



City of Vancouver *Zoning and Development By-law*

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

CD-1 (325)

800 Beatty Street

By-law No. 7249

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

Effective November 30, 1993

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

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

2 **Intent**

The intent of this By-law is to permit the development of this site in a manner that will complement the existing plaza to the north and the development proposed on the adjacent site to the south.

3 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (325), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) Parking Uses;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicular Dealer;
- (c) 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, Production Studio, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop;
- (d) Accessory Uses customarily ancillary to the above uses.

4 **Floor Area and Density**

4.1 The total floor area for the uses listed in Table 1 shall not exceed the totals set opposite such uses.

Table 1

Use	Maximum Floor Area
Parking Uses	1 600 m ²
Retail and Service Uses	400 m ²

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

- (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.

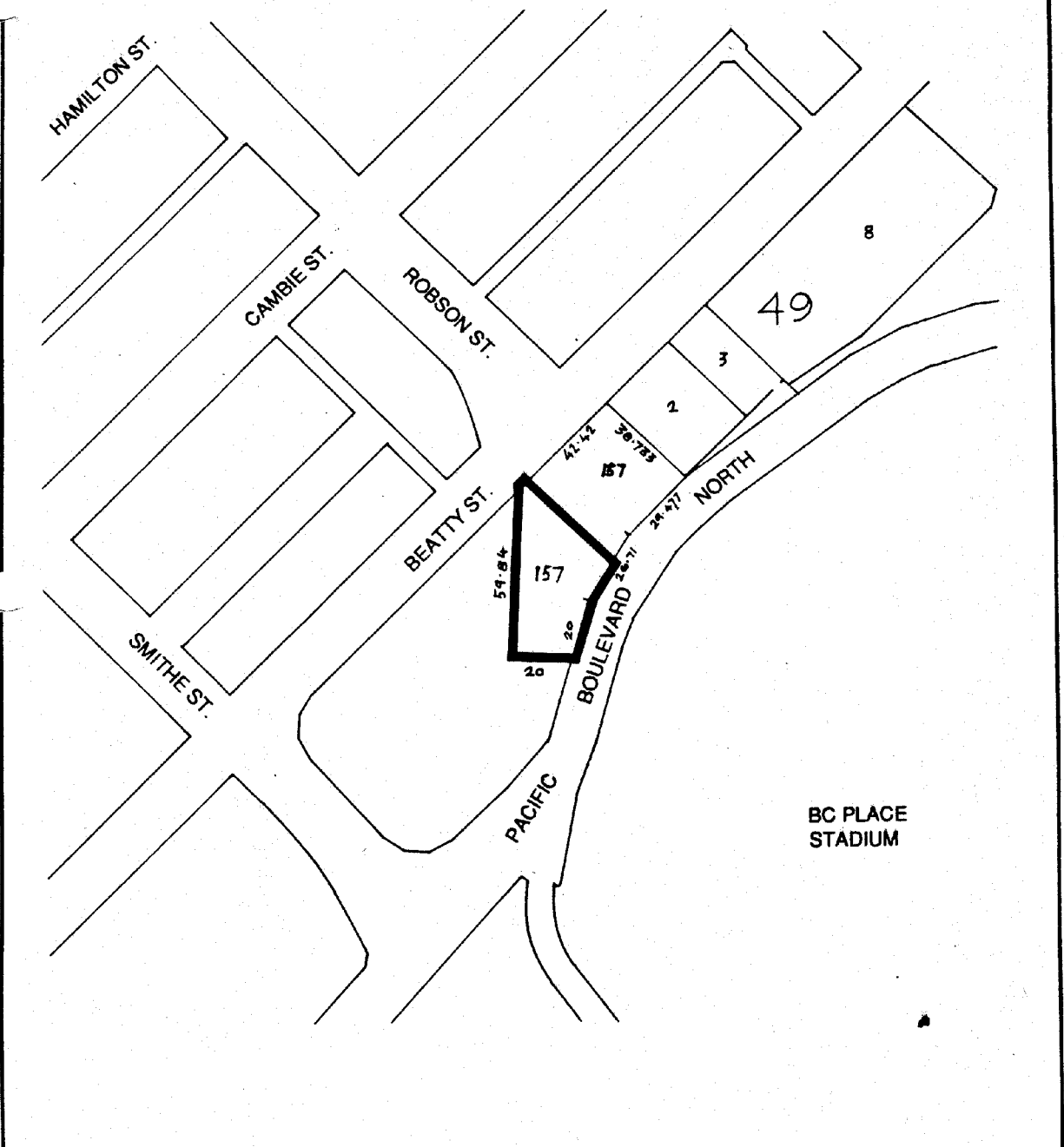
4.3 The following shall be excluded in the computation of floor area:

- (a) the portion of the floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (b) the portion of a floor used for off-street parking and loading that, for each parking area, is at or below the base surface; and
- (c) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7249 or provides an explanatory note.

- 5 **Height**
The maximum building height measured from the existing grade adjacent to the Pacific Boulevard North shall be 15.0 m.
- 6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

BY-LAW No. 7249 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-413(c)

RZ 800 Beatty Street (The Gap)

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK

Date: May 3, 1993

Refer File:PH #271

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: Public Hearing - 20 April, 1993

Attached are the minutes of the Special Council meeting (Public Hearing) held on 20 April, 1993.

Please note any matters contained therein for your attention.

GMac:jl

CITY CLERK
GMac

RECEIVED	
PLANNING DEPARTMENT	
MAY 05 1993	
NUMBER	PH 271
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COPY TO	THE
ANSWER REQ'D	

Clauses 1(a) and 1(b) 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
800-1100 PACIFIC BOULEVARD - QUAYSIDE**

	Current Status	Proposed Amendments
Zone	BCPED	CD-1
Use	Residential uses; Institutional uses; Industrial uses; Marinas; Commercial uses; Commercial-Recreational uses; Parks and open spaces; Exposition and Trade Fair uses.	Multiple Dwelling; Retail, Service and Office Commercial; Cultural and Recreational, including Marina; Parks and Parking
Max Floor Area	Not specified	244,870 m ² Residential 11,850 m ² Commercial
Max. Height	Not specified	91 m (299 ft.)

1(b). Rezoning: 800 Beatty Street (The B.C. Place Gap)

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

REZONING: 800 BEATTY STREET (The B.C. Place Gap) (portion of Lot 157, D.L. 541, Plan 21735)

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:

Clauses 1(a) and 1(b) continued

- 400 m² (4,300 sq. ft.) of commercial floor area; on top of
- 1,600 m² (17,200 sq. ft.) of above-grade parking, mainly for B.C. Place Stadium;
- accessory uses; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law No. 6510.

(iii) Any consequential amendments.

The Director of Planning recommended approval of this application.

Also before Council was a Policy Report dated April 16, 1993, in which the City Engineer, in consultation with the Director of Planning, provided information on changes to enhance the pedestrian system in the Quayside rezoning area.

The City Engineer submitted the following recommendations:

A. THAT Council approve the following Plan for pedestrian improvements in the Quayside area:

- (i) eliminate the three "free" (uncontrolled) right turns from Smithe Street onto Beatty Street, from Pacific Boulevard North onto Smithe Street, and from Pacific Boulevard onto Beatty Street, generally as shown in Appendix A, Plans A1 and A2;
- (ii) signalize the "free" right turn from Beatty Street onto Nelson Street/Cambie Bridge as shown in Appendix A, Plan A3;
- (iii) install sidewalk bulges on local streets generally as shown in Appendix A, Plan A4, and instruct the City Engineer, in consultation with the Director of Planning, to report back on additional sidewalk bulges that may be possible on the local streets;
- (iv) maximize full-time, on-street parking generally as shown in Appendix A, Plan A5;
- (v) signalize all intersections on the arterial streets in Quayside to accommodate pedestrian movement across the streets;

Clauses 1(a) and 1(b) continued

- (vi) mark and provide wider than normal pedestrian crossings;
 - (vii) in lieu of the previous Council approval of a left-turn bay, install a landscaped centre median on Davie Street south of Pacific Boulevard;
 - (viii) instruct the City Engineer, in consultation with the Director of Planning, to report back on the options for pedestrian treatment of Marinaside Crescent;
 - (ix) instruct the City Engineer, in consultation with the Director of Planning, to report back on the options for special pedestrian treatment on Nelson Street from Beatty Street to Pacific Boulevard North;
 - (x) install pedestrian-level lighting throughout the Quayside neighbourhood and in the Roundhouse, and Yaletown rezoning areas, to enhance the pedestrian environment; and
 - (xi) use a portion of the private building setbacks from sites in the Quayside rezoning area to expand the public pedestrian space, where appropriate, and direct the City Engineer and the Director of Planning to report back on the details.
- B. THAT Council approve the closure of Beatty Street, from Pacific to Nelson, with traffic rerouted to a redesigned Cambie Street generally as shown in Appendix B, Plan B1 and that the City Engineer and Director of Planning report back on the details.
- C. THAT Council approve the installation of special paving in crosswalks generally as shown in Appendix C, Plan C1.
- D. THAT Council direct the City Engineer, in consultation with the Director of Planning, to report back on the possible installation of sidewalk bugles on Pacific Boulevard with specific focus on the impacts on transit and the adjacent entertainment facilities. Appendix D, Plan D1 shows the possible locations of bulges on Pacific Boulevard.

Clauses 1(a) and 1(b) continued

The City Manager and the City Engineer recommended approval of A, but did not recommend approval of B, C or D.

Submitted for Council's consideration were the following:

E. THAT Council approve extending the Pacific Boulevard Beautification throughout the Quayside rezoning area.

F.1 THAT Council proceed as per the developer's proposal with four pedestrian bridges;

OR

F.2 THAT Council retain the three bridges linking to the Landmark site and delete the Smithe Street Bridge;

OR

F.3 THAT Council retain the two bridges linking the Landmark site to the Plaza and waterfront;

OR

F.4 THAT Council eliminate all pedestrian bridges.

It was noted in the report the City Manager, together with the City Engineer and Director of Planning, do not support E, as it is counter to the policy which was considered fully during the development of the ODP.

Also before Council was a memorandum from Mr. Brent MacGregor, Deputy City Engineer, which described the proposed parking standard for Quayside Neighbourhood and put it in the context of requirements for nearby precincts.

Two letters of correspondence were received relating to safety issues with the proposed 250-boat marina.

Mr. Larry Beasley, Associate Director, Central Area Projects, introduced and provided background information on the application.

This is the fifth major rezoning in False Creek North to come before Council. As with the earlier rezonings, this application has been developed in accordance with the False Creek North Official Development Plan and the Policy Statement.

The area in question is very large, and represents more units than all other areas approved to date combined.

Clauses 1(a) and 1(b) continued

In July 1992, Council reviewed the Quayside scheme and gave preliminary directions at that time. Some of these decisions were as follows:

- ▶ Council determined that it would consider alternative park phasing. As a result, this has been acted upon by the applicant.
- ▶ Council advised it would consider a more flexible tower orientation, and a unique arrangement for the blocks along the water has been put forward.
- ▶ Approval was given to the Planners to consider a landmark tower higher than 300 feet. However, the developer will not pursue this idea as a result of informal Council comments and due to public reaction.
- ▶ Council allowed the Planning Department to consider an increase in the total number of units available in the structure, within existing square footage constraints. This was enabled by adjusting the Official Development Plan in January 1993:

At the time of the preliminary proposal, Council did not support the clustering of non-market housing, and the new proposal has dispersed public housing throughout the neighbourhood.

Several key concerns have driven the rezoning process. They are as follows:

- ▶ The Planners have sought to ensure that buildings, land uses, open spaces, and linkages are organized to portray Pacific Boulevard, between Drake and Beatty Streets, as the perceived centre of the entire community.
- ▶ The Planners looked carefully at the people who will be living in this area, at high densities, and in a public location.
- ▶ Attention was focused on the shoreline to ensure that buildings were comfortably sized at the shoreline, and that the waters edge is totally public and accessible, and that the marina shopping proposal along the crescent will be suitable and economic.
- ▶ The Planners have confirmed the ground level of every building is positive, interesting, safe and attractive.
- ▶ Buildings have been relocated to relate sympathetically and carefully with the Cambie bridgehead.

Clauses 1(a) and 1(b) continued

- ▶ Much attention was given to determining the best manner to handle essential pedestrian movements within the context of a very busy traffic area. This led to the initial concept of pedestrian bridges, and at Council instigation, staff have generated a credible list of alternative traffic calming and pedestrianization measures, that can work in lieu of pedestrian bridges.

Mr. Pat Wotherspoon, Planner, Central Area Projects, advised Quayside is primarily a residential neighbourhood. Within 17.1 acres, 2,588 housing units are proposed comprising 2.6 million square feet. 538 units are set aside for public housing and are located on 11 sites. In addition, a 20,000 square foot food store is proposed as well as other commercial spaces of various kinds. Mr. Wotherspoon provided a detailed description of the project and using slide projections, described what the various sectors of the neighbourhood will look like.

Mr. Brent MacGregor, Deputy City Engineer, reviewed a report dated April 16, 1993 from the City Manager, in consultation with the Director of Planning, regarding pedestrian improvements in the Quayside area.

Prior to the Quayside referral report of March 23, a number of issues and concerns were identified by staff and advisory groups including the Vancouver City Planning Commission. These issues were considered when developing improvements to the street and pedestrian system outlined in the referral report. The referral report identified specific changes to address the majority of these issues. Council requested that other options be considered.

Mr. MacGregor explained that the report before Council addresses the following issues:

- ▶ eliminates the "free" right turns;
- ▶ adds public space and landscaping;
- ▶ marks, widens and signalizes all pedestrian crossings;
- ▶ adds street parking;
- ▶ adds sidewalk bulges on most local streets and on Nelson Street adjacent to the Cambie Bridge;
- ▶ installs pedestrian-level lighting on all Quayside streets;

Clauses 1(a) and 1(b) continued

- ▶ expands the public pedestrian area;
- ▶ reports back on two street areas where special pedestrian treatment may be possible

Both the City Engineer and the Director of Planning support these changes.

The Director of Planning also recommended the closure of Beatty Street from Pacific Boulevard to Nelson Street; the installation of special paving and crosswalks; and that staff report back on the possible installation of sidewalk bulges on Pacific Boulevard with specific focus on the impacts on transit and the adjacent entertainment facilities. The City Engineer does not support these recommendations.

Also presented for Council's consideration were four options pertaining to the pedestrian overhead bridges.

Mr. Stanley Kwok, Concord Pacific Developments Ltd., advised Quayside will be a comprehensive residential neighbourhood with a diverse range of housing opportunities, a marina, and many retail service uses. Social housing is integrated with market housing in this neighbourhood. The application has received the unanimous approval of the Urban Design Panel, and the Panel feels confident the current plan and family housing locations are appropriate, with or without the pedestrian bridges.

Quayside, together with the Roundhouse and Yaletown neighbourhoods comprise the heart of Pacific Place. The waterside promenade will link with the Vancouver Seawalk. In keeping with the Clouds of Change report and GVRD objectives, planning efforts have stressed a pedestrian on-street environment, facilitated bicycle transit, and provided a public ferry dock to encourage a transportation alternative to the automobile.

Mr. Kwok advised the residential parking ratio proposed by City Planning staff for Quayside is too high, as it is 40% higher than the parking ratio for Downtown South. He requested the minimum required parking ratio be reduced by 20%, or be made comparable to the existing ratio in Downtown South.

Concord Pacific Developments Ltd., supports the desire to close Beatty Street between Pacific Boulevard and Nelson Street.

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

Clauses 1(a) and 1(b) continued

Mr. Douglas Patterson, Chair, Vancouver City Planning Commission (VCPC), reviewed a report which had earlier been distributed to Council (on file) and sketches prepared by VCPC depicting traffic calming measures.

The VCPC has concerns about the existing and proposed traffic system throughout the neighbourhood, and believes the present situation is not conducive to the creation of a safe and pleasant neighbourhood environment. The Commission does not agree with the proposed walkway system and believes it is an extension of the traffic problem rather than a solution. Overhead pedestrian walkways detract from street life, raise issues of safety and the need for additional policing, raise issues of private versus public access, and are costly and unnecessary to the development.

Mr. Patterson also suggested design standards for major streets in the City should not be approaching expressway standards, as this will lead to a dominance by the automobile. Instead the VCPC recommended traffic calming methods which can result in a neighbourhood having a greater sense of character and identity. The VCPC support the traffic calming measures proposed by the Director of Planning.

Mr. Bernie Simpson, MLA, Vancouver-Fraserview, spoke in favour of the project.

When queried by a member of Council concerning his representation at the meeting, Mr. Simpson advised he was speaking as an MLA, and not on behalf of the Provincial Government.

Mr. Bruce Haden, 3100 Block West 6th Avenue, expressed concerns about the proposed pedestrian walkways. Mr. Haden suggested the walkways do not solve the problem, but give visible permission for traffic to increase speeds. The final result will see the pedestrian walkways not being fully utilized, and a faster flow of vehicle traffic in the area.

Mr. Mitch Taylor, 1600 Block Marpole Avenue, spoke in favour of the project. However, he expressed concerns about the size of the marina and lack of amenities surrounding the marina. The original marina held 150 berths and was 20,000 sq. ft. in size, while the proposed marine will hold 260 berths. Mr. Taylor also expressed concerns about the previous Council decision to protect the Davie Street view corridor, thus reducing the size of the marina.

Clauses 1(a) and 1(b) continued

Mr. Myson Effa, 700 Block Granville Street, stated Quayside will be a wonderful development, but expressed concern with the plans to re-route pedestrian traffic away from the mews. Mr. Effa also favoured cobblestone construction in the area, and contrary to the views of the Engineering Department, believed that cobblestone could last for a long time without significant maintenance.

Mr. Henry Man, 1800 Block Spyglass Avenue, spoke in favour of the project because it would increase accessibility between False Creek South and False Creek North.

Ms. Jill Brand, on behalf of the Yaletown Times and the Yaletown Business Association, spoke in favour of the project. The Association is looking forward to the residential element entering the community.

Mr. Steven Pollock, 2000 Block West 8th Avenue, advised he was the owner of a business in the Yaletown area, and was excited about the proposed Quayside project. The project will lead to improved neighbourliness and safety in the area.

Mr. Peter Ashmore, on behalf of the Westcoast Childcare Resource Centre, reviewed the application in terms of the City's Childcare Guidelines. He advised the location of the childcare centre poses significant challenges due to its location near the Cambie Bridge. He advised the City should encourage the developers to use the best space for childcare and not the space which is left over.

Responding to questions from a member of Council, Mr. Larry Beasley and Ms. Penny Coates, Childcare Coördinator, advised the Childcare Coordinator had been involved in the selection of the childcare site and supported the proposed site. They also responded to questions concerning the childcare amenity contribution.

Mr. Mark James, 2200 Block West 49th Avenue, spoke in favour of the project, and advised this development would be beneficial to his business interests in Yaletown.

Mr. Peter Busby, 1600 Block West 1st Avenue, spoke in favour of the application. Mr. Busby spoke on behalf of the False Creek Yacht Club executive, and advised his club is in favour of increased moorage. Mr. Busby also asked that Council reconsider the construction of the overhead pedestrian walkways.

Clauses 1(a) and 1(b) continued

Following the public presentations, Mr. Larry Beasley, Central Area Projects, addressed some of the issues raised by the public. These issues included the size of the marina and the commercial amenities nearby; previous Council policy dealing with the marina sight; level of parking for the site and the rationale behind this plan; Yaletown commercial interests; and present and future daycare requirements.

MOVED by Cllr. Price,

THAT Council approve A(i), A(iii) to A(xi), B, D, and F.4, as contained in the Policy Report dated April 16, 1993, and noted herein.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City review the streetscapes and boulevards in the area, and the Pacific Boulevard median, and plant and/or replant these areas with big tree species.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the Quayside Rezoning be approved with adoption of traffic control and pedestrian measures in lieu of a grade-separated pedestrian system, and with the recommendations and conditions as proposed by the Director of Planning except for the following amendments:

- (i) That the schematic development include reference to revised drawings stamped "Received, City of Vancouver Planning Department, April 19, 1993", showing an amended schematic development on Sites 4DE, 4FG and 5ABCD;
- (ii) That conditions (d), (e), (h)(xix) and (h)(xx) be deleted;
- (iii) and further that the Draft By-law and the Quayside Neighbourhood CD-1 Guidelines be amended accordingly.

- CARRIED UNANIMOUSLY

800 Beatty Street

BY-LAW NO. 7249

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-413(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 this site in a manner that will complement the existing plaza to the north and the development proposed on the adjacent site to the south.

3. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(325), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

- (a) Parking Uses;
- (b) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (c) 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, Production Studio,

Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop;

(d) Accessory Uses customarily ancillary to the above uses.

4. Floor Area and Density

4.1 The total floor area for the uses listed in Table 1 shall not exceed the totals set opposite such uses.

TABLE 1

USE	MAXIMUM FLOOR AREA
Parking Uses	1 600 m ²
Retail and Service Uses	400 m ²

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

- (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.

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

- (a) the portion of the floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (b) the portion of a floor used for off-street parking and loading that, for each parking area, is at or below the base surface; and
- (c) undeveloped floor areas located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch.

5. Height

The maximum building height measured from the existing grade adjacent to Pacific Boulevard North shall be 15.0 m.

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

DONE AND PASSED in open Council this 30th day of
November, 1993.

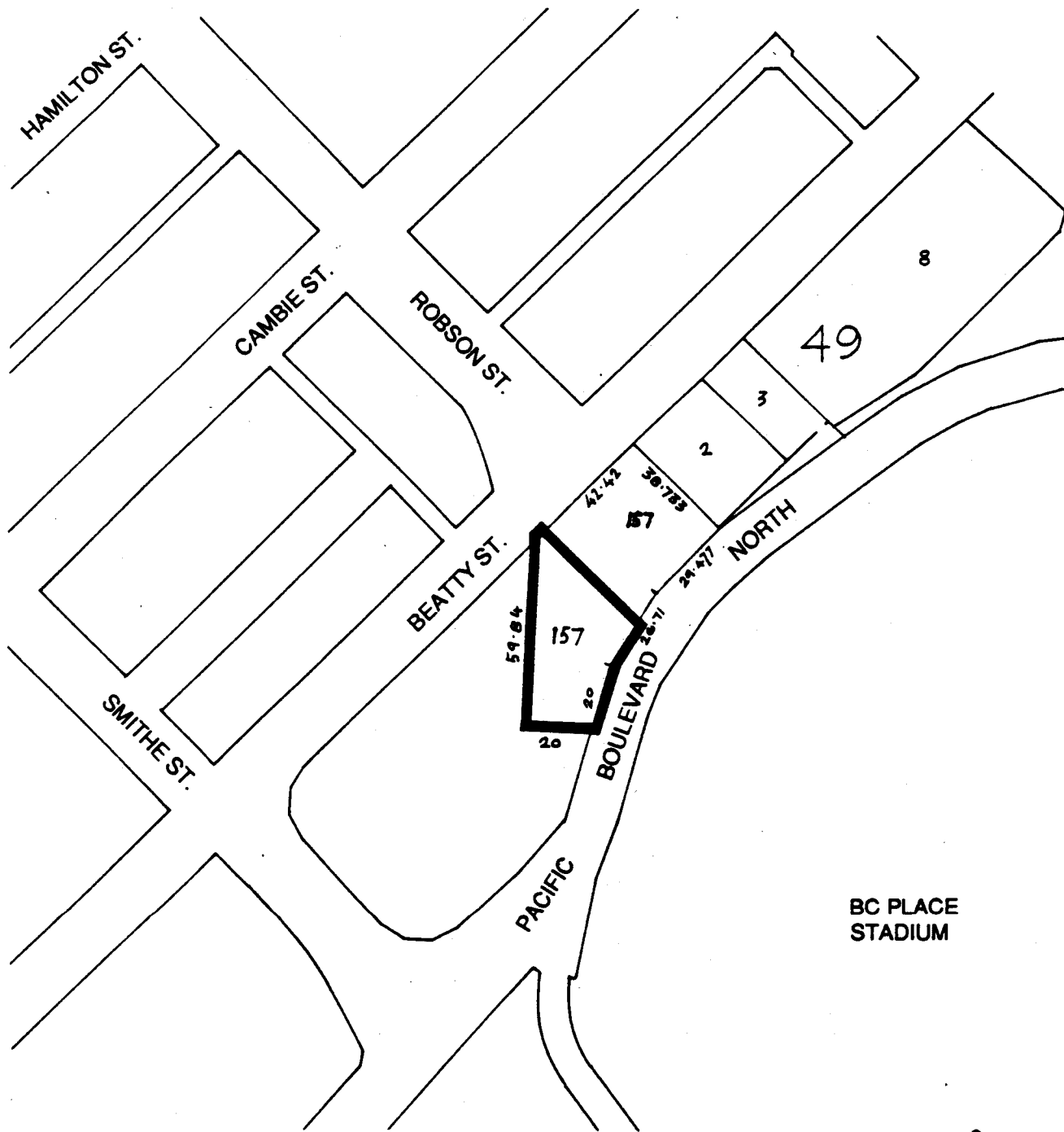
(signed) Gordon Campbell
Mayor

(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 30th day of November 1993, and numbered 7249.

CITY CLERK"

BY-LAW No. 7249 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-413(c)

RZ 800 Beatty Street (The Gap)

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW NO. 7250

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:

"605-695 S.E. Marine Drive	CD-1(99)	4238 and 4860 B	(C-1)
750 Burrard St.	CD-1(323)	7246	B(DD)
800-1100 Pacific Boulevard	CD-1(324)	7248	B(DD)
←800 Beatty Street	CD-1(325)	7249	B(DD)"

2. Schedule E is further amended by:

- (a) deleting the lines commencing with the words "1601 W. Georgia and 549 Cardero Sts." and "1701-1799 W. Georgia St."; and
- (b) adding the following:

"1601-1799 W. Georgia and 549 Cardero Sts. CD-1(321) 7232 B(DD)"

3. 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
December, 1993.

(signed) Philip 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 14th day of December 1993,
and numbered 7250.

CITY CLERK"

CITY CLERK'S OFFICE



CITY OF VANCOUVER
MEMORANDUM

DATE: May 28, 1998

File: 2608

TO: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Jacquie Forbes-Roberts, Director of Community Planning
Rick Scobie, Director of Land Use and Development
May Cho, Land Use and Development Division

FROM: Dona Misière, Committee Clerk

SUBJECT: Form of Development: 1010 Pacific Boulevard
DE403063 - CD-1 By-law Number 7248
Owner of Development: Concord Pacific Developments Ltd.

(324)

On May 26, 1998, Vancouver City Council approved the following recommendation as contained in a May 7, 1998 Administrative Report:

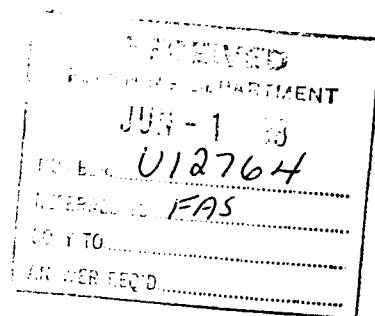
THAT the form of development for this portion (Sub-Area 4, Site 4H) of the CD-1 zoned site known as 1010 Pacific Boulevard be approved generally as illustrated in the Development Application Number DE403063, prepared by Davidson Yuen Simpson Architects and stamped "Received, City Planning Department February 20, 1998", 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.

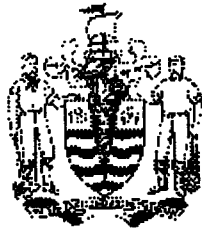
In responding to questions from Council, the Director of Community Planning agreed to bring to the attention of the applicant a suggestion that the form of development reflect the bridge in some way, and provide an information memo on the anticipated time frame for inclusion of the 'George Wainborn' park.

D. MISIERE

:dm

Letter to: Dane Jansen
Davidson Yuen Simpson Architects
2nd Floor, 321 Water Street
Vancouver V6B 1B8





CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"