



City of Vancouver *Zoning and Development By-law*

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CD-1 (401)

500-800 Canada Place Way *By-law No. 8122*

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

Effective November 30, 1999

(Amended up to and including By-law No. 8298, dated February 20, 2001)

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(401), and the only uses permitted within the outlined area, subject to the form, location and any special characteristics being in conformity with any policies or guidelines adopted by Council which are contained in a Comprehensive Development Agreement applicable in the district, are

- (a) Cultural and Recreational Uses,
- (b) Dwelling Uses,
- (c) Institutional Uses,
- (d) Marine Uses,
- (e) Office Uses,
- (f) Park and Open Space,
- (g) Parking Uses,
- (h) Port Uses,
- (i) Public Uses and Facilities,
- (j) Retail Uses,
- (k) Service Uses, including but not limited to, Hotel and Restaurant,
- (l) Trade and Convention Facilities and similar Commercial Uses,
- (m) Transportation and Storage Uses,
- (n) Utility and Communication Uses,
- (o) Interim Uses not listed above and Accessory Uses customarily ancillary to existing uses provided that they are consistent with the Central Waterfront Port Lands Policy Statement adopted by Council in February, 1994, and
- (p) Uses existing as of 30 November 1999.

3 The Development Permit Board may in its discretion approve or refuse a development permit application based on review against the policies and guidelines adopted by Council which are contained in a Comprehensive Development Agreement.

4 Any persons wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning.

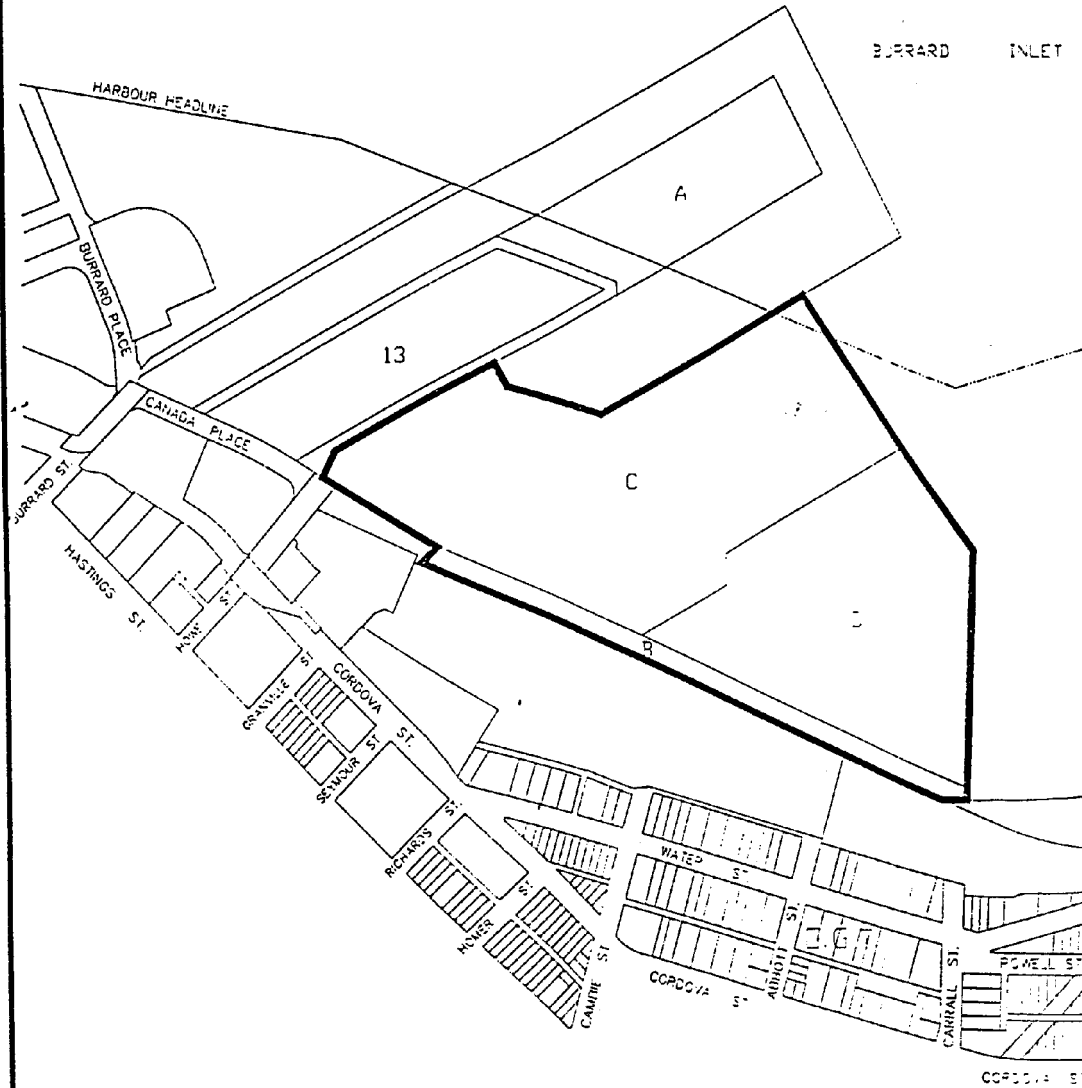
5 No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board, unless otherwise approved by the Director of Planning pursuant to section 3.3. of the Zoning and Development By-Law.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8122 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law

UNZONED NORTH OF HARBOUR HEADLINE



The property outlined in black (———) is zoned:
 From **CWD and Unzoned** to **CD-1**

Z-438 (b)

RZ 500-800 Canada Place Way

map: 1 of 1

scale: 1:6000



City of Vancouver

[8289; 01 02 20]

BY-LAW NO. 8122

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-488(b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(401), and the only uses permitted within the outlined area, subject to the form, location and any special characteristics being in conformity with any policies or guidelines adopted by Council which are contained in a Comprehensive Development Agreement applicable in the district, are

- (a) Cultural and Recreational Uses,
- (b) Dwelling Uses,
- (c) Institutional Uses,
- (d) Marine Uses,
- (e) Office Uses,
- (f) Park and Open Space,
- (g) Parking Uses,
- (h) Port Uses,
- (i) Public Uses and Facilities,
- (j) Retail Uses,
- (k) Service Uses, including but not limited to, Hotel and Restaurant,
- (l) Trade and Convention Facilities and similar Commercial Uses,
- (m) Transportation and Storage Uses,

- (n) Utility and Communication Uses,
- (o) Interim Uses not listed above and Accessory Uses customarily ancillary to existing uses provided that they are consistent with the Central Waterfront Port Lands Policy Statement adopted by Council in February, 1994, and
- (p) Uses existing as of 30 November 1999.

3. The Development Permit Board may in its discretion approve or refuse a development permit application based on review against the policies and guidelines adopted by Council which are contained in a Comprehensive Development Agreement.

4. Any persons wishing to carry out any development in the said district shall submit such plans and specifications as may be required by the Director of Planning.

5. No development permit shall be issued for any development unless such permit shall have received the approval of the Development Permit Board, unless otherwise approved by the Director of Planning pursuant to section 3.3. of the Zoning and Development By-Law.

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

DONE AND PASSED in open Council this 30th day of November 1999.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

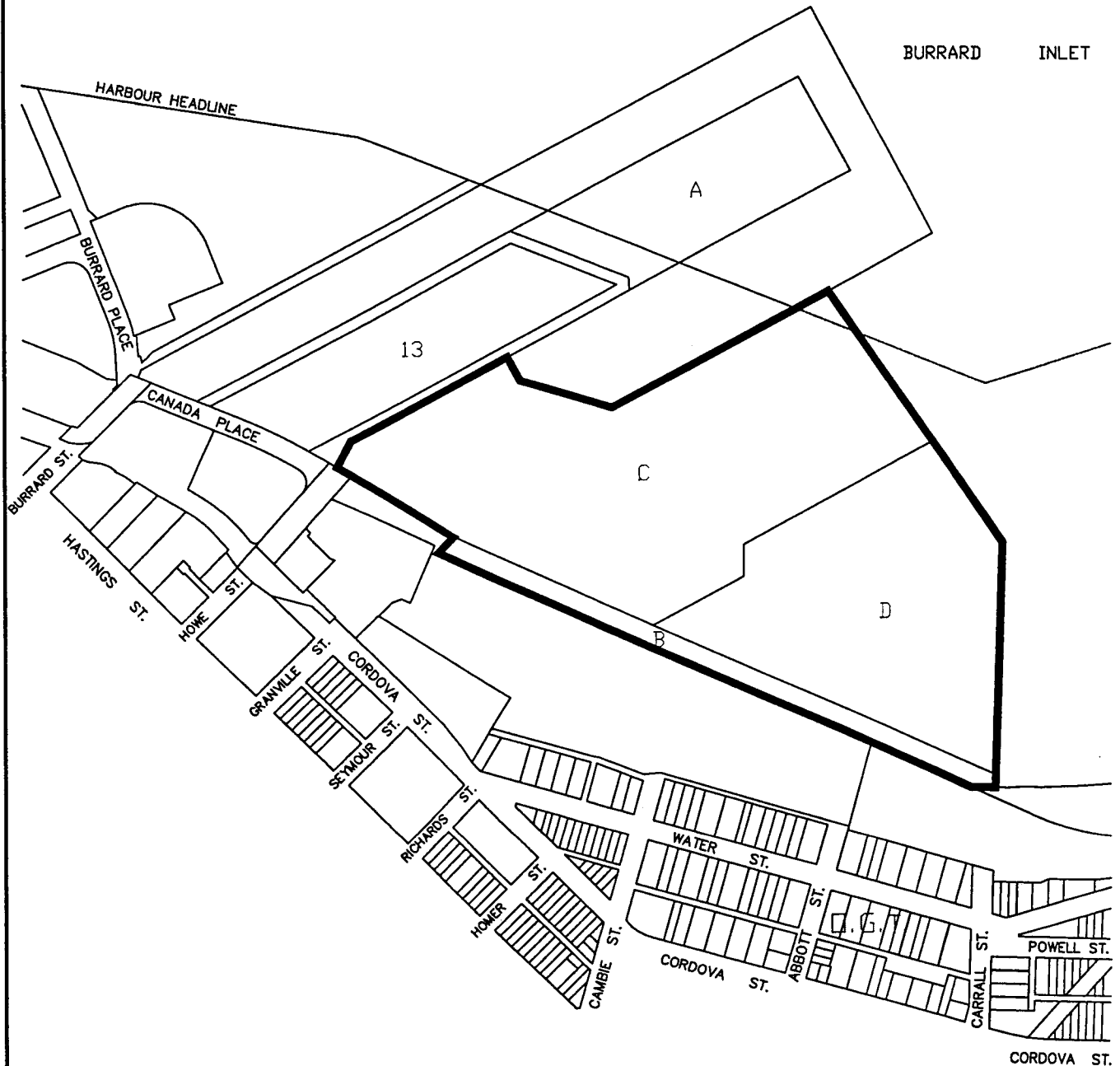
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 30th day of November 1999, and numbered 8122.

CITY CLERK"

By-law No. §122 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law

UNZONED NORTH OF HARBOUR HEADLINE



The property outlined in black (———) is zoned:
From **CWD and Unzoned** to **CWD**

Z-488 (b)

RZ 500-800 Canada Place Way

map: 1 of 1

scale: 1:6000





CITY OF VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
OCTOBER 22, 1998

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 22, 1998, in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the Zoning and Development By-law. Item 3 was not concluded; therefore, the Public Hearing will reconvene on a date to be determined.

PRESENT: Mayor Philip Owen
 Councillor Nancy A. Chiavario
 Councillor Alan Herbert
 Councillor Daniel Lee
 Councillor Don Lee
 Councillor Gordon Price
 Councillor Sam Sullivan

ABSENT: Councillor Don Bellamy
 Councillor Jennifer Clarke (Sick Leave)
 Councillor Lynne Kennedy (Sick Leave)
 Councillor George Puil (Civic Business)

CLERK TO THE COUNCIL: Nancy Largent

COMMITTEE OF THE WHOLE

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

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.

- CARRIED UNANIMOUSLY

1. REZONING and TEXT AMENDMENTS:

500-800 Canada Place Way and 999 Canada Place Way

An application by the Co-Director of Planning on behalf of Land Use and Development was considered as follows.

Summary: The proposal would rezone a portion of the Central Waterfront Port Lands to CD-1, zone an unzoned area extending north from Canada Place to Central Waterfront District and amend the Central Waterfront Official Development Plan. The CD-1 provisions would allow continuation of existing uses and compatible interim uses. Potential future uses are generally listed and are consistent with the approved 1994 Central Waterfront Port Lands Policy Statement. The proposed trade and convention development and other specific uses on these lands will be the subject of a future public review meeting.

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

Also before Council was a memorandum dated June 22, 1998 (sic) from R Whitlock, Acting Senior Rezoning Planner, recommending the following correction to item 6(b)(iii) of the draft by-law to amend the Central Waterfront Development Plan:

Under the heading "Density" in the second paragraph of sub-section (a), which paragraph commences with the words "For density calculation purposes", by deleting the words "with a maximum gross land development not exceeding 14 acres".

Larry Beasley, Co-Director of Planning, reviewed the application, advising that the proposed shell zoning is a necessary legal mechanism to facilitate the City's processing of development, building and occupancy permits, in accordance with normal procedures. The Central Waterfront Plan will be amended to exclude this CD-1 area. Mr. Beasley stressed that approval of the application would confer no new development rights, and would be fully consistent with the Central Waterfront Lands Policy Statement. Nor will it affect any properties outside the shell boundaries; it was noted that the shell does not include CRAB Park. The proposed trade and convention development and other specific uses on these lands will be the subject of a future public review meeting.

Clause No. 1 Continued

Council was advised there had been no correspondence received on this application.

The Mayor called for speakers for or against the application, and four speakers expressed various concerns regarding the application:

- Isabel Minty
- Don Larson, CRAB Water for Life Society
- Leanoire Sali, Gastown Business Improvement Society (brief filed)
- Duncan Strong, Gastown Homeowners Association

(also read letter from Joel Mulder).

Following are some of the concerns raised by the foregoing speakers:

the public was unaware of this application due to poor public consultation, and the

Public Hearing should be postponed until proper public consultation has been carried out lest public confidence in the public process be shaken;

it was difficult to obtain a copy of the staff report on this application, and there has not been sufficient time to read and understand it;

approval of the application may result in negative impacts on CRAB Park, such as shadowing or an access corridor for the drug and sex trades to enter the park;

CP Rail wishes to abandon its rail yards and put huge developments on its lands, which this application will facilitate;

movement of hazardous cargo through the rail yards has long been a neighbourhood concern, and is becoming even more important as the area densifies;

the east lands should be removed from this CD-1 until the public has an opportunity to review the development proposed for the site; and

the City must retain its commitment to low rise development on the east lands, and protection of low-rent housing in the area, the park and the environment.

Clause No. 1 Continued

Following are some of the points made by Mr. Beasley in response to the foregoing concerns:

CP Rail continues to advise the City that the rail yard will remain in use as such for the foreseeable future;

there are no changes to development allowances or uses in connection with the rail yards;

the City is committed to protection of the park, and there are no changes in this rezoning which would impact it;

transportation of hazardous cargo falls under senior jurisdiction; nevertheless, staff will continue to monitor the issue diligently;

staff are continuing to take a proactive stance on housing in negotiations with the Province.

Summing up, Mr. Beasley reiterated that this rezoning confers no new development rights whatsoever. The trade and convention development proposal will be considered specifically at a future public review meeting. Any development application in connection with the east lands, once received, will be reviewed in accordance with the normal processes including public consultation.

MOVED by Councillor Herbert,

THAT the application be approved after amendment to the draft by-law to substitute the following for the item numbered 6.(b)(iii):

Under the heading "Density" in the second paragraph of sub-section (a), which paragraph

commences with the words "For density calculation purposes", by deleting the words "with a maximum gross land development not exceeding 14 acres".

- CARRIED UNANIMOUSLY

2. REZONING: 1742-1752 West 2nd Avenue

An application by Weber and Associates Architectural Consultants was reviewed as follows:

Summary: The proposed rezoning from IC-1 to CD-1 would permit development of a 4-storey mixed use building, with office, retail and service uses on the lower two floors, and residential units above. Underground parking would be provided.

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

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Weber and Associate Architectural Consultant, and stamped "Received City Planning Department, July 17, 1998", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

(b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

(i) design development to maintain and enhance the existing area character and ensure livability;

(ii) design development to the landscaping to

ensure that the streetscape relates to the long-term public realm treatment in Burrard Slopes; and

improve treatment of the lane;

(iii) design development to take into consideration, the principles of Crime Prevention Through Environmental Design (CPTED) having particular regard to reducing opportunities for theft in the underground parking.

(Note to Applicant: This can be achieved by ensuring the residential lobby elevator does not open to the commercial level. Keying the elevator for residential moving may be necessary.)

Clause No. 2 Continued

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

(i) make suitable arrangements to the satisfaction of the Director of Legal Services and the Approving Officer to consolidate the site;

(ii) make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for:

the dedication of the southerly 2 ft. portion of Lots 13, 14 and 41 for future lane widening purposes; and

clarification of the covenant shown on the land title of the site;

(iii) make suitable arrangements to the satisfaction of the General Manager of Engineering Services for all electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point;

(iv) make suitable arrangements to the satisfaction of the General Manager of Engineering Services and the General Manager of the Park Board for the provision of street trees adjacent to the site; and

(v) execute a legal agreement to the satisfaction of the Director of Legal Services providing that owners will not discriminate against families with children in the sale of residential units.

Also before Council was a memo from L. Beasley, Co-Director of Planning, responding to a September 10, 1998 request from Councillor Sullivan that staff provide an ecological footprint analysis of this site.

Lynda Challis, Planner, advised that the application is consistent with related policy and supported by staff.

Paul Pinsker, Transportation Engineering, provided information on traffic conditions, as requested by Council at its meeting of September 15, 1998. The major issue is likely to be connection to Vanier Park. A consultant study is underway; Council will be advised of the results and there will be public consultation. Mr. Pinsker also reviewed a neighbourhood concern regarding parking.

Clause No. 2 Continued

In response to a query, Mr. Beasley advised that ecological footprint analysis involves too many parameters for a useful site-by-site breakdown, and its usefulness applies to larger areas. Further experience may make it feasible for analysis of smaller sites.

Thom Ecker, representing the applicant, asked that Council approve one additional use to permit space to be leased to a car dealer for the purpose of leasing vehicles only.

Council was advised there had been no correspondence received on this application.

Summing up, Ms. Challis noted that car rental is already a permitted use, and that leasing, due to its longer-term nature, would likely have less impact than rental. Staff would have no objection to this additional use.

MOVED by Cllr. Chiavario,

THAT the application be approved with the conditions set out in this Minute of the Public Hearing, and with the following additional use:

Vehicle Dealer, except that service, repair, and rental of vehicles for less than a monthly period are not permitted.

- CARRIED UNANIMOUSLY

3. REZONING: 2705-2735 West 10th Avenue

Council heard seven of thirty-three speakers registered on this item, and decided to recess due to time constraints. The Public Hearing will be reconvened on a date to be determined. This item will be minuted concurrently for continuity and easier reading.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Herbert,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Daniel Lee,
SECONDED BY Cllr. Herbert,

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 recessed at 9:55 p.m.

* * * * *



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CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

December 14, 1999

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1999 at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
*Councillor Jennifer Clarke
*Councillor Lynne Kennedy
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Daniel Lee (Leave of Absence)

**CITY MANAGER'S
OFFICE:** Judy Rogers, City Manager

**CLERK TO THE
COUNCIL:**

Ulli S. Watkiss

* Denotes presence during part of the meeting.

PRAYER

The proceeding in the Council Chamber were opened with a prayer read by the City Clerk.

RECOGNITION

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Price,
SECONDED by Cllr. McCormick,

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

- CARRIED UNANIMOUSLY

BY-LAWS

1. By-law to amend By-law No. 6510, being the Sign By-law (500-800 Canada Place Way; 555 Great Northern Way; 750-770 Pacific Boulevard) By-law No. 8140

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

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. Don Lee,
SECONDED by Cllr. Clarke,

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

2. By-law to amend By-law No. 6510 being the Sign By-law (600 Nicola Street)

By-law No. 8141

MOVED by Cllr. Price
SECONDED by Cllr. Kennedy

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Cllr. Price,
SECONDED by Cllr. Kennedy,

BY-LAW NO. 8140

A By-law to amend
By-law No. 6510,
being the Sign By-law

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

1. Schedule E of By-law No. 6510 is amended by inserting the following:

| | | | |
|----------------------------|------------|------|----------|
| "750-770 Pacific Boulevard | CD-1 (349) | 7592 | B (DD)" |
| "500-800 Canada Place Way | CD-1 (401) | 8122 | B (CWD)" |
| "555 Great Northern Way | CD-1 (402) | 8131 | B (I-3)" |

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

DONE AND PASSED in open Council this 14th day of December 1999.

(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 December 1999, and numbered
8140.

CITY CLERK"



2



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JANUARY 25, 2001

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

PRESENT: Mayor Philip Owen

Councillor Fred Bass
Councillor Don Lee
Councillor McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan

ABSENT: Councillor Jennifer Clarke (Civic Business)

Councillor Lynne Kennedy (Civic Business)
Councillor Daniel Lee (Sick Leave)
Councillor Tim Louis (Leave of Absence)

CITY CLERK'S Tarja Tuominen, Meeting Coordinator
OFFICE:

COMMITTEE OF THE WHOLE

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

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

Clause No. 2 (cont'd)

Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

3. ~~Text Amendments: 1299 West Hastings Street (501 Bute Street)~~

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

~~Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.~~

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. Don Lee,
SECONDED by Cllr. McCormick,

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 Clarke, Kennedy, Daniel Lee and Louis excused from voting)

3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298

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

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. Don Lee,
SECONDED by Cllr. McCormick,

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 Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,
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. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
 - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
 - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
 - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
 - (d) by adding the following new clause;

"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting 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-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting 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."

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

DONE AND PASSED in open Council this 20th day of February ,
2001.

(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 20th day of February 2001, and numbered 8298.

CITY CLERK"