



# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (7A)

*2720 East 48th Avenue and  
2691 East 49th Avenue*

***By-law No. 3869***

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

***Effective August 16, 1960***

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

## 1 Application

The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 3869 and identified by the number “3” on the plan numbered Z-60-C attached to that By-law. [6455; 89 01 24]

## 2 Uses

The only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) a maximum of 50 dwelling units in senior citizens’ housing eligible for government funding; [8125; 99 11 30]
- (b) Community Care Facility - Class B, limited to a maximum of 100 care beds, and [9674; 08 06 24]
- (c) Social Service Centre, limited to an adult day care providing drop-in or activity space; and [8125, 99 11 30]
- (d) accessory uses customarily ancillary to the above uses. [6455; 89 01 24]

## 3 Floor Space Ratio

**3.1** The maximum floor space ratio must not exceed 1.03.

**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 both above and below grade level, to be measured to the extreme outer limits of the building;
- (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. [8125; 99 11 30]

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

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street-parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity area, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
- (e) 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 1.2m; [6455; 89 01 24] [6455; 89 01 24][8125; 99 11 30]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3869 or provides an explanatory note.

- (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][8298; 01 02 20]

4 Height

The maximum height, measured above the base surface, shall be 10.06 m (33 ft.).  
[6455; 89 01 24]

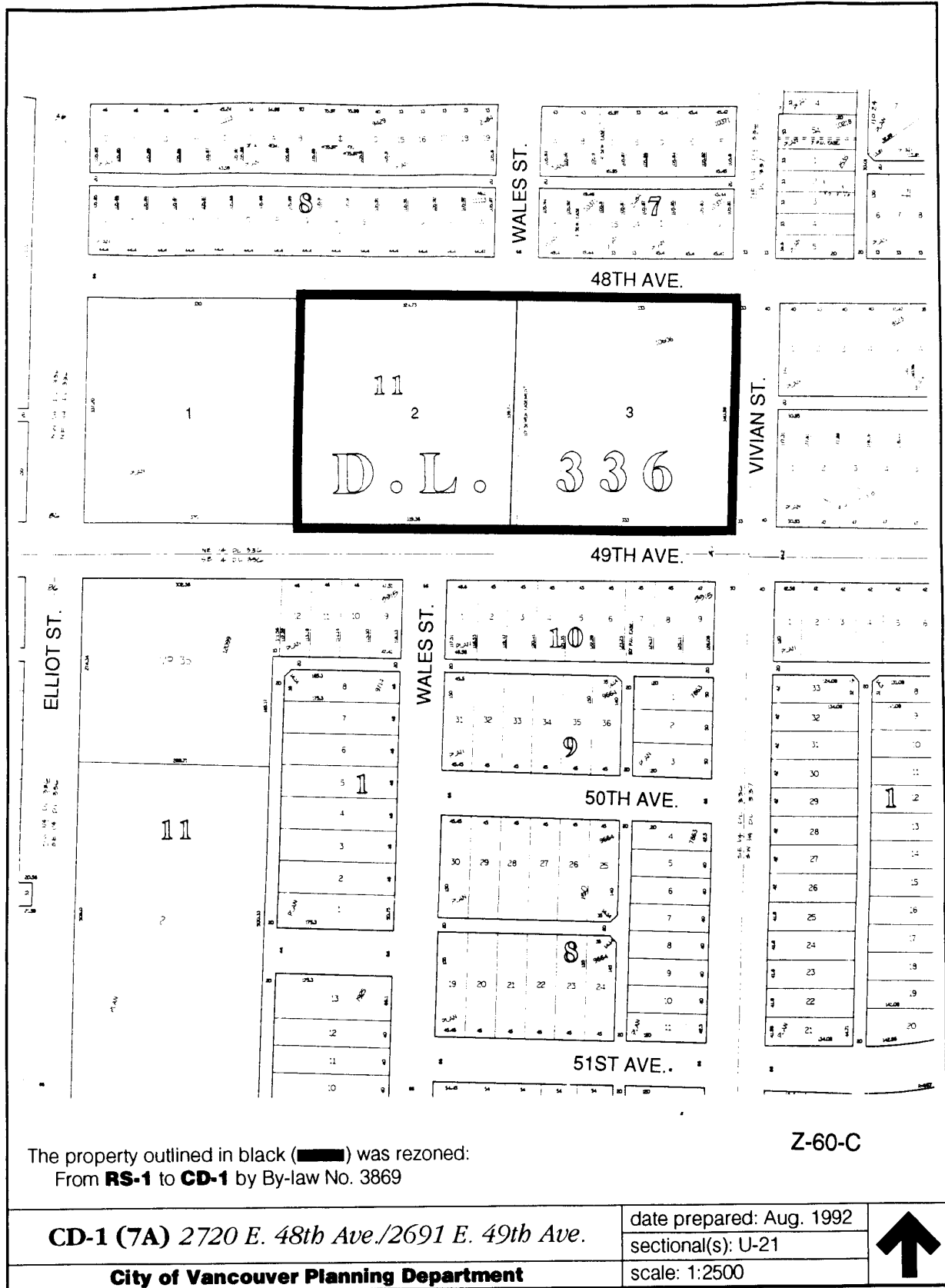
5 Off-Street Parking and Loading

**5.1** Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) a minimum of 25 off-street parking spaces, of which 2 must be physical disability spaces, must be provided for Community Care Facility - Class B; [9674; 08 06 24]
- (b) a minimum of 8 off-street parking spaces must be provided for 50 dwelling units;
- (c) a minimum of 1 full-size loading space must be provided; and
- (d) a minimum of 1 Class A and 1 Class B passenger spaces must be provided.

**5.2** The Director of Planning, on advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of visitors to the site. [6455; 89 01 24] [8125; 99 11 30]

6 *[Section 6 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.]*



(b) Area Bounded by 48th to 49th Avenues From Vivian Street to 330 ft. East of Elliott Street

Moved by Alderman Street,

THAT the application of the City of Vancouver to re-zone Block 11 except west 330 ft. NE1/4, D.L. 336, located in the area bounded by 48th to 49th Avenues from Vivian Street to 330 ft. east of Elliott Street, as follows:

From: RS-1 One Family Dwelling District  
To: CD-1 Comprehensive Development District

be approved, subject to the condition that the Scheme of Development be limited to an RM-2 Multiple Dwelling District standard

- Carried.

In connection with the foregoing application it was noted that, pursuant to a resolution of Council on July 7, 1959, the Scheme of Development requires the approval of the Technical Planning Board and the City Council prior to sale.

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

- (a) That, prior to the enactment of the amending CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:
  - The submission of a comprehensive landscape plan, indicating the development of the remaining open areas to maximize use by the residents;
  - the provision of a minimum 1.22 m (4.0 ft.) landscaped setback to the south of the proposed surface parking area to screen it from 49th Avenue.
- (b) That the approved form of development is adopted in principle, generally as prepared by Isaac-Renton, Architects, and stamped "Received City Planning Department, March 18, 1988" provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Mr. J. Coates, Planner, Zoning Division, advised the expansion of the existing care facility would be located in the centre of the site and would be only partially visible from 49th Avenue, through small gaps. To date no expressions of public concern had been received by the Planning Department.

\* \* \* \* \*

PUBLIC HEARING

FEBRUARY 1ST. 1960

- (b) Area Bounded by 48th to 49th Avenues  
From Vivian Street to 330 ft. East of  
Elliott Street

Moved by Alderman Street,

THAT the application of the City of Vancouver to re-zone Block 11 except west 330 ft. NE $\frac{1}{4}$ , D.L. 336, located in the area bounded by 48th to 49th Avenues from Vivian Street to 330 ft. east of Elliott Street, as follows:

From: RS-1 One Family Dwelling District

To: CD-1 Comprehensive Development District

be approved, subject to the condition that the Scheme of Development be limited to an RM-2 Multiple Dwelling District standard

- Carried.

In connection with the foregoing application it was noted that, pursuant to a resolution of Council on July 7, 1959, the Scheme of Development requires the approval of the Technical Planning Board and the City Council prior to sale.

PUBLIC HEARING

FEBRUARY 1ST, 1960

- [REDACTED]
- (b) Area Bounded by 48th to 49th Avenues  
From Vivian Street to 330 ft. East of  
Elliott Street

ved by Alderman Street,

THAT the application of the City of Vancouver to re-zone  
lock 11 except west 330 ft. NE $\frac{1}{4}$ , D.L. 336, located in the area bounded  
48th to 49th Avenues from Vivian Street to 330 ft. east of Elliott  
reet, as follows:

From: RS-1 One Family Dwelling District

[REDACTED]

[REDACTED] of Development to  
limited to an RM-2 Multiple Dwelling District standard

- Carried.

In connection with the foregoing application it was noted that,  
pursuant to a resolution of Council on July 7, 1959, the Scheme of  
Development requires the approval of the Technical Planning Board and the  
City Council prior to sale.

[REDACTED]

7A & 7B

BY-LAW No. 3869.

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 Plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z60C and Z63A annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited, and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 16th day of August,  
1960.

(Sgd) A. T. Alsbury

Mayor

(Seal)

(Sgd) D. H. Little

Deputy City Clerk

This By-law received:

1st reading - August 16, 1960

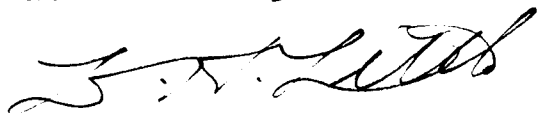
2nd " - August 16, 1960

3rd " - August 16, 1960

(Sgd) D.H. Little

Deputy City Clerk.

I hereby certify that the foregoing is a correct copy of  
a By-law duly passed by the Council of the City of Vancouver  
on the 16th day of August, 1960, and numbered 3869.



Deputy City Clerk.



THE LOTS SHOWN BELOW OUTLINED IN RED ARE REZONED FROM (RS-1) ONE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT

D. L.

336

ST.

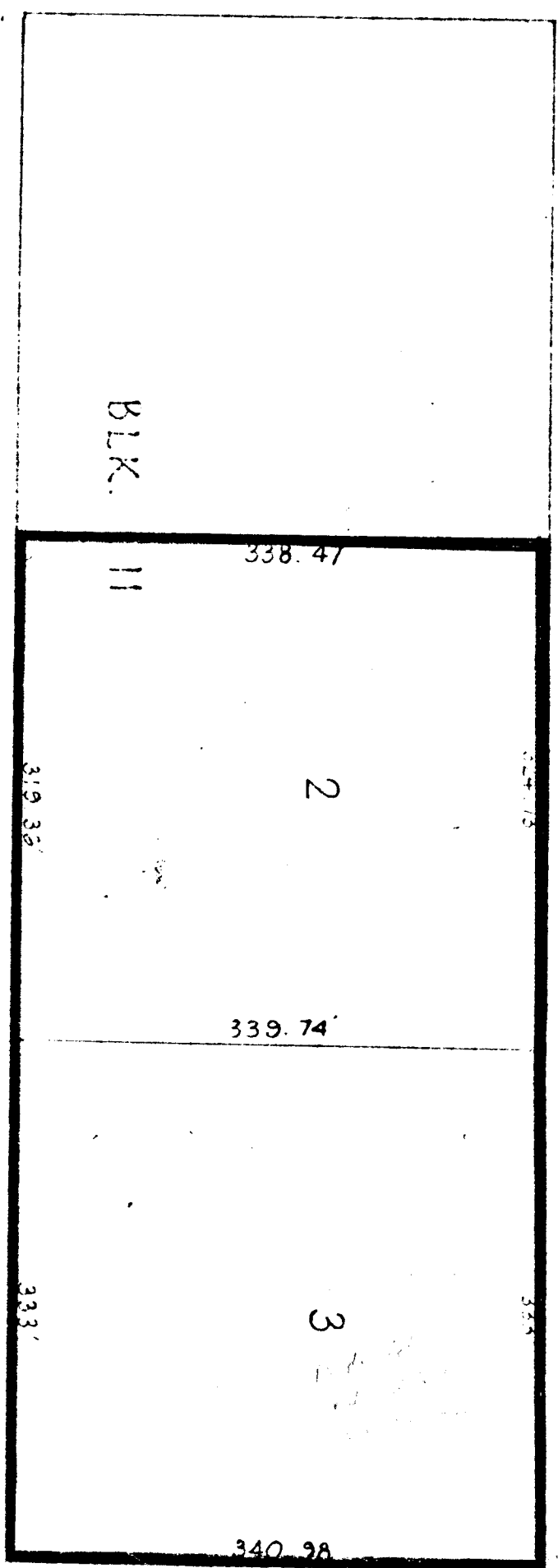
48TH

AVENUE

ELLIOTT

VIVIAN

AVE.



File Number - RZ. 48. 16

Z.60.C

Item 2. (#7)  
2720 E. 48th.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 16, 1988 in the Champlain Heights Recreation Centre, 3350 Maquinna Drive, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell  
Aldermen Bellamy, Davies, Eriksen,  
Price, Puil and Taylor

ABSENT: Aldermen Baker, Boyce, Caravetta,  
and Owen

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

1. Rezoning - Portion of the South Side  
of the 3600 Block East 49th Avenue

Council considered an application of Graham F. Crockart, Architect, as follows:

REZONING: LOCATION - A PORTION OF THE SOUTH SIDE OF THE  
3600-BLOCK EAST 49TH AVENUE (Proposed Lot 183, Block 99, D.L.  
339)

Present Zoning: RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 by-law, if approved, would permit the use and development of the site generally as follows:
- maximum 68 dwelling units in multiple dwellings;
  - maximum floor space ratio of 0.75;
  - maximum height of 35 feet;
  - provisions regarding off-street parking.
- (ii) Any consequential amendments

Cont'd.....

Clause No. 1 Continued

Mr. Graham Crockart, applicant, advised the development was adult oriented and he did not expect many children would be resident there. With respect to setbacks for units 17-20, Mr. Crockart pointed out the underground parking imposed severe constraints and changes would be difficult.

MOVED by Ald. Bellamy,

THAT the application be approved subject to condition (a) as amended, and conditions (b) and (c), as proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Eriksen,

THAT a children's play area be included in the landscape area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Price,

THAT units 17-20 be set back as much as possible within the constraints of the underground parking.

- CARRIED UNANIMOUSLY

2. Text Amendment - 2720 East  
48th Avenue

Council considered an application of Isaac-Renton, Architects, as follows:

TEXT AMENDMENT: 2720 EAST 48TH AVENUE (Lot 3, Block 11, D.L. 336, N.E. Corner, Plan 10606)

Present Zoning: CD-1 Comprehensive Development District

Proposed Zoning: CD-1 Comprehensive Development District  
(Amended)

(i) If approved, the amended CD-1 By-law would permit the addition of a two-storey-plus-cellar building in the centre of the site, containing 34 additional intermediate care beds, administrative and amenity uses. Further amendments initiated by the Planning Department would update the CD-1 By-law for the entire site. If approved, this By-law would accommodate the use and development of the total site generally as follows:

- maximum of 90 dwelling units of Government-funded seniors' housing in multiple dwellings;
- maximum of 103 intermediate-care beds in a community care facility;
- maximum floor space ratio of 0.85;
- maximum height of 33 feet;
- provisions regarding off-street parking.

(ii) Any consequential amendments.

Cont'd.....

Clause No. 2 Continued

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

- (a) That, prior to the enactment of the amending CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:
  - The submission of a comprehensive landscape plan, indicating the development of the remaining open areas to maximize use by the residents;
  - the provision of a minimum 1.22 m (4.0 ft.) landscaped setback to the south of the proposed surface parking area to screen it from 49th Avenue.
- (b) That the approved form of development is adopted in principle, generally as prepared by Isaac-Renton, Architects, and stamped "Received City Planning Department, March 18, 1988" provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Mr. J. Coates, Planner, Zoning Division, advised the expansion of the existing care facility would be located in the centre of the site and would be only partially visible from 49th Avenue, through small gaps. To date no expressions of public concern had been received by the Planning Department.

The Mayor called for speakers for or against the application and one speaker addressed Council:

- Mr. N. Davidowicz advised he was generally in support but felt the location of bus stops on 49th Avenue, between Elliott and Vivian, required review in order to better serve the Fairhaven facility.

MOVED by Ald. Davies,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

3. Text Amendment - CD-1 By-law  
No. 4986 - Champlain Heights

Council considered an application of the Director of Planning as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 4986 - CHAMPLAIN HEIGHTS

- (i) The proposed text amendment, if approved, would add, "Public authority building or use essential in this district" to the uses permitted under this CD-1 By-law. This would permit the construction of a bus transit loop on the northwest corner of Matheson Crescent and Southeast Marine Drive. Bus service would be extended to that point.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Cont'd....

**Clause No. 2 Continued**

The Mayor called for speakers for or against the application and one speaker addressed Council:

- **Mr. N. Davidowicz** advised he was generally in support but felt the location of bus stops on 49th Avenue, between Elliott and Vivian, required review in order to better serve the Fairhaven facility.

MOVED by Ald. Davies,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2700 BLOCK EAST 48th AVENUE

BY-LAW NO. 6455

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

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

1. Application

The provisions of this By-law apply to that area of land  
zoned CD-1 by By-law No. 3869 and identified by the number "3" on the  
plan numbered Z-60-C attached to that By-law.

2. Uses

The only uses permitted within the said area, subject to such  
conditions as Council may by resolution prescribe, and the only uses for  
which development permits will be issued are:

- (a) a maximum of 90 dwelling units in senior citizens' housing  
eligible for government funding;
- (b) a maximum of 103 intermediate care beds in a community care  
facility;
- (c) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

The maximum floor space ratio, computed in accordance with  
the applicable provisions of the RT-5 and RT-5N Districts Schedule,  
shall be 0.85.

4. Height

The maximum height, measured above the base surface, shall be  
10.06 m (33 ft.).

5. Off-street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 27 off-street parking spaces shall be provided.

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

DONE AND PASSED in open Council this 24th day of  
January, 1989.

(signed) Gordon Campbell

\_\_\_\_\_  
Mayor

(signed) Maria Kinsella

\_\_\_\_\_  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of January, 1989, and numbered 6455.

CITY CLERK"

**David Murphy**

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**From:** David Murphy  
**To:** Linda Ruiz  
**Subject:** Fairhaven United Church Home for Seniors  
**Date:** Monday, October 23, 1995 11:16AM

Just for your information, attached is a copy of CD-1 Zoning By-law for this site. The form of development for a DP must be approved by Council. If proposed development does not comply with this by-law a rezoning text amendment would be required.

CD-1 (7A) Amended to By-law No. 6455  
2720 East 48th Avenue/2691 East 49th Avenue January 24, 1989

1 APPLICATION

The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 3869 and identified by the number "3" on the plan numbered Z-60-C attached to that By-law. [6455; 89 01 24]

2 USES

The only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) a maximum of 90 dwelling units in senior citizens' housing eligible for government funding;
- (b) a maximum of 103 intermediate care beds in a community care facility; and
- (c) accessory uses customarily ancillary to the above uses. [6455; 89 01 24]

3 FLOOR SPACE RATIO

The maximum floor space ratio, computed in accordance with the applicable provisions of the RT-5 and RT-5N Districts Schedule, shall be 0.85. [6455; 89 01 24]

4 HEIGHT

The maximum height, measured above the base surface, shall be 10.06 m (33 ft.). [6455; 89 01 24]

5 OFF-STREET PARKING

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 27 off-street parking spaces shall be provided. [6455; 89 01 24]





**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**OCTOBER 19, 1999**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1999, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

**PRESENT:** Councillor George Puil, Deputy Mayor

Councillor Don Bellamy  
Councillor Alan Herbert  
Councillor Lynne Kennedy  
Councillor Don Lee  
Councillor Gordon Price  
Councillor Sam Sullivan (Clauses 2 to 6)

**ABSENT:** Mayor Philip Owen (Civic Business)

Councillor Nancy A. Chiavario (Civic Business)  
Councillor Jennifer Clarke  
Councillor Daniel Lee (Sick Leave)

**CLERK TO THE  
COUNCIL:** Tarja Tuominen

**COMMITTEE OF THE WHOLE**

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

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

**- CARRIED UNANIMOUSLY**

**Staff Comments**

Marco D'Agostini, Planner, briefly reviewed the application, noting the proposal will use the ground floor for administrative offices. The applicants agree with the limitation on the proposed use, which is to limit the Social Service Centre use to "administrative functions of a non-profit society". Staff recommend approval.

**Applicant Comments**

Bill McElroy, representing the applicant, advised he was present to answer questions.

**Summary of Correspondence**

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

**Speakers**

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

MOVED by Cllr. Bellamy,

THAT the application by Royal Canadian Legion Branch No. 30 to amend CD-1 By-law No. 6117 for 2177 West 42nd Avenue to allow Social Service Centre, limited to administrative functions of a non-profit society, as a permitted use, be approved.

- CARRIED UNANIMOUSLY

**4. Text Amendment: 2720 East 48<sup>th</sup> Avenue**

An application by Dalla-Lana Griffen Dowling Knapp Architects was considered as follows:

Summary: To permit the replacement of seniors care and housing with a new multi-level care facility.

The Director of Current Planning recommended approval, subject to the conditions as set out in the agenda of the Public Hearing.

**Staff Comments**

Lynda Challis, Planner, advised she was present to answer questions.

**Applicant Comments**

Brett Smail, representing the applicant, advised he was present to answer questions.

## Summary of Correspondence

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

## Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by Dalla-Lana Griffin Dowling Knapp Architects, to amend CD-1 By-law No. 3869 for 2720 East 48th Avenue (Lot 3, Block 11, N.E.¼ of DL 336, Plan 10606) to replace seniors care and housing buildings with a new multi-level care facility, be approved, subject to the following conditions:

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Dalla-Lana Griffin Dowling Knapp Architects and stamped "Received City Planning Department, May 26, 1999", 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 soften the grade transition between the main floor down to West 49th Avenue and the property to the west;

Note to Applicant: Details of planters and landscaping are required to clarify treatment.

(ii) design development to take into consideration the principles of Crime Prevention Through Environmental Design (CPTED), having particular regard to reducing opportunities for:

theft and vandalism by ensuring the site is not used for cutting through and that the parking exit stairs are not visible to non-residents.

(iii) provision of dimensioned tree protection barriers (illustrated on the Landscape Plan) around all existing trees 20 cm caliper or greater to be retained on the development site, all neighbouring trees 20 cm caliper or greater located within 2.0 m of the property line and around all existing street trees located adjacent to the development site as per City of Vancouver Guidelines;

(iv) provision of a detailed landscape plan clearly illustrating:

A. both common and botanical name, size and quantity of all proposed plant material, and

B. all existing trees 20 cm caliper or greater (with clarification as to which

trees are to be removed or retained).

(v) provision of layered foundation planting along the 48th Avenue elevation of the building;

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

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

A. widening of the existing utility right-of-way that passes through the site from ten feet to fifteen feet wide (no permanent portion of the proposed development should be within this widened right-of-way);

B. provision of a sidewalk on the west side of Vivian Street for the full length of the site; and

C. provision of street trees on Vivian Street adjacent the site and on 48th and 49th Avenues where space permits;

(ii) provide clarification of charges shown on title (a charge summary should be provided);

(iii) make suitable arrangements for all new electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point including a review of overhead plant upgrading that may be necessary to serve this project in order to determine its impact on the surrounding neighbourhood (this may result in the telephone and/or electrical service points being changed in order to reduce the impact on the neighbourhood); and

(iv) enter into an agreement, to the satisfaction of the Manager, Housing Centre and Director of Legal Services, providing that the owner of the development shall not strata-title any of the buildings developed on the property.

- CARRIED UNANIMOUSLY

#### **5. Text Amendment: 2799 Yew Street [2790 Vine Street]**

An application by Rene Rose, Concert Properties Ltd., was considered as follows:

Summary: To permit Special Needs Residential Facility-Congregate Housing as a permitted use on the site.

The Director of Current Planning recommended approval, subject to the conditions set out in the agenda of the Public Hearing.

#### **Staff Comments**

Rob Whitlock, Planner, brief reviewed the application, noting the applicant wishes to raise several minor issues relating to amenity provisions.

BY-LAW NO. 8125

A By-law to amend  
By-law No. 3869,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 3869 is amended by
  - (a) deleting the figure "90" in clause (a), and substituting the figure "50",
  - (b) deleting clause (b) and substituting the following new clause (b):

"(b) Special Needs Residential Facility - Community Care - Class B, limited to a maximum of 100 care beds;", and
  - (c) relettering clause (c) as clause (d) and inserting the following new clause (c):

"(c) Social Service Centre, limited to an adult day care providing drop-in or activity space; and".
2. Section 3 of By-law No. 3869 is deleted and the following substituted:

"3 Floor Space Ratio

  - 3.1 The maximum floor space ratio must not exceed 1.03.
  - 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 both above and below grade level, to be measured to the extreme outer limits of the building;
    - (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 sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street-parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity area, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
- (e) 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."

3. Section 5 is deleted and the following substituted:

"5 Off-Street Parking and Loading

5.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that

- (a) a minimum of 25 off-street parking spaces, of which 2 must be physical disability spaces, must be provided for Special Needs Residential Facility - Community Care - Class B;

- (b) a minimum of 8 off-street parking spaces must be provided for 50 dwelling units;
- (c) a minimum of 1 full-size loading space must be provided; and
- (d) a minimum of 1 Class A and 1 Class B passenger spaces must be provided.

5.2 The Director of Planning, on advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of visitors to the site."

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

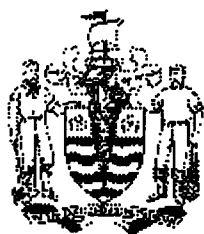
DONE AND PASSED in open Council this 30th day of November , 1999.

(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 8125.

CITY CLERK"



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

**CD-1 By-laws - Floor Space Exclusions**



**[Barrett Commission]**

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

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

The Director of Current Planning recommended approval.

**Staff Comments**

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

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

**Summary of Correspondence**

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

one letter in support of 'Option A'.

**Speakers**

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

### **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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Comments or questions? You can send us email.

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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## ADMINISTRATIVE REPORT

Date: March 13, 2000  
Author/Local: M.Cho/6496  
RTS No. 01347  
CC File No. 2605

Council: March 28, 2000

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 2720 East 48th Avenue  
Owner of Development: Fair Haven United Church Homes

### RECOMMENDATION

***THAT the form of development for the CD-1 zoned site known as 2720 East 48th Avenue be approved generally as illustrated in the Development Application Number DE404733, prepared by DGBK Architects and stamped "Received, City Planning Department December 17, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.***

### GENERAL MANAGER'S COMMENTS

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

### COUNCIL POLICY

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

### PURPOSE

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

### SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 1, 1960, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-

law Number 3869 was enacted on August 16, 1960.

A further amendment (By-law Number 6455) was enacted on January 24, 1989 following a Public Hearing on June 16, 1988, amending the approved form of development to permit the addition of a two-storey-plus-cellar building in the centre of the site, containing 34 additional intermediate care beds, administrative and amenity uses.

At a subsequent Public Hearing on October 19, 1999, Council approved the replacement of the existing seniors care housing with a new multi-level care facility (Special Needs Residential Facility - Community Care - Class B). This amendment (By-law Number 8125) was enacted on November 30, 1999.

The subject site is located between East 48th and 49th Avenues, on the west side of Vivian Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE404733. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

The proposal involves the construction of a new three-storey-plus-basement multi-level care facility (Special Needs Residential Facility - Community Care - Class B) containing 100 beds with 22 underground parking spaces, having vehicular access from East 48th Avenue, and four surface parking spaces, having vehicular access from East 49th Avenue.

The site currently contains two buildings. One is a 67-unit seniors care housing building which will be replaced by the proposed new facility. The other is a 40-unit low-income seniors rental building which will be retained. During the demolition of the existing seniors care housing building and the construction of the new facility, the existing residents will be relocated, in the interim, to other facilities owned by Fair Haven United Church Homes.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE404733, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*



## ADMINISTRATIVE REPORT

Date: March 13, 2000  
Author/Local: M.Cho/6496  
RTS No. 01347  
CC File No. 2605  
Council: March 28, 2000

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Form of Development: 2720 East 48th Avenue  
Owner of Development: Fair Haven United Church Homes

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### GENERAL MANAGER'S COMMENTS

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

### COUNCIL POLICY

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

### PURPOSE

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

## **SITE DESCRIPTION AND BACKGROUND**

At a Public Hearing on February 1, 1960, City Council approved a rezoning of this site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 3869 was enacted on August 16, 1960.

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At a subsequent Public Hearing on October 19, 1999, Council approved the replacement of the existing seniors care housing with a new multi-level care facility (Special Needs Residential Facility - Community Care - Class B). This amendment (By-law Number 8125) was enacted on November 30, 1999.

The subject site is located between East 48th and 49th Avenues, on the west side of Vivian Street. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE404733. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## **DISCUSSION**

The proposal involves the construction of a new three-storey-plus-basement multi-level care facility (Special Needs Residential Facility - Community Care - Class B) containing 100 beds with 22 underground parking spaces, having vehicular access from East 48th Avenue, and four surface parking spaces, having vehicular access from East 49th Avenue.

The site currently contains two buildings. One is a 67-unit seniors care housing building which will be replaced by the proposed new facility. The other is a 40-unit low-income seniors rental building which will be retained. During the demolition of the existing seniors care housing building and the construction of the new facility, the existing residents will be relocated, in the interim, to other facilities owned by Fair Haven United Church Homes.

The proposed development has been assessed against the CD-1 By-law and responds to the stated objectives.

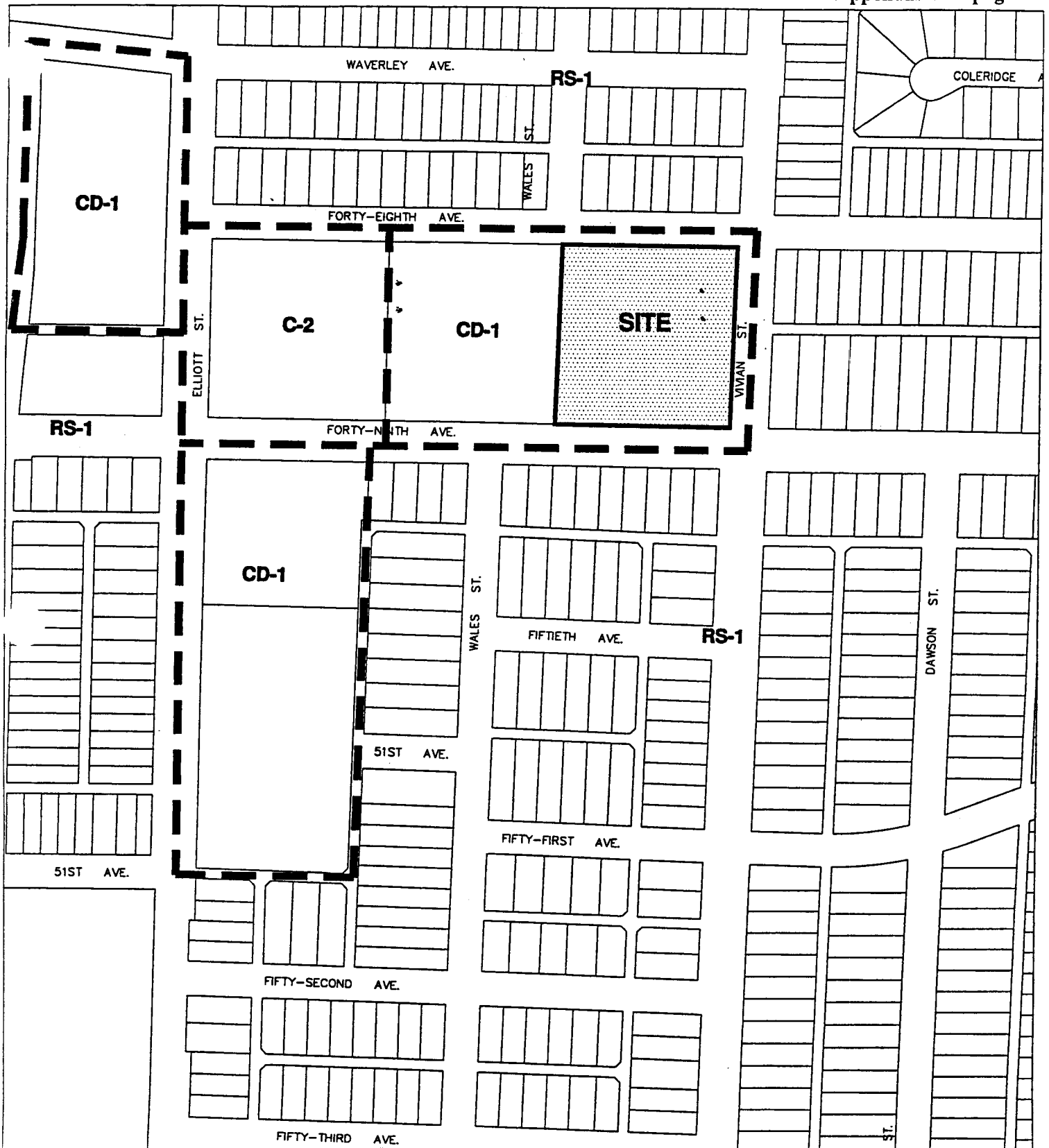
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

## CONCLUSION

The Director of Planning has approved Development Application Number DE404733, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \* \* \*





--- ZONING BOUNDARY

2720 E 48TH AVE. DE 404733

DATE 2000 03 10

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

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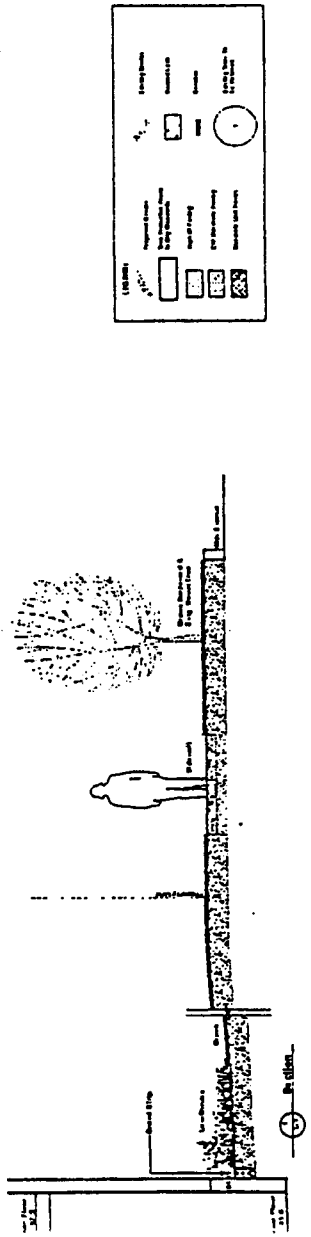
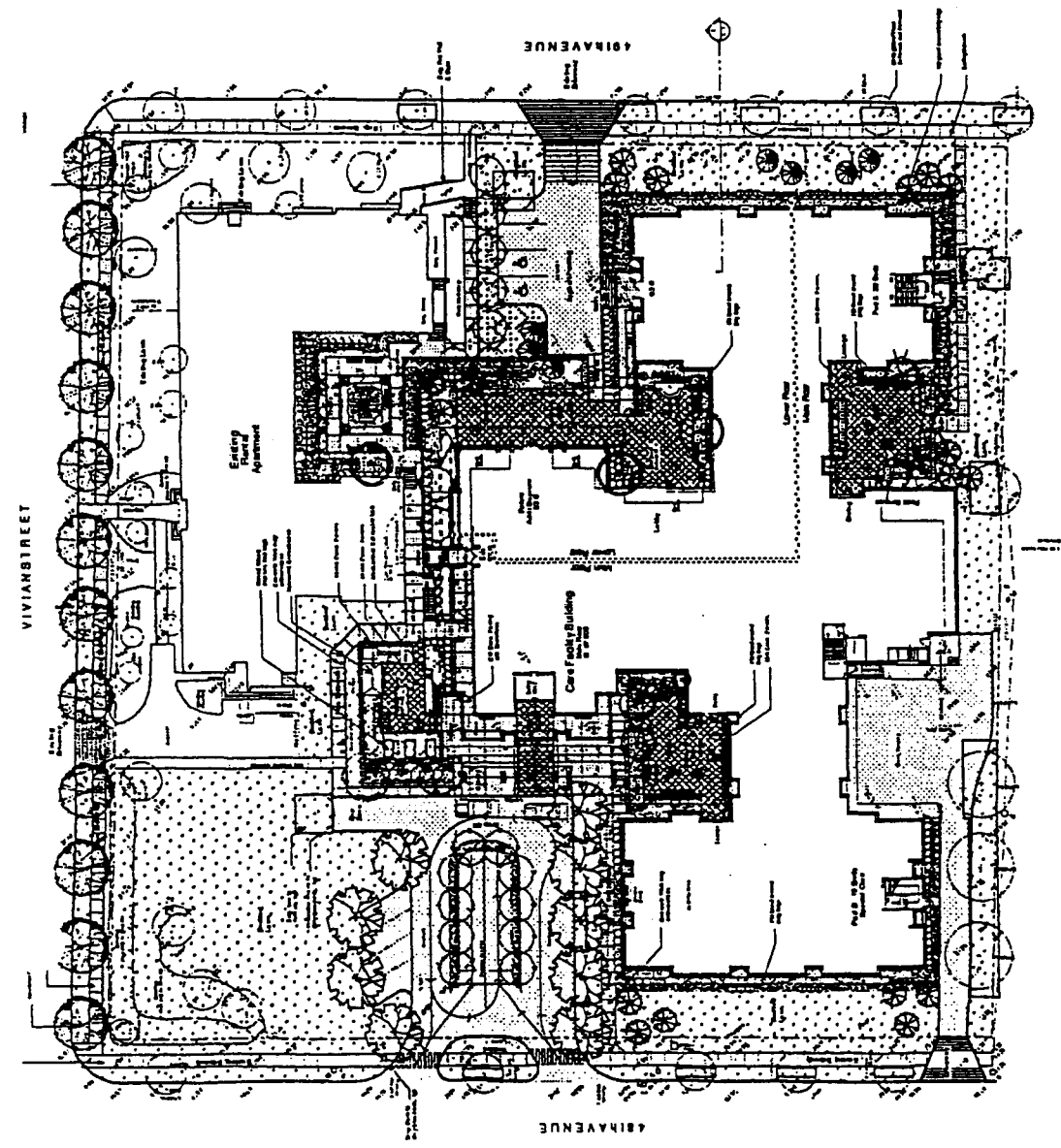
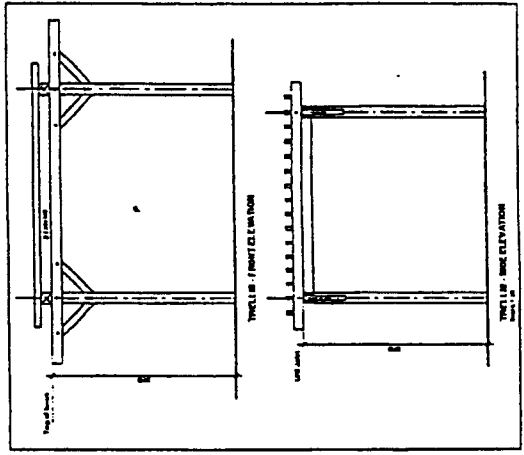
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L1 of 2

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## EXPLANATION

Zoning and Development  
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services  
14 March 2000

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## Exterior Wall Exclusion

### BY-LAW NO. 8169

#### A By-law to amend By-laws Nos.

3568 3632 3706 3712 3865 3869 3885 3897 3907 3914 3983 4037 4049 4085 4131  
4238 4271 4358 4397 4412 4559 4580 4597 4634 4674 4677 4775 4825 4829 4860  
4861 4900 4918 4926 4928 4930 4940 4954 4958 4999 5009 5011 5014 5028 5060  
5091 5145 5179 5184 5222 5224 5229 5376 5343 5381 5383 5407 5411 5416 5418  
5477 5510 5548 5555 5579 5597 5683 5702 5717 5762 5773 5810 5836 5838 5852  
5863 5890 5927 5937 5950 5975 5976 5997 6009 6039 6041 6057 6063 6064 6070  
6072 6117 6155 6161 6169 6180 6221 6245 6246 6254 6260 6263 6272 6277 6297  
6305 6307 6310 6312 6313 6314 6315 6316 6317 6318 6319 6320 6321 6322 6323  
6325 6361 6362 6363 6394 6420 6421 6423 6425 6427 6428 6429 6448 6449 6475  
6486 6489 6528 6533 6538 6564 6577 6582 6594 6597 6654 6663 6676 6688 6710  
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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 7166 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"

6. **Form of Development: 2720 East 48th Avenue**  
**Fair Haven United Church Homes**  
**March 13, 2000**

File: 2605/RTS: 1347

MOVED by Cllr. Louis,

THAT the form of development for the CD-1 zoned site known as 2720 East 48th Avenue be approved generally as illustrated in the Development Application Number DE404733, prepared by DGBK Architects and stamped "Received, City Planning Department December 17, 1999", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Sullivan absent for the vote)



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,

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"

Special needs residential facilities

**BY-LAW NO. 9674**

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

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

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

**Table 1**

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



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

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

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

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

ENACTED by Council this 24<sup>th</sup> day of June, 2008

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Mayor

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City Clerk

## EXPLANATION

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

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

Director of Legal Services  
June 24, 2008

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

MOVED by Councillor Lee  
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY  
(Councillor Louie absent for the vote)

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

## **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee

SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

## **BY-LAWS**

MOVED by Councillor Anton

SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

(Councillor Louie absent for the vote)

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

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

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

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

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

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

#### **Staff Opening Comments**

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

#### **Summary of Correspondence**

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

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Chow

A. THAT the application to:

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

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

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

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

CARRIED UNANIMOUSLY