

City of Vancouver *Zoning and Development By-law*

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CD-1 (377)

2669-2675 Vanness Avenue

By-law No. 7835

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

Effective January 6, 1998

(Amended up to and including By-law No. 9075, dated July 19, 2005)

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

2 Uses

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (377), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Infill One-Family Dwelling, provided that
 - (i) the site has a secondary access, by way of either a lane or a flanking street, and
 - (ii) the infill one-family dwelling is located within the rear yard,
- (b) Two-Family Dwelling, provided that access is available from one dwelling unit to the other dwelling unit within the building.
- (c) Accessory Buildings and Uses customarily ancillary to any of the uses listed in this section.

2.2 The maximum number of dwelling units shall be six, of which no more than two will be infill one-family dwellings.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 0.60 and the area of any infill one-family dwelling shall not exceed 40 percent of the total floor area. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 810.9 m², being the site size at time of application for rezoning, prior to any dedications.
[9075; 05 07 19]

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, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) floors or portions thereof used for off-street parking and loading which
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; or
 - (ii) are above the base surface and are located in an accessory building located within 7.9 m of the rear property line and provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7835 or provides an explanatory note.*

- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Height

- 4.1 The maximum height of a two-family dwelling will be the lesser of 9.2 m or 2 ½ storeys.
- 4.2 The maximum height of an infill one-family dwelling will be the lesser of 8.0 m or 1 ½ storeys.
- 4.3 For the purpose of calculating half-storey in sections 4.1 and 4.2, the floor area of the storey immediately below includes any area used for parking within the outermost walls of the building unless the parking area is located in a basement or cellar.
- 4.4 Subject to Section 4.5, the maximum height of dwellings must not exceed lines described by vertical angles of 30 degrees subtended above the base surface at and perpendicular to all exterior walls which face the opposite dwelling.
- 4.5 Where an infill dwelling is located adjacent to a lane the maximum height of the infill dwelling must not exceed a line described by a vertical angle of 60 degrees subtended above the horizontal from the closest line drawn parallel to and 3.1 m from the ultimate centre line of the lane.

5 Front Yard

- 5.1 A front yard with a minimum depth of 7.3 m must be provided.
- 5.2 Notwithstanding section 5.1, the Director of Planning, in consultation with the City Engineer, may permit surface parking area in the front yard and street access for the parking spaces required for two-family dwellings subject to Section 8.3 and provided that
 - (a) the width of the driveway at the front street does not exceed 6.1 m,
 - (b) all parking spaces are located a minimum of 4.6 from any window, vent or wall opening providing access to a dwelling unit,
 - (c) he is satisfied that the parking area is screened from the view of adjacent dwellings by means of fencing or compact planting with a minimum height of 1.2 m, and
 - (d) no more than the required amount of parking will be provided.

6 Side Yards

- 6.1 A side yard with a minimum width of 1.5 m must be provided along one side of any building.
- 6.2 The other side yard must have a minimum width of 10 percent of the width of the site, but need not be more than 1.5 m in width.

7 Rear Yards

- 7.1 A rear yard with a minimum depth of 10.7 m must be provided, except that where the rear of the site abuts a lane, this required minimum depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 7.2 In the case of an infill dwelling, a rear yard with a minimum depth of 5.2 m from the ultimate centre line of the lane must be provided.
- 7.3 A yard with a minimum depth of 10.7 m must separate an infill one-family dwelling from a two-family dwelling.

8 Site Coverage

- 8.1** The maximum site coverage for buildings will be 40 percent of the site area.
- 8.2** For the purpose of this section, site coverage for buildings will be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 8.3** The maximum site coverage for any portion of the site used as parking area will be 30 percent.

9 Horizontal Angle of Daylight

- 9.1** All habitable rooms in buildings used for residential purposes must have at least one window on an exterior wall which complies with the following:
- (a) the window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, must be unobstructed over a distance of 24.0 m; and
 - (b) the plane or planes must be measured horizontally from the centre of the bottom of the window.
- 9.2** For the purpose of section 9.1, 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) the maximum site building permitted under the appropriate C district schedule or CD-1 by-law if the site adjoins a C or CD-1 site.
- 9.3** For the purposes of section 9.1, bathrooms and kitchens will not be considered as habitable rooms 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.

10 Area of Transparent Surface

- 10.1** Where dwellings are separated by a yard of less than 12.2 m in depth, the facing wall of each dwelling must not consist of more than 20 percent transparent surface.
- 10.2** The Director of Planning may relax the maximum permitted percentage of transparent surfaces where he is satisfied with the adequacy of landscaping or screening with respect to privacy.

11 Access

- 11.1** Pedestrian access to the front street and lane, having a minimum width of 2.0 m, must be provided and maintained for all dwellings.

12 Acoustics

12.1 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]

13 *[Section 13 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. 7835 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-467(a)

RZ 2669 & 2675 Vanness Ave.

map: 1 of 1



City of Vancouver Planning Department

scale: 1:2000

Clause No. 2(a) and 2(b) (cont'd)

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application.

Staff Comments

Staff offered no additional comments on this application.

Applicant Comments

The applicant offered no additional comments on this application.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

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

MOVED by Cllr. Price,
THAT this application be approved.

- CARRIED UNANIMOUSLY

3. Rezoning: 2669 and 2675 Vanness Avenue

An application by Inder Bir Sarai was considered as follows:

Summary: The proposed rezoning from RS-1 to CD-1 would permit an infill one-family dwelling at the rear of each of two lots both developed with two-family dwellings in 1992.

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

cont'd...

Clause No. 3 (cont'd)

- (a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Allan Diamond, Architect, and stamped "Received City Planning Department, April 28, 1995", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

- (b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) further design development to maximize the amount and utility of the amenity space provided in the yards between the existing two-family dwellings and the proposed infill dwellings;

 - (ii) adequate fire prevention measures, to the satisfaction of the Assistant Chief Fire Prevention, including:
 - (1) paved pedestrian access route from the front street to the rear lane, in the flanking sideyards of the two lots, approximately 2.0 m (6.6 ft.) wide with 24-hour lighting and no fencing to obstruct Fire Department access to the existing and new buildings on either side,

 - (2) off-site sprinkler monitoring and installation of exterior gongs, and

 - (3) a see-through fence along the lane, with a gate for access from lane;

 - (iii) treatment of parking area in the front yards, including landscaping and fencing, to mitigate the impact of parking in the front yard; and

 - (iv) a landscape plan which shows, among other things, response to the requirements in (i), (ii), and (iii).

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

cont'd....

Clause No. 3 (cont'd)

- (i) make arrangements to the satisfaction of the Director of Legal Services, Manager of Real Estate Services and General Manager of Engineering Services to pay fifty percent of the cost of acquiring a right-of-way not exceeding 10 m (33 ft.) through Lots 8 and 9 on the east side of the 4200 Block of Pentiction Street (\$87,500) and fifty percent of the cost of installing a roadway which extends the 2600 Block Vanness Avenue through the right-of-way to Pentiction Street (\$15,000);
- (ii) make arrangements for the undergrounding of all utilities from the closest existing suitable service point; and
- (iii) amend the Section 215 covenants now registered against the titles of the properties at 2669 and 2675 Vanness Avenue, to the satisfaction of the Director of Legal Services and Director of Land Use and Development, to restrict the number of strata lots which may be created on each parcel to a maximum of two, being one for the new infill unit and one containing the entire two-family dwelling, in each case.

NOTE: Pursuant to the City's RS-1S Strata Title Guidelines, strata titling of the existing development on these properties is currently prohibited by the Section 215 covenants which were registered in March, 1992. Approval of an application to convert the existing "previously-occupied" buildings on these sites to strata title ownership will be required and must be considered separately by City Council as the Approving Authority pursuant to the Condominium Act, whose approval may be arbitrarily denied.

CONSIDERATION

- (iv) make arrangements to the satisfaction of the Director of Legal Services, Manager of Real Estate Services and Manager of Parks and Recreation to pay fifty percent of the cost of purchasing and conveying to the Board of Parks and Recreation the balance of Lots 8 and 9 on the east side of the 4200 Block of Pentiction Street (\$87,500), after a right-of-way abutting the BC Hydro corridor has been obtained.

cont'd....

Clause No. 3 (cont'd)

Staff Opening Comments

Phil Mondor, Planner, advised this application does not request approval for a substantial development, but nonetheless involves several complicated issues. The application proposes to develop two infill dwellings at the rear of two RS-1S lots now each developed with a two-family dwelling.

This application was previously submitted in 1993, and at that time staff recommended refusal because it offered little public benefit, was strongly opposed by the neighbourhood, and would delay a more comprehensive development of the surrounding area. Staff now recommend approval of the application, subject to conditions, because it has become obvious that the surrounding neighbourhood is opposed to a comprehensive development on a larger site assembly. Also the lots, which average 10,000 square feet, are very large and the resulting floor space ratio is acceptable.

Mr. Mondor advised of the following additional issues pertaining to this application:

- Staff recommend provision be made for Vanness-Penticton street access through City-owned Lots 8 and 9 to replace Vanness-Slocan access in the case the City's lease on the Vanness-Slocan right-of-way is cancelled by BC Hydro;
- A consideration item is presented for Council that proposes to retain as park space the residual of Lots 8 and 9 after a right-of-way abutting the BC Hydro corridor has been obtained. The other option would be to retain the residual land in the Property Endowment Fund as marketable property;
- Staff recommend a land acquisition cost of \$175,000 and roadway construction of \$30,000, for a total cost of \$205,000 to provide Vanness-Penticton street access. Also a consideration item is presented for a total land acquisition cost of \$175,000 for the retention of park space on the balance of Lots 8 and 9;
- Staff recommend that street access costs, and park retention costs if Council so chooses, be equally shared among the four lots fronting on Vanness Avenue as a condition of rezoning, when rezoning applications are approved on these lots. It is not proposed that the City assume a share of these costs;

cont'd....

Clause No. 3 (cont'd)

- In terms of timing for cost recovery, it is recommended that the owner make arrangements prior to enactment to pay his share of the costs, and the other two costs fronting Vanness Avenue would pay their share of costs as a condition of rezoning if and when rezoning applications are approved on their lots.

Responding to questions from members of Council concerning the valuation of the residual property on lots 8 and 9, Anne Bancroft-Jones, Deputy Manager of Real Estate Services, advised the valuation was completed assuming the highest and best use of the property. This valuation could be subject to change if the City were responsible for providing street access to this site in the event that BC Hydro were to cancel its right-of-way, which currently provides access to the site.

Applicant Opening Comments

Allan Diamond, Architect (brief on file), reviewed the history of this application, leading to the present recommendation of staff that it be approved. Mr. Diamond raised several questions concerning conditions (c)(i) and (c)(iv) and requested Council consider changes to these conditions.

With reference to condition (c)(i), relating to road access and property acquisition, Mr. Diamond raised the following issues:

- Would the City provide the second means of access to the sites if the BC Hydro right-of-way was cancelled and no form of development had been requested by the applicant?
- Upon what valuation has the sum of \$175,000 been set?
- Should the property never be required for a fixed access to serve the four lots, what will become of the monies paid by the developer for this future road appropriation? Could this money be paid into a trust account with interest accruing to the developer?

In terms of condition (c)(iv) relating to acquisition of and transfer of property to the Park Board, Mr. Diamond raised the following issues:

- By what method has the value of the residual property been calculated?

cont'd....

Clause No. 3 (cont'd)

- Why is the residual lot considered to be marketable?
- Why would the Park Board not purchase the property from the Property Endowment Fund, as they normally would?
- Why should a developer of two minor infill lots be required to provide park funding when the common usage is available to the greater neighbourhood?
- When would such a park be constructed, and what would happen to the developer's monies in the interim?

William Bailey, co-owner of the site, reiterated the problems facing the developer as a result of conditions (c)(i) and (c)(iv), and urged Council to consider amending these conditions.

Summary of Correspondence

There was no correspondence received on this application.

Speakers

The following speakers opposed the application:

- Anne Kyler
- Bruno Gasbarri
- Giuseppina Gallelo
- Man Fung Ng
- Carlo Bardi
- Lawrence Vo.

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

- In 1993, staff recommended that this application not be approved, but now the same application is being recommended for approval. The problems which existed in 1993 have not gone away;
- Fire Department access to this site is inadequate;

cont'd....

Clause No. 3 (cont'd)

- Parking spaces will be lost;
- In the past the owner of the two houses has had illegal suites, resulting in more tenants than is permitted. City staff have not reinspected these dwellings to ensure the suites have been removed;
- The site is littered with garbage and is not properly maintained;
- The developer has misled the neighbourhood in the past, and is not trusted by the neighbours;
- The City has not held a public meeting to review this application, resulting in inadequate time to organize neighbours who are opposed to it.

Applicant Closing Comments

Mr. Diamond addressed several issues raised by the delegations and Council. Parking is currently occurring in the front yard, and this is currently not approved, but due to the size of the lots, parking at the rear would be 150 feet from the houses.

The intent of this application is to provide a new form of housing typical in other areas of the City. The result is consistent with the principles outlined in CityPlan and the density on these two lots will still be lower than elsewhere in the neighbourhood.

Responding to questions from members of Council, Inder Bir Sarai, advised that he had no knowledge of any illegal suites in the two dwellings built in 1992. The garbage problem is a result of others using this big vacant lot as a garbage dump.

Staff Closing Comments

Phil Mondor responded to issues raised by Council and the delegations. The current parking situation is not approved, but staff have withheld enforcement pending the outcome of the rezoning application. Also, staff have reinspected these dwellings and the illegal suites have been removed. The Fire Department have conducted tests on this site, and have advised that access to the site is available.

Mr. Mondor provided Council with alternatives if they wished to pursue changes to the application to reflect issues raised concerning street access, garbage and parking.

cont'd....

Clause No. 3 (cont'd)

Stuart Affleck, Fire and Rescue Services, advised that while the increased density and existing parking situation do cause some problems, the Conditions of Approval before Council are sufficient to meet the concerns of the Fire Department.

Council Discussion

During discussion of this application, members of Council expressed concern with the applicant's relationship with the neighbours, in particular given statements made by the co-owner about garbage and about a lack of knowledge concerning the existence of illegal suites. Approval of this application should include changes to reflect the alternatives provided by staff in their concluding comments.

MOVED by Cllr. Clarke,

THAT the application be approved, subject to the conditions as set out in this minute of the Public Hearing, with the following amendments:

THAT condition (b)(i) be amended by adding the following words at the end of the clause:

“and to ensure adequate provision for garbage storage and recycling”.

THAT condition of approval (c)(i) be deleted, and that condition (c)(ii) be renumbered to condition (c)(i) and that condition (c)(iii) be renumbered to condition (c)(ii);

THAT condition (c)(iv) be deleted and replaced with a new condition (d) as follows:

“THAT Council instruct the City Manager to negotiate a more equitable cost sharing arrangement for the provision of access across Lots 8 and 9 and report back prior to enactment for Council approval.”

THAT Section 5.2 of the by-law be amended by adding a new Clause (d) which reads as follows:

“no more than the required amount of parking will be provided”.

- CARRIED UNANIMOUSLY

2669 and 2675 Vanness Avenue

BY-LAW NO. 7835

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-467(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed therein, 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

2.1 The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1 (377), 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) Infill One-Family Dwelling, provided that

(i) the site has a secondary access, by way of either a lane or a flanking street, and

(ii) the infill one-family dwelling is located within the rear yard,

(b) Two-Family Dwelling, provided that access is available from one dwelling unit to the other dwelling unit within the building.

(c) Accessory Buildings and Uses customarily ancillary to any of the uses listed in this section.

2.2 The maximum number of dwelling units shall be six, of which no more than two will be infill one-family dwellings.

3. Floor Space Ratio

3.1 The total floor space ratio must not exceed 0.60 and the area of any infill one-family dwelling shall not exceed 40 percent of the total floor area. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 803.2 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors 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, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) floors or portions thereof used for off-street parking and loading 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 are located in an accessory building located within 7.9 m of the rear property line and provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) areas of undeveloped floors which are located
- (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m.

4. Height

4.1 The maximum height of a two-family dwelling will be the lesser of 9.2 m or 2½ storeys.

4.2 The maximum height of an infill one-family dwelling will be the lesser of 8.0 m or 1½ storeys.

4.3 For the purpose of calculating half-storey in sections 4.1 and 4.2, the floor area of the storey immediately below includes any area used for parking within the outermost walls of the building unless the parking area is located in a basement or cellar.

4.4 Subject to Section 4.5, the maximum height of dwellings must not exceed lines described by vertical angles of 30 degrees subtended above the base surface at and perpendicular to all exterior walls which face the opposite dwelling.

4.5 Where an infill dwelling is located adjacent to a lane the maximum height of the infill dwelling must not exceed a line described by a vertical angle of 60 degrees subtended above the horizontal from the closest line drawn parallel to and 3.1 m from the ultimate centre line of the lane.

5. Front Yard

5.1 A front yard with a minimum depth of 7.3 m must be provided.

5.2 Notwithstanding section 5.1, the Director of Planning, in consultation with the City Engineer, may permit surface parking area in the front yard and street access for the parking spaces required for two-family dwellings subject to Section 8.3 and provided that

- (a) the width of the driveway at the front street does not exceed 6.1 m,
- (b) all parking spaces are located a minimum of 4.6 m from any window, vent or wall opening providing access to a dwelling unit,
- (c) he is satisfied that the parking area is screened from the view of adjacent dwellings by means of fencing or compact planting with a minimum height of 1.2 m, and
- (d) no more than the required amount of parking will be provided.

6. Side Yards

6.1 A side yard with a minimum width of 1.5 m must be provided along one side of any building.

6.2 The other side yard must have a minimum width of 10 percent of the width of the site, but need not be more than 1.5 m in width.

7. Rear Yards

7.1 A rear yard with a minimum depth of 10.7 m must be provided, except that where the rear of the site abuts a lane, this required minimum depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

7.2 In the case of an infill dwelling, a rear yard with a minimum depth of 5.2 m from the ultimate centre line of the lane must be provided.

7.3 A yard with a minimum depth of 10.7 m must separate an infill one-family dwelling from a two-family dwelling.

8. Site Coverage

8.1 The maximum site coverage for buildings will be 40 percent of the site area.

8.2 For the purpose of this section, site coverage for buildings will be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

8.3 The maximum site coverage for any portion of the site used as parking area will be 30 percent.

9. Horizontal Angle of Daylight

9.1 All habitable rooms in buildings used for residential purposes must have at least one window on an exterior wall which complies with the following:

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

9.2 For the purpose of section 9.1, 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) the maximum size building permitted under the appropriate C district schedule or CD-1 by-law if the site adjoins a C or CD-1 site.

9.3 For the purposes of section 9.1, bathrooms and kitchens will not be considered as habitable rooms 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.

9.4 The Director of Planning may decrease the horizontal angle of daylight requirement of section 9.1, having regard to the livability of the resulting dwelling units and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

10. Area of Transparent Surface

10.1 Where dwellings are separated by a yard of less than 12.2 m in depth, the facing wall of each dwelling must not consist of more than 20 percent transparent surface.

10.2 The Director of Planning may relax the maximum permitted percentage of transparent surfaces where he is satisfied with the adequacy of landscaping or screening with respect to privacy.

11. Access

11.1 Pedestrian access to the front street and lane, having a minimum width of 2.0 m, must be provided and maintained for all dwellings.

12. Acoustics

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

| <u>Portions of Dwelling Unit</u> | <u>Noise Levels (Decibels)</u> |
|----------------------------------|--------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |

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

DONE AND PASSED in open Council this 6th day of January, 1998.

"(signed) Philip W. Owen"
MAYOR

"(signed) Gil T. Mervyn"
DEPUTY CITY CLERK

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 6th day of January 1998, and numbered 7835.

CITY CLERK"

BY-LAW No. 7835 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-467(a)

RZ 2669 & 2675 Vanness Ave.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



BY-LAWS (CONT'D)

**3. A By-law to amend By-law No. 3575, being the
Zoning and Development By-law**

(2669 and 2675 Vanness Avenue - Rezoning RS-1S to CD-1)

MOVED by Cllr. Sullivan,

SECONDED by Cllr. Price,

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

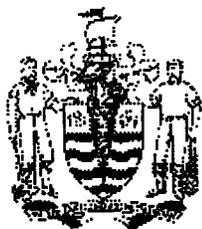
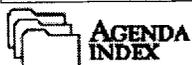
MOVED by Cllr. Sullivan,

SECONDED by Cllr. Price,

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, Kennedy and Puil excused from voting on By-law 3)



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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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

GM

Administrative Text

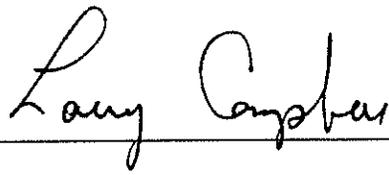
BY-LAW NO. 9075

**A By-law to amend
CD-1 By-law No.'s. 7835 and 8893**

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

1. From section 3.1 of By-law No. 7835, Council strikes out "803.2" and substitutes "1 810.9".
2. To section 5 of By-law No. 8893, after "and 11.0 m", Council adds "above City Datum (35.3 m)".
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 19th day of July, 2005



 Mayor



 City Clerk

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Louie

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louis
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 4 to 22 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. New Animal Control By-law - WITHDRAWN
2. A By-law to amend Noise Control By-law No. 6555 to amend the regulation of animal noise - WITHDRAWN
3. A By-law to amend License By-law No. 4450 regarding the use of security, guard, or patrol dogs - WITHDRAWN
4. A By-law to amend Solid Waste and Recycling By-law No. 8417 regarding container identification and fines (By-law No. 9072)
- ✓5. A By-law to adopt the South East False Creek Development Plan as an official development plan (By-law No. 9073)
- ✓6. A By-law to designate certain real property as protected heritage property (re 51 West Hastings Street) (By-law No. 9074)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 6)
- ✓7. A By-law to amend CD-1 By-law No.'s 7835 and 8893 (By-law No. 9075)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 7)
- ✓8. A By-law to amend Zoning and Development By-law No. 3575 (regarding secondary suites) (By-law No. 9076)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 8)
- ✓9. A By-law to amend Zoning and Development By-law No. 3575 (regarding secondary suites mapping) (By-law No. 9077)
(Councillors Bass, Louie and Louis excused from voting on By-law No. 6)

- ✓ 10. A By-law to amend Parking By-law No. 6059 (regarding secondary suites) (By-law No. 9078)
- ✗ 11. A By-law to amend Building By-law No. 8057 regarding internal access in secondary suites (By-law No. 9079)
- ✓ 12. A By-law to amend Zoning and Development Fee By-law No. 5585 regarding secondary suites and fees (By-law No. 9080)
- ✓ 13. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (811-821 Cambie Street) (By-law No. 9081)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 13)
- ✓ 14. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (811-821 Cambie Street) (By-law No. 9082)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 14)
- ✓ 15. A By-law to amend Sign By-law No. 6510 (811-821 Cambie Street) (By-law No. 9083)
(Councillors Louie, Stevenson, Woodsworth and Mayor Campbell excused from voting on By-law No. 15)
- ✓ 16. A By-law to amend CD-1 By-law No. 7230 (re 375 East Pender Street {485 Dunlevy}) (By-law No. 9084)
(Councillors Green, Louie and Louis excused from voting on By-law No. 16)
- ✓ 17. A By-law to amend CD-1 By-law No. 6962 (re 1630 West 15th Avenue {Vancouver Lawn Tennis Club}) (By-law No. 9085)
(Councillor Cadman excused from voting on By-law No. 17)
- ✓ 18. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (755 West 42nd Avenue) (By-law No. 9086)
(Councillors Louis, Woodsworth and Mayor Campbell excused from voting on By-law No. 18)
- 19. A By-law to amend License By-law No. 4450 regarding standard hours liquor establishments (By-law No. 9087)
- ✓ 20. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (950 Quebec Street) (By-law No. 9088)
(Councillors Cadman, Green, Louie and Roberts excused from voting on By-law No. 20)
- 21. A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding alternate Board members (By-law No. 9089)
- 22. A By-law to amend Impounding By-law No. 3519 (By-law No. 9090)

- Period of the Housing agreement to be six years; and
- Rental rates for the 20 rooms (13.94 m² [150 sq ft]) looking out into the new internal light well to be limited to 110% of the shelter component of income assistance (\$347) with any rent increase tied to an increase in the shelter component of income assistance. Rent rolls to be provided to the City on an annual basis.

AND THAT when the Housing Agreement is settled, the Director of Legal Services bring it back to Council together with an authorizing bylaw for approval and enactment.

CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

3. Text Amendment: Administrative CD-1 Amendments

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

Summary: To amend the height calculation reference point for air-supported structures in the CD-1 By-law for 3837 Point Grey Road (Jericho Tennis Club) and the site area referenced in the CD-1 By-law for 2669-2675 Vanness Avenue.

The Director of Current Planning recommended approval.

Staff Comments

Michael Naylor, Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

Council received no correspondence on this item since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Sullivan

THAT the application by the Director of Current Planning to amend CD-1 By-law No. 8893 for 3837 Point Grey Road and CD-1 By-law No. 7835 for 2669-2675 Vanness Avenue to correct errors generally in accordance with Appendix A of the City Manager's report entitled "Administrative CD-1 Text Amendments for 3837 Point Grey Road and 2669-2675 Vanness Avenue" dated April 21, 2005 be approved.

CARRIED UNANIMOUSLY