



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (17)

696 West 45th Avenue

By-law No. 3983

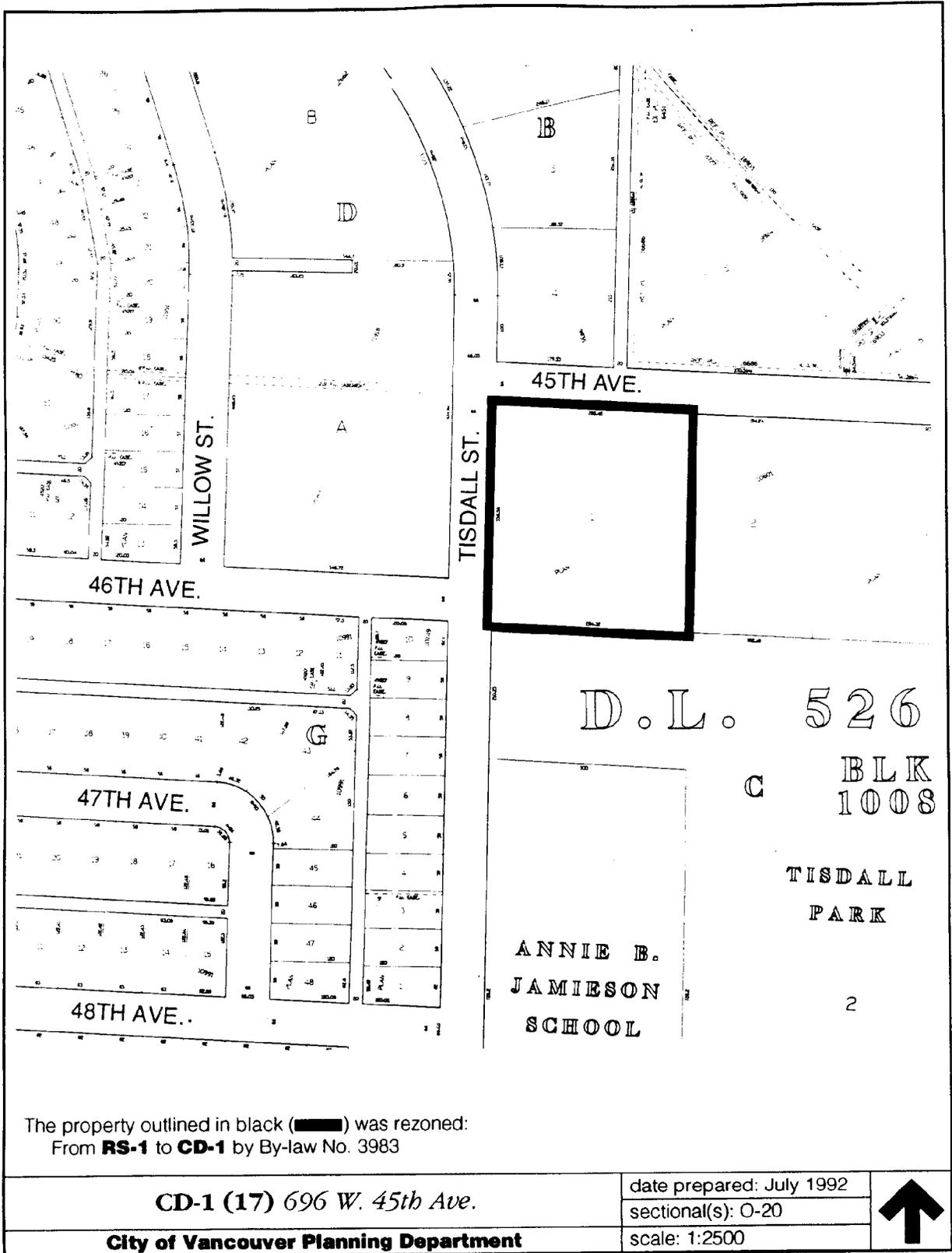
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective May 1, 1962

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

- 1 **Application**
The provisions of the By-law apply to that area of land zoned CD-1 by By-law No. 3983. [5473; 81 09 15]
- 2 **Uses**
The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3983, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) an apartment building containing a maximum of 110 dwelling units;
 - (b) a building containing a maximum of 12 townhouses;
 - (c) accessory buildings and accessory uses customarily ancillary to the apartment and townhouse units. [5473; 81 09 15]
- 3 **Floor Space Ratio**
- 3.1 The floor space ratio shall not exceed 1.02.
- 3.2 The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.3 The following shall be excluded in the computation of the floor space ratio:
- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
 - (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; [5473; 81 09 15]
 - (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. [8169; 00 03 14]
- 4 **Height**
The maximum height of a building shall be the lesser of three storeys or a vertical distance of 10.973 m (36 feet) measured from the average curb level of the fronting street to the peak of the roof. [5473; 81 09 15]
- 5 **Off-Street Parking**
Off-street parking spaces shall be provided and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law No. 3575. [5473; 81 09 15]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3983 or provides an explanatory note.*



The property outlined in black () was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3983

CD-1 (17) 696 W. 45th Ave.

City of Vancouver Planning Department

date prepared: July 1992

sectional(s): O-20

scale: 1:2500



Copy

Public Hearing - May 2, 1960

- 5. (a) Both Sides Tisdall St. & E/s. Willow St. bet. 42nd & 46th Aves. & S/s. 45th Ave. bet. Tisdall & Cambie Sts. for a distance southerly 336' plus or minus to 435' plus or minus.
- (b) Area bounded by 45th Ave. & 49th Ave., Ash & Cambie Sts., save and except the northerly 435' plus or minus.
- (c) Area lying South of 41st Ave. between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street.

Moved by Ald. Fredrickson,
THAT the applications of the Deputy Director of Planning to rezone as follows:

- (a) Lots 1 & 2 except N.25' plus or minus of 2 of E, 3-16 of D; B of 3 of C; Lot A of 3 of C and N.435' plus or minus of B; Blk. 1008, D.L. 526, located both sides of Tisdall Street and the east side of Willow Street between 42nd and 46th Aves., and South side of 45th Avenue between Tisdall and Cambie Streets for a distance southerly 336' plus or minus to 435' plus or minus
 from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
 to: CD-1 Comprehensive Development District.

be approved subject to the prior compliance by the owners with the following condition in accordance with the recommendation of the Town Planning Commission and the Technical Planning Board:

- (1) That a co-ordinated plan of development be first approved by Council.
- (2) That the Canadian Pacific Railway first undertake to pay for the cost of placing electric and telephone services under ground to the exterior boundary of that section South of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a (CD-1) Comprehensive Development District.

AND FURTHER PROVIDED -

The Technical Planning Board shall only authorize the issuance of a Development Permit within this area when the development complies with the following conditions:

- (a) That the development conforms with the co-ordinated plan of development approved by Council.
 - (b) Development of the apartment area to be generally to the (RM-1) District Schedule standard, except that such apartment development to be limited to two storeys in height (no pent-house) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.
 - (c) The area of each site used for drive-ways and open parking shall not exceed 20% of the total site area.
 - (d) Development permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate.
- (b) Lot B except northerly 435' plus or minus, Blk. 1008, D.L. 526, located in the area bounded by 45th and 49th Avenues, Ash and Cambie Streets save and except the northerly 435' plus or minus
 from: RS-1 One Family Dwelling District and an RT-2 Two Family Dwelling District
 to: RT-1 Two Family Dwelling District

be approved

5. (cont'd)

- (c) E. 350' plus or minus of Lot 1 of A; Lots 3-14 incl. of E. & northerly 25' plus or minus of 2 of E; Lots 17 & 18 of D; Blk. 1008, D.L. 526, located on the area lying South of 41st Avenue between the North/South lane lying East of Willow Street and a point 350' plus or minus West of Willow Street.

from: RS-1 One Family Dwelling District
to: RT-1 Two Family District

be approved in accordance with the recommendation of the Two Planning Commission and the Technical Planning Board.

- Carried.

Feb 26/62

PUBLIC HEARING

FEBRUARY 5, 1962

1. Southeast Corner of 45th Avenue and Tisdall Street

Moved by Alderman Wilson

THAT the application of Gould, Thorpe and Easton to rezone Lot 1 of Sub. of Lot B, of Lot 3, Subd. C, Blk 1008, D.L. 526, located at the southeast corner of 45th Avenue and Tisdall Street

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

be not approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

Moved, in amendment, by Alderman Rathie

THAT the application in its present form be not approved and that Council re-affirm the conditions laid down in its resolution adopted at a Public Hearing on May 2, 1960.

Moved by Alderman Emery

THAT the foregoing resolutions lie on the table until the regular council meeting of February 6, 1962, in order that the Corporation Counsel may advise Council as to which of the resolutions should be adopted having in mind earlier rezoning of the property in question.

- Carried.

(The motion to table having been adopted Alderman Wilson's and Alderman Rathie's motions were not put. Alderman Wilson advised of the following motion that he intended to place before Council in this connection following receipt of the Corporation Counsel's advice to Council on the foregoing resolutions

THAT in connection with the application of Gould, Thorpe and Easton the Planning Department co-operate with the applicant if requested, in finding a suitable site for a family type of building similar to the one rejected in this application.

Applicant's Name: [unclear]
Date: October 10, 1961
Tech. Plan. Comm. [unclear]

"In accordance with a condition of rezoning, the Canadian Pacific Railway are making arrangements for the electricity and telephone services to be placed underground to the exterior boundary of the site.

Pursuant to the resolution of City Council at a Public Hearing on May 2nd, 1960, the Technical Planning Board at its meeting on April 25th, 1962, resolved that a report be now submitted to City Council recommending that the development permit application be approved in accordance with the plans and all other supporting information submitted, subject to the following conditions:

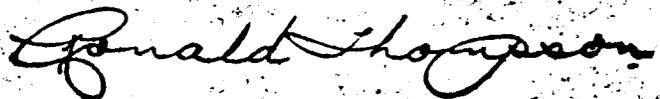
- (1) All vehicular access to the site is to be to the satisfaction of the City Engineer.
- (2) All off-street parking facilities are to be provided, including surfacing, screening and curbing, in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupying of the proposed development.
- (3) All landscaping and treatment of all open portions of the site other than the off-street parking area referred to in the preceding condition, shall be completed in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development.

Should Council approve this development permit application, then the required amending by-law to rezone this site to a CD-1 Comprehensive Development District may now be completed.

Your Board

RECOMMENDS approval of the recommendation of the Technical Planning Board."

Yours faithfully,



CITY CLERK.
ER

ERaymond:R

Sent to: Lort & Lort, Architects, Technical Planning Bd.
 1909 West Broadway Corporation Counsel
 Director of Planning City Engineer

Zoning Plan

BY-LAW NO. 3983

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 Z-71-A 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 1st day of May, 1962.

(Sgd) A.T. Alsbury

MAYOR

(Sgd) R. Thompson

CITY CLERK

This By-law received:

1st Reading - May 1st, 1962

2nd Reading - May 1st, 1962

3rd Reading - May 1st, 1962

(Sgd) R. Thompson

City Clerk

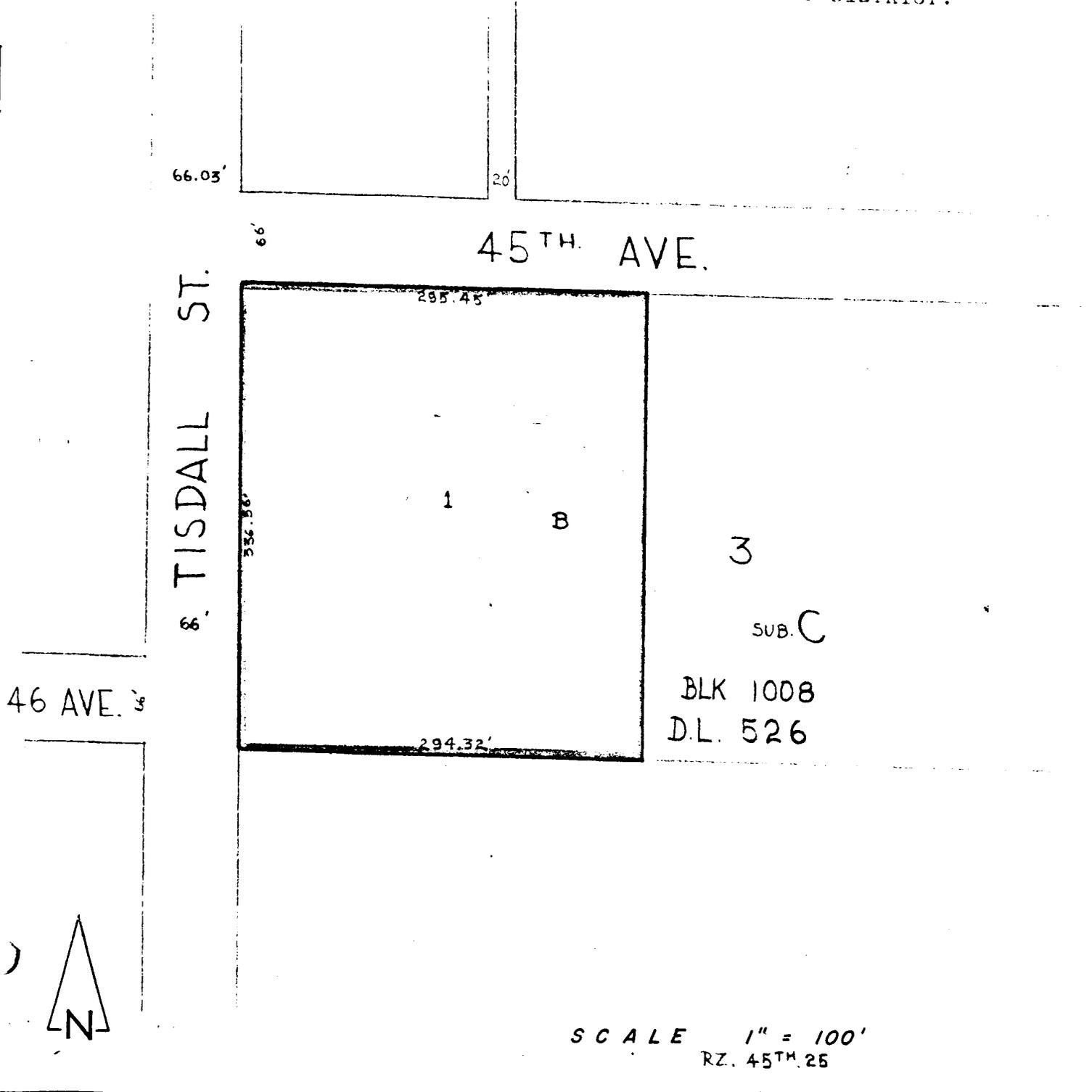
I hereby certify the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver, on the 1st day of May, 1962 and numbered 3983



CITY PLANNING OFFICE
RECEIVED
 MAY 10 1962
 1428
 VANCOUVER, B.C.

BY-LAW N° 3983 BEING A BY-LAW TO AME
N° 3575, BEING THE ZONING & DEVELOPMEI

THE LOT SHOWN BELOW OUTLINED IN RED IS REZONED FROM (RS-1) ONE
DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



SCALE 1" = 100'
RZ. 45TH. 25

CD-1 # 17
Drawings Map in Manila
File.

C.C. 86 M111/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 17th June 1981

CITY MANAGER
DIRECTOR OF PLANNING
CITY ENGINEER
DIRECTOR OF LEGAL SERVICES
URBAN DESIGN PANEL

Refer File: 5311

C1899

Subject: REZONING APPLICATION - 696 WEST 45TH AVENUE

City Council on Tuesday, June 16, 1981, approved the recommendation of the City Manager contained in the attached clause of his report dated June 12, 1981, with regard to the above matter.


CITY CLERK

NLargent:mfm
Att.

Also sent to:

Mr. Ben Wosk, President, Stan-Ken Investments Ltd.
350 S.E. Marine Drive, Vancouver, B.C. V5X 2S7 (321-6861)

3. Rezoning Application -
696 West 45th Avenue

The Director of Planning reports as follows:

"PURPOSE

An application has been received from Mr. Ben Wosk, President of Stan Ken Investments Limited, to rezone 696 West 45th Avenue (Lot 1 of Lot "B" of Lot 3 of Lot "C", Block 1008, D.L. 526, Group 1, N.W.D., Plan 10601) as follows:

- Present Zoning: CD-1 Comprehensive Development District,
By-law No. 3983
- Requested Zoning: Amendment to Text of CD-1 By-law No. 3983
- Stated Purpose: To allow the construction of a third floor (38 dwelling units) to the existing apartment building and provide 31 additional underground parking spaces, with two on-surface spaces for handicapped.

SITE DESCRIPTION

The site and surrounding zoning are shown in the attached Appendix "A" plan.

The site is located on the southeast corner of West 45th Avenue and Tisdall Street, having a frontage of 90.053 m (295 ft.) on West 45th Avenue and a depth of 102.583 m (336 ft.) on Tisdall Street. The site area is 0.924 hectares or 2.28 acres.

The present development on the site consists of two buildings:

- (1) An x-shaped, 72-unit, two-storey apartment building radiating from the middle of the site, constructed in 1962 with 72 surface parking spaces; and
- (2) A 12-unit, two-storey townhouse development situated along the southern boundary of the site, constructed in 1968. All parking was located underground as a result of this latter development.

The net residential density of the existing development is 90.9 units per hectare (36.8 units per acre).

The site is bounded by CD-1 Districts to the east, west and north. Development consists of two and three-storey apartment buildings to the east and west, and nine storey residential development to the north. The Oakridge Shopping Centre is located to the northeast across 45th Avenue. To the south lands are zoned RS-1 One-Family Dwelling District and are developed with a City park immediately adjoining the site to the south and one family dwellings across Tisdall Street and south of West 46th Avenue.

A 50-unit townhouse development was recently proposed opposite the site at the southwest corner of the Oakridge Shopping Centre as part of a comprehensive rezoning proposal for that development.

HISTORICAL BACKGROUND

At a Public Hearing in May 1960, Council approved the rezoning of numerous parcels to the west and south of Oakridge Shopping Centre in accordance with a concept plan established in 1956. The CD-1 By-law was enacted in May 1962 and brought into effect several conditions established by resolution at the Hearing. Of particular importance are the following:

Clause No. 3 Continued

- (1) That the development conforms with the co-ordinated plan of development approved by Council.
- (2) Development of the apartment area to be generally to the RM-1 District Schedule standard, except that such apartment development to be limited to two storeys in height (no penthouse) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements.
- (3) The area of each site used for driveways and open parking shall not exceed 20% of the total site area.
- (4) Development permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate.

At the time of approval of this resolution, the permitted maximum floor space ratio of the RM-1 District Schedule was 0.45, provided that for a corner site with a flanking street, the floor space ratio may be increased to 0.50. The floor space ratio at that time included only those portions of basement and cellars used as habitable accommodation and access to habitable accommodation. In 1967, Council amended the resolution in order to permit the construction of the 12-unit town-house development, allowing the resultant floor space ratio of 0.718. In 1970, Council increased the floor space ratio of the RM-1 Schedule to 0.75 and included in the calculation all floors with ceiling heights over 1.219 m (4 ft.), except parking areas where the floor was below the highest point of the finished grade around the building.

PROPOSED DEVELOPMENT

Description

The applicant submitted a set of drawings with the application, stamped 'Received, City Planning Department, September 15, 1980'. These plans indicate the addition of a third floor to the existing building with a sloped roof treatment. The third storey will add an additional 4.572 m (15 ft.), the present height of the building being 6.40 m or 21 feet. Thirty-five additional parking spaces are to be provided, 33 in an underground garage in the forecourt between the westerly wings of the apartment, and two handicapped spaces are to be located on grade along Tisdall Street.

The applicant has also offered the following undertaking:

- (1) 'all dwelling units will be for rental purposes, and will not be available for sale through strata title or similar means;
- (2) the subject lands will continue in the ownership and control of Stan Ken Investments Limited; and
- (3) Stan Ken Investments Limited will endeavour to maintain a rental schedule (per square foot) on the additional dwelling units generally comparable to the 1980 rental schedule on the existing units in the building.'

The net residential density of the proposed development is 132.1 units per hectare (53.4 units per acre), an increase of 45 percent over the existing density.

Calculations

The following table has been prepared on the basis of previous development permits approved for this site and the plans submitted with the application. The RM-3A District has been used as a basis for comparison as it is a medium-density residential zoning district which encourages the development of low-rise apartment buildings and would most closely accommodate the proposed development. The RM-1 District Schedule would not accommodate the required height or floor space ratio.

Clause No. 3 Continued

	Existing Development	Proposed	Comparison with R.M.A
Site Area	9,237.697m ² (99,436 ft. ²)	same	N/A
Floor Space Ratio	0.718	1.013	1.0 up to 1.594 (bonuses for site coverage under 50% for sites over 836.1m ² (9,000 sq. ft) and for underground parking.
Floor Area	6,629.437m ² (71,361 ft. ²)	9,354.658m ² (100,696 ft. ²)	N/A
No. of Units	84	84 plus 38 new units - Total 122	N/A
Height	2 storeys	3 storeys: 10.973 m (36 ft.) (to peak)	10.668m (35.00 ft.) with possible relax. to 12.192m (40.00 ft.) by O.P. Board
Site Coverage	36.3%	37.4%	No. max. stated
Off Street Parking	96 or 1.14 spaces per unit	131 or 1.07 spaces per unit	139 or 1.14 spaces per unit (1 space for every 67m ² or 725 ft. ²).

COMMENTS FROM CITY DEPARTMENTS AND BOARDS

City Engineer

Under memorandum dated October 8, 1980, the City Engineer commented as follows:

'The Engineering Department has no objections to the proposed amendment provided the number of parking spaces is increased from 131 to 139 spaces to meet the existing By-law requirement of 1 space for each 725 square feet.'

Urban Design Panel

The Urban Design Panel considered this proposal on September 25, 1980, and recommended that the design of the rezoning application be approved.

Community Response

The applicant was asked to post a single rezoning site sign on the site which was undertaken on October 11, 1980. Eleven letters have been received opposing the proposed rezoning with principal concerns as follows:

- (1) Additional congestion would be created with 38 new families.
- (2) Significant amount of parking on street would be worsened by increased density.
- (3) Loss of views to the south for residents living north of the site because of the length and height of the proposed addition.
- (4) Precedent could lead to demand for higher densities in other surrounding buildings, some belonging to applicant, and might further assist Woodward's Stores Ltd., in their request for expansion of Oakridge.
- (5) Assurances were given to some apartment suite owners that no additions would take place to the 'Four Wings' as views were cited as a major selling point.

Clause No. 3 Continued

ASSESSMENT

The addition of 38 new units to this existing development represents an increase in overall density from 91 units per hectare (36 units per acre) to 132 units per hectare (53 per acre) which is comparable to the density of the apartment sites north of 45th Avenue, the major difference being the permitted height on the site (presently two storeys) and the 12 storeys permitted to the north (now built only to nine storeys).

In terms of intent and analytical purposes, the RM-3A Multiple Dwelling District is a zoning district which would accommodate the proposal. The intent of that zoning district is described as permitting medium-density residential development, including low-rise apartment buildings. Floor area bonus provisions for the provision of underground parking, open space and daylight access encourage higher quality forms of development.

It is evident that the area north of Tisdall Park and both sides of Tisdall Street north of 46th Avenue were rezoned to CD-1 Comprehensive Development District in order to provide for a higher-quality apartment use surrounding Oakridge Shopping Centre. As the site is sufficiently isolated from lower-density, single-family residential areas, the current proposal should be assessed on the basis of the specific form of development and its potential impact on lands immediately to the north developed already with apartment uses.

The applicant's perspective drawing indicates that, along with the addition of a third storey, the present, rather non-descript, flat roof will be replaced with a peaked roof which will provide for an expanded floor-to-ceiling height within those third-floor units. This will improve the appearance of the building but will also further impair the views for residents of apartment buildings to north, particularly the Mansion House located on the northeast corner of 45th Avenue and Tisdall Street (6076 Tisdall Street).

In order to assess the significance of potential view loss, Planning Department staff visited apartment units at 6076 Tisdall Street. The results of this survey indicate that the occupants on the third, fourth and fifth floors will lose some or all views of Richmond and Delta. Tenants in the sixth to ninth floors are generally unaffected. Had Council, of course, restricted all apartment buildings to two or three storeys in 1960 the issue of views would not exist. While such views may have been a selling point, owners of these units should realize that no owner-developer could give any guarantees regarding possible future zoning in the area, particularly in respect to other multiple-family dwelling sites or in respect to buildings which were really 'underbuilt' relative to their density and were, in fact, structurally designed to take additional floors within the normal limits of wood frame construction.

The Director of Planning concludes that the proposed amendment to the existing CD-1 By-law is appropriate, noting that the CD-1 to the north permits buildings of 12 storeys in height and there is a park immediately to the south. The rather isolated situation of the rezoning site reduces most of the impacts of the proposed developments with the exception of view loss for several apartment occupants directly to the north.

The single aspect which does require attention at the Development Permit stage is parking. While the applicant may be justified in the argument for a slightly lower parking standard based on the location of the site in relation to transit services and major arterials, there is significant on-street parking now taking place in the area. The full requirement for off-street parking should therefore be accommodated on the site.

THE DIRECTOR OF LEGAL SERVICES ADVISES:

In regard to the applicants commitments regarding retention of the new units as rental accommodation and the maintenance of existing rent levels;

- (1) that such undertakings or letters may be of little value in legal enforcement proceedings if the property is transferred to another owner. A covenant registered in the Land Title Office should provide the necessary assurances. There is some doubt that a covenant with respect to rental rates can be registered, however, it would exist as a personal covenant enforceable against the applicant.
- (2) that it may be inappropriate to negotiate and agree to such conditions with respect to applications in rezoning.

Clause No. 3 Continued

RECOMMENDATION:

The Director of Planning recommends that the following be received and that the matter be referred directly to a Public Hearing:

That the rezoning application for 696 West 45th Avenue (Lot 1 of Lot "B" of Lot 3 of Lot "C", Block 1008, Q.L. 526, Group, N.W.D., Plan 10601) be approved, subject to the following conditions:

- a) That the form of development be subject to the parameters of a new CD-1 By-law, outlined in Appendix "B";
- b) That parking be provided at the standard of one space for each 67 m² (725 square feet); and
- c) That a covenant pursuant to Section 215 of the Land Title Act be entered into between the applicant and the City, satisfactory to the Director of Legal Services and the Director of Planning, for registration in the Land Title Office, wherein the entire building will be retained as rental accommodation and the rental rates of the new units will be not more than the average rent of existing suites and there will be no rent increases for any units in the building for five years except for an amount not exceeding increases in operating and maintenance costs. "

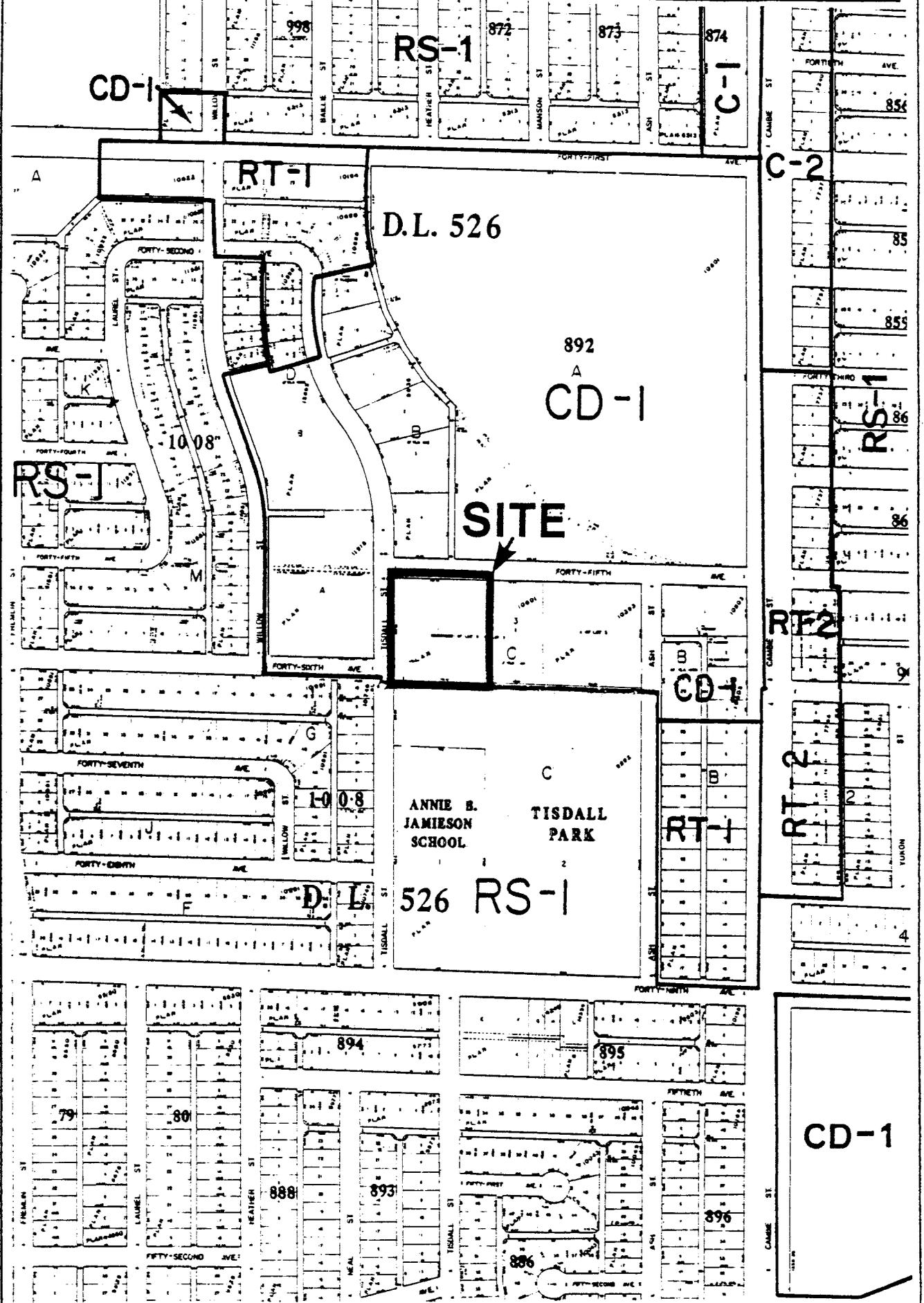
The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

APPROVED.

COUNCIL
June 16/81.

APPENDIX A

SUPPORTS CLAUSE NO. 3
A-4 (BUILDING & PLANNING)
JUNE 12, 1981



Present Zone: CD-1
Requested Zone: TEXT AMENDMENT

DRAWN *Ritner*
DATE SEPT. 30. 1980

REVISED



Vancouver City Planning Department

scale: 1" = 400'

file no.
ZO -109



PARAMETERS FOR CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT BY-LAW
696 WEST 45TH AVENUE

USES:

1. Apartment building, not to exceed 110 dwelling units
2. Townhouses, not to exceed 12 dwelling units
3. Accessory uses customarily ancillary to any of the uses listed in this section

FLOOR SPACE RATIO:

Not to exceed 1.02

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

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground 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.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total area of 8 percent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

HEIGHT:

Not to exceed 10.973 m (36 feet) or three storeys, measured to peak of roof.

OFF-STREET PARKING
AND LOADING:

Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of Section 12 of Zoning and Development By-law, No. 3575

BY-LAW NO. 5473

A By-law to amend By-law No. 3575, being the Zoning and Development By-law, to provide uses and regulations for an area zoned CD-1 by By-law No. 3983

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. 3983.

2. USES

The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3983, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) an apartment building containing a maximum of 110 dwelling units;
- (b) a building containing a maximum of 12 townhouses;
- (c) accessory buildings and accessory uses customarily ancillary to the apartment and townhouse units.

3. FLOOR SPACE RATIO

3.1 The floor space ratio shall not exceed 1.02.

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

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood.

4. HEIGHT

The maximum height of a building shall be the lesser of three storeys or a vertical distance of 10.973 m (36 feet) measured from the average curb level of the fronting street to the peak of the roof.

5. OFF-STREET PARKING

Off-street parking spaces shall be provided and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law No. 3575.

6. This By-law shall come into force and take effect on and after the date of the passing hereof.

DONE AND PASSED in open Council this 15th day of September, 1981.

(signed) Michael Harcourt

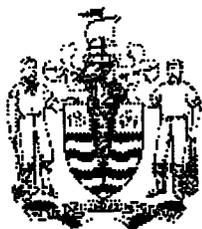
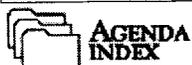
Mayor

(signed) R. Henry

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 15th day of September, 1981, and numbered 5473.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"