



City of Vancouver *Zoning and Development By-law*

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

CD-1 (337)

*475-487 Alexander Street
(now known as 475 Alexander Street)
By-law No. 7434*

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

Effective June 6, 1995

(Amended up to and including By-law No. 10210, dated March 1, 2011)

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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(337) 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) Child Day Care Facility,
 - (b) Hall,
 - (c) School - Arts or Self-Improvement, and
 - (d) Accessory Uses customarily ancillary to the above uses.
- [10210; 11 03 01]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 2.17. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 672.5 m², being the site size at time of application for rezoning, prior to any dedications. [7580; 96 06 11]

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (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. [8169; 00 03 14]

4 Height

The maximum building height measured above the base surface is 20.6 m, and the building must not extend beyond 5 storeys. [7580; 96 06 11]

5 Off-Street Parking and Loading

A minimum of 25 off-street parking spaces and one loading space must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [7580; 96 06 11]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7434 or provides an explanatory note.

6 Acoustics

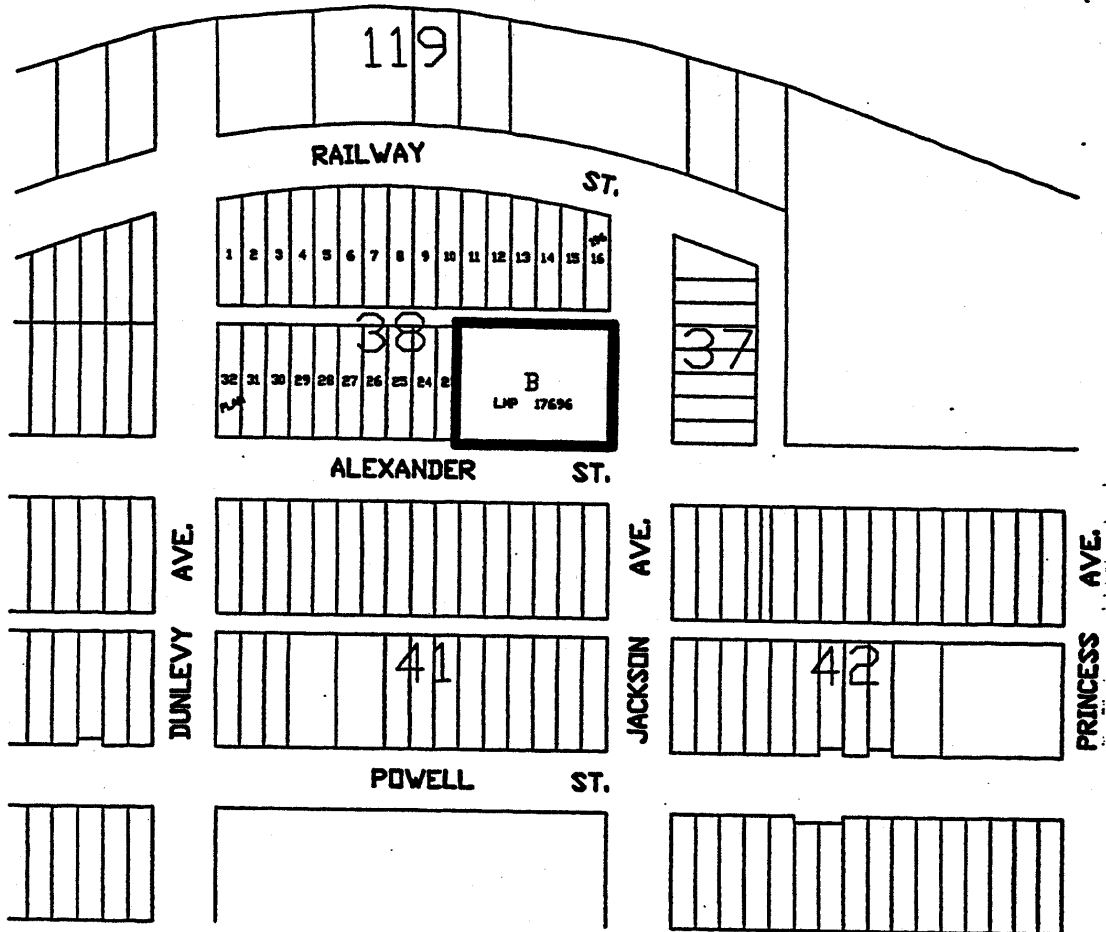
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

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

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Backup Notes

BY-LAW No. 7434 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:
From **M-2** To **CD-1**

Z-440(a)

RZ 475-87 Alexander Street

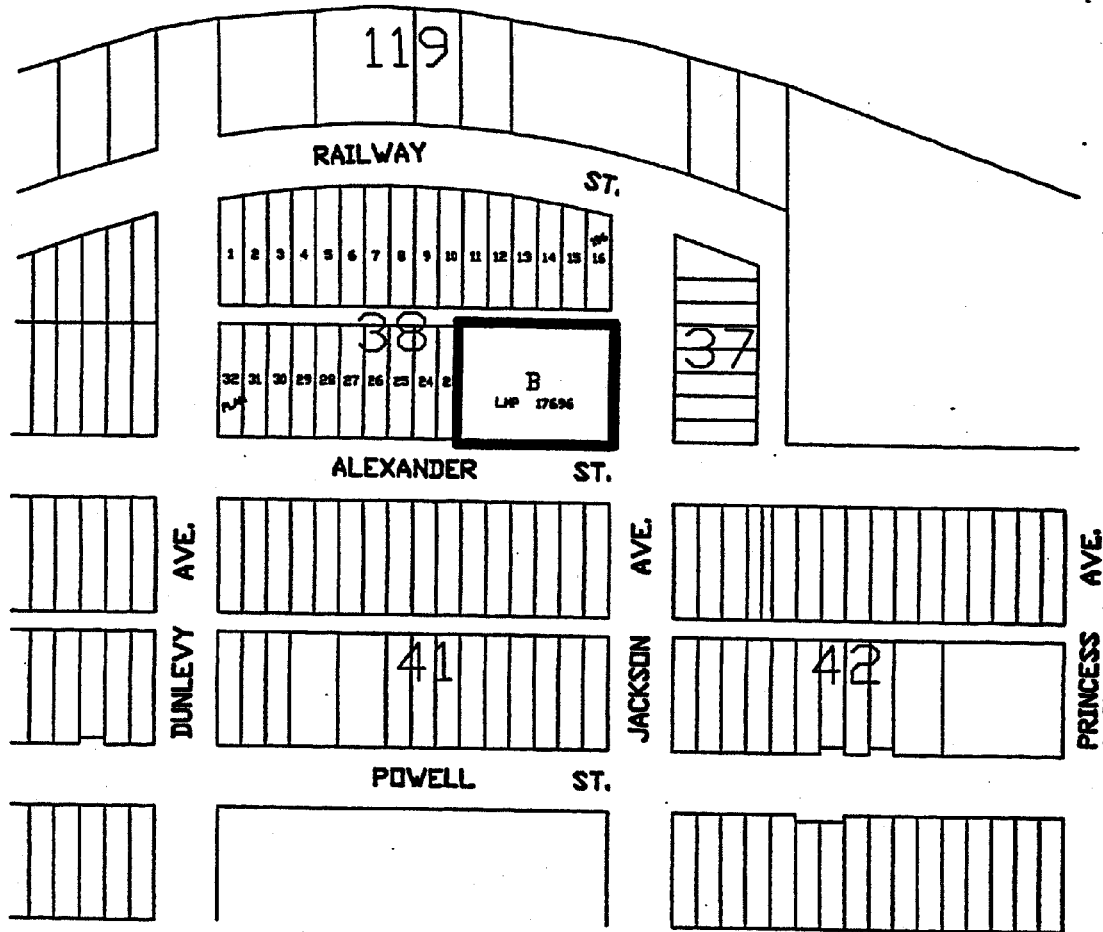
map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW No. 7434 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **M-2** To **CD-1**

Z-440(a)

RZ 475-87 Alexander Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK'S OFFICE

Date: February 1, 1995
Refer File: 5303-2

To: Ted Droettboom, General Manager, Community Services
Associate Director of Planning
- Land Use & Development Division
John Mulberry, Director of Legal Services
Dave Rudberg, General Manager, Engineering Services
Clerk, Public Hearing

Subject: Proposed Rezoning of 475-87 Alexander Street

RECEIVED	
PLANNING DEPARTMENT	
FEB - 8 1995	
NUMBER.....	R 1173
REFERRED TO.....	J. BAXTER
COPY TO.....	
ANSWER REQ'D.....	

On January 31, 1995, Vancouver City Council approved the following recommendation contained in a January 3, 1995 Policy Report (P1):

THAT the application by Mr. Shigeru Amano, Architect to rezone 475-87 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696) from M-2 Industrial District to CD-1 Comprehensive Development District be referred to a Public Hearing, together with:

- i) plans received June 30, 1994;*
- ii) draft by-law provisions generally as contained in Appendix A;*
- iii) the recommendation of the Associate Director of Planning to approve the application, subject to conditions of approval contained in Appendix B; and*

THAT a by-law to designate the building as protected heritage property, and add it to Schedule "B" of the Heritage By-law, be referred to a Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing, including a consequential amendment to the Sign By-law to establish sign regulations for this CD-1 in accordance with Schedule B (M-2) and an amendment to Schedule "B" of the Heritage By-law.

MLCross
CITY CLERK'S OFFICE

MLCross:ps

Also sent to: Mr. Shigeru Amano, Applicant
➔ J. Baxter, Land Use & Development

POLICY REPORT
DEVELOPMENT AND BUILDING

Date: January 3, 1995
Dept. File No. JB

TO: Vancouver City Council
FROM: Associate Director of Planning
- Land Use & Development Division
SUBJECT: Proposed Rezoning of 475-87 Alexander Street

RECOMMENDATION

THAT the application by Mr. Shigeru Amano, Architect to rezone 475-87 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696) from M-2 Industrial District to CD-1 Comprehensive Development District be referred to a Public Hearing, together with:

- i) plans received June 30, 1994;
- ii) draft by-law provisions generally as contained in Appendix A;
- iii) the recommendation of the Associate Director of Planning to approve the application, subject to conditions of approval contained in Appendix B; and

THAT a by-law to designate the building as protected heritage property, and add it to Schedule "B" of the Heritage By-law, be referred to a Public Hearing; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws for consideration at the Public Hearing, including a consequential amendment to the Sign By-law to establish sign regulations for this CD-1 in accordance with Schedule B (M-2) and an amendment to Schedule "B" of the Heritage By-law.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

On September 15, 1994 Council approved the following policies:

- THAT Council confirm the status of the north of Hastings and Railway Street areas as industrial lands, and remove their "let-go" designation.
- THAT the Director of Planning be instructed to process the heritage related rezoning application for the Japanese Hall (475 Alexander Street) located in the study area.

SUMMARY AND PURPOSE

This report assesses an application to permit partial retention of a two-storey listed heritage Class 'B' building (Japanese Hall/Japanese School) and expansion of its facility on the lands immediately to the east. The new development consists of a 4-storey plus mezzanine building containing a hall, language labs, classrooms, library/resource room, crafts and tatami rooms, general administrative offices and accessory uses. Proposed maximum density is 2.05 FSR (floor space ratio), with 26 off-street underground parking spaces and one surface loading space.

Staff recommend approval of the rezoning, subject to:

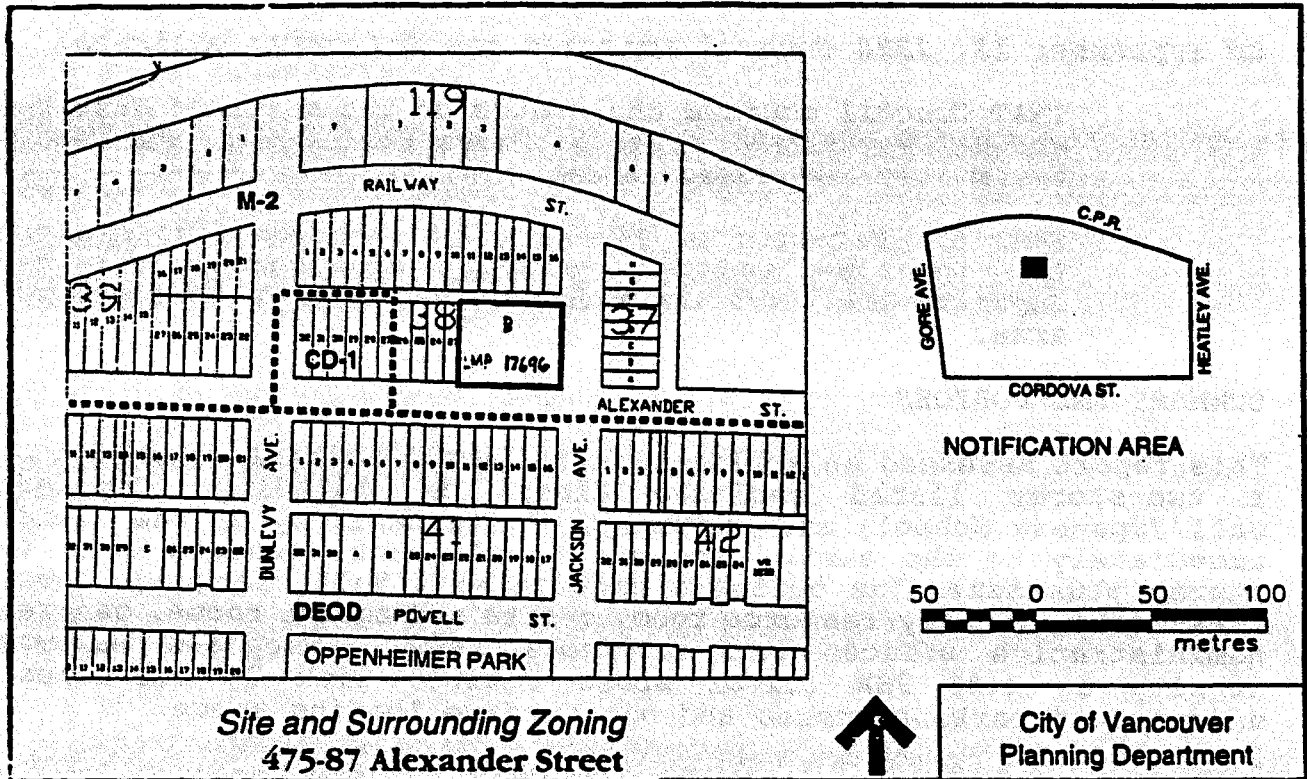
- further design modifications to the proposed form of development, to be dealt with at the development application stage; and
- heritage designation of a two-storey portion of the Japanese Hall/Japanese School.

BACKGROUND

Site, Existing Zoning and Development: The site, existing zoning and public notification area are illustrated in Map 1 (refer to page 3).

This 0.2 ha (0.4 ac.) site comprises a single parcel of land at the northwest corner of Jackson Avenue and Alexander Street. The site accommodates a two-storey heritage building, a one-storey addition at the rear (to be demolished), and an adjacent one-storey building (also to be demolished). Secondary access is available from the existing lane. The site slopes down about 2.0 m (6.6 ft.) from south to north. No trees exist on the site or within the sidewalk allowance.

MAP 1



Lands to the north, east and west are generally zoned M-2 (Industrial District) and developed with low-scale transportation and storage uses. Immediately to the west, is a one-storey building. At the far west end of the block is a vacant, City-owned CD-1 zoned property. Having received funding, a development permit was issued for this property in May, 1994 to accommodate a five-storey building with 67 seniors social housing units.

To the east, across Jackson Avenue, is a one-storey storage use building. To the north, across the lane, are a mixture of one- and two-storey light industrial buildings. To the south, across Alexander Street, are a variety of residential and non-residential buildings ranging in height from two- to five-storeys.

Proposed Development: The proposed development consists of partial retention of an existing two-storey heritage building and construction, immediately to the east, of a 4-storey plus mezzanine building. Appendix D illustrates the proposed development and Appendix E outlines detailed project statistics.

DISCUSSION

Use: Staff support the proposed uses. The current M-2 zoning conditionally permits elementary or secondary schools, and university or colleges, all eligible for accreditation by the provincial Ministry of Education. However, the current zoning does not permit educational uses such as a language school. If the applicant had elected to pursue and successfully receive accreditation from the Ministry for the language courses at the Japanese School, the use would have been approvable under the existing zoning. However, given the time involved and process to achieve accreditation, the applicant chose to proceed with rezoning. Because the language school curriculum closely approximates that of other courses offered for accredited schools, staff support the use.

The current M-2 zoning also does not permit a hall. Staff support the use on the basis that the hall has been an integral part of the Japanese community since 1906, with its current facilities constructed in 1927-28. To this day, the hall continues to be an important focal point for the community through the provision of cultural and linguistic opportunities.

Density: Staff support the proposed density of 2.05 FSR. The current M-2 zoning permits a maximum of 5.0 FSR, of which up to 1.0 FSR is permitted for non-industrial use. Prevailing densities in the immediate area are up to about 2.50 FSR. With this CD-1 proposal, the facade of the Japanese Hall/Japanese School is to be retained and designated under the City's Heritage By-law. An increase in density above the maximum permitted 1.0 FSR non-industrial use is considered to be acceptable, given that a portion of the existing heritage building is to be restored. Housing and Properties staff have reviewed the rezoning proposal and support the additional density (refer to page 6 - Housing and Properties' comments).

Height: The current M-2 zoning permits a maximum outright height of 30.5 m (100 ft.). Staff support the proposed height of 20.4 m (67 ft.) measured to the top of the roof. While the proposed addition to the existing Japanese Hall/Japanese School represents a departure from the adjacent predominantly older, low-scale buildings, it is not the first, tall building in the area. At the far end of the block, towards Dunlevy Avenue, re-development is occurring under DEOD or CD-1 zoning resulting in new development at higher building heights (around five storeys). Staff note that this rezoning proposal is not inconsistent within the larger context and that future re-development of the DEOD or M-2 zoned lands could result in a built form more in character with recent development approvals.

Heritage Designation: Staff recommend, as a condition of rezoning approval, that the Japanese Hall/Japanese School facade be designated under the City's Heritage By-law. As a result of recently enacted provincial legislation and amendments to the Vancouver Charter, it is now necessary to hold a Public Hearing for any heritage building proposed to be designated, irrespective of whether there is a proposed zoning change. The legislation also requires staff to include an appropriate assessment of the building in terms of heritage value, compatibility of conservation with lawful uses, condition and economic viability of the property, and the need for financial and other support for conservation.

- **Heritage Value:** The Japanese Hall/Japanese School (JHJS) is listed as a 'B' building on the City of Vancouver Heritage Register. Built in 1927-28 to designs by Sharp and Thompson, Architects, it has been used by the JHJS since then. It is a two-storey stucco clad building with some original tile trim. The original windows have been replaced. Much of the value of the building is with its historical association with the Japanese community in Vancouver. The rezoning proposal includes the demolition of the one-storey hall that was added to the rear of the building after 1928. On August 15, 1994 the Vancouver Heritage Advisory Committee (VHAC) supported the proposed partial retention and designation of the building. (See VHAC minutes - Appendix C). Staff concur and recommend restoration and designation of a portion of the building, as a condition of CD-1 by-law enactment.
- **Compatibility of Conservation with Community Planning Objectives:** See previous section on "Background".
- **Compatibility of Conservation with Lawful Uses:** See previous section on "Use".
- **Condition and Economic Viability of the Property:** The building is in reasonable condition and has been continuously operated as a language school since 1928. The retention of the two-storey portion of the building will entail its upgrading. The economic viability will be enhanced by a bonus of floor space which has been reviewed and concurred with by Housing and Properties staff.
- **Need for Financial and Other Support for Conservation:** The owners have agreed that, in exchange for designation, the FSR bonus is considered full and fair compensation. The letter waiving further compensation is to be submitted to the Director of Legal Services, prior to enactment of the CD-1 By-law.

Form of Development: On September 14, 1994 the Urban Design Panel reviewed and unanimously supported the proposed form of development, with several detailed design comments (refer to Appendix C).

Staff support the proposed form of development. It is characterized by a lower street fronting facade, in the configuration of a two-storey mass abutting the property line on both Alexander Street and Jackson Avenue. Above the second storey, the addition terraces back on the Alexander Street side to respect the heritage facade. Some concerns have been raised about how the proposed form of development satisfactorily responds to adjacent properties in terms of a more compatible and architecturally responsive fit. However, staff are confident that these design issues can be satisfactorily addressed at the development application stage.

Parking and Loading: The proposed development will provide parking and loading spaces, in accordance with Parking By-law standards. Bicycle parking spaces will be provided in accordance with Council-adopted Bicycle Parking Guidelines, to the satisfaction of the Director of Planning, in consultation with the City Engineer.

Landscape Resources: Street trees and landscaping are proposed with the existing sidewalk allowance, subject to Park Board and Engineering approvals. Additional planting materials are proposed for the development's semi-private garden and roof deck areas. A detailed landscape plan is required at the development application stage (see Appendix B).

Department of Housing & Properties' Comments: Housing and Properties staff reviewed the rezoning proposal and provided the following comments:

"Further to our recent discussion, this memo confirms that we support a heritage bonus of 1.05 FSR (or 18,900 sq. ft.) for the project at 475 Alexander Street."

Comments from Reviewing Agencies: All of the reviewing agencies support the rezoning proposal (refer to Appendix C). An assessment for soil contamination is not required by the Industrial Waste Management Branch.

Public Input: On July 29, 1994 the applicant had rezoning signs posted on the site. On July 25, 1994, 179 courtesy notification letters were mailed to area property owners. Staff received one telephone call. The concern focused on general neighbourhood safety and security issues relative to students attending the facility, and the design of the landscaped garden area at the rear of the existing building.

Consequential Sign By-law Amendment: Should Council refer the proposed rezoning application to a Public Hearing, a consequential amendment to the Sign By-law is required to be before Council at the Hearing to establish sign regulations for this site. The recommendation requesting the preparation of the necessary Sign By-law amendment appears on page 1.

ENVIRONMENTAL IMPLICATIONS

The proposed rezoning, if approved, will neither contribute to nor detract from the objective of reducing atmospheric pollution relative to development potential under existing zoning.

SOCIAL IMPLICATIONS

The proposed rezoning, if approved, will contribute towards Council's adopted Children's Policy to provide access to educational, cultural and linguistic opportunities within a community that values diversity.

PUBLIC BENEFITS

The proposed rezoning, if approved, will provide expanded language and cultural facilities for the community, and partial restoration and heritage designation of the existing Japanese Hall/Japanese School.

COMMENTS OF THE APPLICANT

The applicant reviewed a copy of this report and provides the following comments:

"The applicant concurs with the Planning report dated 1995 01 03."

CONCLUSION

Planning staff support the proposed rezoning of 475-87 Alexander Street from M-2 to CD-1 to accommodate the partial retention of the existing heritage building and expansion of its facilities, and recommend that the application be referred to a Public Hearing subject to conditions of approval presented in Appendix B.

* * * * *

OUTLINE OF DRAFT CD-1 BY-LAW PROVISIONS
475-87 Alexander Street

Uses: Hall;
School - Arts or Self-Improvement; and
Accessory Uses customarily ancillary to the above
uses.

Density: Maximum FSR of 2.05

**Maximum
Height:** 20.4 m (67 ft.)

Parking: Minimum of 26 off-street parking spaces

Loading: Minimum of one off-street loading space

CONDITIONS OF APPROVAL

- (a) THAT, the proposed form of development be approved by Council, in principle, generally as proposed by Shigeru Amano, Architect and stamped "Received City Planning Department June 30, 1994" provided that the Director of Planning may allow minor alterations to this form of development when approving the 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) design development to ensure that there is a clear distinction between the proposed new building and the existing heritage building;
 - (ii) design development to visually and physically link the new building to the courtyard to enhance the overall functions of the school;
 - (iii) design development to provide an internal pedestrian link between the heritage building and the new building;
 - (iv) design development to the westerly elevation to provide stronger visual connection to the courtyard and to improve its visual character;
 - (v) design development to the overall character of the addition to respect, but not mimic, the heritage building's form, rhythm and character and to improve the new building's streetscape character, particularly on Jackson Avenue;
 - (vi) design development to better define the function and character of the courtyard and the courtyard edges, including the loading bay, to improve its safety and security;
 - (vii) design development to ensure provision of an adequate loading bay throat width (to be achieved through minor adjustments to the play area);

- (viii) submission of "as-found" drawings of the existing listed heritage building;

(Note to Applicant: Particular attention should be made to correct dimensioning and the accurate identification of all existing materials and decorative details.)

- (ix) clarification on all elevations and plans as to which elements and portions of the existing listed heritage building are to be retained, restored, altered or removed;

(Note to Applicant: Replacement window sash should replicate the original window design and materials.)

- (x) submission of written and graphic (sketches) documentation outlining the scope of restoration for the Alexander Street heritage building facade;

(Note to Applicant: Specific material references should highlight the distinctive stylistic features and architectural details of the proposal.)

- (xi) design details to incorporate crime prevention through environmental design (CPTED) principles (refer to Appendix C - Police Department comments);

- (xii) submission of an acoustical consultant's report assessing noise impacts on the site and recommending noise mitigation measures to achieve noise criteria;

- (xiii) submission of a detailed landscape plan; and

- (xiv) provision of bicycle parking facilities in accordance with Council-adopted Bicycle Parking Guidelines.

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

- (i) make suitable arrangements, to the satisfaction of the City Engineer, for any new electrical and telephone services to be undergrounded within and adjacent to the site from the closest, existing suitable service point; and

- (ii) designate the two-storey portion of the building located at 475 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696) under Schedule "B" of the City's Heritage By-law.

COMMENTS OF REVIEWING AGENCIES

VANCOUVER HERITAGE ADVISORY COMMITTEE

On August 15, 1994 the Vancouver Heritage Advisory Committee (VHAC) reviewed the proposed rezoning and resolved that:

THAT the VHAC commends the applicant on the retention of more of the building at 475 Alexander Street.

AND THAT the VHAC continues to support the rezoning in return for designation of the Japanese School at 475 Alexander Street.

FURTHER THAT the Sub-Committee supports restoration of the original facade, including replacement of window sash with sash which replicate the original.

AND THAT a clear distinction be made between the heritage building and the addition to the east.

ENGINEERING DEPARTMENT

"The Engineering Department has no objection to the proposed rezoning, provided the following concerns are addressed prior to By-law enactment:

1. Bicycle parking to be provided as per Council approved guidelines.
2. Provision of an adequate loading bay throat width (to be achieved through a slight redesign of the play area).
3. Any new electrical and telephone services are to be undergrounded within and adjacent the site from the closest existing, suitable service point."

HEALTH DEPARTMENT

The Health Department has reviewed this rezoning application and provides the following comments:

- "1. The City's acoustical criteria shall form part of the Zoning by-law, and an Acoustical Consultant's report shall be required which assesses noise impacts on the site and recommends noise mitigating measures.
2. If a Community Care Facility (adult or child care) is proposed, plans will have to be submitted for approval to C.C.F.L."

POLICE DEPARTMENT

The Police Department has no objection to the proposed rezoning and offer the following comments:

- The only locations that I can foresee problems would be on the ground level of the plans.
- Due to the extremely high incidence of substance abuse, prostitution, and violence in the area I have addressed some areas that I have concern for.
- The underground parking lot must be secured and for use exclusively for people attending the school.
- The proposed garden area should, as well, be for the exclusive use of the school. The plans call for demolition of the currently existing wall that abuts the lane. If the wall is not replaced then the garden area will be overrun with drunks and addicts as well as prostitutes at all hours of the day and night.
- There appears to be a 12'6" loading bay adjacent to the kitchen. This area must be gated off with high reinforced gates.
- All exterior doors should have astragals to prevent prying, and high pressure sodium lighting should be affixed around the entire perimeter.

URBAN DESIGN PANEL

On September 14, 1994 the Urban Design Panel reviewed the proposed rezoning and offered the following comments:

"The Panel had no concerns about the proposed height or density. The Panel's comments focused on the form of development, in particular on how the proposed new building addresses the street and the garden, and its relationship to the heritage building.

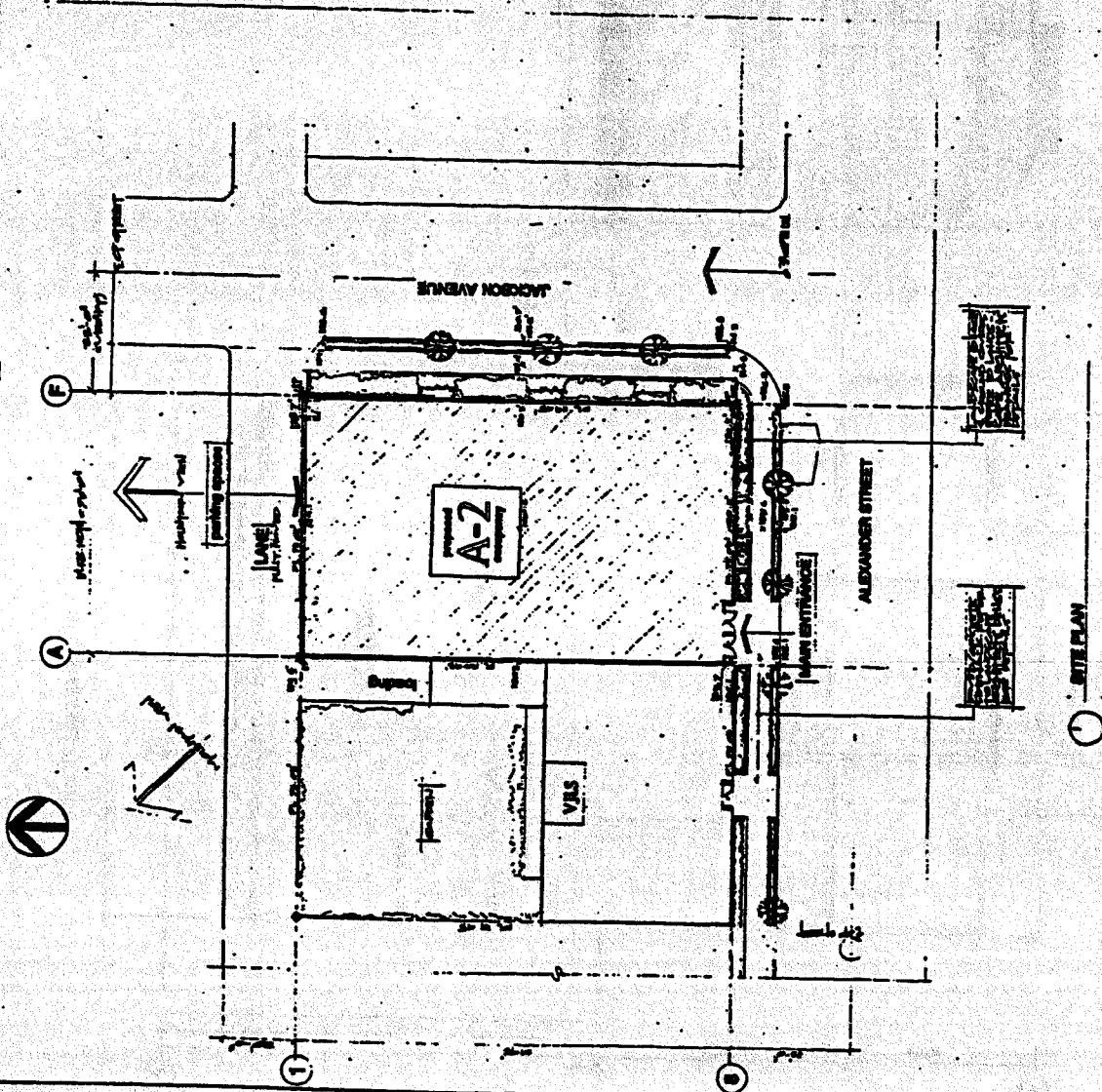
An observation was made that the architect seems to be struggling with how to deal with the exterior of the building without indicating how some of the spaces inside will be programmed. One Panel member found the latest elevations somewhat jarring and unsympathetic, working against the heritage building's fairly quiet fenestration pattern. Given the new building is immediately next to something already under this developer's ownership, a comment was made that a more sympathetic treatment would lend value to both. Noting there are no limiting distance problems, there is an opportunity to develop the west elevation of the new building much better. The whole new building has somewhat of a "fortress" appearance that needs to be softened significantly to make it more friendly. One Panel member suggested one way of dealing with the relationship between the old and new would be to mimic the heritage building more.

Finally, on the question of heritage, one Panel member stressed that some restoration work should be done on the existing heritage building which seems currently to be in fairly poor condition.

The Panel had a lot of concerns about the park/courtyard space. One Panel member felt it was in the wrong place, suggesting it might be better to use some of this area at the Alexander/Jackson Streets corner. In this way, a better solution to some of the transition problems might be achieved by setting the new addition back somewhat from the heritage building. It was noted that access into the courtyard space is quite difficult and circuitous. It was suggested advantage could be made of the space by also using it for overflow from some of the hall activities. The relationship between the courtyard and the interior of the building is very poor, both from programming and security points of view, noting in particular that the courtyard is overlooked by kitchens and a loading bay. If the interior programming could work in conjunction with the courtyard, it would be much better from a security perspective. It was acknowledged there is a difficulty in dealing with the building being raised up by the underground parking structure and the need to avoid creating an inhospitable barrier at the rear. Nevertheless, it was felt a compromise solution could be achieved that would maintain security at the rear while creating some kind of relationship between events inside the building and the courtyard.

In voting in support of this application for rezoning, the Panel emphasized that it wished to review the submission again in order to ensure that all of the above noted significant concerns have been addressed at the development application stage."

The Vancouver Japanese Hall & Language School



CODE ANALYSIS
 The building is a two-story structure with a flat roof. The exterior walls are constructed of brick. The interior walls are finished with plaster and paint. The floor is finished with tile. The building is situated on a lot that is 100 feet wide and 150 feet deep. The building is located on the corner of Jackson Avenue and Alexander Street.

SITE DATA:

Local, Incorporated
 1000 West 1st Avenue, Vancouver, B.C.
 1971

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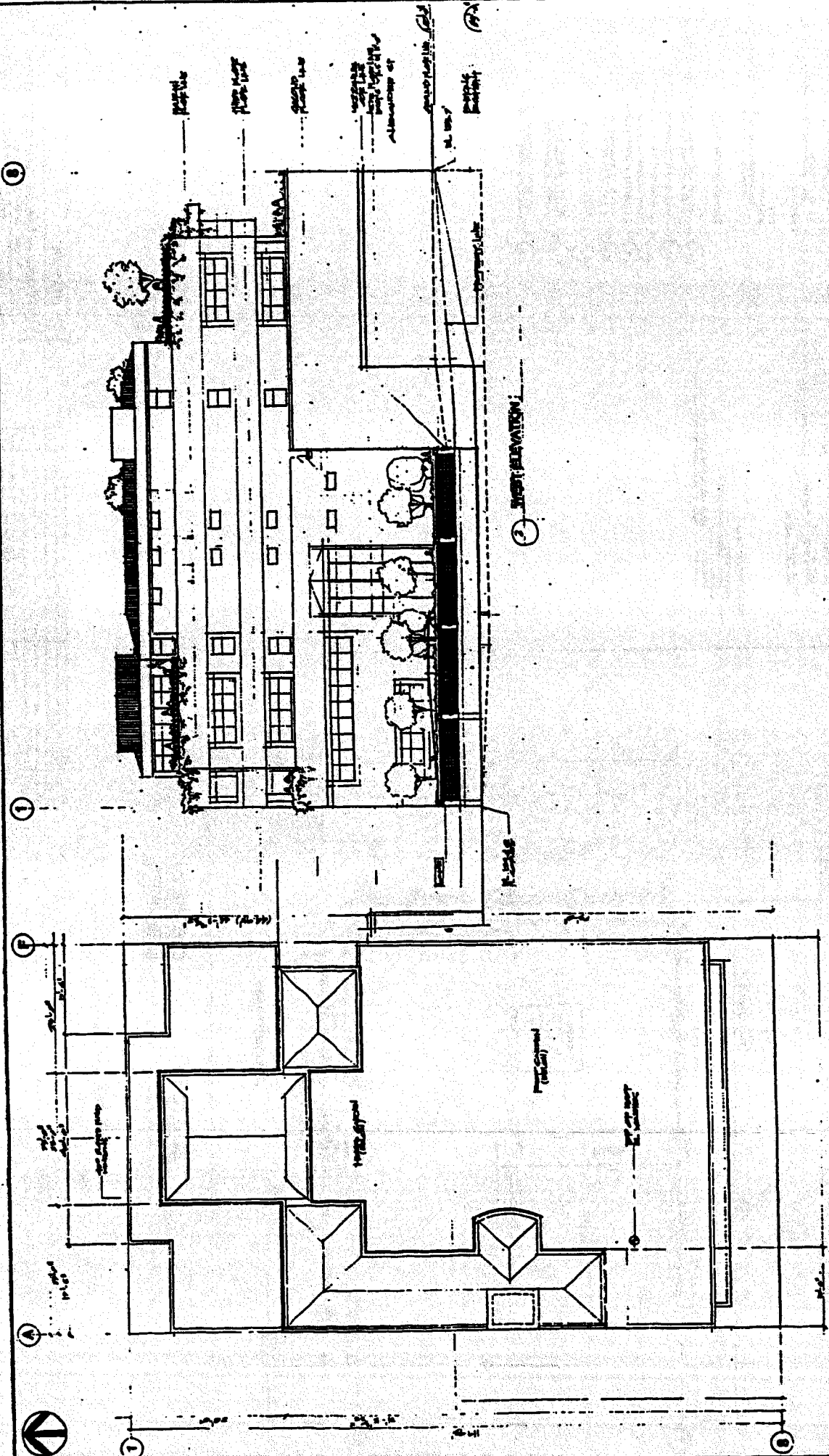
SITE PLAN
 The Vancouver Japanese Hall & Language School
 1000 West 1st Avenue, Vancouver, B.C.
 1971

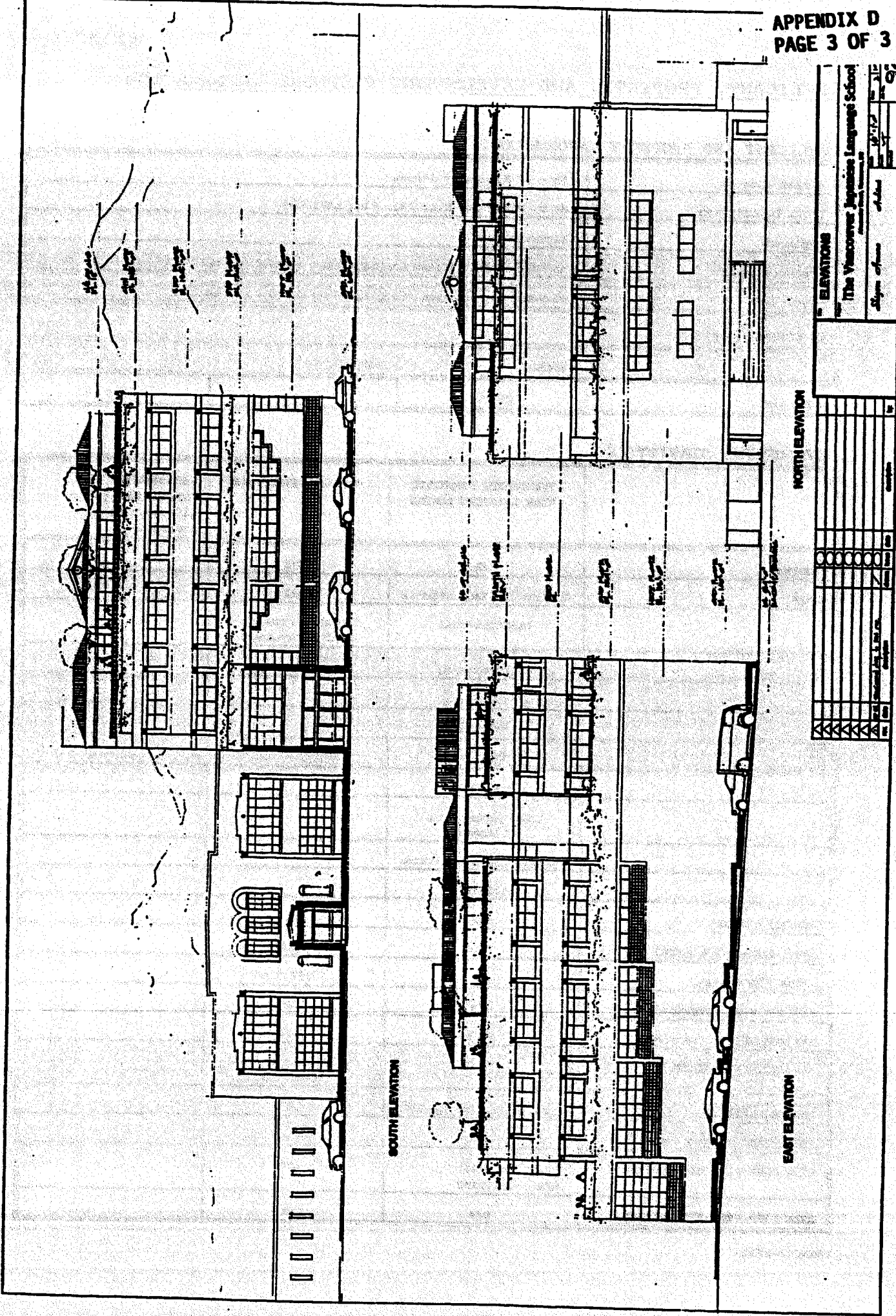
NO.	DATE	DESCRIPTION
1	1971	PRELIMINARY
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3	1971	REVISED
4	1971	REVISED
5	1971	REVISED
6	1971	REVISED
7	1971	REVISED
8	1971	REVISED
9	1971	REVISED
10	1971	REVISED
11	1971	REVISED
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21	1971	REVISED
22	1971	REVISED
23	1971	REVISED
24	1971	REVISED
25	1971	REVISED
26	1971	REVISED
27	1971	REVISED
28	1971	REVISED
29	1971	REVISED
30	1971	REVISED

1 SITE PLAN

ROOF PLAN / WEST ELEVATION	
The Vancouver Japanese Hall & Language School	
Client	City of Vancouver
Architect	City of Vancouver
Scale	1/8" = 1'-0"
Date	1982

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	1982	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...





SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

ELEVATIONS		Project Name		Revision	
The Vancouver Japanese Language School					
1	Initial	2	1/1/20	3	1/1/20
2		4		5	
3		6		7	
4		8		9	
5		10		11	
6		12		13	
7		14		15	
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33		66		67	
34		68		69	
35		70		71	
36		72		73	
37		74		75	
38		76		77	
39		78		79	
40		80		81	
41		82		83	
42		84		85	
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45		90		91	
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47		94		95	
48		96		97	
49		98		99	
50		100			

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**APPLICANT AND PROPERTY INFORMATION**

Street Address	475 - 87 Alexander Street
Legal Description	Lot B, Block 38, D.L. 196, Plan LMP17696
Applicant	Shigeru Amano
Property Owner	The Vancouver Japanese Language School and Japanese Hall
Developer	The Vancouver Japanese Language School and Japanese Hall

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1672.5 m ²	n/a	1672.5 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	M-2	CD-1	
USES	Cultural & Recreational	Hall	
	Institutional	School - Arts or Self Improvement	
	Manufacturing	Accessory Uses	
	Office		
	Parking		
	Retail		
	Service		
	Transportation & Storage		
	Utility & Communication		
	Wholesale		
DWELLING UNITS	n/a	n/a	
MAX. FLOOR SPACE RATIO	5.0	2.05	
GROSS FLOOR AREA	8 362.4 m ²	4 267.6 m ²	
MAXIMUM SITE COVERAGE	n/a	71%	
MAXIMUM HEIGHT (metres)	30.5	20.4	
MAX. NO. OF STOREYS	n/a	4-storeys + mezzanine	
PARKING SPACES	as per Parking By-law	26	
FRONT YARD SETBACK (metres)	n/a	n/a	
SIDE YARD SETBACK (metres)	0.9 - interior n/a - exterior	n/a	
REAR YARD SETBACK (metres)	n/a	n/a	

Clauses 4(a) and 4(b) were dealt with concurrently.

4. (a) 475-487 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696 - Japanese Hall/Japanese School)
- (b) 475-487 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696) - Japanese Hall/Japanese School - Heritage Designation

An application by Shigeru Amano, Architect, was considered as follows:

The proposed rezoning from M-2 Industrial District to CD-1 Comprehensive Development District would:

- permit partial retention of an existing two-storey heritage building (Japanese Hall/Japanese School) and construction immediately to the east of a 4-storey plus mezzanine building containing a hall, language labs, classrooms, library/resource room, crafts rooms and administrative office space;
- limit maximum density to floor space ratio 2.10;
- limit maximum height to 20.4 m (67 ft.);
- require 26 underground parking spaces;
- require amendment to the Sign By-law; and
- include possible consequential amendments.

The Associate Director, Land Use and Development, 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 proposed by Shigeru Amano, Architect and stamped "Received City Planning Department June 30, 1994" provided that the Director of Planning may allow minor alterations to this form of development when approving the 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) design development to ensure that there is a clear distinction between the proposed new building and the existing heritage building;

Clause Nos. 4(a) and 4(b) cont'd

- (ii) design development to visually and physically link the new building to the courtyard to enhance the overall functions of the school;
- (iii) design development to provide an internal pedestrian link between the heritage building and the new building;
- (iv) design development to the westerly elevation to provide stronger visual connection to the courtyard and to improve its visual character;
- (v) design development to the overall character of the addition to respect, but not mimic, the heritage building's form, rhythm and character and to improve the new building's streetscape character, particularly on Jackson Avenue;
- (vi) design development to better define the function and character of the courtyard and the courtyard edges, including the loading bay, to improve its safety and security;
- (vii) design development to ensure provision of an adequate loading bay throat width (to be achieved through minor adjustments to the play area);
- (viii) submission of "as-found" drawings of the existing listed heritage building;

(Note to Applicant: Particular attention should be made to correct dimensioning and the accurate identification of all existing materials and decorative details.)

- (ix) clarification on all elevations and plans as to which elements and portions of the existing listed heritage building are to be retained, restored, altered or removed;

(Note to Applicant: Replacement window sash should replicate the original window design and materials.)

Cont'd

Clause Nos. 4(a) and 4(b) cont'd

- (x) submission of written and graphic (sketches) documentation outlining the scope of restoration for the Alexander Street heritage building facade;

(Note to Applicant: Specific material references should highlight the distinctive stylistic features and architectural details of the proposal.)

- (xi) design details to incorporate crime prevention through environmental design (CPTED) principles (refer to Appendix C of Manager's Report - Police Department comments);

- (xii) submission of an acoustical consultant's report assessing noise impacts on the site and recommending noise mitigation measures to achieve noise criteria;

- (xiii) submission of a detailed landscape plan; and

- (xiv) provision of bicycle parking facilities in accordance with Council-adopted Bicycle Parking Guidelines.

- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

- (i) make suitable arrangements, to the satisfaction of the City Engineer, for any new electrical and telephone services to be undergrounded within and adjacent to the site from the closest, existing suitable service point; and

- (ii) designate the two-storey portion of the building located at 475 Alexander Street (Lot B, Block 38, D.L. 196, Plan LMP17696) under Schedule "B" of the City's Heritage By-law.

The Associate Director of Planning also recommended approval of a proposed amendment to Heritage By-law No. 4837 which would designate a portion of the existing Japanese Hall/Japanese School as protected heritage property.

Cont'd

Clause Nos. 4(a) and 4(b) cont'd

Staff Opening Comments

Ms. Joanne Baxter, Planner, reviewed the application, noting there are no outstanding issues. The Associate Director of Planning supports the proposed rezoning to accommodate the partial retention of the existing heritage building and expansion of its facilities, which are regarded as public benefits.

Applicant Opening Comments

Mr. Nick Marrach, Architect, indicated he had no set presentation but would be happy to answer any questions.

Summary of Correspondence

No correspondence was received on this application.

Speakers

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

MOVED by Cllr. Clarke,

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

FURTHER THAT the proposed amendment to Heritage By-law No. 4837, designating a portion of the existing Japanese Hall/Japanese School as protected heritage property, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Hemer,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

475-87 Alexander Street

BY-LAW NO. 7434

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-440(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(337), 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) Hall,
- (b) School - Arts or Self-Improvement, and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 2.10. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 672.5 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; 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, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length.

4. Height

The maximum building height measured above the base surface is 20.4 m and the building must not extend beyond 5 storeys.

5. Off-Street Parking and Loading

A minimum of 26 off-street parking spaces and one loading space must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

6. Acoustics

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

<u>PORTIONS OF HALL OR SCHOOL USE AREA</u>	<u>NOISE LEVELS (DECIBELS)</u>
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60
assembly spaces	40
office/work areas	40

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

DONE AND PASSED in open Council this 6th day of June, 1995.

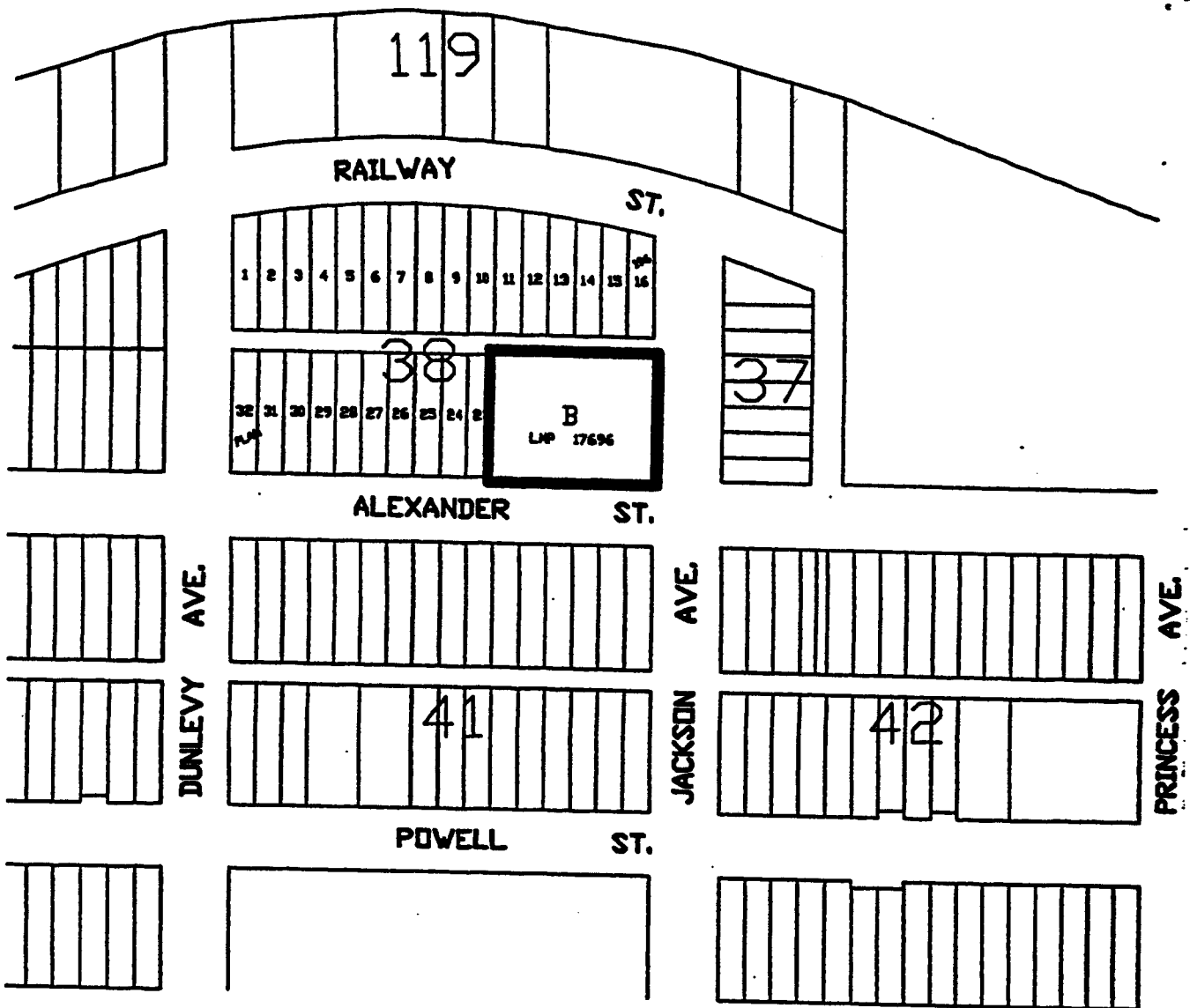
"(signed) Philip W. Owen"
Mayor :-

"(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 6th day of June 1995, and numbered 7434.

CITY CLERK"

BY-LAW No. 7434 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:
From **M-2** To **CD-1**

Z-440(a)

RZ 475-87 Alexander Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW NO. 7441

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:

"1575-77 West Georgia St. CD-1(336) 7431 B(DD)"

"475-87 Alexander St. CD-1(337) 7434 B(M-2)"

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

DONE AND PASSED in open Council this 20th day of June, 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 20th day of June 1995, and numbered 7441.

CITY CLERK"

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, [REDACTED] and 7461, being by-laws which amended the Zoning and Development By-law by rezoning areas to CD-1

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

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

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

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

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

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

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

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

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

CITY CLERK"

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY



MEMORANDUM

96-034

From: CITY CLERK'S OFFICE

Date: March 27, 1996

Refer File: 5303-3

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

Subject: Proposed CD-1 Text Amendment: 475-787 Alexander Street

On March 26, 1996, Vancouver City Council approved the following recommendation contained in a March 7, 1996 Administrative Report (A3):

THAT the Director of Land Use and Development be instructed to make application to amend CD-1 By-law No. 7434 to increase the maximum permitted floor space ratio to 2.17, to increase the maximum permitted height to 20.6 m and to reduce the required off-street parking to 25 spaces, generally in accordance with Appendix A;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law;

AND FURTHER THAT the application and amending by-law be referred to a Public Hearing.

Marnie Cross

Marnie Cross
 Committee Clerk

MCross:dmy

Letter to: Edgardo Cantaneda
 Shigeru Amano Architects
 6409 Arbroath Street
 Burnaby, B.C. V5E 1C3

RECEIVED	
PLANNING DEPARTMENT	
MAR 28 1996	
NUMBER.....	S 2393
REFERRED TO.....	FAS
COPY TO.....	(RJ)
ANSWER REQ'D.....	

4. CD-1 Text Amendment: 475-487 Alexander Street
(Japanese Hall/School)

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

The proposed amendment to CD-1 Comprehensive Development District By-law No. 7434 would permit minor amendments to floor space, height and parking, consistent with the form of development previously approved at Public Hearing.

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

Staff Comments

Staff offered no additional comments in this application.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

MOVED by Cllr. Ip,
THAT the application be approved.

- CARRIED UNANIMOUSLY

(Councillor Puil was absent for the vote)

5. Rezoning: 5104-5156 Joyce Street
(Collingwood Village)

An application by Greystone Properties Ltd. was considered as follows:

The proposed rezoning from C-2C Commercial District to CD-1 Comprehensive Development District, would:

- permit the development of a 16-storey multiple dwelling project combined with a commercial podium. The commercial area would include space for the Joyce Street Community Crime Prevention Office.

cont'd....

475-487 Alexander Street

BY-LAW NO. 7580

A By-law to amend
By-law No. 7434,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

CD-1(337)

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

1. By-law No. 7434 is amended
 - (a) in section 3.1 by deleting the figure "2.10" and substituting the figure "2.17",
 - (b) in section 4 by deleting the figure "20.4" and substituting the figure "20.6", and
 - (c) in section 5 by deleting the figure "26" and substituting the figure "25".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 11th day of
June , 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 11th day of June 1996, and numbered 7580.

CITY CLERK"

BY-LAWS (CONT'D)

6. A By-law to amend By-law No. 3575,
being the Zoning and Development
By-law (Secondhand Stores and Pawnshops)

MOVED by Cllr. Price,
SECONDED by Cllr. Ip,
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. Ip,
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 Bellamy, Clarke, Hemer, Puil and Sullivan were excused from voting on By-law 6)

7. A By-law to amend By-law No. 7434, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (475-487 Alexander Street)

MOVED by Cllr. Ip,
SECONDED by Cllr. Chiavario,
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. Ip,
SECONDED by Cllr. Chiavario,
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 Bellamy, Clarke, Hemer and Puil were excused from voting on By-law 7)

2. Rezoning: 245-295 Alexander Street

An application by Soren Rasmussen, Chandler Rasmussen Architects, was considered as follows:

The proposed rezoning from M-2 Industrial District to CD-1 Comprehensive Development District would permit a mixed-use development containing one storey for industrial uses at grade and 153 artist 'live/work' studios in six storeys above. Twenty-two (22) of the studios are intended to be assured affordable rental studios for low-income working artists. Loading and underground parking would have access from Gore Avenue. The floor space ratio of the proposed development would be 4.6.

The Director of Land Use and Development recommended approval of the application, subject to the following conditions as proposed for adoption by resolution of Council:

- (a) THAT the proposed form of development be approved by Council in principle, in revised plans generally as prepared by Chandler Rasmussen Architects Inc. and stamped "Received City Planning Department, April 10, 1996", provided that the Director of Planning may allow minor alterations to this form of development when approving the 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) Design development to improve the functionality of the artist studios and the building's common facilities, including but not limited to the provision of:
 - (1) additional common workshop areas, such as music room, wood shop, metal shop and painting studio, these areas to be suitably sound-proofed and ventilated;
 - (2) maximize the opportunity for combining workshop space in a large multi-purpose room with movable partitions;
 - (3) extra-wide doors, over-size elevators, and corridor dimensions which enable large or heavy works of art or art materials to be easily moved between the loading area, storage spaces and studios;

cont'd....

Clause No. 2 (cont'd)

- (4) adequate acoustic measures, ventilation, plumbing and electrical service in every studio to facilitate high-impact art production;
 - (5) additional storage space, separate from the studios, to provide adequate space for the storage of art materials and works of art; and
 - (6) gardening and/or amenity areas on the rooftops.
- ii) Further design development to respond to previous Urban Design Panel advice, subject to further review by the Urban Design Panel at the development application stage, including but not limited to the provision of:
- (1) durable exterior materials suitable to the area, such as brick, on the lower storeys;
 - (2) more transparency and contemporary industrial appearance on the upper storeys;
 - (3) more consistency of design between the south and east elevations;
 - (4) design and amenity of the rooftop court; and
 - (5) improved layout of the smaller studios to increase the livability of their associated residential space.
- iii) Implement principles of crime prevention through environmental design (CPTED), through measures such as the following:
- (1) reduce or remove all exit alcoves at grade;
 - (2) reduce opportunity for break-and-enter and mischief on roof decks;
 - (3) clarify internal access from artist studios to common amenity areas and workshops;
 - (4) provide a comprehensive security plan;
 - (5) reduce opportunities for graffiti on blank walls;
 - (6) provide a locked overhead gate and doors, possibly with electronic access, to loading and garbage areas;

cont'd....

Clause No. 2 (cont'd)

- (7) provide adequate lighting to all areas to reduce mischief opportunities and fear; and
 - (8) paint parking area walls, ceilings and utility pipes white to reduce fear.
- (c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:
- i) Execute an agreement, to the satisfaction of the Director of Legal Services and the Manager of the Housing Centre, by which 22 artist 'live/work' studios, or 1 312 m² (14,125 sq. ft.) of floor area, plus 11 parking spaces, shall be conveyed to the City at no cost to the City, such studios to provide non-market, rental 'live/work' space for low-income working artists. Such agreement may allow for the transfer of all or a portion of these studios to a City agency or City-designated co-op.
 - ii) Execute and register against property title of all strata units a restrictive covenant, satisfactory to the Director of Legal Services and the Director of Land Use and Development, providing that owners, including eventual strata lot owners and the strata corporation(s), acknowledge and accept:
 - (1) that the building is located near a heavy industrial district (M-2) in which industrial activities, including rail and port operations, have primacy of use;
 - (2) that nearby industrial activities should not be subject to complaints or legal actions, directly or indirectly, for any operating characteristics and environmental impacts which conform to the relevant regulations, including noise, odours, light, vibrations, and 24-hour operations; and
 - (3) that they have a duty to forewarn all prospective studio occupants, both purchasers and tenants, of (1) and (2) above;
 - iii) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the provision of:

cont'd....

Clause No. 2 (cont'd)

- (1) curb, gutter and sidewalk on the west side of Gore Avenue and north side of Alexander Street abutting the site, and asphalt pavement for half the street width on Gore Avenue from Alexander Street to the lane north;
- (2) street trees adjacent the site;
- (3) consolidation of the site; and
- (4) the undergrounding of all utilities from the closest existing suitable service point.

Also before Council was a memorandum from Rick Scobie, Director of Land Use and Development, dated August 1, 1996, which provided additional staff advice concerning the draft CD-1 By-law and approval conditions for this proposed rezoning.

The draft By-law presents for Consideration in Section 5 a choice between "old" and "new" parking requirements for Artist Studios. Staff now recommend the new parking requirement. Also, the memorandum recommended that the term "affordable" in section 5.2 be replaced by "non-market". The following changes were recommended:

"THAT, the draft CD-1 by-law be amended

- a) by deleting the first occurrence of Section 5.1 and 5.2 and also the word 'OR' which follows; and
- b) by substituting 'non-market' for 'affordable' in Section 5.2."

The memorandum also contained the following proposed amendment to the condition of approval relating to safeguarding surrounding industry from complaints, interference, etc., from the proposed non-industrial uses on this industrial site:

"THAT Condition c(ii) be replaced by the following:

(THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:) Execute and register against property title a legal agreement, satisfactory to the Director of Legal Services and the Director of Land Use and Development, providing that the registered property owner grants to surrounding properties in the M-2 Heavy Industrial District, including rail and port lands, freedom to cause any nuisance on the subject sites as may result from industrial

cont'd....

Clause No. 2 (cont'd)

activities complying with the Zoning and Development By-law and all other pertinent regulations, such nuisances to include noise, odours, fumes, dust, light, vibrations, and related impacts at any time of day or night."

Staff Opening Comments

Mr. Phil Mondor, Planner, advised this application pre-dates Council adoption of the Industrial Lands Strategy in 1995, but the objectives and rezoning criteria in the Strategy have been applied to this application.

Staff have concluded this site has characteristics which make it suitable to consider for non-industrial development and that the proposed artist live/work studios can be supported. Reasons for support include the industrial space which is also proposed, the mitigation measures which are proposed for achieving compatibility with adjoining industry, and the 22-30 affordable, rental studios to be given to the City as a public benefit that would minimize the land value impact of the rezoning.

Applicant Opening Comments

Mr. Paul Mayer, Pemcor Development Corporation, advised multi-storey industrial use is no longer feasible in this area. It is likely that greater industrial use will result from this rezoning, rather from an application made solely on the basis of the existing zoning. In this instance, the industrial use is being subsidized by the artist live/work zoning.

Mr. Mayer stated this application has the unanimous support of the Urban Design Panel, fully meets the parking standards, has design features to mitigate sound and odour problems, and will relate well to the surrounding neighbourhood. Also, this application will eliminate an obsolete building and improve security in the neighbourhood.

In terms of public benefits, the applicant will transfer 22-30 units to the City, a City agency or a City-designated co-op, for the provision of affordable, rental live/work studios to low-income working artists.

The applicant also submitted for Council's information, copies of letters of support received for this application (on file in City Clerk's Office).

cont'd....

Clause No. 2 (cont'd)

Summary of Correspondence

A review of the correspondence on this application indicated the following:

- . 17 letters in favour of the application;
- . 9 letters opposing the application;
- . letter supporting residential development in the area, and requesting that zoning reflect the residential character of the area.

Speakers

Mayor Owen called for speakers for and against the application. The following spoke in favour of the application before Council:

- . Bill Rennie, Artists for Creative Environments Society
(brief on file)
- . Geoff Burgess, 6200 Block MacDonald Street
- . Joseph Thibault, 300 Block Jackson Street
- . Roger Bayley, Gastown Business Improvement Association
- . Jon Stovell, Reliance Holdings Limited.

The foregoing favoured the application based on one or more of the following grounds:

- . The developer should be commended for providing a communal workshop, which will attract real artists to the development;
- . The provision of 22 affordable, rental studios is a significant public benefit which should be supported;
- . Council should accept the eight additional affordable, rental studios proposed by the developer;
- . This application will support the retention of some industrial uses on this site, which is an improvement over the existing situation;
- . This application will result in the rejuvenation of the precinct, and re-establish a sense of value in this area.

cont'd....

Clause No. 2 (cont'd)

The following speakers opposed the application on the grounds that it will negatively impact the people and services currently in the area:

- . Jeff Summers, 500 Block East Hastings Street
- . Eldon Jones, Unit Block, East Hastings Street
- . Barb Daniels, Downtown Eastside Residents Association
(brief on file)
- . Muggs Sigurgeirson, Carnegie Community Centre
- . Jim Ford, 300 Block, Alexander Street

The foregoing opposed the application based on one or more of the following grounds:

- . The ongoing creep of condos into this area is resulting in gentrification, with the result that existing residents will be forced out;
- . There is already tension in Gastown between condo owners and the surrounding community. Private security is now in place on Water Street, which is aimed at residents of the Downtown Eastside;
- . The disadvantages associated with 153 condo owners will outweigh the advantages associated with 22 affordable, rental units. Condo owners are more likely to complain about existing social services;
- . The staff report fails to address the social and community impacts of this development;
- . The single room occupancy stock is not secure.

The following speakers opposed the application on the basis it will have a negative impact on adjacent industry:

- . James Crandles, Vancouver Port Corporation
(brief on file)
- . Jim Phillipson, Tymac Launch, (brief on file)

The foregoing speakers reiterated many of issues raised by industry representatives in the first agenda item, relating to 303 Railway Street. Concern was expressed that increased residential development will place pressure on the existing industrial base, and eventually force industrial users out of the area. Comments were also made that this rezoning will increase property values in the area, thus increasing the rents of industrial users.

Clause No. 2 (cont'd)

Applicant Closing Comments

Mr. Paul Mayer stated the application meets the City's industrial land policies, addresses social housing policies, has a neutral land value, provides 22-30 affordable, rental artist live/work studios as a public benefit, and has significant neighbourhood support.

Staff Closing Comments

Responding to a question from a member of Council, Mr. Kolvane Yuh, Real Estate Services, advised the potential land value impact of rezoning is neutralized by providing a public benefit on the site, in the form of 22 affordable, rental units.

Council Discussion

During discussion of this application, a member of Council stated the belief that given the background of this application, approval should not be seen as a precedent setting for future applications.

MOVED by Cllr. Bellamy,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, and subject to the amendments proposed in the memorandum from Rick Scobie dated August 1, 1996, and set out in this minute of the Public Hearing.

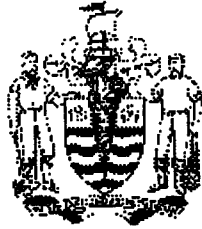
- CARRIED UNANIMOUSLY

3. Rezoning: 705 West Broadway (Holiday Inn)

An application by Brook Development Planning Inc., was considered as follows:

The proposed rezoning from C-3A Commercial District to CD-1 Comprehensive Development District would permit retention of the existing Holiday Inn building, and development of a four-storey multiple dwelling on the 8th Avenue parking lot. The rezoning would increase allowable density on this site which has already been fully used by the hotel building. The applicant proposes to include a 232.3m² (2,500 sq.ft.) multi-purpose space for community use, with access from West 8th Avenue.

cont'd....



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"