



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 (368)

550 West 14th Avenue

By-law No. 7682

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

Effective November 26, 1996

(Amended up to and including By-law No. 9674, dated June 24, 2008)

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(368), 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) Church;
- (c) Dwelling Unit for a caretaker or other person similarly employed;
- (d) Multiple Dwelling;
- (e) Community Care Facility - Class B; and [9674; 08 06 24]
- (f) Accessory Uses customarily ancillary to the above uses, including parish hall, recreation centre, and library as non-commercial accessory uses ancillary to Church use.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 1.30. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 25 573 m².

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) 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;
- (b) patios and roof gardens, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

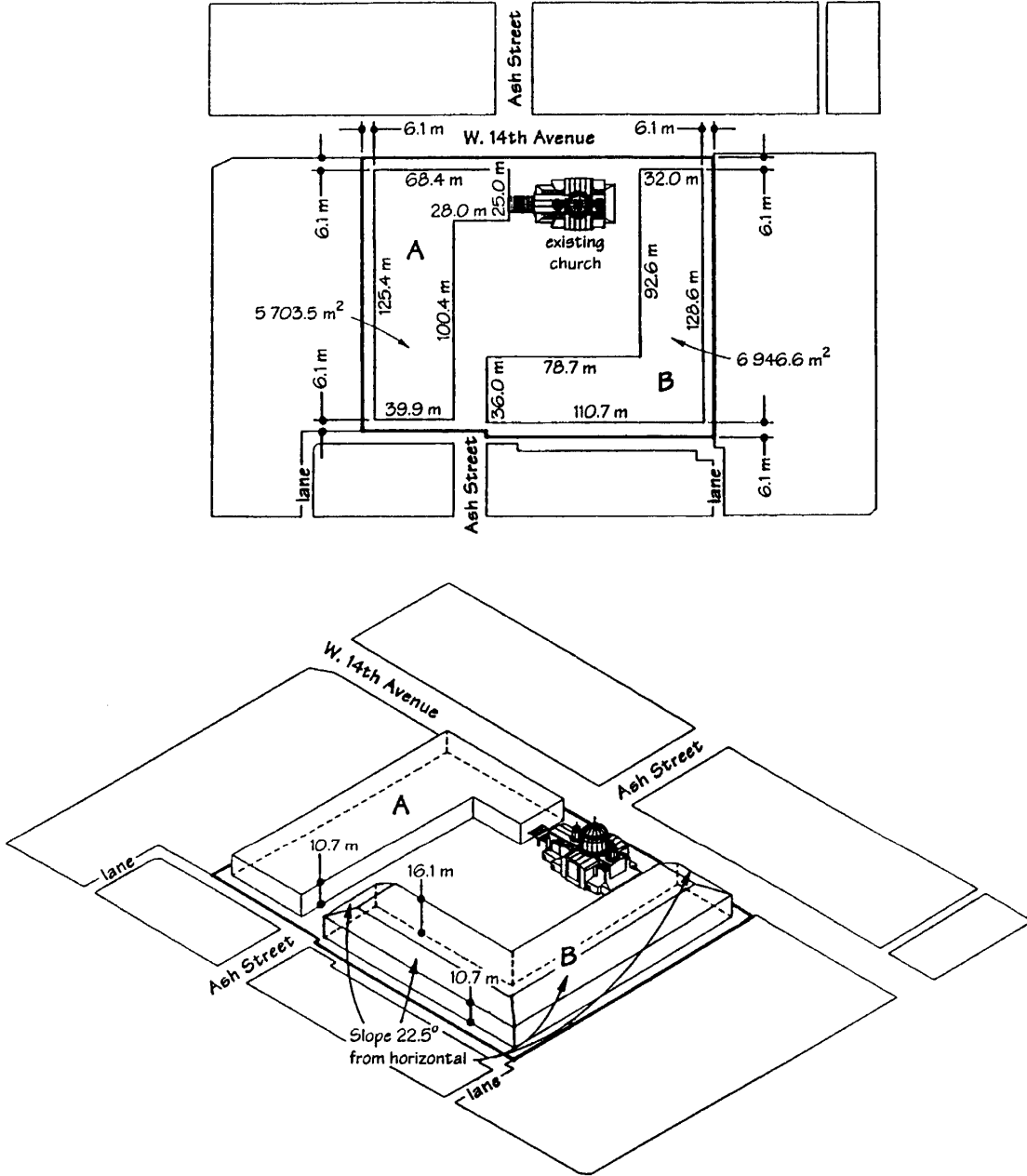
Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7682 or provides an explanatory note.*

4

Height

Except for church domes, spires, and similar architectural appurtenances, the maximum building height is 10.7 m, and must not exceed four storeys, except that for the area of the site marked “B” on Figure 1 the Director of Planning may approve a maximum building height of 16.2 m, and not exceeding six storeys, having prior regard to analysis of view, shadow, and livability impacts, and consultation with affected property owners.

Figure 1



5

Building Dimensions

No building shall exceed 45.0 m in length or width.

6 Horizontal Angle of Daylight

6.1 All habitable rooms in buildings containing 3 or more dwelling units will have at least 1 window on an exterior wall which complies with the following:

- (a) the window will be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
- (b) the plane or planes will be measured horizontally from the centre of the bottom of the window.

6.2 For the purpose of section 6.1 the following will be considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections; and
- (c) accessory buildings located on the same site as the principal building.

6.3 For the purposes of section 6.1, the following will not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

7 Yards and Setbacks

Buildings must be set back a minimum of 6.1 m from all property lines, except that the Director of Planning may, where satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development, reduce the setback to 3.1 m on the sides or rear of the site.

8 Site Coverage

The site coverage of all buildings on the site must not exceed 50 percent, and the maximum site coverage for any portion of the site used as interim parking area is 30 percent.

9 Developable Area and Building Envelope

Except for the existing church, all buildings must be constructed within the developable site area (12 760 m²) and building envelope delineated in Figure 1.

10 Off-Street Parking and Loading

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) parking for Multiple Dwelling use must be provided on the basis of 1.1 spaces per unit plus one additional space for each 200 m² of gross floor area;
- (b) parking for Church use must be provided on the basis of one space per five seats for the first 500 seats and one space per four seats thereafter, calculated on the basis that one seat is the equivalent of 0.5 m of pew length;
- (c) where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning in consultation with the City Engineer may permit parking to be provided for only the largest of these areas; and
- (d) passenger loading facilities capable of accommodating a handi-dart vehicle must be provided to the satisfaction of the Director of Planning in consultation with the City Engineer for the Community Care Facility. [9674; 08 06 24]

11 Acoustics

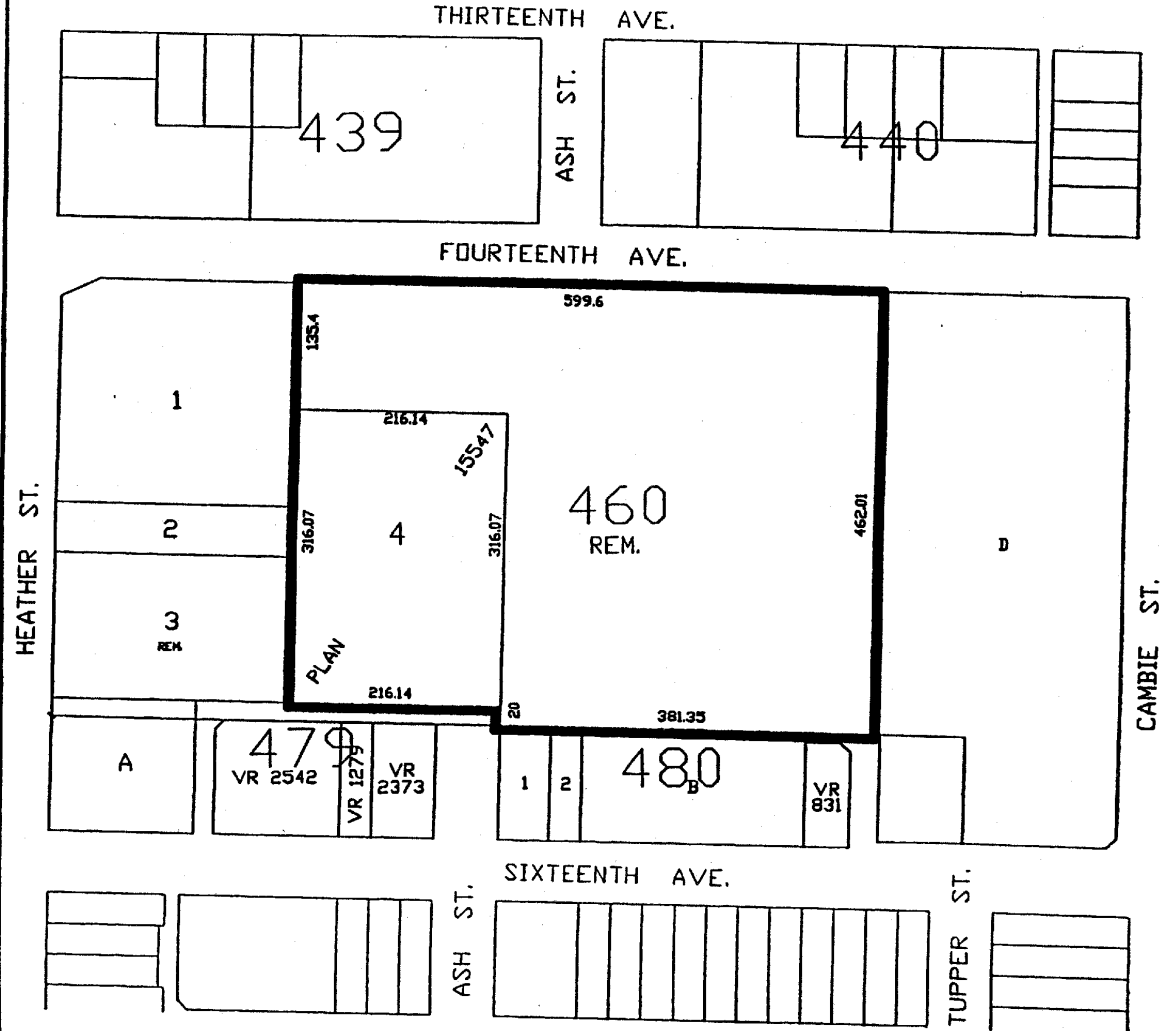
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

[7874; 98 04 21]

12 *[Section 12 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

BY-LAW No. ~~5002~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-432(a)

RZ 550 West 14th Avenue

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



94-122

Special Council (Public Hearing), July 28, 1994 2

1. Rezoning: 550 West 14th Avenue
St. Mary's Ukrainian Catholic Church

An application by Jon Ellis and Associates was considered as follows:

REZONING: 550 WEST 14TH AVENUE - ST. MARY'S UKRAINIAN CATHOLIC CHURCH (Lot 4 and Remainder, Block 460, D.L. 526, Plan 15547)

The proposed rezoning, from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District would:

- permit replacement, over a 25-35 year redevelopment program, of four existing buildings with larger ones, including the rectory, parish hall (increased from 400 seats to 600), recreation centre and seniors housing (increased from 89 dwellings to 168);
- permit retention of the existing 600-seat church;
- permit the addition of over 50 rental housing units, and a 100-bed seniors multi-level care facility;
- require the provision of underground parking for 450 vehicles;
- limit maximum floor space ratio to 1.3;
- limit maximum height to 10.7 m (35 ft.), and four storeys, on the west part of the site, and 16.1 m (53 ft.), and six storeys, on the east part; and
- include possible consequential amendments.

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

- (a) That design guidelines entitled "550 West 14th Avenue CD-1 Design Guidelines" be approved by resolution of Council at the time of enactment of the CD-1 by-law.
- (b) That schematic plans illustrating the proposed form of development for the entire site, specifically in relation to the siting of buildings, development of ground plane, general building heights and massing, be approved by Council before any development permit is issued.

Cont'd

Clause No. 1 cont'd

- (c) That, prior to the approval by Council of a detailed form of development for the first phase of development on the site, the applicant shall obtain approval of a development application for this first phase of development by the Director of Planning, who shall have particular regard to the following:
 - (i) the overall form of development for the entire site previously approved by Council;
 - (ii) the CD-1 Design Guidelines;
 - (iii) a circulation plan for all proposed development on the site, prepared by a qualified professional, to include provisions for vehicle access and egress, underground parking, internal lanes for emergency and Fire Department access, and pedestrian access;
 - (iv) a landscape plan for the entire site, prepared by a qualified professional, to include provisions for landscaping, a common open space courtyard at the centre of the site, and pedestrian circulation;
 - (v) an analysis of view, shadow, and livability impacts for any building exceeding a height of 10.7 m (35 ft.); and
 - (vi) consultation with affected property owners.

- (d) That, prior to the approval by Council of a detailed form of development for any development subsequent to the first phase 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) the overall form of development for the entire site previously approved by Council;
 - (ii) the CD-1 Design Guidelines;
 - (iii) the circulation plan and landscape plan previously approved by the Director of Planning;
 - (iv) an analysis of view, shadow, and livability impacts for any building exceeding a height of 10.7 m (35 ft.); and
 - (vi) consultation with affected property owners.

Clause No. 1 cont'd

- (e) That, prior to enactment of the CD-1 By-law, the registered property owner shall make suitable arrangements, to the satisfaction of the City Engineer, to provide the following at no cost to the City:
 - (i) the undergrounding of all electrical and telephone services both within and adjacent the site from the closest existing suitable service point; and
 - (ii) a sidewalk along the north side of the site along West 14th Avenue for the length of the site (183 m).
- (f) That, prior to enactment of the CD-1 By-law, the registered property owner shall confirm to the satisfaction of the Director of Legal Services and Director of Housing & Properties that existing and proposed seniors housing on the site is CMHC-assisted under the NHA for seniors, or, alternatively, shall register a Section 215 Covenant, to the satisfaction of the Director of Legal Services, providing that existing and proposed dwelling units shall be for seniors (one member of household aged 55 years or over).
- (g) That, prior to enactment of the CD-1 By-law, the registered property owner shall provide an undertaking, to the satisfaction of the Director of Planning, providing that St. Mary's Ukrainian Senior Citizen's Housing Society shall convene a meeting in each calendar year for the purpose of organizing a residents' council at St. Mary's Gardens (3111 Ash Street) or any development which may replace it.
- (h) That, prior to enactment of the CD-1 By-law, the registered property owner shall register a Section 215 Covenant, to the satisfaction of the Director of Legal Services, providing that the dwelling units in proposed rental residential buildings on the site shall not be strata-titled.

Staff Opening Remarks

Mr. Phil Mondor, Planner, noted that in 1989 St. Mary's Church began planning for a Special Needs Residential Facility (SNRF) for seniors on this site. At that time, staff advised the Church to prepare a plan to take into account what else may happen on the site, given the property size.

Cont'd

Clause No. 1 cont'd

Commenting on the process, Mr. Mondor advised the initial application elicited considerable reaction from the surrounding neighbours. The City advised the applicant to meet more directly and closely with the neighbourhood to address issues of concern. Following an open house and two information meetings, a revised proposal is before Council on this day.

The initial and the revised application did not have the support of the Urban Design Panel, nor was the Planning Department comfortable with the form of development proposed on the site. However, the Church cannot afford the considerable amount of detailed planning which would be necessary to provide a complete form of development for the site, so what is proposed is something similar to an Official Development Plan. In the conditions of approval being recommended to Council, Planning staff are requiring that a form of development be prepared for the whole site, before the Director of Planning will consider a permit for any single part of the site.

Applicant Opening Remarks

Mr. Jon Ellis, applicant, stated that in 1982 the St. Mary's Church made substantial completion on a church sanctuary which sits at Ash Street and 14th Avenue. This sanctuary set the tone for the beginning of a more sophisticated form of development and the quality of development on the site.

This rezoning does not have a precise form of development because it was intended to provide the Church with the ability to adapt to changing obligations over a 25-35 year period. A more flexible rezoning has been developed and is more appropriate for two reasons:

- many of the details will be developed in an open forum during the City's development permit process, and will come to Council for approval;
- this site is owned by the Order of St. Basil the Great, which is a monastic order that has been providing services for over 1500 years, and the Order has never voluntarily relinquished a site on which they have built a sanctuary.

Summary of Correspondence

A review of the correspondence and application showed one letter received since the application was revised, from the Strata Council of Connaught Estates, which outlined concerns about the application before Council.

Cont'd

Clause No. 1 cont'd

Speakers

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

- Jim Hay, 600 Block West 13th Avenue
- Jack Bakewell, 600 Block West 14th Avenue
- Paul Abraham, 600 Block West 14th Avenue.

The foregoing speakers live in close proximity to the site being considered, and expressed one or more of the following concerns about the application:

- the length of time for the development (25-35 years) could result in a development with no consistency;
- the traffic flows in the neighbourhood will increase;
- the height of the buildings may be excessive in some areas of the development;
- improper notification procedures were used during this process, and the City needs to revise its policy on this matter.

Applicant Concluding Remarks

Mr. Ellis advised the concerns raised by the public in the letter before Council are the same ones dealt with during the process to date. The applicant believes many of the issues have been addressed, and many will be dealt with later at the development permit stage.

Staff Concluding Remarks

Mr. Phil Mondor responded to the comments of the delegations and advised there would only be one revenue use on the site which would attract traffic; that being the 50-unit multiple dwelling development on the northwest corner of the property.

The view protection guideline adopted by Council in 1989 established two view cones from Queen Elizabeth Park. This development is in no danger of intruding into those view cones. Also, the building heights proposed will not overwhelm the sanctuary. The maximum height of the building is lower than the point at which the dome begins to appear.

Cont'd

Special Council (Public Hearing), July 28, 1994 7

Clause No. 1 cont'd

Mr. Mondor reiterated that the rezoning does offer several public benefits, albeit at some discomfort to the neighbourhood. Staff believe these intrusions would be no more than what would happen if the site were rezoned to RM-4, which would have a much larger impact on the number of units, persons and parking on the site.

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

Conflict of Interest

Councillor Kwan declared a conflict of interest at approximately 7:30 p.m., due to the fact she is a neighbour to the Langara College property, which is being considered for a text amendment..

550 West 14th Avenue

BY-LAW NO. 7682

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-432(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(368), 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) Church,
- (c) Dwelling Unit for a caretaker or other person similarly employed,
- (d) Multiple Dwelling,
- (e) Special Needs Residential Facility - Community Care - Class B, and
- (f) Accessory Uses customarily ancillary to the above uses, including parish hall, recreation centre, and library as non-commercial accessory uses ancillary to Church use.

3. Floor Space Ratio

3.1 The floor space ratio must not exceed 1.30. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 25 573 m².

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

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

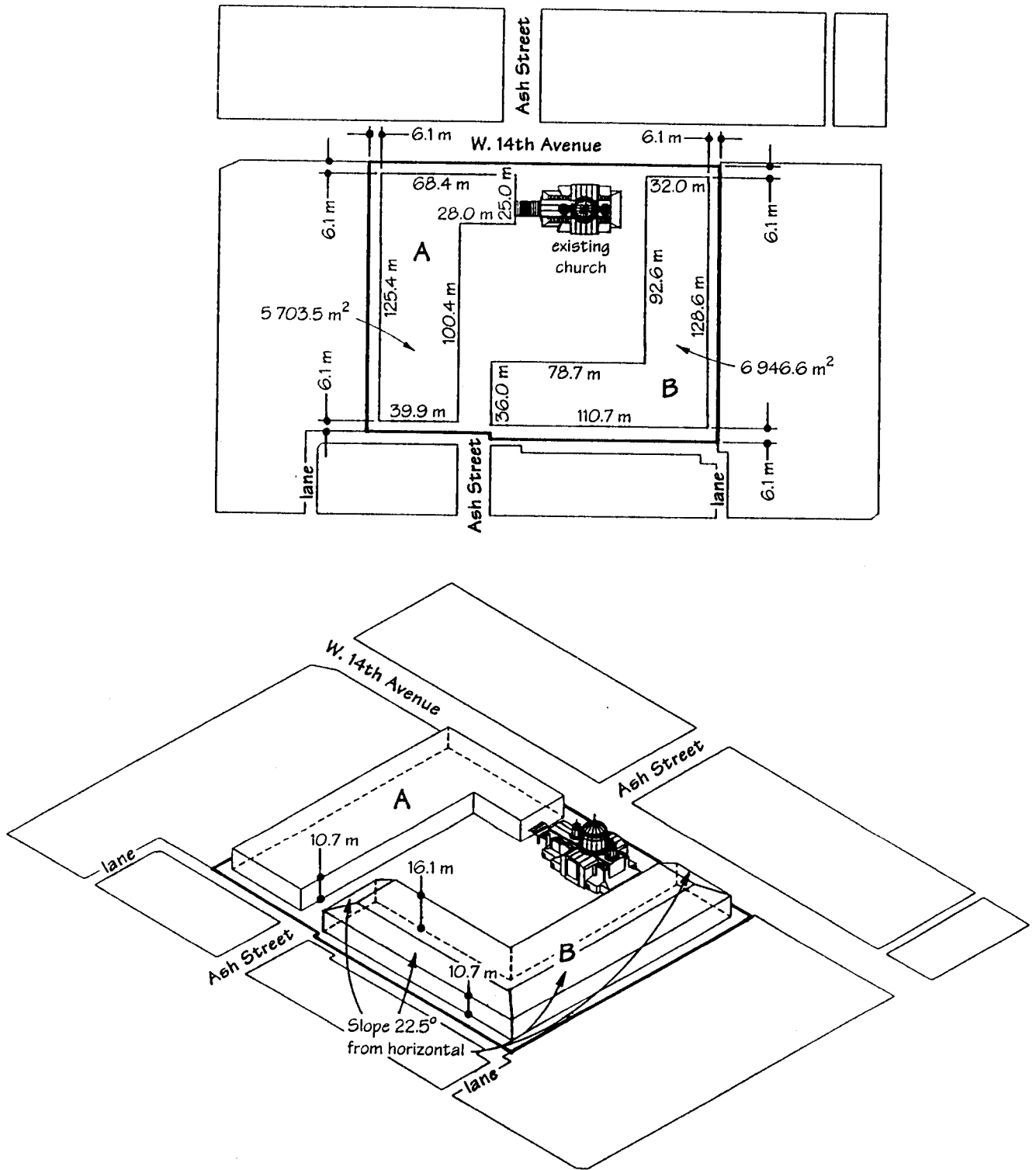
3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.

4. Height

Except for church domes, spires, and similar architectural appurtenances, the maximum building height is 10.7 m, and must not exceed four storeys, except that for the area of the site marked "B" on Figure 1 the Director of Planning may approve a maximum building height of 16.2 m, and not exceeding six storeys, having prior regard to analysis of view, shadow, and livability impacts, and consultation with affected property owners.

Figure 1



5. Building Dimensions

No building shall exceed 45.0 m in length or width.

6. Horizontal Angle of Daylight

6.1 All habitable rooms in buildings containing 3 or more dwelling units will have at least 1 window on an exterior wall which complies with the following:

- (a) the window will be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
- (b) the plane or planes will be measured horizontally from the centre of the bottom of the window.

6.2 For the purpose of section 6.1 the following will be considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections; and
- (c) accessory buildings located on the same site as the principal building.

6.3 For the purposes of section 6.1, the following will not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

7. Yards and Setbacks

Buildings must be set back a minimum of 6.1 m from all property lines, except that the Director of Planning may, where satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development, reduce the setback to 3.1 m on the sides or rear of the site.

8. Site Coverage

The site coverage of all buildings on the site must not exceed 50 percent, and the maximum site coverage for any portion of the site used as interim parking area is 30 percent.

9. Developable Area and Building Envelope

Except for the existing church, all buildings must be constructed within the developable site area (12 760 m²) and building envelope delineated in Figure 1.

10. Off-Street Parking and Loading

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) parking for Multiple Dwelling use must be provided on the basis of 1.1 spaces per unit plus one additional space for each 200 m² of gross floor area;
- (b) parking for Church use must be provided on the basis of one space per five seats for the first 500 seats and one space per four seats thereafter, calculated on the basis that one seat is the equivalent of 0.5 m of pew length;
- (c) where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning in consultation with the City Engineer may permit parking to be provided for only the largest of these areas; and
- (d) passenger loading facilities capable of accommodating a handi-dart vehicle must be provided to the satisfaction of the Director of Planning in consultation with the City Engineer for the Special Needs Residential Facility.

11. 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 level 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 the noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

12. 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.

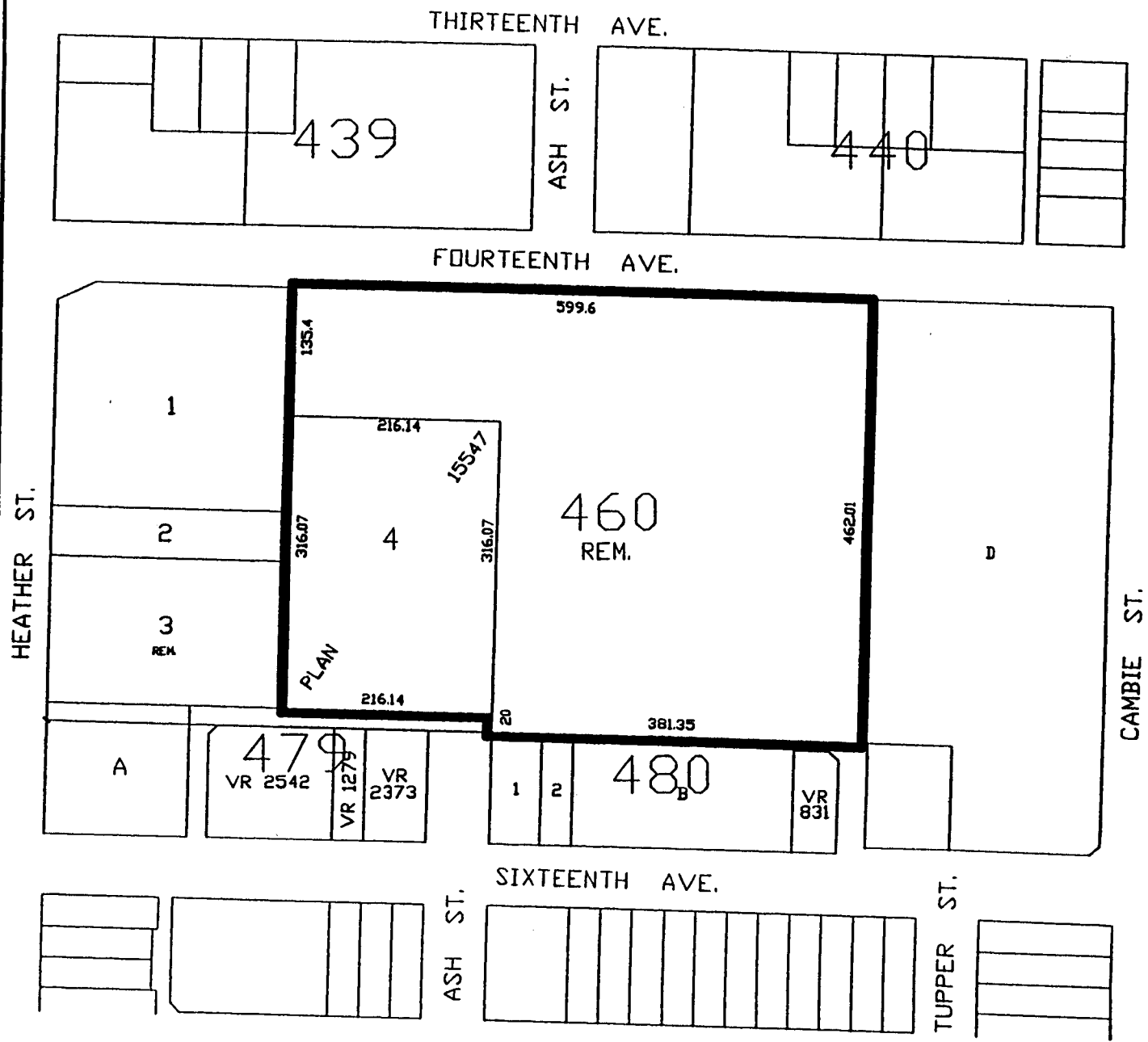
"(signed) Philip W. Owen"
Mayor

"(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 7682.

CITY CLERK"

BY-LAW No. ~~7052~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-432(a)

RZ 550 West 14th Avenue

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAWS (CONT'D)

22. A By-law to amend the Zoning and Development By-law, being By-law No. 3575 (501 Bute Street - Rezoning CWD to CD-1)

MOVED by Cllr. Sullivan,
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. Sullivan,
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 AND KENNEDY WERE EXCUSED FROM VOTING ON BY-LAW 22)

23. A By-law to amend By-law No. 3575, being the Zoning and Development By-law (550 West 14th Avenue - Rezoning RT-2 to CD-1)

MOVED by Cllr. Sullivan,
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. Sullivan,
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 HEMER, IP AND KENNEDY WERE EXCUSED FROM VOTING ON BY-LAW 23)

MOTIONS (CONT'D)

D. CD-1 Guidelines:
550 West 14th Avenue

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Chiavario,
THAT the document entitled "550 West 14th Avenue CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 550 West 14th Avenue.

- CARRIED UNANIMOUSLY

E. CD-1 Guidelines:
Beach Neighbourhood East
(500 Pacific Street)

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Chiavario,
THAT the document entitled "Beach Neighbourhood East (500 Pacific Street) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Beach Neighbourhood East (500 Pacific Street).

- CARRIED UNANIMOUSLY

F. CD-1 Guidelines:
Harbour Green Neighbourhood
(501 Bute Street)

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Chiavario,
THAT the document entitled "Harbour Green Neighbourhood (501 Bute Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Harbour Green Neighbourhood (501 Bute Street).

- CARRIED UNANIMOUSLY

G. CD-1 Guidelines:
Burrard Landing
(201 Burrard Street)

MOVED by Cllr. Sullivan,
SECONDED by Cllr. Chiavario,
THAT the document entitled "Burrard Landing (201 Burrard Street) Cd-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at Burrard Landing (201 Burrard Street).

- CARRIED UNANIMOUSLY



C O M M U N I T Y S E R V I C E S G R O U P
Planning - Land Use and Development Policies and Guidelines

City of Vancouver 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 (604) 873 - 7344 Fax (604) 873 - 7060

550 WEST 14TH AVENUE CD-1 GUIDELINES

Adopted by City Council November 26, 1996

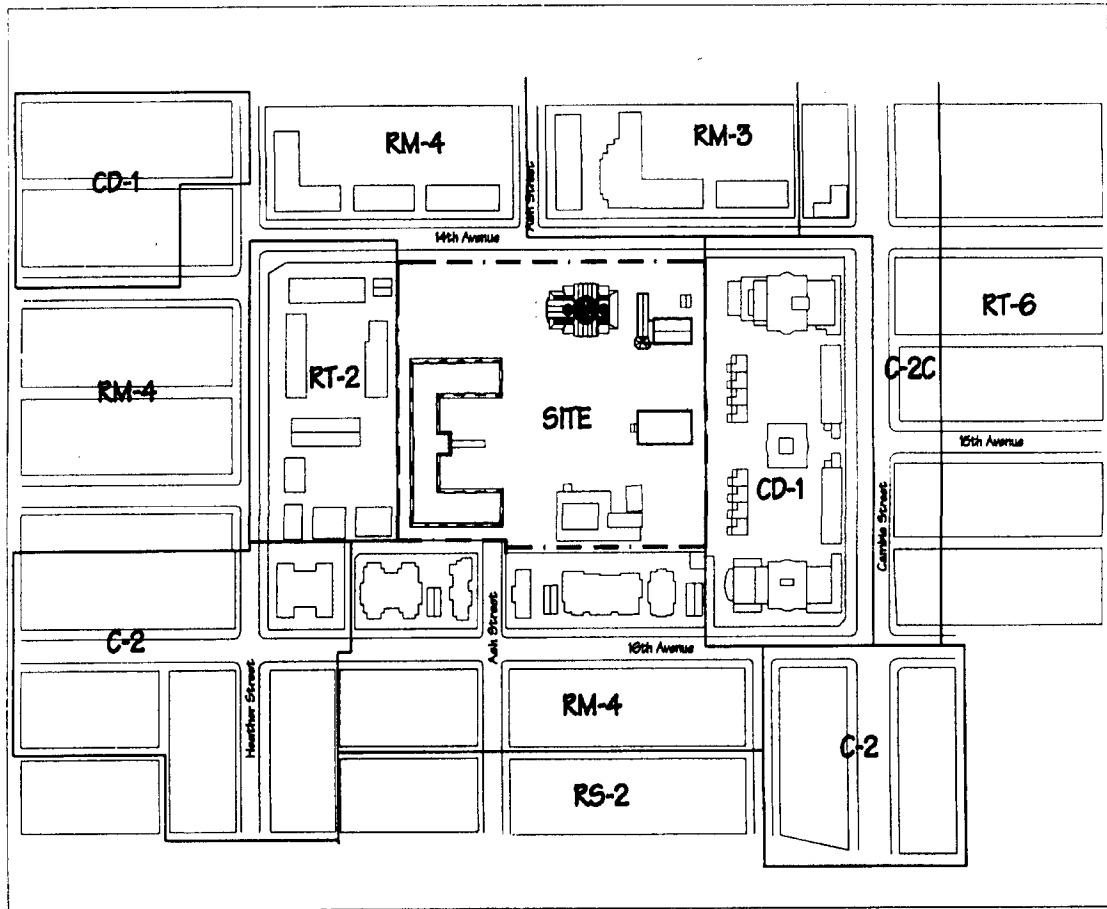
1 APPLICATION AND INTENT

These guidelines are to be used in conjunction with the CD-1 By-law to guide development of the site at 550 West 14th Avenue and 3111 Ash Street (see Figure 1). As well as assisting the development permit applicant, the guidelines will be used by staff in the evaluation of proposed developments.

The intent of these guidelines is:

- (a) to ensure that new development is compatible with the physical character of the neighbourhood;
- (b) to ensure residential livability, both on and surrounding the site, by dealing with the impacts of the institutional uses; and
- (c) to achieve a high quality development that assists in maintaining and contributing to a strong neighbourhood character and image.

Figure 1. Saint Mary's Ukrainian Catholic Church Site, Existing Development and Surrounding Zoning



2 GENERAL DESIGN CONSIDERATIONS

2.1 Neighbourhood Character

The site is located at the eastern edge of the Fairview Heights neighbourhood. The surrounding area is generally developed with three- and four-storey multiple dwelling uses, with two exceptions. A school, church, and seniors housing occupy the site immediately to the west (Paroisse Saint Sacrement), while a recently-constructed residential-commercial development is immediately to the east (The Pacifica).

The redevelopment of the site will add a variety of residential uses, but it will also expand existing church-related uses. Proposed redevelopment should be compatible with the surrounding medium-density residential area.

2.2 Street Character

There are pedestrian sidewalks and mature street trees generally throughout the surrounding area, but not immediately abutting the site. In the surrounding RM-4 area, buildings are about 10.7 m in height

and are set back 6.1 m from the street. The development of the site should exhibit these characteristics at its West 14th Avenue property line.

2.3 Orientation

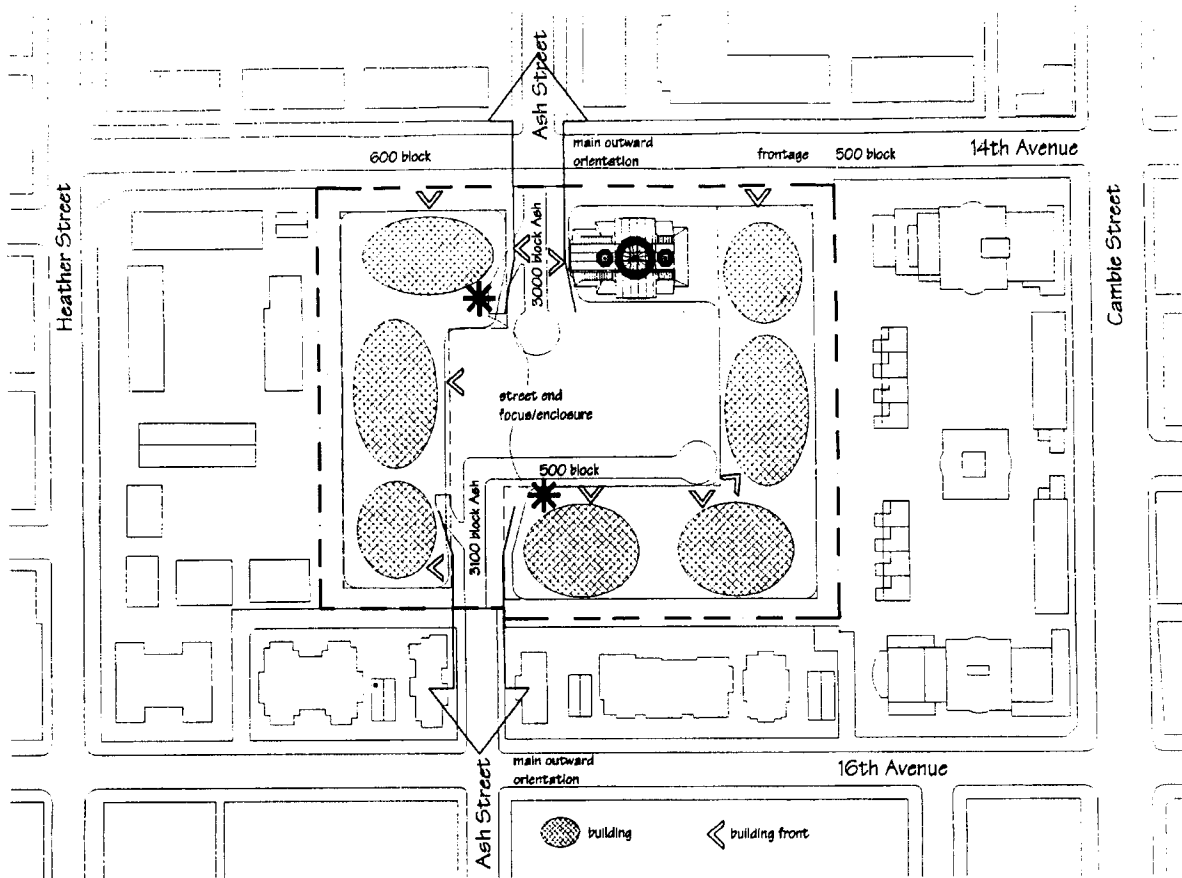
2.3.1 Courtyard Concept

Since its earliest occupation in the 1890s, the site has been in church ownership and use. Since 1964 it has been owned by the Order of Saint Basil the Great and it is intended to remain as such. A unified and lasting church precinct thus provides a basic organization principle for the site. A courtyard concept is also suggested by the historical link to the monastic order of Basilian Fathers which owns the site.

A courtyard arrangement is recommended for the siting and orientation of buildings, development of the ground plane, and general building heights and massing. Individual buildings should be arranged around the site perimeter to create a sense of enclosure, with the precinct's outward orientation focused at the Ash Street gates on the north and south sides of the site (see Figure 2).

A courtyard arrangement allows for a range of architectural expression among the individual buildings on the site, while maintaining a unified precinct identity. This form can also accommodate a variety of land uses and building types, usable open space, and a phased redevelopment of the site. The existing church building, which will be retained, can contribute significantly to the courtyard concept, by providing an image and architectural character for the external design of the other buildings surrounding the courtyard.

Figure 2. Building Orientation and Siting



2.3.2 Visual Corridor

Ash Street meets the site from both the north and south. This axis should be extended as a visual corridor into the site. Since the two components of Ash Street are offset by more than their own width, no attempt need be made to create a long-range view corridor through the site. Instead, the offset should be used as an opportunity to use elements of the perimeter wall to create street end focal points and visual closure within the site.

2.3.3 Precinct Identity/Orientation

The offset of Ash Street means that one of the buildings framing each corridor opening will also become the visual closure for the other opening. This circumstance should be exploited to enhance the identity of the church precinct. Given the development program, the uses that will likely occupy these two buildings are the Rectory and Seniors' Housing. Using the Rectory's chapel as one of the closure elements is an obvious opportunity that should be incorporated into the development.

2.3.4 Individual Building Orientation

In addition to the precinct orientation, each individual use and/or building should be oriented to a "front door" with a distinct street address that is compatible with the City's addressing system. Five street blocks should be used for this purpose, as follows:

- the 500 Block West 14th Avenue;
- the 600 Block West 14th Avenue;
- the 3000 Block Ash Street;
- the 3100 Block Ash Street; and
- the 500 Block of a new private internal street.

2.11 Access and Circulation

2.11.1 Vehicular Access

To minimize impact on surrounding land uses, and to implement the courtyard concept described above, access to the site should be limited to crossings which complement the surrounding streets and lanes (see Figure 3). Street crossings on West 14th Avenue, in particular, should be minimized to the extent practicable.

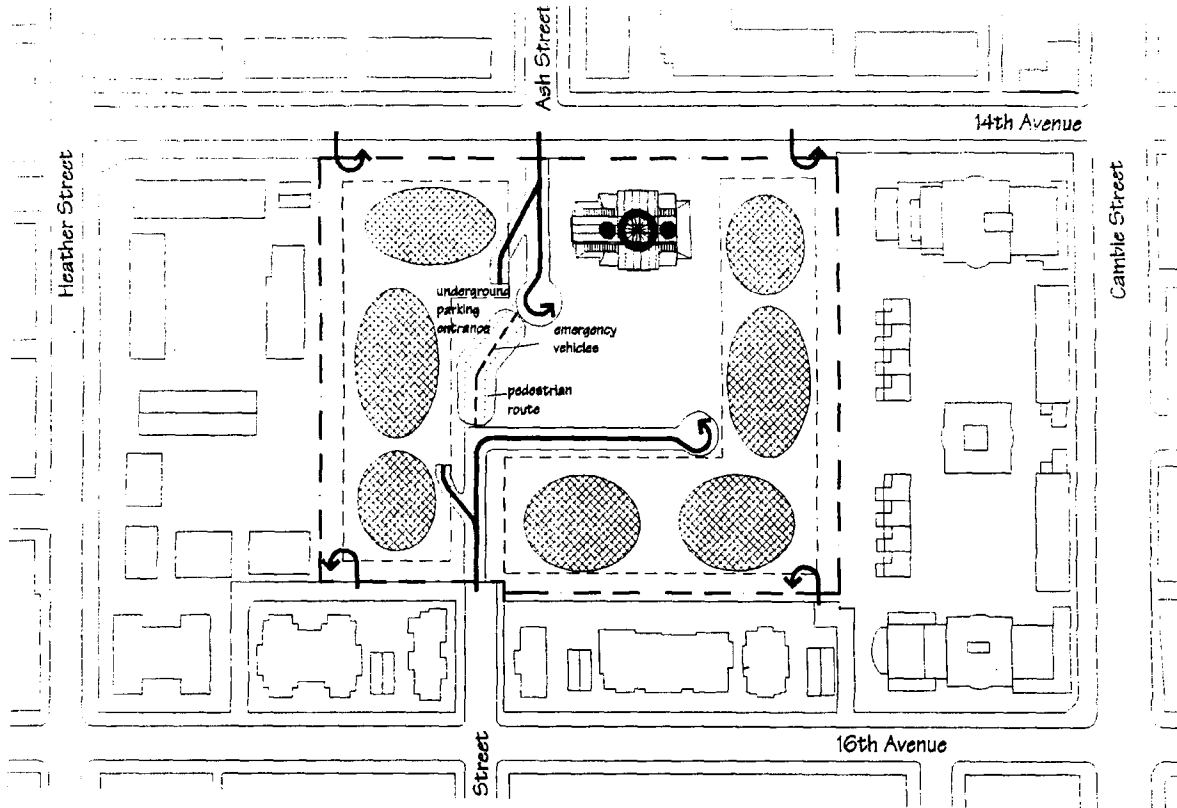
Two internal, private "lanes" will provide access, or circulation, within the site for emergency vehicles. These private lanes will be designed to meet the minimum requirements for emergency/fire lanes, i.e. 9.0 m wide with 6.0 m wide pavement, and 90.0 m maximum dead-end length. They will also provide addressing for some buildings on the site, as described above.

- (a) A north-south fire/emergency lane will bisect the site on the Ash Street alignment. Vehicle access will be restricted by bollards and chains, or similar devices satisfactory to the Fire Department. This lane should also serve as a pedestrian route and be designed accordingly with modular pavers and pedestrian lighting, and should meet wheelchair accessibility requirements.
- (b) An east-west lane fire/emergency lane will provide direct access, to the north side of any buildings along the south property line of the site, and possibly a building along the east property line. If necessary, the lane might connect back to the lane south of the site at the east property line.

The east-west lane will also provide addresses for buildings near the south property line and located between Ash Street and the east property line. This lane should also serve as a pedestrian route and

be designed accordingly with modular pavers and pedestrian lighting, and should meet wheelchair accessibility requirements.

Figure 3. Access and Circulation



2.11.2 Vehicular Circulation

Vehicles requiring access to the site will include destination vehicles carrying passengers for whom the site is their primary destination; emergency vehicles responding to an emergency; and service vehicles carrying goods or passengers to or from the site and not themselves remaining on the site.

- (a) Destination vehicles will utilize an underground parking structure serving all uses on the site. Access will be either from West 14th Avenue or from West 16th Avenue. Both the north-south lane and the internal layout of the parking structure should discourage vehicles from using them as through-routes.
- (b) Emergency vehicles will have access at all perimeter crossings. In addition, the north-south lane will provide an emergency vehicle route between West 14th Avenue and West 16th Avenue.
- (c) Service vehicles, delivery vehicles, taxis, handi-dart service, etc. will have access to the site at all perimeter crossings. However, the north-south lane should be designed to discourage through-traffic.

2.11.3 Pedestrian Access and Circulation

The emergency/fire lanes on the site offer the principal opportunities for providing pedestrian access and egress to and from the site for residents and other users of the site. The Basilian Fathers also

wish that the north-south lane should continue to serve as a pedestrian through-route available to neighbourhood residents, so long as this does not conflict with church functions and other site requirements.

Footpaths and walkways should be provided within the site to allow residents and other users of the site easy pedestrian access between the various buildings on the site, and to its open space amenities.

3 USES

The site is surrounded by medium-density residential uses. The proposal for the site itself has a major medium-density residential component. However, the site must also meet the spiritual needs of a large Ukrainian Catholic community which resides throughout the Lower Mainland. To achieve this primary function, the site will also contain a variety of church-related "institutional" uses. Therefore, several uses are expected on the site, as follows:

- Church, including ancillary uses such as a rectory (dwelling), offices, meeting rooms, classrooms, hall, recreation facility, library;
- Child Day Care Facility;
- Multiple Dwellings; and
- Multi-Level Seniors Care Facility (Special Needs Residential Facility - Community Care - Class B).

These uses fall into two main categories: (1) Social Services, and (2) Parish Facilities, and they will be grouped accordingly on the site (see Figure 4).

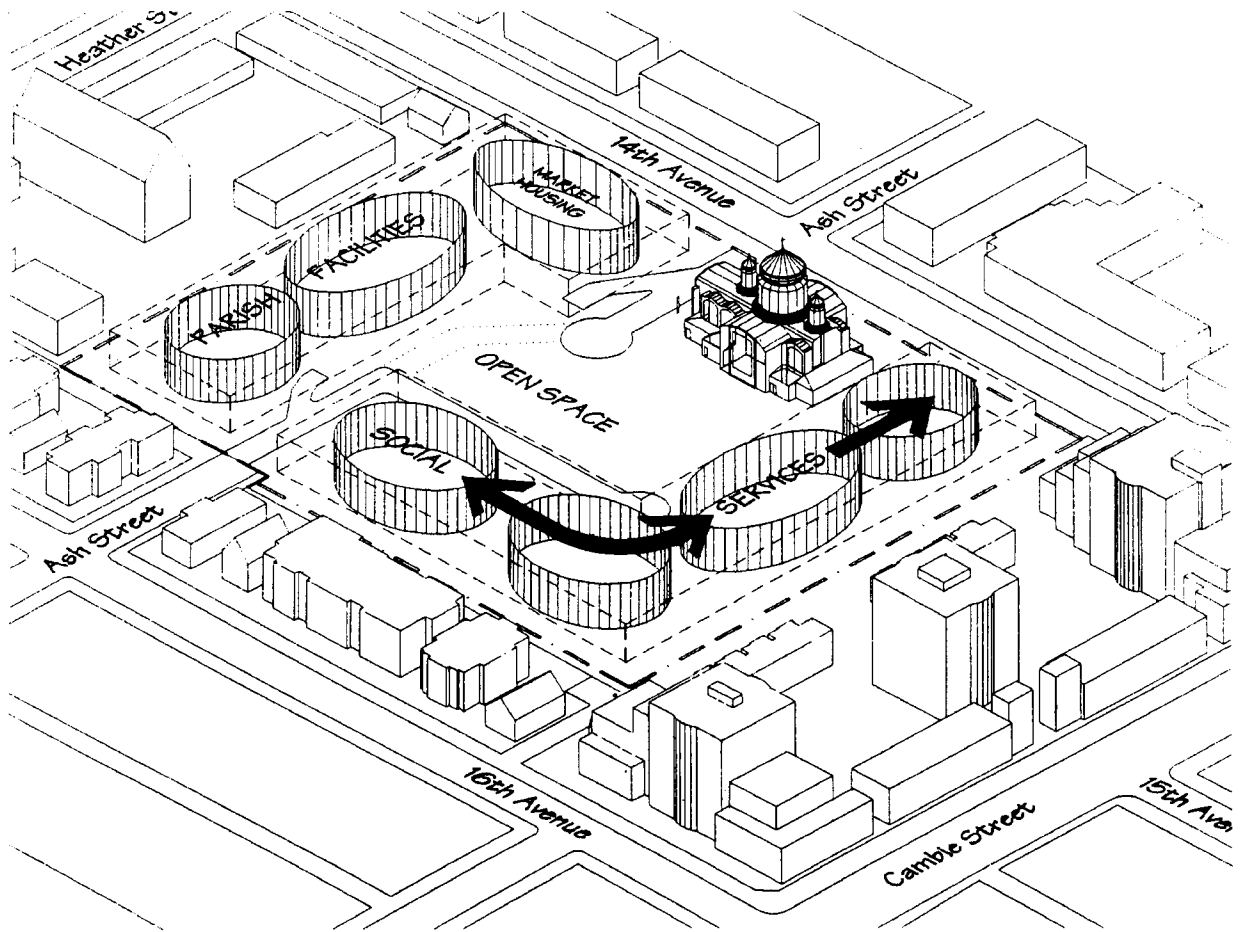
3.1 Social Services

Some activities have been undertaken by the Order of Saint Basil the Great through the years as part of its mandate, but, in present times, have become public responsibilities funded by government. On this site, such uses will include the Multi-level Care Facility and the Seniors' Housing. They will be located grouped along the south and east parts of the site.

3.2 Parish Facilities

Some Church activities, undertaken in buildings built, owned, and operated by the Basilian Fathers, provide a direct service to parishioners and/or operating revenues to the parish. On this site, such uses will include the Sanctuary, the Rectory, the Parish Hall and Recreation Centre, and the Market Rental Apartments. They will be located along the north and west parts of the site.

Figure 4. Land Uses



4 GUIDELINES PERTAINING TO THE REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.3 Height

Building heights should:

- (a) reflect the general height envelopes permitted by the surrounding zoning schedules;
- (b) respect the primacy of the central dome on the church sanctuary; and
- (c) be varied in order to create visual interest.

To achieve these objectives, building heights should be generally lower on the western part of the site than on the eastern part, and should be lower than the base of the church's central dome (21.5 m).

4.7 Floor Space Ratio

The site is located in a medium-density residential neighbourhood. While the density of individual buildings will vary, overall development of the site should be of a compatible density.

The floor space ratio of individual uses is not expected to exceed the following:

Church and ancillary uses	0.30
Seniors' Housing	0.55
Market Housing	0.15
Special Needs Residential Facility	0.30

The Director of Planning may vary the floor space ratio for any of these uses so long as the total floor space ratio for all buildings on the site does not exceed 1.30.

4.8 Site Coverage

The site is the only large development site in this general area. It is able to provide usable and visual open space in a way that is beyond the abilities of typical residential sites in the area. Therefore, open space should be maximized wherever possible.

The combined coverage of all uses proposed on the site is not expected to exceed 35 percent of the total site area. However, the Director of Planning may permit a higher site coverage, so long as it does not exceed 50 percent of the total site area, to accommodate any building whose height is reduced due to view, shadow, or livability impacts.

4.16 Building Depth and Width

The historical subdivision pattern in the general area consisted predominantly of lot widths of 10.1 m and 15.3 m. This pattern has engendered a rhythm of development that still typifies this area. Therefore, individual buildings on the site should reflect this rhythm by visually breaking of the facades of larger building masses into 10.0 m to 15.0 m wide components, characteristic of the area's historic subdivision pattern.

4.17 External Design

The site will accommodate a variety of land uses, but it is a single precinct occupied by Saint Mary's Ukrainian Catholic Church. This unity should be architecturally expressed with reference to the existing church sanctuary (see Figure 5). This architectural expression should include the appropriate use of exterior materials and colours. Other major building components, such as roof patterns and fenestration patterns, should also reflect the church ownership while being appropriate to the specific use of each structure.

The judicious use of free-standing walls and site landscaping should produce an appropriate balance between the feeling of enclosure that the overall development should convey and the desire to invite the public through and into large areas of the site.

Figure 5. Existing Church Sanctuary



5 ARCHITECTURAL COMPONENTS

5.1 Roofs and Chimneys

In keeping with the surrounding neighbourhood, roof forms should provide variety and texture to the building skyline. Roof forms are also useful in expressing the church ownership of the precinct, to the extent that such expression can be accomplished in a manner that is consistent with the use of each individual building and which respects the character of surrounding development.

5.2 Windows and Skylights

Fenestration patterns and proportions provide an opportunity to reflect the ecclesiastical nature of this development, expressing the variety of uses accommodated within individual buildings on the site while respecting the character of surrounding development.

5.3 Entrances

Where any building contains a residential use and another use, the residential use should have a separate entrance. At grade, such separation should be achieved by actual physical separation of the entrances.

5.4 Balconies

Balconies, if any, should be integrated into the overall design to avoid a tacked-on look.

5.5 Exterior Walls and Finishing

Exterior wall finishes should be of high quality materials, and should contribute to a unified architectural image for the various buildings in the church precinct. Exterior finishes and exterior colours should relate to the existing church sanctuary.

5.6 Awnings, Canopies, Arcades, and Colonnades

Awnings, canopies, recesses, arcades, and colonnades may be useful elements in delineating entrances, passages, or gathering points, providing a weather-protected system of pedestrian circulation between buildings on the site, and contributing to the development of a courtyard at the centre of the site.

5.7 Lights

The exterior lighting of specific architectural elements, such as church domes and spires, may be appropriate. Any such lighting should not interfere with the livability of adjacent residential uses.

7 OPEN SPACE

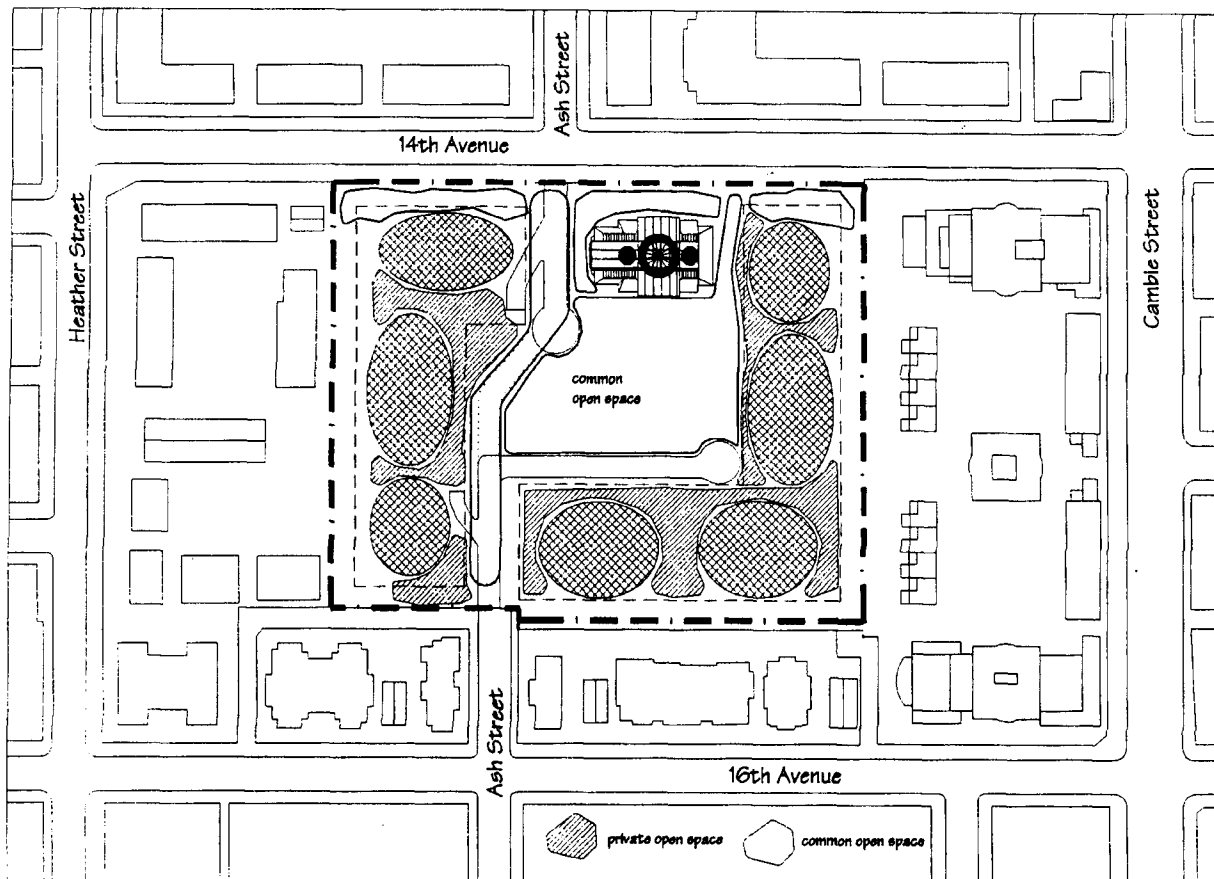
7.1 Common Open Space

A large part of the site will provide common open space. Most of the centre of the site, lying between the two developable areas specified in the CD-1 By-law and forming a courtyard, will be common open space available to residents and other users of the site (see Figure 6). The common open space will be composed of three basic elements.

(a) Active Open Space

The generally unobstructed central open space area will include a flat, level, grass-covered area, about 1 500 m² in size, for informal field sports and games.

Figure 6. Open Space



(b) Passive Open Space

Some of the open space surrounding the active space described in (a) should be suitable for passive uses. It should be grass-covered and may include contouring, seating, landscaping, minor structures, and sculpture or other such focal points where appropriate in relation to surrounding buildings and uses.

(c) Pedestrian Footpaths and Walkways

Pedestrian routes will be provided for residents and other users of the site, as described earlier, and will form part of the common open space. Footpaths and walkways will provide access between the various buildings on the site, and to its active and passive open space amenities. They should be enhanced by a continuous, wheelchair accessible surface, lighting, and appropriate landscaping.

The emergency/fire lanes and pedestrian routes will make the common open space on the site accessible to residents in the surrounding neighbourhood. This is desired by the Basilian Fathers, however principles of Crime Prevention Through Environmental Design (CPTED) should be consulted in the planning and design of the common open space and pedestrian routes to ensure the safety and security of the residents and users of the site.

7.2 Private Open Space

Private and semi-private open space will be provided in conjunction with the proposed uses. Such space should be in direct proximity to the use served, and should be securable to some degree. Much, but not all, of this space will occur on undeveloped ground area within the developable area specified in the By-law. Opportunity to provide private open space on building roofs should also be utilized.

The following uses should be served by an appropriate amount of semi-private open space:

- The Care Facility, should have both rooftop and ground level open space. This space must be securable against residents wandering out of the facility.
- The Seniors' Housing, should have ground level open space that is securable against people wandering into the space.
- The Market Housing, should have both rooftop and ground level open space, and any areas intended for the use of small children should be fully secured.
- The Child Day Care Facility, should have at least 400 m² of fully secured, ground level open space.

Residential uses should include an appropriate amount of private open space including balconies and patios.

8 LANDSCAPING

To the greatest extent possible, the site should be developed as a pastoral setting. Therefore, ground cover should be plant material, primarily grass. Since an underground parking structure will lie beneath most of the site area, large trees should be planted wherever conditions permit, primarily around the existing church and within the setback areas at the perimeter of the site. Shrubs should be used liberally to set off the buildings, and to organize the open space.

9 SAFETY AND SECURITY

The principles of Crime Prevention Through Environmental Design should be followed for all aspects of design and planning on the site.

Miscellaneous Text (CD-1)

BY-LAW NO. 7874

A By-law to amend By-laws No.
6744, 7522, 7531, 7551, 7556, 7601,
7654, 7655, 7677, 7681, and 7682, 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. 6744 is amended by deleting section 9.3 and by renumbering section 9.4 as section 9.3.
2. By-laws No. 7531 and 7556 are each amended by deleting section 3.4, and substituting the following:
 - "3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
 - (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed."
3. By-law No. 7551 is amended in section 3.4, and By-laws No. 7654, 7677 and 7681 are each amended in section 5.4, by deleting clause (a) and substituting the following new clause (a):

"(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:

(i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than fifty percent of the excluded balcony floor area may be enclosed."

4. By-laws No. 7522, 7531, 7551 and 7556 are each amended in section 6, By-law No. 7601 is amended in section 8, By-law No. 7655 is amended in section 7, By-laws No. 7677 and 7681 are each amended in section 10, and By-law No. 7682 is amended in section 11, in each case by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5. By-law No. 7654 is further amended in section 8 by deleting the words "common use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 21st day of April
1998.

(signed) Philip W. Owen

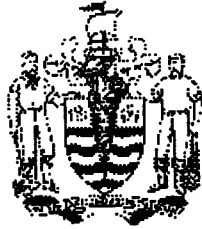
Mayor

(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 21st day of April 1998, and numbered 7874.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[COMMUNITIES](#)

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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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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"

Special needs residential facilities

BY-LAW NO. 9674

A By-law to amend CD-1 By-law No.'s 3869, 3897, 4271, 4580, 4634, 4671, 5343, 6041, 6070 6072, 6919, 7114, 7193, 7196, 7204, 7210, 7461, 7647, 7679, 7682, 7723, 7852, 8055, 8088, 8111, 8326, 8369, 8457, 8479, 8546, 8880, 9190, 9204, 9454, 9463, 9573, 9594, and 9600

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

- From each of the CD-1 by-laws listed in Column 1 of Table 1, Council strikes out, from each of the sections listed in Column 2, the words set out in Column 3, and variations of those words, and substitutes the words set out in Column 4:

Table 1

Column 1	Column 2	Column 3	Column 4
3869	2 (b) 5.1 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
3897	2 (c) 6 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
4271	2 (a)	special needs residential facility (Community Care Facility)	Community Care Facility
4580	3.1	Special Needs Residential Facility: Community Care Facility	Community Care Facility
4634	2 (e)	special needs residential facility (community care facility)	community care facility
	3 Table A	Special Needs Residential Facilities (Community Care Facilities)	Community Care Facilities
	4(c)	special needs residential facility	community care facility
4671	2.2 (a)	Special Needs Residential Facility - Community Care - Class B, and Special Needs Residential Facility - Group Living	Community Care Facility - Class B and Group Residence
5343	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

6041	2 (c)	Special needs residential facility - community care - Class B	Community care facility - class B
6070	2 (a) (iii)	special - needs residential facility	community care facility or group residence
6072	2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
6919	2 (a)	Special Needs Residential Facility (Community Care Facility)	Community Care Facility
7114	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7193	2 (a)	Special Needs Residential Facility - Community Care	Community Care Facility
7196	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7204	10 (b) (iv)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7210	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7461	6.4 (b)	and special needs residential uses	community care facilities and group residences
7647	2.1 (a)	Special Needs Residential Facilities	of the following: Community Care Facilities or Group Residences
7679	4.1 (d)	and Special Needs Residential Facility	, Community Care Facility and Group Residence
7682	2 (e)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
	10 (d)	Special Needs Residential Facility	Community Care Facility
7723	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
7852	2.1 (b)	Special Needs Residential Facility - Class B	Community Care Facility - Class B
	5	Special Needs Residential Facility	Community Care Facility
8055	2 (a)	Special Needs Residential Facility	Community Care Facility and Group Residence
8088	2 (b)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B

8111	2 (a) 5.1	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8326	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8369	2 (a)	Special Needs Residential Facility - Community Care - Class B	Community Care Facility - Class B
8457	2 (b)	Special Needs Residential Facility - Community care - Class B	Community Care Facility - Class B
8479	2 (b)	Special Needs Residential Facility - Group Living	Group Residence
8546	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
8880	3	Special Needs Residential Facility	Community Care Facility, Group Residence
9190	3 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9204	3 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9454	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9463	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9573	2.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9594	3.2 (c)	and Special Needs Residential Facility	Community Care Facility and Group Residence
9600	3.2 (b)	and Special Needs Residential Facility	Community Care Facility and Group Residence

2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

A By-law to amend certain CD-1 By-laws re special needs residential facilities

After the public hearing on June 10, 2008, Council resolved to amend certain CD-1 By-laws to refer to community care facilities rather than special needs residential facilities. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
June 24, 2008

17. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 2978 West 5th Avenue) (By-law No. 9687)**
(Councillors Ball, Cadman and Louie ineligible to vote)
18. **A By-law to designate certain real property as protected heritage property (re 2978 West 5th Avenue) (By-law No. 9688)**
(Councillors Ball, Cadman and Louie ineligible to vote)

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 3 to 7, 9, 10 and 16, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

3. **A By-law to amend Zoning and Development By-law No. 3575 (re special needs residential facilities) (By-law No. 9673)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
4. **A By-law to amend certain CD-1 By-laws re special needs residential facilities (By-law No. 9674)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
5. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re special needs residential facilities) (By-law No. 9675)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
6. **A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re special needs residential facilities) (By-law No. 9676)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
7. **A By-law to amend By-law No. 9488 Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts (re special needs residential facilities) (By-law No. 9677)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
9. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (re 125 Boundary Road) (By-law No. 9679)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)
10. **A By-law to designate certain real property as protected heritage property (re 125 Boundary Road) (By-law No. 9680)**
(Councillors Anton, Ball, Capri and Louie ineligible to vote)

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee
SECONDED by Councillor Deal

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton
SECONDED by Councillor Stevenson

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1, 2, 8, 11, 12, 14, 15, 17 and 18, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

1. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$5,722.78 for certain local improvement lane lighting projects, and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9671)
2. A By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of \$554,777.99 for certain local improvement street work projects, including pavement, curbs, trees and bulges, and lane pavement and for imposing an annual special rate on real property specially benefited by such local improvements (By-law No. 9672)
8. A By-law to amend Parking By-law No. 6059 (re special needs residential facilities) (By-law No. 9678)
11. A By-law to amend Subdivision By-law No. 5208 regarding miscellaneous amendments (By-law No. 9681)
12. A By-law to amend Parking By-law No. 6059 (re bicycle spaces) (By-law No. 9682)
14. A By-law to amend Subdivision By-law No. 5208 (re 5475 Dunbar Street and 3625 and 3641 West 39th Avenue) (By-law No. 9684)
15. A By-law to amend CD-1 By-law No. 8131 (re Great Northern Way Campus) (By-law No. 9685)

4. TEXT AMENDMENT: SNRF ZONING AND DEVELOPMENT BY-LAW REVISIONS

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

Summary: To amend the definitions of Special Need Residential Facilities (SNRF) in the Zoning & Development By-law and make consequential changes to the Zoning & Development By-law and relevant CD-1 By-laws; amend references in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws; and amend the Parking By-law. These are housekeeping amendments to update the definitions.

The Directors of Social Planning, Planning, Development Services, Housing Centre, Legal Services, and General Manager of Engineering Services recommended approval.

Also before Council was a memorandum from Anne Kloppenborg, Social Planning, dated May 20, 2008, which noted an addition to Appendix B of the Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines" dated April 15, 2008, in order to conform with the draft By-laws prepared by staff.

Staff Opening Comments

Anne Kloppenborg, Social Planning, reviewed the application, including the memo distributed with the agenda package for the Public Hearing.

Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

Speakers

Sister Elizabeth Kelliher and Johnn Olldym spoke in opposition to the application.

Council Decision

MOVED by Councillor Chow

- A. THAT the application to:
 - i) amend the definitions of Special Needs Residential Facilities in section 2 of the Zoning and Development By-law, and make the necessary consequential changes to the Zoning and Development By-law and to the CD-1 By-laws listed in Appendix A; and
 - ii) amend references to "Special Needs Residential Facilities" in the Downtown Eastside/Oppenheimer, Rental Housing Stock and First Shaughnessy Official Development Plan By-laws,

generally in accordance with Appendix A and B to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008, be approved with the following changes to Appendix B noted in the Memorandum dated May 20, 2008, from Anne Kloppenborg, Social Planning:

In Section 1.1 of the Official Development Plan Regarding Areas of Real Property in Certain RM, FM, and CD-1 Zoning Districts, delete *special needs residential facility* and substitute *community care facility or group residence*; and in Section 2.5, delete the reference to *Special Needs Residential Facility Guidelines* and substitute *Community Care Facility and Group Residence Guidelines*.

- B. THAT Council approve amendments to the Parking By-law, generally in accordance with Appendix C to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.
- C. THAT if approved at Public Hearing, the by-laws be accompanied at the time of enactment by the Community Care Facilities and Group Residences Guidelines and the Application Procedures for Development Permits for Community Care Facilities and Group Residences, as outlined in Appendix D to Policy Report "Special Needs Residential Facilities: Amendments to Definitions and Guidelines", dated April 15, 2008.

CARRIED UNANIMOUSLY