



City of Vancouver *Zoning and Development By-law*

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

CD-1 (354)

303 Railway Street

By-law No. 7645

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

Effective November 5, 1996

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

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

2 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (354), 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) Artist Studio - Class B, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of the Zoning and Development By-law, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 4.10. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 1 097 m², being the site size at time of application for rezoning, prior to any dedication.

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

- (a) all floors, both above and below the base surface, to be measured to the extreme outer limits of the building.
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spraying painting room and similar workshop areas, except where space is provided below the base surface; and
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) open residential balconies, sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs or walls;
- (c) 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area;
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7645 or provides an explanatory note.*

4 Height

The maximum building height measured above the base surface is 20.2 m.

5 Off-Street Parking and Loading

5.1 Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of one space for every artist studio over 75 m² of gross floor area and one additional space per 12 studios on sites with 12 or more studios must be provided.

5.2 The Director of Planning may relax the number of off-street parking spaces required if literal enforcement would result in unnecessary hardship relating to the renovation of an existing building which is non-conforming with respect to number of off-street parking spaces required and relating to the provision of assured rental artist studios, provided that the total number of off-street parking spaces is not less than 0.55 per artist studio.

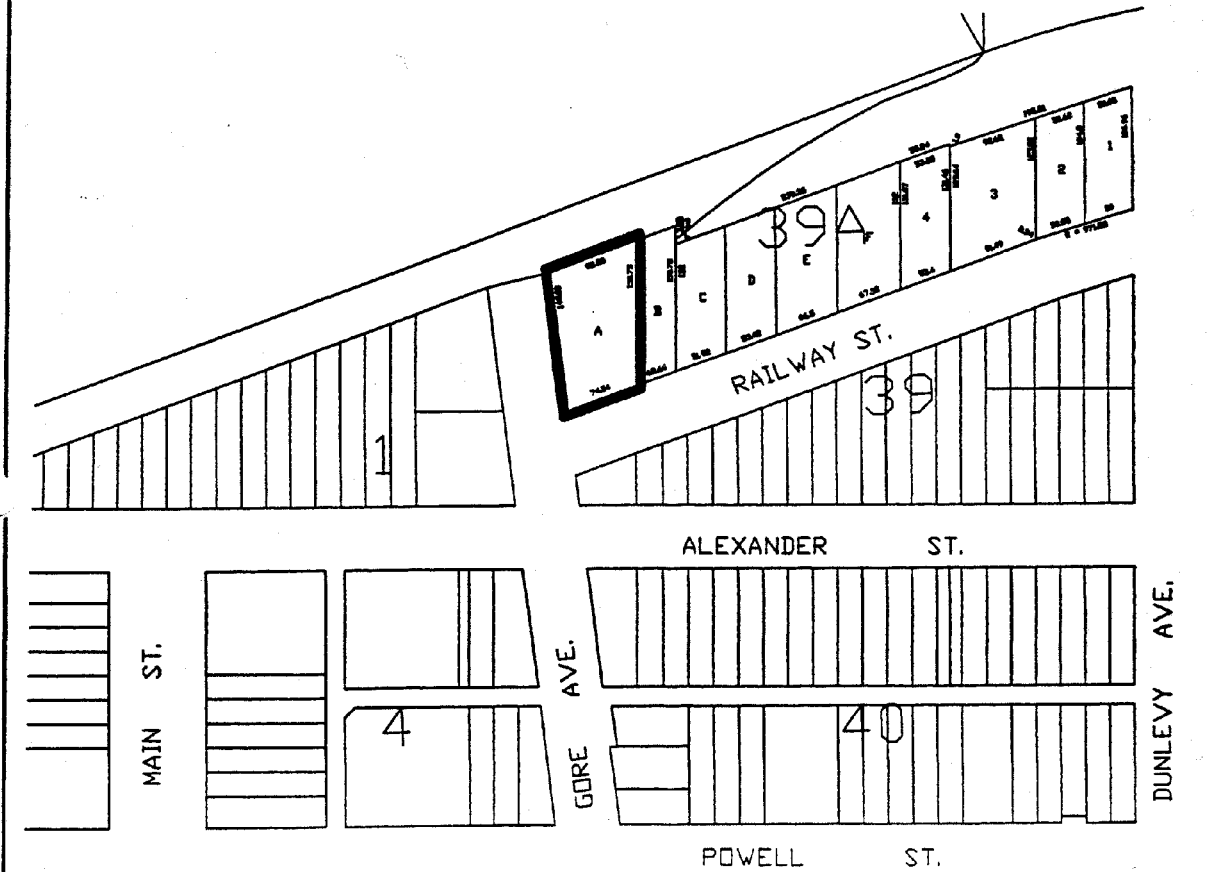
6 Acoustics

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.]*

BY-LAW No. 7645 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-456(b)

RZ 303 Railway Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



1. Rezoning: 303 Railway Street

An application by Robert Leshgold, Architect, was considered as follows:

The proposed rezoning from M-2 Industrial District to CD-1 Comprehensive Development District would permit the conversion of an existing five-storey industrial building to provide 40 rental artist 'live/work' studios. The floor space ratio of development would be 4.1 after interior alterations.

The Director of Land Use and Development recommended refusal of the application. However, should Council approve this application, the Director of Land Use and Development would recommend that the following conditions be adopted by resolution of Council:

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Robert Leshgold, Architect, and stamped "Received City Planning Department, November 10, 1995", 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) further design development to improve the functionality of the artist 'live/work' studios, including provision of the following:
 - (1) additional common workshop areas, such as music room, woodworking shop, metal shop, and spray-painting studio, and including sound-proofing and ventilation of these workshops as may be appropriate;
 - (2) extra-wide doors, over-size elevator, and corridor dimensions and configurations which enable the easy movement of large or heavy works of art or art materials between the loading bay, storage space, and studios;
 - (3) adequate ventilation, plumbing and electrical service in very studio to facilitate high-impact art production;

cont'd....

Clause No. 1 (cont'd)

- (4) additional storage space, separate from the studios, to ensure adequate space for the storage of art materials and works of art;
 - (5) elevator access to the sub-basement storage space, or provision of some storage space on the basement floor; and
 - (6) sundeck and/or gardening amenity areas on the roof-top.
- ii) further design development to incorporate principles of crime prevention through environmental design (CPTED), including but not limited to:
- (1) providing a comprehensive security plan;
 - (2) reducing opportunities for graffiti on exposed blank walls;
 - (3) ensuring that all areas are well-lit to reduce mischief opportunities and fear; and
 - (4) white-painting parking area walls, ceilings and utility pipes 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 and register against property title a legal agreement, to the satisfaction of the Director of Legal Services, providing that present and future property owners will forewarn all prospective studio occupants that the building is located in a heavy industrial district (M-2) where industrial activities, including rail and port operations, have primacy of use, and therefore should not be subject to complaints, directly or indirectly, for environmental impacts which conform to the relevant regulations;
 - ii) execute and register against property title a legal agreement, to the satisfaction of the Director of Legal Services, providing that the 40 artist 'live/work' studios on the site will not be strata-titled, thereby ensuring that the studios will remain rental over the long term;

cont'd....

Clause No. 1 (cont'd)

- iii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the provision of curb, gutter and sidewalk on the east side of Gore Avenue, from Railway Street to the lane north, and asphalt pavement for half the width of Gore Avenue abutting the site from Railway Street to the lane north;
- iv) make arrangements for the provision of street trees adjacent the site; and
- v) make arrangements for 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 providing additional staff advice concerning the draft by-law and the approval conditions before Council.

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 qualifier "assured" be added to the expression "rental artist studios" in Section 5.2. 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 inserting 'assured' before 'rental artist studios' 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 proposed non-industrial uses on this industrial site:

"THAT Condition c(i) 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:) Executive 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

Clause No. 1 (cont'd)

nuisance on the subject sites as may result from industrial 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 the application proposes interior and minor exterior alterations to an existing five-storey cold storage plant to provide 40 long-term rental artist studios with associated residential units and some separate common workshop areas. The first floor would be altered to provide 22 parking spaces, loading, storage and workshop areas.

Mr. Mondor provided background information on the application before Council. In February 1995, a development application was made to alter and add to the existing building on this site to provide 56 rental artist live/work studios and 21 parking spaces. Staff recommended it be processed like a previous application at 1701 Powell Street, i.e., that it be approved subject to the applicant obtaining a relaxation from the Board of Variance for an increase in FSR from 1.0 to 5.0. In June 1995, Council approved the staff recommendation, but the Board of Variance did not subsequently grant the necessary relaxation, and the development application was refused.

A new rezoning application was submitted in November 1995. Staff recommended it be refused because the site did not satisfy any of the circumstances set out in the Industrial Lands Strategy in which Council would consider rezoning industrial land. In December 1995, Council instructed this application be processed in the usual manner.

Staff recommend refusal of this application on the basis that it does not meet the prerequisites and criteria set out in the Industrial Lands Strategy rezoning policy for releasing land from industrial use. However, staff have prepared a draft by-law and conditions of approval, in the event Council allow the application to proceed.

cont'd....

Clause No. 1 (cont'd)

Applicant Opening Comments

Mr. Jon Stovell, Reliance Holdings Limited, (brief on file), reviewed the history of this application, which was originally planned to be considered in the same manner as an earlier project of Reliance Holdings (the Arc), at 1701 Powell Street. Council was informed the application at 303 Railway Street is now caught in the crossfire of emerging policies.

Mr. Stovell advised the project has strong public benefit and the support of many neighbours and social groups. Where concerns have been voiced, they have been addressed by architectural, technical and legal methods, which preclude any long term compatibility problems. Concern was expressed that the staff recommendation is based on current policy, and does not respond to the special historical circumstances, compliance to all policies except FSR, and the fundamental merits of this modest proposal.

Planning staff are recommending approval of the rezoning of 245-295 Alexander Street which is also on the Public Hearing agenda, and the two projects share many common attributes.

Mr. Robert Leshgold, Architect, reviewed the design features incorporated into the project to address the issues of noise and odours.

Summary of Correspondence

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

- . 17 letters in favour of the application;
- . 8 letters opposing the application;
- . petition containing 50 signatures 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 speakers spoke in favour of the application before Council:

cont'd....

Clause No. 1 (cont'd)

- . Barb Daniels, Downtown Eastside Residents Association
(brief on File)
- . Linda Mix, Tenants Rights Action Coalition
(brief on file)
- . Bill Rennie, Artists for Creative Environments Society
(brief on file)
- . Torrie Groening, 1700 Block Powell Street
- . Shelley Holmes, 1700 Block Powell Street
- . Brian Lynch, 1700 Block Powell Street
- . David Rathie, 2000 Block S.W. Marine Drive.

The foregoing speakers supported the application on one or more of the following grounds:

- . This block has traditionally been home to artists;
- . These are real artist live/work studios which have been designed for low and moderate income artists, and this application is not a masquerade for condominiums;
- . This application provides secure and guaranteed long-term rental units;
- . The developer should be congratulated on the provision of communal amenity space for the artists;
- . The applicant has developed a similar building at 1701 Powell Street, which has been a success story. There is a waiting list to rent units in this building;
- . Rental tenants are less likely to complain about noise, smells and existing community services, than property owners. If the rental tenants are unahppy with the space, they will move out of the area;
- . More people will be living in the area and safety will be improved;
- . This is a good use of a vacant building. Attempts were made to lease this site to an industrial user for three years, with no success. Multi-level industrial buildings are outmoded.

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

- . Leigh Donahue, Carnegie Community Centre
- . Alison Cameron, 600 Block Alexander Street

cont'd....

Clause No. 1 (cont'd)

- . Michael Lawrence, Unit Block, West Cordova Street
- . Sonny Kenick, Unit Block, East Hastings Street
- . Al Mitchell, 300 Block Alexander Street.

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

- . The new residents in this building will complain and attempt to eliminate existing support services in this neighbourhood;
- . The loss of support services will result in long term residents being forced out of this neighbourhood;
- . This is an example of gentrification in the neighbourhood. Approximately 40 artists will result in the displacement of many more residents;
- . The parking proposed for this site is inadequate.

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

- . Mike Rondeppe, International Longshoremen's and Warehousemen's Union, (brief on file);
- . Ralph Drew, Canadian Fishing Company Limited, (brief on file);
- . Wayne Stoilen, B.C. Wharf Owner's Association;
- . James Crandles, Vancouver Port Corporation, (brief on file);
- . Allan Kerfoot, Canadian Stevedoring, (brief on file);
- . Mike Cahan, B.C. Maritime Employers Association, (brief on file);
- . Jim Phillipson, Tymac Launch, (brief on file).

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

- . This is an inappropriate site for such a development, next to an active industrial area, and beside a viaduct;
- . The new residents will be unwilling to live with the noise, smells and traffic derived from the industrial uses, and complaints will result;
- . History has shown that the introduction of residential development in False Creek led to the displacement of industry. The same situation will happen in this area;
- . If industry is forced out, jobs will be lost;

cont'd....

Clause No. 1 (cont'd)

- . This development is encroaching on the industrial area and eliminating the necessary buffer around the industrial sites;
- . There is no other place in the City where heavy industrial uses can be located;
- . This application does not meet the test of Council's policies. If approved, it will set a bad precedent.

Mr. Peter Hamilton, 2000 Block Grant Street, (brief on file), opposed the application on the basis that rezoning industrial land for live/work spaces is not the use that will accrue the most benefit to the City. Industrial land retention and live/work spaces should be fostered by situating the live/work studios in areas already suitably zoned.

Applicant Closing Comments

Mr. Jon Stovell stated the Arc at 1701 Powell Street is a model for artist live/work studios, and this development at 303 Railway Street will have the same characteristics. The rental tenants of the Arc contend with noise and smells both in and around the building, and no complaints have materialized.

In response to comments made by industrial users, Mr. Stovell noted the Vancouver Port Corporation has plans for over two million square feet of development, which is closer to the industrial area than this application.

Staff Closing Comments

Mr. Phil Mondor, Planner, reviewed the benefits and concerns relating to this application, and advised that on the whole, staff recommend refusal.

Several of the delegations commented that approval of this application would jeopardize the integrity of Council's industrial land policies. Mr. Mondor clarified this application deals with a specific site, rather than an entire area, and Council approval would not be a threat to the policies.

MOVED by Cllr. Chiavario,

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

303 Railway Street

BY-LAW NO. 7645

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-456(b) 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 (354), 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) Artist Studio - Class B, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of the Zoning and Development By-law, and
- (c) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 4.10. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 097 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, both above and below the base surface, to be measured to the extreme outer limits of the building;
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spraypainting room and similar workshop areas, except where space is provided below the base surface; and
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and

- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area.

4. Height

The maximum building height measured above the base surface is 20.2 m.

5. Off-Street Parking and Loading

5.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of one space for every artist studio of 75 m² or less of gross floor area, 1.3 spaces for every artist studio over 75 m² of gross floor area and one additional space per 12 studios on sites with 12 or more studios must be provided.

5.2 The Director of Planning may relax the number of off-street parking spaces required if literal enforcement would result in unnecessary hardship relating to the renovation of an existing building which is non-conforming with respect to number of off-street parking spaces required and relating to the provision of assured rental artist studios, provided that the total number of off-street parking spaces is not less than 0.55 per artist studio.

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, including noise from sources both outside and within the building but not the subject artist studio, in those portions of the residential unit associated with an artist studio 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.

<u>PORTIONS OF RESIDENTIAL UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

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

DONE AND PASSED in open Council this 5th day of November
. 1996.

"(signed) Philip W. Owen"

Mayor

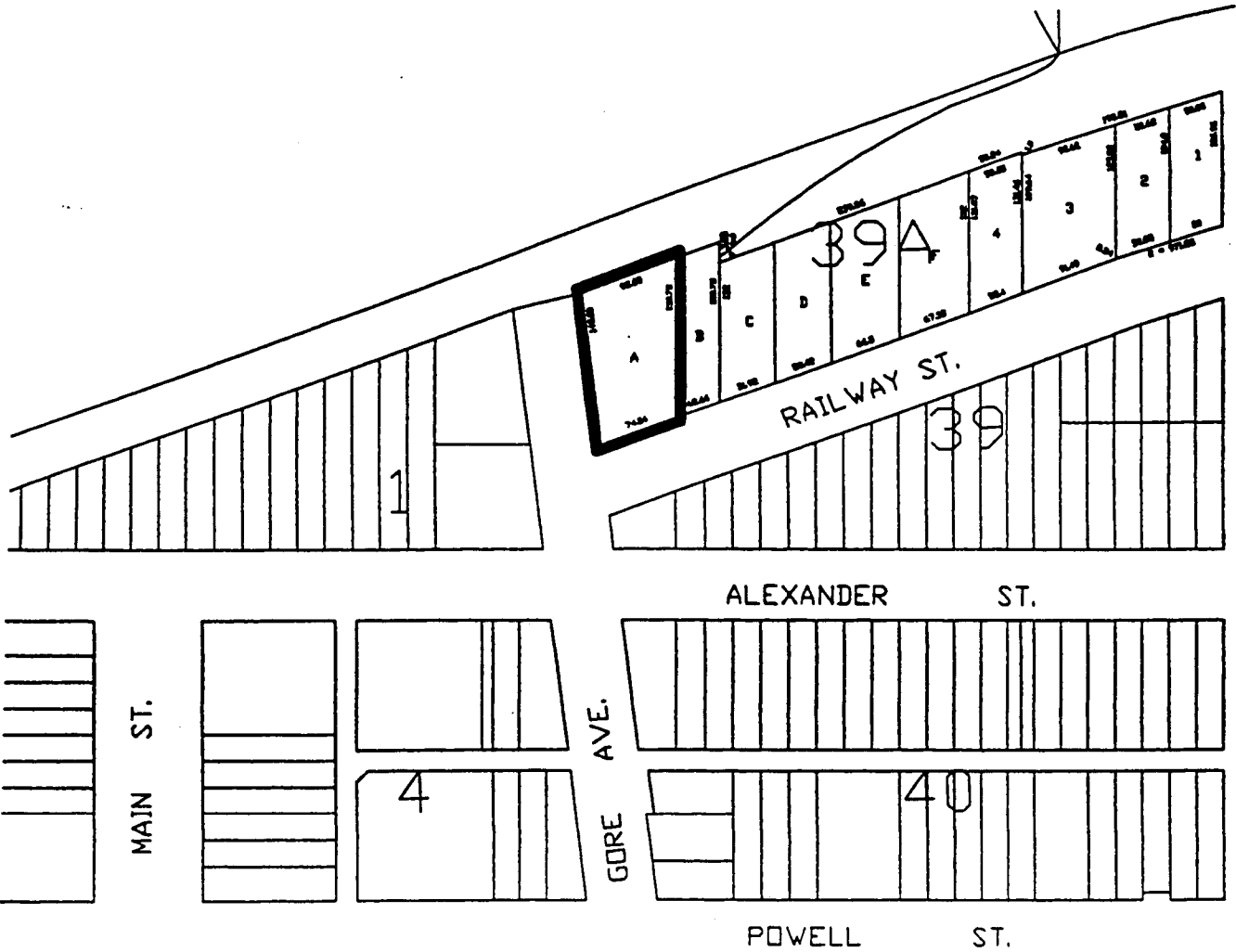
" (signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoin is a correct copy of By-law passed by the Council of the City of Vancouver on the 5th day of November 1996, and numbered 7645.

City Clerk"

BY-LAW No. 7645 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-456(b)

RZ 303 Railway Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAW NO. 7667

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:

"5104-5156 Joyce St.	CD-1(352)	7639	B(C-2C)
✓ 303 Railway Ave.	CD-1(354)	7645	B(M-2)
2725 Arbutus St.	CD-1(357)	7654	B(C-2C)
705 West Broadway	CD-1(358)	7648	B(C-3A)
245-295 Alexander St.	CD-1(361)	7652	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 26th day of
November , 1996.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the
City of Vancouver on the 26th day of November 1996, and numbered 7667.

CITY CLERK"

BY-LAWS (CONT'D)

- 8. A By-law to amend By-law No. 6510,
being the Sign By-law
(Sign By-law - Various Sites)

MOVED by Cllr. Price,
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. Price,
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

- 9. A By-law to Designate Heritage
Property, and to amend By-law No.
4837, being the Heritage By-law
(Designation of 901 Seymour Street)

MOVED by Cllr. Price,
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. Price,
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

ADMINISTRATIVE REPORT

Date: January 22, 1997
Dept. File No. WB
C.C. File 2608-1

TO: Vancouver City Council

FROM: Director of Land Use and Development

SUBJECT: Form of Development -321 Railway Street
D.E. 401724 - CD-1 By-law Number 7645
Owner of Development - Rossmore Enterprises

RECOMMENDATION

THAT the approved form of development for the CD-1 zoned site known as 303 Railway Street (321 Railway Street being the application address) be generally approved as illustrated in Development Application Number DE401724, prepared by Robert Leshgold, Architect, and stamped "Received, City Planning Department, September 18, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on August 1, 1996, City Council approved a rezoning of this site from M-2 Industrial District to CD-1. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7465 was enacted on November 5, 1996.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE401724. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

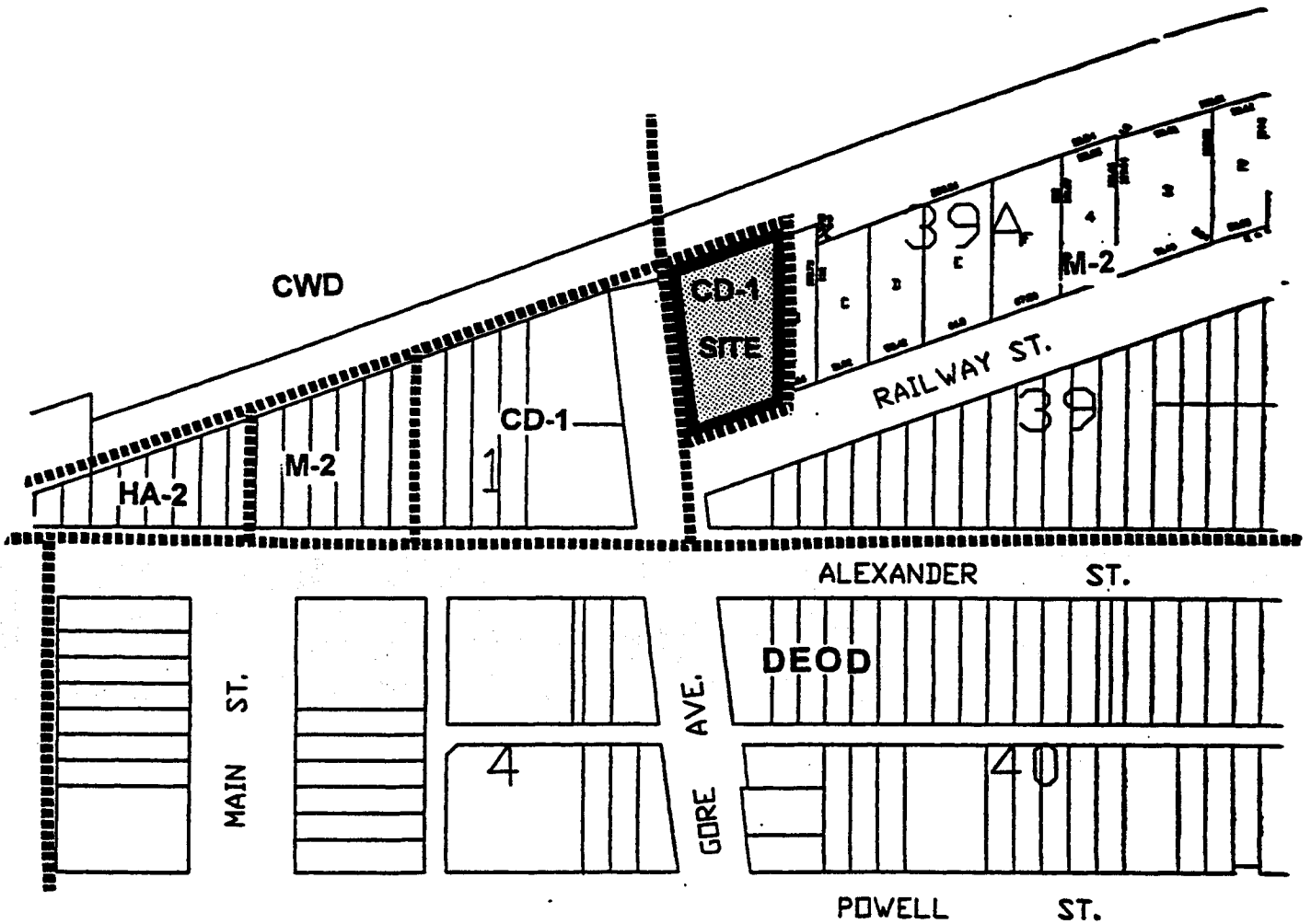
The proposal involves alterations and a change of use to this existing five-storey building to provide 46 "assured rental" Artist Live/Work Studios (Artist Studio-Class "B").

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

CONCLUSION

The Director of Planning has approved Development Application Number DE401724, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

* * * * *



..... zoning boundary

321 RAILWAY STREET

DE 401724

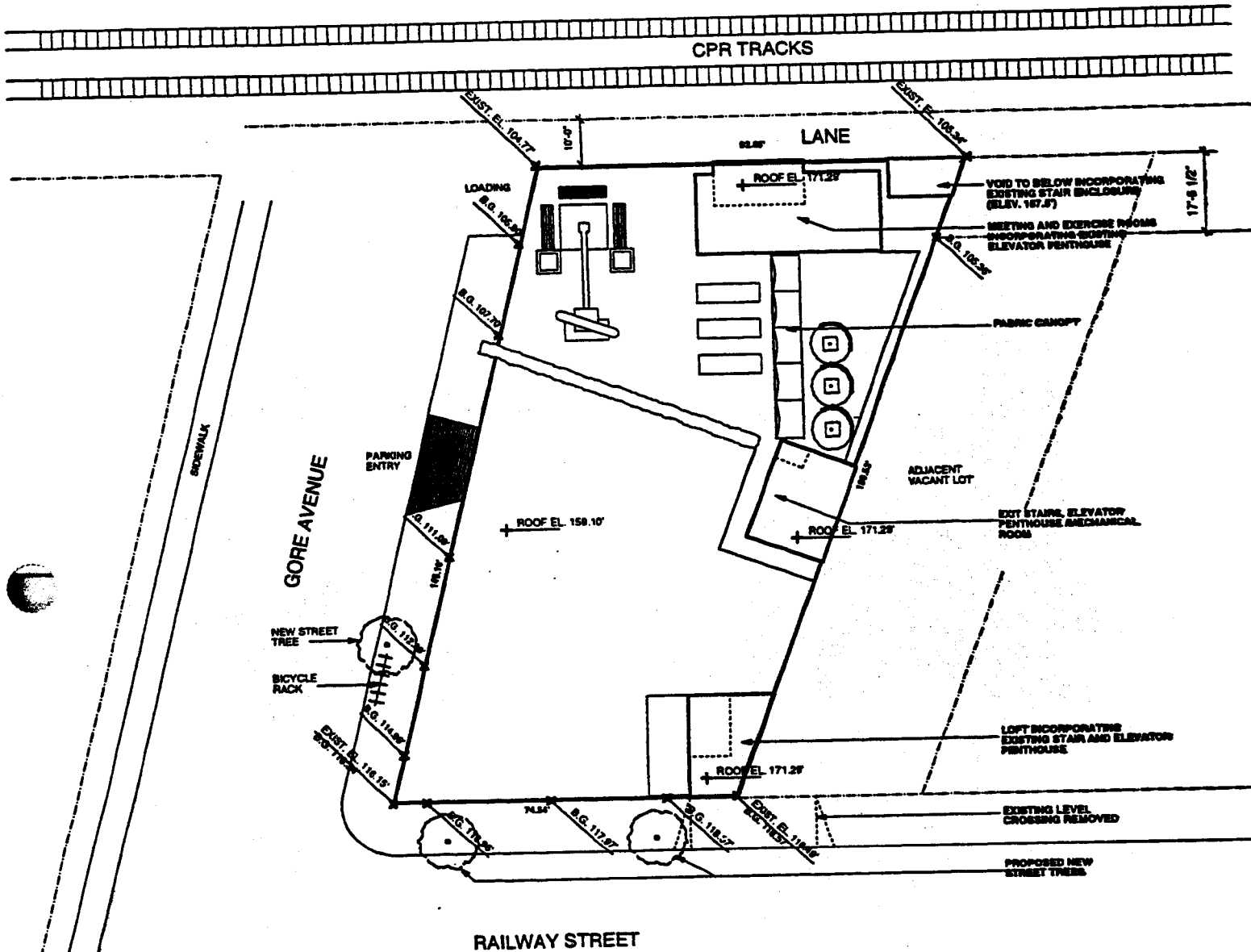
Date JAN.20 1997

Drawn BP



City of Vancouver Planning Department

Scale NTS

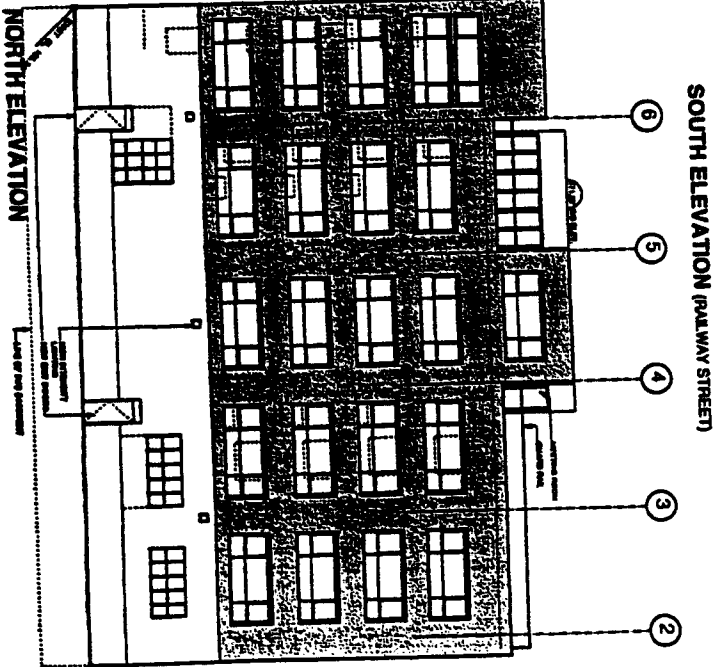
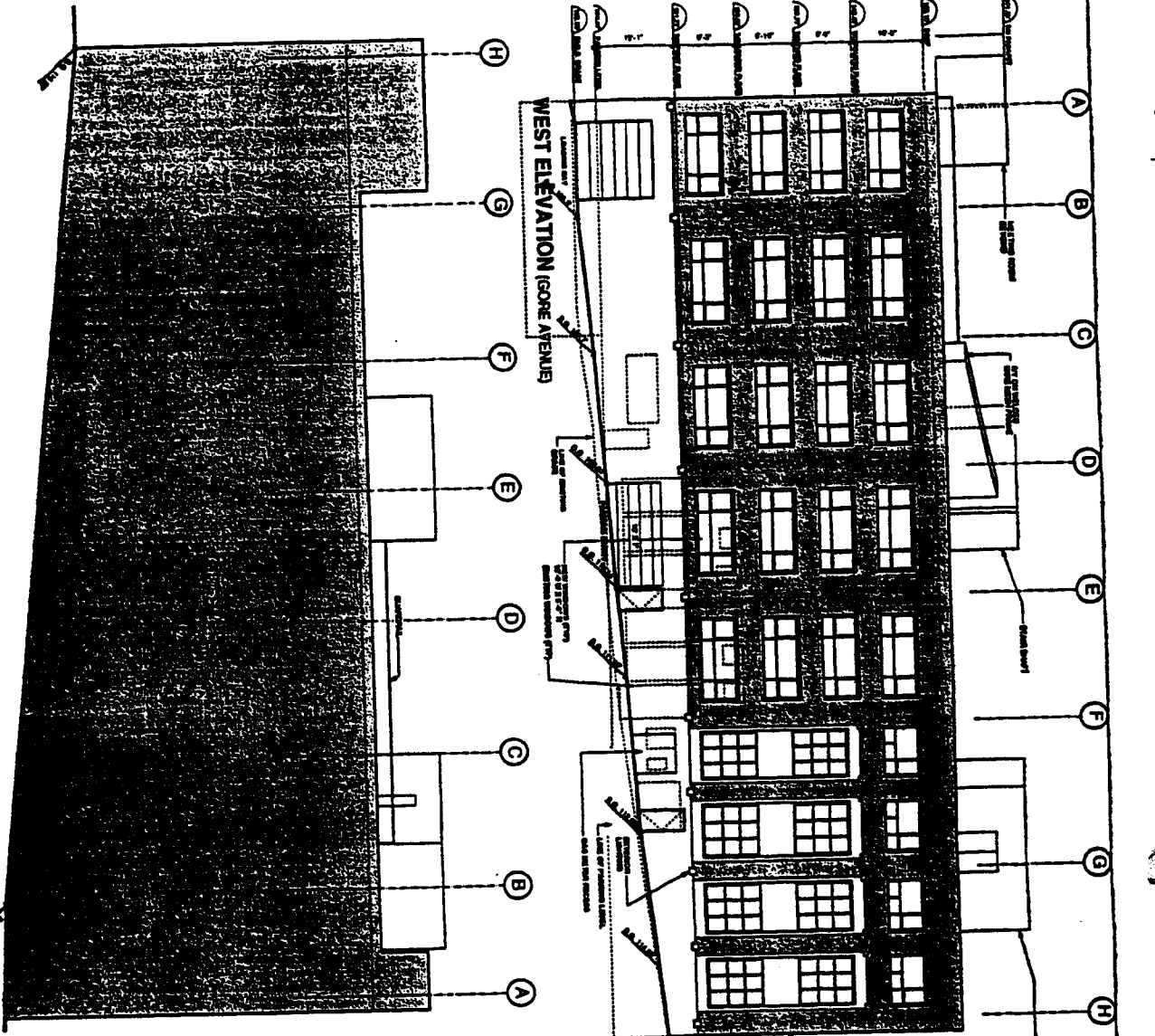


NOTE: BUILDING GRADES SHOWN ARE THE CITY BUILDING GRADES CONVERTED TO IMPERIAL, PLUS 91.37

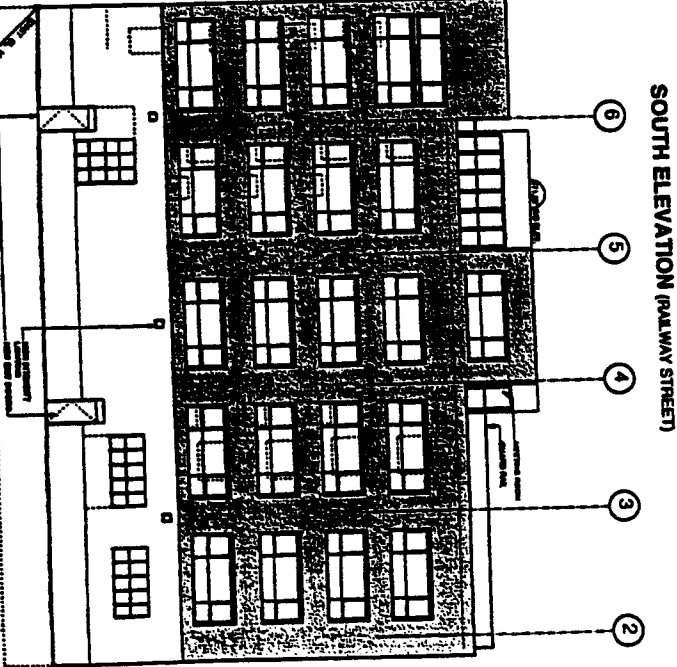
STREET TREES PROVIDED TO MEET CITY OF VANCOUVER STANDARDS. LOCATION AND SPECIES TO BE CO ORDINATED WITH VANCOUVER PARKS DEPARTMENT AND ENGINEERING DEPARTMENT.

SITE PLAN/ROOF PLAN 
SCALE: 1/16" = 1'-0"

EAST ELEVATION



NORTH ELEVATION

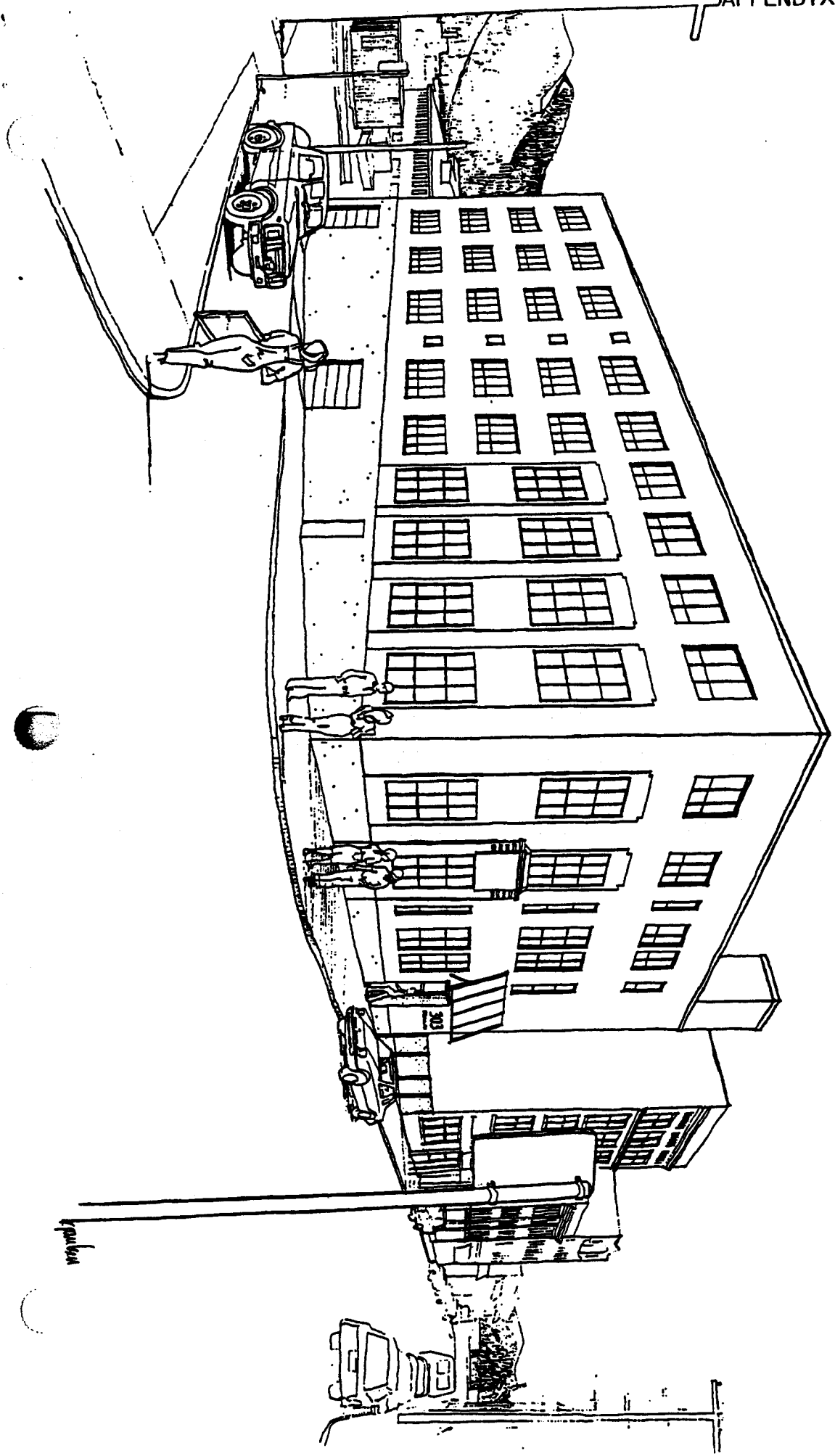


A6

PROFESSIONAL ARCHITECTS
 ROBERT L. STANLEY
 ALAN JAMES
 ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC
 V6H 2Y6

321
 RAILWAY STREET
 VANCOUVER, BC

DATE: 11/11/11
 SCALE: 1/8" = 1'-0"
 SHEET: 13 OF 17
 PROJECT: 1000 WEST 10TH AVENUE



Weyland

CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)

- 8. **Form of Development -321 Railway Street**
D.E. 401724 - CD-1 By-law Number 7645
Owner of Development - Rossmore Enterprises
January 22, 1997 **File: 2608-1**

MOVED by Cllr. Bellamy,
THAT the approved form of development for the CD-1 zoned site known as 303 Railway Street (321 Railway Street being the application address) be generally approved as illustrated in Development Application Number DE401724, prepared by Robert Leshgold, Architect, and stamped "Received, City Planning Department, September 18, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

-
- 9. **Declassification of Provincial Roads**
February 3, 1997 **File: 5750-1**

MOVED by Cllr. Puil,

- A. THAT Council advise the Province that the proposed declassification of roads in the Region is contrary to the spirit and purpose of the "Framework Agreement for Negotiation on Transportation Governance and Funding in Greater Vancouver".
- B. THAT the negotiations on funding and governance of transportation in the Region be the mechanism to determine the apportionment between the Province and Region of funding of construction and maintenance of roads in the Region.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
FEB 11 1997
NUMBER... T 0997
REFERRED TO... FAS
COPY TO... (RJ)
FOR SEC'D...

From: CITY CLERK'S OFFICE

Date: February 6, 1997
Refer File: 2608-1

To: Ken Dobell, City Manager
Ted Droettboom, General Manager of Community Services
Rick Scobie, Director of Land Use & Development
Bill Boons, Land Use & Development Division

Subject: Form of Development - 321 Railway Street
D.E. 401724 - CD-1 By-law Number 7645
Owner of Development: Rossmore Enterprises

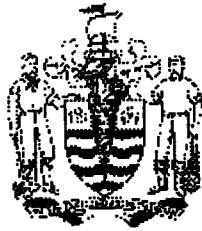
On February 4, 1997, Vancouver City Council approved the following recommendation contained in a January 22, 1997 Administrative Report (A8):

THAT the approved form of development for the CD-1 zoned site known as 303 Railway Street (321 Railway Street being the application address) be generally approved as illustrated in Development Application Number DE401724, prepared by Robert Leshgold, Architect, and stamped "Received, City Planning Department, September 18, 1996", provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

Shobha Rae
Committee Clerk

SRae:dmy

Letter to: Robert Leshgold
c/o Rossmore Enterprises
800-402 West Pender Street
Vancouver V6B 1T6



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.

* * * * *



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

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver

EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"