure and parking availability, temporary walkways, and the future of the present Canucks stadium.

MOVED by Cllr. Puil,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT Council encourage Northwest Sports Enterprises Ltd. and BC Transit to develop a joint transit pass/ticket initiative, or other innovative ways of encouraging transit;

AND THAT Council notify BC Transit of the approval of this rezoning and the imminent need of a Pacific loop.

- CARRIED UNANIMOUSLY

VARY ORDER OF AGENDA

MOVED by Cllr. Owen,

THAT the order of the agenda be varied to accommodate delegations present.

- CARRIED UNANIMOUSLY

150 Pacific Boulevard North

BY-LAW NO. 7202

A By-law to amend  
Schedule A to By-law No. 6650, being the  
False Creek North Official Development Plan

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

- 1. Schedule A to By-law No. 6650 is amended:
  - (a) in the third paragraph of section 3.2.2 by inserting immediately after the word "cultural" a comma and the word "recreational";
  - (b) in the last paragraph of section 3.2.2 by deleting the words "162 580 square metres of office use" and by substituting therefor the following:
    - "152 790 square metres of office and street- or pedestrian- oriented retail and service uses";
  - (c) in the second paragraph of section 3.2.4 by inserting immediately before the words "is 60 390" the following:
    - "outside of the areas designated as office on Figure 5";
  - (d) by renumbering sections 5.10, 5.11 and 5.12 as sections 5.11, 5.12 and 5.13 respectively;
  - (e) by deleting section 5.9 and substituting therefor the following:
    - "5.9 Area 7(a)  
In addition to office this area may include a regional cultural and recreational facility. Detailed traffic analysis will be required at the sub-area zoning stage."; and

(f) by inserting the following new section 5.10:

**"5.10 Area 7(b)**

This predominately office area is the eastern terminus to the downtown office area, being defined by the viaducts and linked to the ALRT station. The grade of the downtown is to be extended between the viaducts. Development of this site should respond to the ultimate uses on adjacent sites, in particular sub-area 7(a). Any policies or principles of development adopted by Council should shape its design. Detailed traffic analysis will be required at the sub-area zoning phase."

2. Schedule A to By-law No. 6650 is further amended by deleting the diagram labelled "FIGURE 5 OFFICE DEVELOPMENT", "FIGURE 11 SUBAREAS", "FIGURE 12A ILLUSTRATIVE PLAN", "FIGURE 12B NON-MARKET HOUSING SITES" and "FIGURE 12C MAXIMUM TOWER HEIGHTS" and by substituting for them the identically labelled diagrams which are attached to and form part of this By-law.

3. 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 7202.

CITY CLERK"

MOTIONS (CONT'D)

- C. Marina Neighbourhood (300 Cardero Street)  
Guidelines for Land and Marine Development

MOVED by Cllr. Davies,  
SECONDED by Cllr. Rankin,

THAT the documents entitled "Marina Neighbourhood (300 Cardero Street) CD-1 Guidelines for Land Development" and "Marina Neighbourhood (300 Cardero Street) CD-1 Guidelines for Marina Development" be adopted by Council for use by applicants and staff for development applications in the Marina Neighbourhood.

- CARRIED UNANIMOUSLY

- D. Comprehensive Development District  
Form of Development  
150 Pacific Boulevard (Canucks Arena)

MOVED by Cllr. Davies,  
SECONDED by Cllr. Rankin,

THAT the approved form of development for the CD-1 zoned site known as 150 Pacific Boulevard be approved generally as illustrated in DA 215539, prepared by Brisbin Brook Beynon, Architects, and stamped "received, Planning Department (Land Use and Development Division), September 14, 1993", and "Received, Planning Department (Land Use and Development Division), September 28, 1993", 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

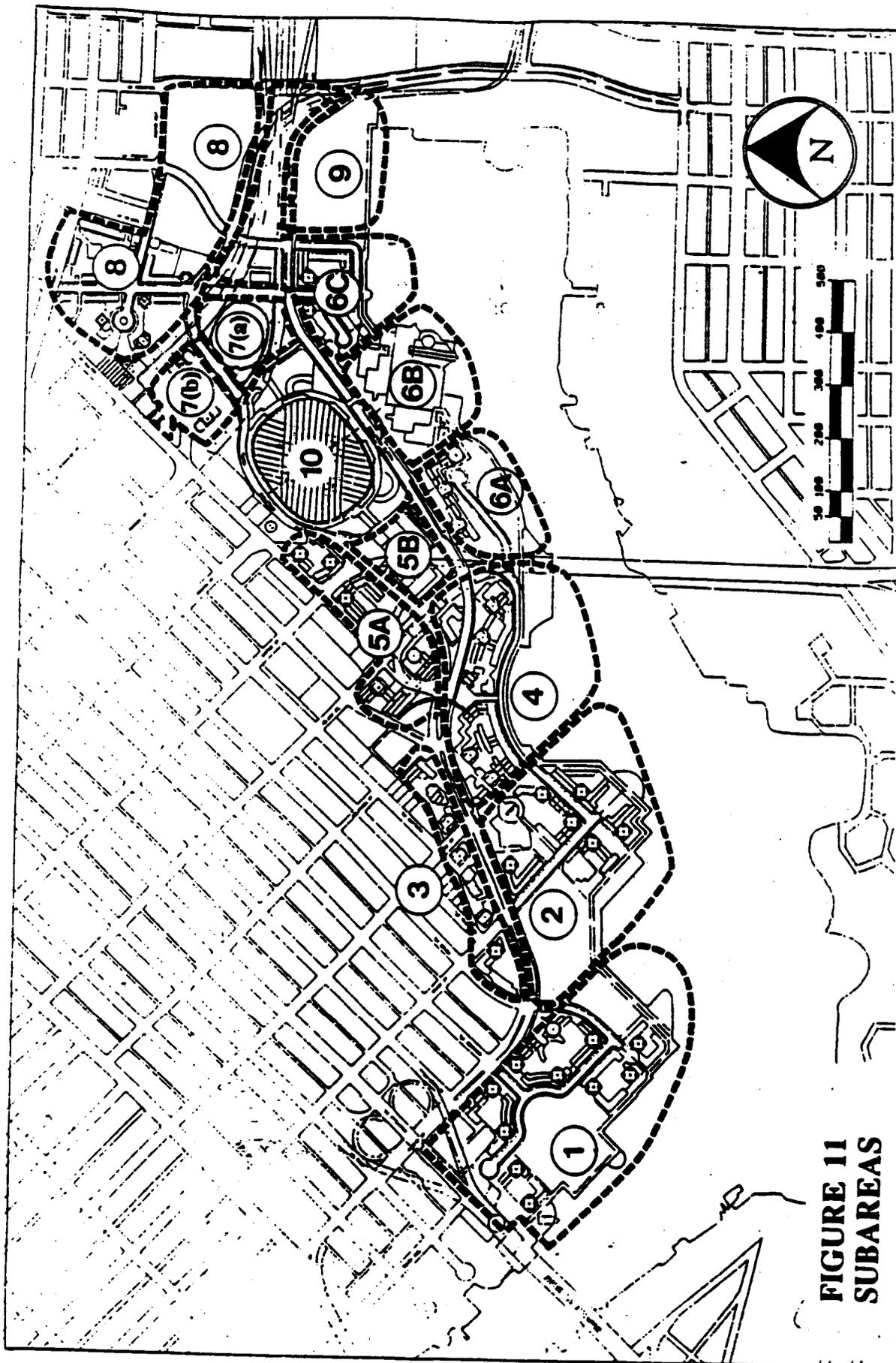
- E. Comprehensive Development District  
Form of Development  
(490 Commercial Drive)

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Chan,

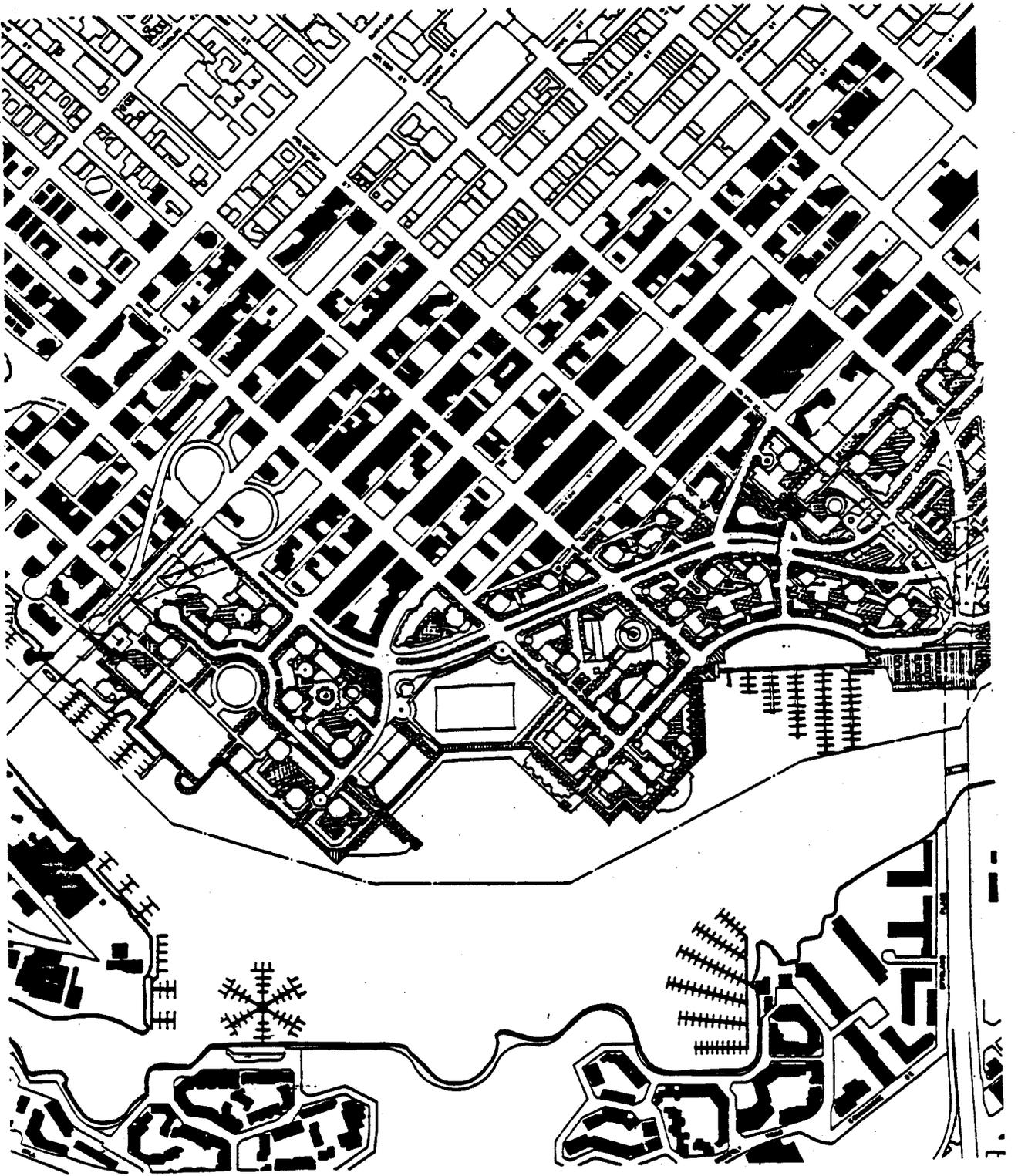
THAT the approved form of development for the CD-1 zoned site known as 490 Commercial Drive be approved generally as illustrated in DA214716, prepared by Morton Ramsey Associates, and stamped "Received, Planning Department (Land Use and Development Division), May 26, 1993", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

- CARRIED UNANIMOUSLY

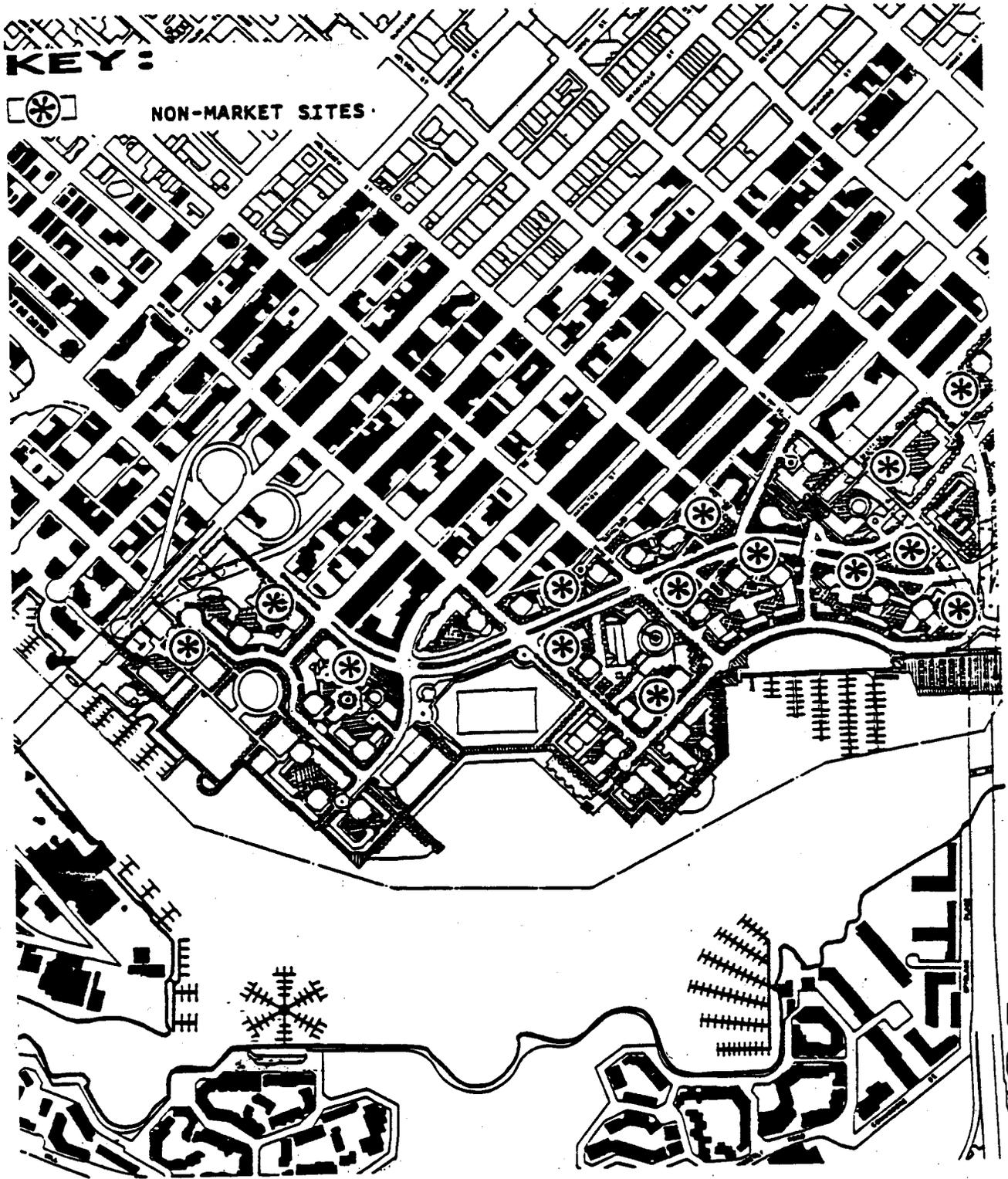




**FIGURE 11  
SUBAREAS**



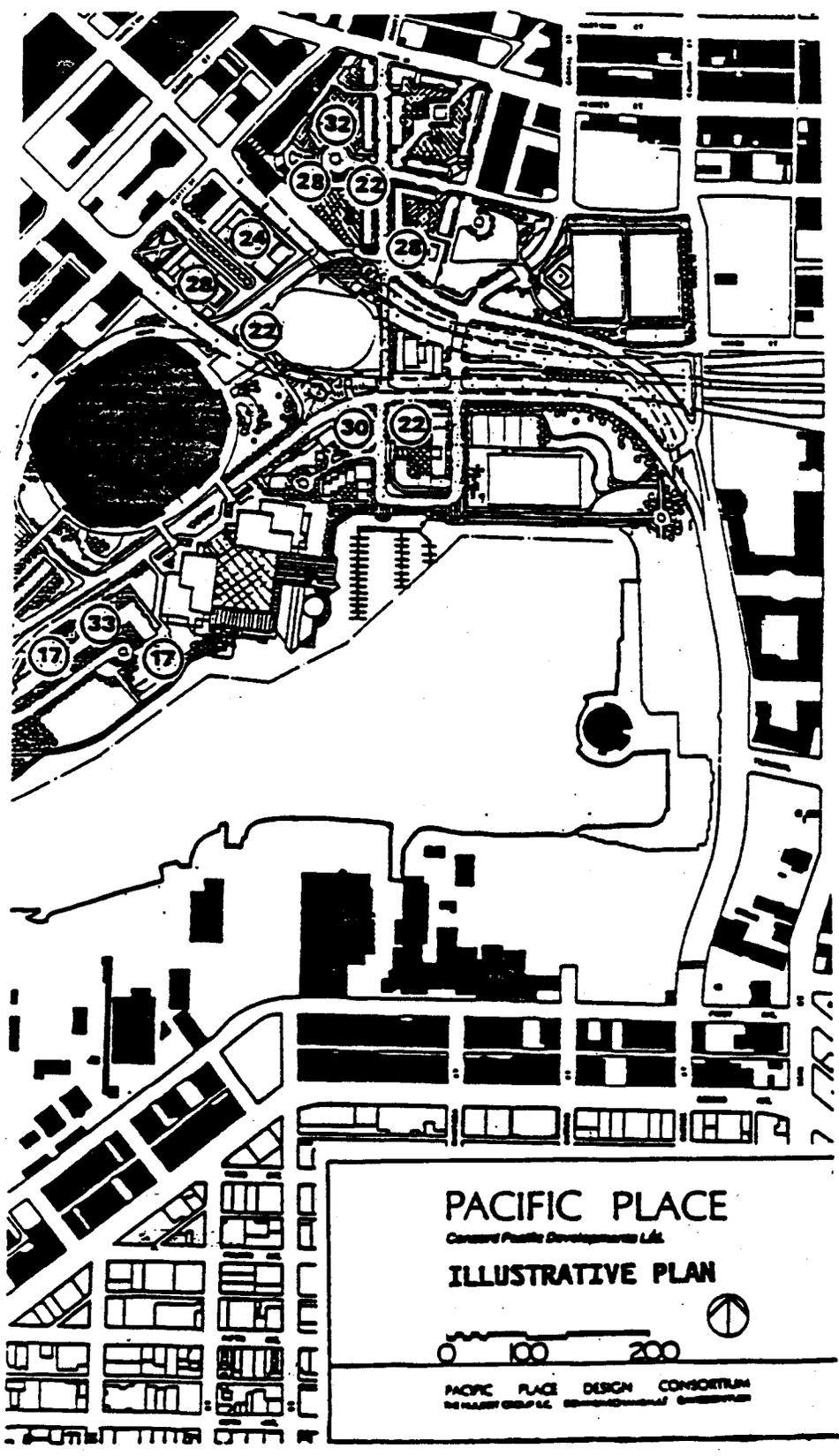
**FIGURE 12A  
ILLUSTRATIVE PLAN**



**FIGURE 12B  
NON-MARKET HOUSING SITES**



**FIGURE 12C  
MAXIMUM TOWER HEIGHTS**



**PACIFIC PLACE**

Consent Pacific Developments Ltd.

**ILLUSTRATIVE PLAN**



PACIFIC PLACE DESIGN CONSORTIUM  
THE HAZARD GROUP INC. ENVIRONMENTAL CONSULTANTS

BY-LAW NO. 7201

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-412(c) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Intent

The intent of this By-law is to permit the development of a major cultural and recreational facility and a separate office component in a form which complements and is compatible with the character of adjacent areas. Commercial and service use will also be permitted both as ancillary to the cultural and recreational use and as separate uses to enhance the integration with the adjacent development.

3. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(311), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Cultural and Recreational Uses, but not including Golf Course or Driving Range, Marina and Zoo;
- (b) Office Uses;
- (c) Parking Uses;
- (d) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split-Island, and Vehicle Dealer;

- (e) Service Uses, but not including Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Hotel, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop;
- (f) Utility and Communication Uses, but not including Public Utility, Recycling Depot, and Waste Disposal Facility; and
- (g) Accessory Uses customarily ancillary to the above uses.

4. Floor Area and Density

4.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 4.1.

TABLE 1

USE	MAXIMUM FLOOR AREA
Cultural and Recreational Uses (including Fitness Centre)	38 599 m <sup>2</sup>
Office Uses	20 800 m <sup>2</sup>
Retail and Service Uses	6 560 m <sup>2</sup>

4.2 Notwithstanding sub-section 4.1, an amount of floor area not to exceed 2 790 m<sup>2</sup> may be transferred from "Office Uses" to "Cultural and Recreational Uses (including Fitness Centre)" provided that the total floor area of both uses remains the same as calculated using Table 1.

4.3 The maximum floor space ratio shall be 1.52.

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

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) Cultural and Recreational uses, except Fitness Centre, and customarily ancillary uses, up to a maximum exclusion of 37 400 m<sup>2</sup>; and
- (b) 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.

4.6 The Director of Planning may permit interior public space, including atria and other similar spaces, to be excluded from the floor space ratio, provided that:

- (a) the excluded area shall not exceed 600 m<sup>2</sup>;
- (b) the excluded area shall be secured by covenant and right-of-way in favour of the City of Vancouver which set out public access and use; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

#### 5. Height

The maximum building height measured above the base surface, but excluding mechanical penthouses and roofs, shall be 91.0 m.

#### 6. Off-Street Parking

A minimum of 450 off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

A minimum of 8 off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

#### 7. Acoustics

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 continuous noise levels (L20) emanating from the arena shall not exceed 55 decibels (slow) when received at a point of reception within a quiet zone as defined in the Noise By-law.

8. 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.

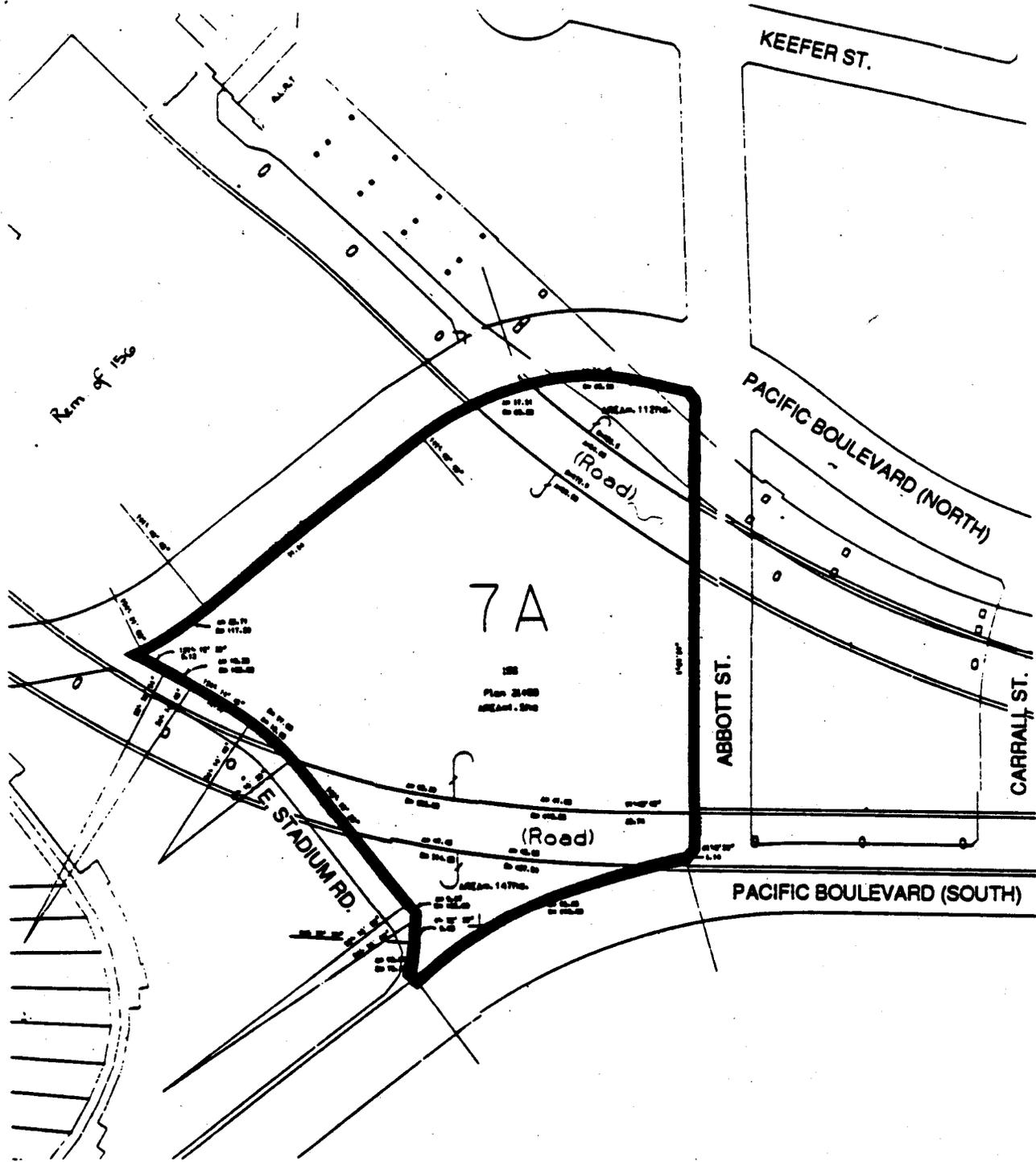
(signed) Gordon Campbell  
Mayor

(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 7201.

CITY CLERK"

**BY-LAW No. 7201 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW**



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

**Z-412 (c)**

**RZ-150 Pacific Boulevard North - Canucks Arena**

**City of Vancouver Planning Department**

sectional: P-9
map: 1 of 1
scale: 1:2000



AST c:\desenv\zr\zrshp.chp

150 Pacific Boulevard North  
300 Cardero Street

BY-LAW NO. 7205

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

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 the  
following:

- "150 Pacific Boulevard North      CD-1(311) 7201    B(DD)" ✓
- "300 Cardero Street                      CD-1(312) 7200    B(DD)"

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  
November , 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 2nd day of November 1993,  
and numbered 7205.

CITY CLERK"

150 Pacific Boulevard North

BY-LAW NO. 7330

A By-law to amend  
By-law No. 7201,  
being the 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. By-law No. 7201 is amended
  - (a) in section 4.5 by
    - (i) deleting from clause (a) the word "and" which follows the semi-colon;
    - (ii) deleting from clause (b) the words "heating and mechanical equipment,";
    - (iii) deleting from clause (b) the final period and substituting a semicolon followed by the word "and"; and
    - (iv) inserting the following new clause:
      - "(c) floors or portions of floor used for heating and mechanical equipment."; and
  - (b) in section 6 by deleting the figure "450" and substituting the figure "412".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 26th day of July  
1994.

"(signed) Philip W. Owen"  
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 26th day of July 1994, and numbered 7330.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

CD-1 37

RECEIVED
PLANNING DEPARTMENT
AUG - 5 1994
NUMBER 07100
REFERRED TO FAS
COPY TO THP
ANSWER REQ'D

From: CITY CLERK

Date: August 5, 1994  
Refer File: P.H. #289

To: Ken Dobell, City Manager  
Tom Fletcher, Director of Planning  
→ Rick Scobie, Associate Director, Land Use & Development  
John Mulberry, Director of Legal Services  
Dave Rudberg, City Engineer

Subject: Text Amendment: CD-1 Comprehensive Development  
District By-law No. 7201 {150 Pacific Boulevard North -  
Canucks Arena (GM Place)}

---

Attached are the Minutes of the July 26, 1994 Public Hearing.

Please note any items contained therein for your attention.

CITY CLERK  
Gmac

GMac:ci  
Att.

Also sent to: Mr. Jeff Olsen  
Baker McGarva Hart, Architects  
#105 - 1285 West Pender Street  
Vancouver, B.C. V6E 4B1

Mr. Jack Chow  
World's Famous Building Corporation  
8 West Pender Street  
Vancouver, B.C. V6B 1R5

Mr. Arthur Griffiths  
Chairman and CEO  
Northwest Sports Enterprises Limited  
3rd Floor, 780 Beatty Street  
Vancouver, B.C. V6B 2M1

Special letter to: Dr. Raymond Rodgers  
550 Beatty Street  
Vancouver, B.C. V6B 2L3

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 1994, at 5:00 p.m., in the Council Chamber, Third Floor, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Owen  
Councillors Bellamy, Chiavario,  
Clarke, Hemer, Ip,  
Kennedy, Kwan, Price,  
Puil and Sullivan

CITY MANAGER'S OFFICE: Ken Dobell

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Clarke,

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.

- CARRIED UNANIMOUSLY

1. Text Amendments: CD-1 Comprehensive Development District By-law No. 7201 (150 Pacific Boulevard North - Canucks Arena (GM Place))

An application by Baker McGarva Hart, Architects, was considered as follows:

Section 4 (Floor Area and Density)

If approved, this amendment would allow all floor area used for heating and mechanical equipment to be excluded from the floor space ratio calculation, rather than just that which is at or below grade as the by-law is presently worded; and

Section 6 (Off-Street Parking)

If approved, this amendment would reduce the required minimum number of off-street parking spaces from 450 to 412.

Cont'd

Clause No. 1 cont'd

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

THAT the alterations to the approved form of development proposed through these amendments, as shown in plans prepared by Brisbin Brook Beynon, Architects, stamped "Received, City of Vancouver Planning Department June 10, 1994", be approved by Council, provided that the Director of Planning may allow or require minor alterations when approving a subsequent development application.

Summary of Correspondence

A review of the correspondence indicated one letter received, expressing concern about parking requirements on the site.

Speakers

Mayor Owen called for speakers for and against the application, and the following delegation was heard:

Raymond Rodgers, Chair, Strata Council, 550 Beatty Street, advised the proposal before Council recommending a reduction in 38 parking spaces is inconsistent with the overall parking plan for the area. It was suggested that a two-acre site east of General Motors Place and bounded by Abbott Street, Carrall Street and Pacific Boulevard, which is owned by Concord Pacific, would be a good place to accommodate this loss of 38 parking spaces. This would also be a good location to accommodate the parking needs of the diesel buses visiting GM Place.

Staff Concluding Comments

Mr. Brent MacGregor, Deputy City Engineer, advised the application before Council this day does not compromise the overall parking plan.

Mr. Rob Whitlock, Planner, advised the amendment to the section describing floor area and density arose as a result of a misunderstanding between staff and the applicant with respect to floor space ratio calculations. The applicant had assumed that all floors used for heating and mechanical equipment would be excluded, whereas the approved CD-1 by-law excludes only heating and mechanical uses that are below grade, consistent with normal practice in downtown commercial buildings.

Clause No. 1 cont'd

The proposed change to the off-street parking has arisen as a result of the NBA requirement for dressing rooms separate from those required for the Vancouver Canucks. This additional space requirement will result in a reduction of 38 parking stalls.

MOVED by Cllr. Kwan,

THAT the corresponding number of parking spaces eliminated as a result of this change, be accommodated through pay-in-lieu payments to the City of Vancouver.

- LOST

(Councillors Bellamy, Chiavario, Clarke, Hemer, Ip, Kennedy, Price, Puil, Sullivan and the Mayor opposed)

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,

SECONDED by Cllr. Ip,

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 5:20 p.m.

3. Sign By-law Amendment - General Motors Place  
(Canucks Arena - 800 Griffiths Way)

The Associate Director of Planning, Land Use and Development, recommended approval of proposed amendments to create site-specific sign regulations for General Motors Place. In addition to signage currently permitted for the site, the proposed amendments would allow:

- banner signs;
- automatic changeable copy signs above and below the Georgia and Dunsmuir Viaducts; and
- signs which advertise products or services which are not provided on the site.

Council also had before it a memorandum from the General Manager of Engineering Services dated March 8, 1995 (on file), expressing concern regarding the potential distraction and safety hazard that may be caused by two of the proposed automatic changeable copy signs located above the level of the Viaducts. The signs are within six metres of the Viaduct roadways and facing vehicular as well as pedestrian traffic.

Staff Opening Comments

Ms. Pat Johnston, Planner, advised that in accordance with Council's instruction following the January 12, 1995, Standing Committee on Planning and Environment meeting, staff have prepared a specific Sign By-law Schedule for the General Motors Place site to allow the signs proposed by Northwest Arena Corporation which were discussed in the Policy Report dated December 16, 1994 (on file). However, staff cannot provide unqualified support. Although there are many portions of the schedule which are supported, staff do not support enactment of a site-specific schedule. In addition, third party advertising on freestanding signs which are not billboards, automatic changeable copy signs above the Viaducts, and third party advertising on automatic changeable copy signs are not supported because they are contrary to the intent of the Sign By-law. Ms. Johnston clarified staff are aware of the need to review banner sign regulations across the city, but the issue is unlikely to be addressed this year. Enforcement action will continue to be taken against banner signs if complaints are lodged.

Cont'd

Clause No. 3 cont'd

Ms. Elizabeth Ballard, Traffic Management Engineer, reviewed safety concerns related to the two automatic changeable copy signs above the Viaduct which may be distracting to traffic. However, the potential for distraction is based on a variety of factors, and no absolute determination can be made at this time. Ms. Ballard drew to Council's attention a recommended condition that automatic changeable copy signs be shielded from the view of approaching motorists if this is determined by the General Manager of Engineering Services to be in the interest of traffic safety, which will allow staff to deal with a hazard should the signs prove to present one.

Applicant Opening Comments

Mr. Thomas Anselmi, Northwest Arena Corporation, noted the building is unique in Downtown Vancouver and is situated on a very difficult site. The signage proposed is intended to address crowd management and to deal with messaging for sponsors and enhance the environment. The arena is being developed without any public funding, and can only flourish through sponsorship.

Mr. John Gallup, Sign Consultant, reviewed sign design particulars and compared the proposed signs to B.C. Place Stadium signage. Specifically, the element of pylons around the perimeter of the building at the four public entrances was addressed, illustrated through scale drawings. Mr. Gallup felt the signs are in a right scale in the context of this building and are not intrusive.

Speakers

The Mayor ascertained there were no speakers for or against this application.

MOVED by Cllr. Kennedy,

THAT the proposed amendments to create site-specific sign regulations for General Motors Place be approved with the following condition:

THAT automatic changeable copy signs be shielded from the view of approaching motorists if this is determined by the General Manager of Engineering Services to be in the interest of traffic safety.

- CARRIED UNANIMOUSLY

CD-1 No. 311  
(General Motors Place  
800 Griffiths Way)

BY-LAW NO. 7415

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

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

1. Section 5.2.1 of By-law No. 6510 is amended
  - (a) in 5.2.1(q)(v) by deleting the final period and substituting a semi-colon, and
  - (b) by inserting as the next entry after Section 5.2.1(q) the following:

"(r) a banner sign."
2. Sections 6.1, 9.1 and 9.2 are each amended by deleting the letter "G" and substituting the letter "H".
3. Section 11.8.1 is amended by deleting the words "and DD Districts" and substituting the words "DD Districts, and the site regulated by CD-1 Number 311 (General Motors Place)".
4. Section 11.12.1 is amended by deleting the words "and DD Districts" and substituting the words ", DD Districts, and the site regulated by CD-1 Number 311 (General Motors Place)".
5. Schedule E is amended in the entry for "150 Pacific Boulevard North"
  - (a) by deleting the words "150 Pacific Boulevard North" and substituting the words "800 Griffiths Way", and
  - (b) by deleting the letters "B(DD)" from the fourth column and substituting the letter "H".
6. By-law No. 6510 is further amended by deleting the diagram marked "MAP 2B: SCHEDULE F (Bridge and Freeway Areas)" and by substituting the diagram identically labelled which is attached to and forms part of this By-law.

7. By-law No. 6510 is further amended by inserting immediately following Schedule G, the schedule marked "SCHEDULE H" which is attached to and forms part of this By-law.

8. 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 April  
, 1995.

"(signed) Philip W. Owen"

Mayor

"(signed) Maria C. Kinsella"

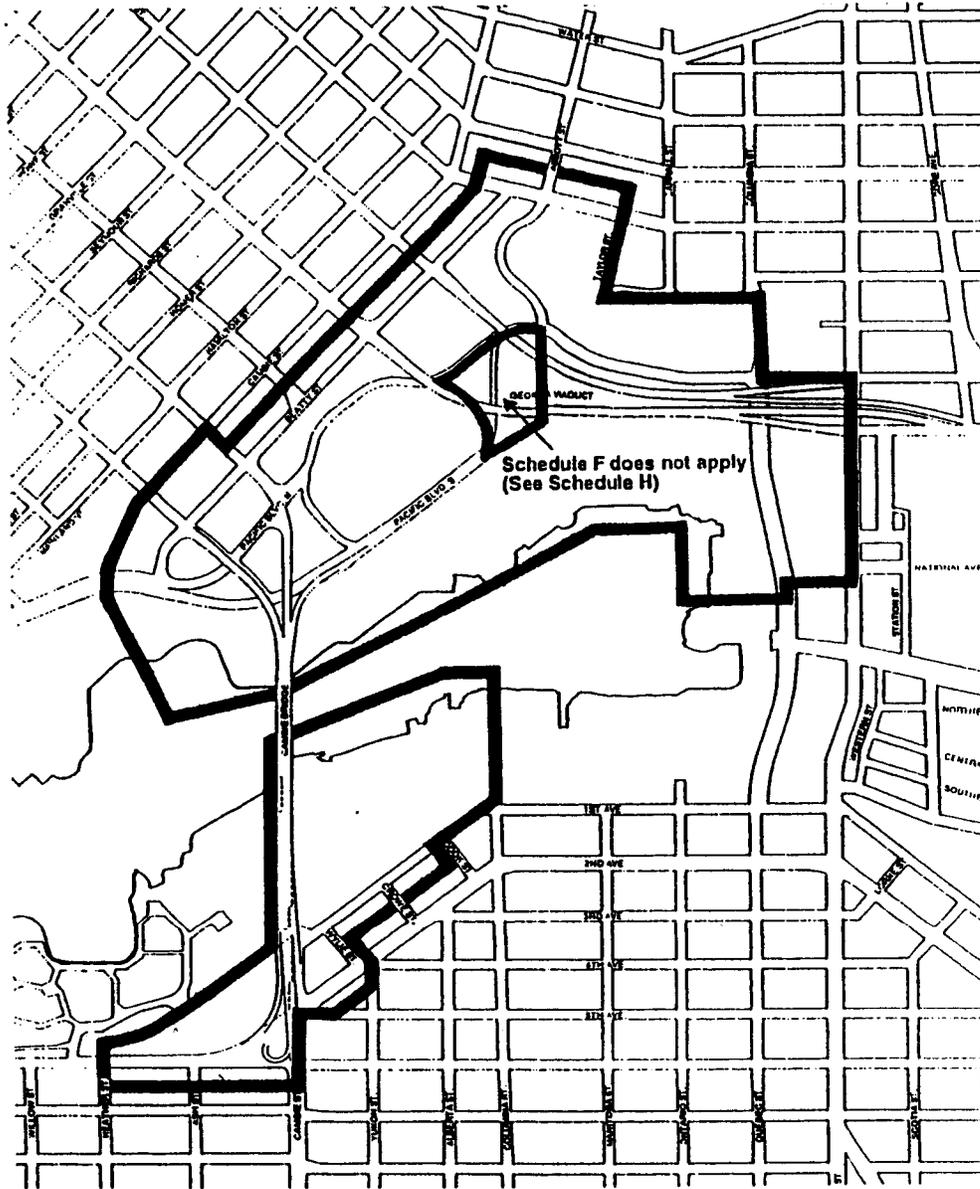
City Clerk

"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 25th day of April 1995, and numbered 7415.

CITY CLERK

# MAP 2B: SCHEDULE F (Bridge and Freeway Areas)

 - Areas to which Schedule F applies



## SCHEDULE H

### CD-1 NUMBER 311 (GENERAL MOTORS PLACE)

#### 1. Permitted Signs

The following signs shall be permitted in the area regulated by CD-1 Number 311:

- (a) A sign permitted in clause (c) to (r) of Section 5.2.1, except that:
  - (i) the sign area of a directional sign shall not exceed 1 m<sup>2</sup>;
  - (ii) a sign for the sale, lease or rental of a property or premises shall not exceed 3 m<sup>2</sup> in sign area and 2.4 m in height, and shall be limited in number to one sign only for each principal pedestrian street entrance; and
  - (iii) a banner sign is subject to the following:
    - (A) the sign copy may only consist of all or any of a logo, the name identifying the arena building or the name of an event scheduled for the arena building;
    - (B) the copy area shall not exceed 10 percent of the sign area; the remaining 90 percent may be used only for embellishments which are purely decorative or ornamental;
    - (C) Section 11.6.2 shall not apply, and therefore a banner sign can contain content which directs attention to products sold or services provided which are not principal products sold or services provided on the site;
- (b) Awning Sign;
- (c) Under-Awning Sign;
- (d) Billboard, except that a billboard shall not be permitted above the Georgia or Dunsmuir viaducts;
- (e) Canopy Sign;
- (f) Under-Canopy Sign;
- (g) Facia Sign, except that
  - (i) Sections 10.6.2(c), 10.6.2(d), 10.6.4(b), 10.6.4(d) and 11.1.2 shall not apply;
  - (ii) A facia sign for a restaurant located on level 400 shall be permitted to be located on level 300;

- (iii) A facia sign consisting of a gate number only shall be permitted to be located above the area defined by Section 10.6.2(b), but not exceeding 20 m above grade;
- (iv) A facia sign shall only be permitted to be located above a height of 20 m above grade if the following conditions are complied with:
- (A) the sign shall consist only of a logo or a name identifying the building or principal tenant;
  - (B) the sign shall consist only of individual letters, numbers or a logo;
  - (C) signs consisting of a name shall not be located on adjoining building faces;
  - (D) in the case of the arena building, no more than 2 signs shall be permitted but each may consist of a name and a logo;
  - (E) in the case of any office tower, no more than 4 signs shall be permitted of which only 2 may consist of a name, and no more than one sign shall be located on any building face;
  - (F) in the case of any office tower, any sign located above a height of 55 m above grade shall consist of a logo only, and all signs shall be located on the building face between the roof line and the uppermost windows, but no sign shall be located closer to the roof line or the top of the uppermost windows than a distance equivalent to 20 percent of the vertical height of the sign, and shall be centred vertically, but need not be centred horizontally provided that:
    - a sign shall not be located so as to physically overlap a major vertical architectural element forming part of the building design; and
    - no 2 signs shall be located on adjoining building faces adjacent to the same corner, within a distance equal to 1/4 of their corresponding building faces;
  - (G) the copy area of the sign shall not exceed 1/40th of the area formed by the distance from the grade to the bottom of the sign multiplied by the width of the building face at the bottom of the sign; and

- (H) Section 11.8.4 shall not apply to an automatic changeable copy sign which contains parking information only;
- (h) Free-Standing Sign, except that:
  - (i) the area of a free-standing sign shall not exceed 11 m<sup>2</sup>;
  - (ii) Section 10.7.1 shall not apply, and the number of free-standing signs shall not exceed five, except that signs which provide parking information and the name of the building only shall be excluded from this number;
  - (iii) Sections 10.7.2(a) and 10.7.2(e) shall not apply;
  - (iv) Sections 10.7.4(e) and 11.6.2 shall not apply, and therefore a free-standing sign can contain content which directs attention to products sold or services provided which are not principal products sold or services provided on the site;
  - (v) Sections 11.8.4 and 11.8.9 shall not apply, and therefore a free-standing sign with automatic changeable copy can contain content on the changeable copy which directs attention to products sold or services provided which are not principal products sold or services provided on the site;
  - (vi) automatic changeable copy signs be shielded from the view of approaching motorists if this is determined by the General Manager of Engineering Services to be in the interest of traffic safety;
- (i) Mansard Roof Sign;
- (j) Marquee Sign; and
- (k) Projecting Sign, except that the sign area of a projecting sign shall not exceed 0.3 m<sup>2</sup> per metre of frontage of any premises or 9 m<sup>2</sup>, whichever is less.

BY-LAW NO. 7597

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

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

1. Section 11.8 of By-law No. 6510 is amended

(a) by deleting section 11.8.1 and substituting the following:

“11.8.1 Automatic changeable copy shall only be permitted

- (a) in C-2, C-2B, C-3A, IC-2 and DD Districts,
- (b) on the site regulated by CD-1 by-law described as CD-1 (311) (General Motors Place), and
- (c) on the site described as 2600 East Broadway (Vancouver Technical Secondary School)

except that automatic changeable copy shall not be permitted in areas regulated by Schedule F or Schedule G.”, and

(b) by adding the following new section:

“11.8.10 On the site located at 2600 East Broadway (Vancouver Technical Secondary School) the automatic changeable copy area of a sign shall

- (a) not exceed 50 percent of the sign area to a maximum of 2.3 m<sup>2</sup>,
- (b) be oriented to traffic on East Broadway,

- (c) not be located within 60 m, measured perpendicularly to the face of the copy at its midpoint, of any residential premises, and
- (d) notwithstanding Sections 11.6.2 and 11.8.9, be permitted to display events organized and presented by a non-profit society or public agency."

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

DONE AND PASSED in open Council this 23rd day of July, 1996.

"(signed) Philip W. Owen"  
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 23rd day of July 1996, and numbered 7597.

CITY CLERK"

BY-LAWS (CONT'D)

3. A By-law to amend By-law No.  
6510, being the Sign By-law  
(Vancouver Technical Secondary School)

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Clarke and Kwan were excused from voting on By-law 3)

- 
4. A By-law to amend By-law No. 5208,  
being the Subdivision By-law  
(Revision to Subarea Classification  
for 1149 West 57th Avenue)

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,  
THAT the By-law be introduced and read a first time.

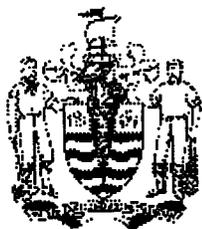
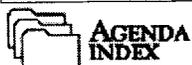
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Price,  
SECONDED by Cllr. Kennedy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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[GET IN TOUCH](#)

[COMMUNITIES](#)

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**EXPLANATION**

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

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

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

**Director of Legal Services  
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"

**2. A By-law to amend By-law No. 7201, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (800 Griffiths Way - GM Place)**

MOVED by Cllr. Kennedy

SECONDED by Cllr. Don Lee

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Kennedy

SECONDED by Cllr. Don Lee

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillor Clarke excused from voting on By-law 2)

- CARRIED UNANIMOUSLY

800 Griffiths Way (GM Place)  
[150 Pacific Boulevard North]

BY-LAW NO. 8265

A By-law to amend  
By-law No. 7201,  
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 3 of By-law No. 7201 is amended by
  - (a) relettering clauses (b), (c), (d), (e), (f) and (g) as (c), (d), (e), (f), (g) and (h) respectively, and
  - (b) inserting the following new clause:

"(b) Manufacturing Uses, but limited to Brewing or Distilling;"
2. Section 4.1 is amended in Table 1 by adding the following:

Manufacturing Uses, but limited to Brewing or Distilling	160 m <sup>2</sup>
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3. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 3rd day of October, 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 3rd day of October, 2000, and numbered 8265.

, CITY CLERK"