



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (27)

4226 Arbutus Street

By-law No. 4085

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

Effective December 19, 1963

(Amended up to and including By-law No. 9176, dated November 1, 2005)

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

2 **Uses**

The area (the “land”) shown outlined in black on the said plan is rezoned CD-1 and the only use permitted within the said area and the only use for which a development permit will be issued is that of a social and recreational club, subject to such conditions as Council may by resolution prescribe pursuant to Section 306(k) of the Vancouver Charter. [8431; 02 02 05]

3 **Floor Space Ratio**

The floor space ratio must not exceed 0.69 for permanent structures and 0.10 for temporary air-supported structures. The following shall be included in the computation of floor space ratio: [6765; 90 11 27] [8431; 02 02 05] [9176; 05 11 01]

- (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. [5426; 80 11 18]

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

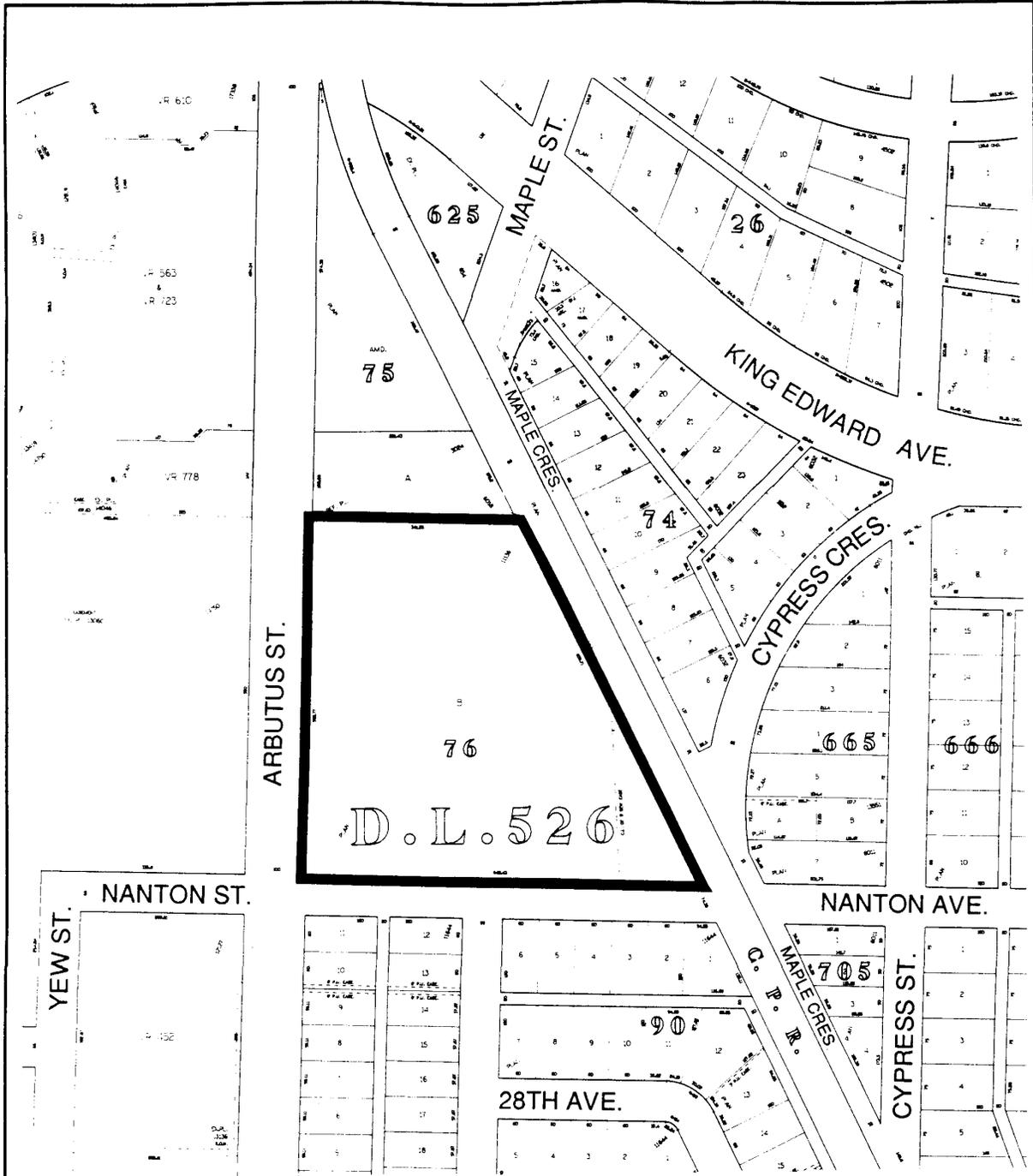
- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, permitted to a maximum total area of 8 percent of the floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls; [5426; 80 11 18]
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, storage 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 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; [6765; 90 11 27]
- (d) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Parking**

Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, except that the site must have at least 330 off-street parking spaces. [9176; 05 11 01]

5 *[Section 5 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.]*
[5426; 80 11 18]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4085 or provides an explanatory note.*



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4085

CD-1 (27) 4226 Arbutus St. City of Vancouver Planning Department	date prepared: July, 1992	
	sectional(s): L-16	
	scale: 1:3000	

3. Area Bounded on the West by Arbutus Street, on the East by the B.C. Electric Railway Right-of-way, on the South by Nanton Street and on the North by B.C. Electric Sub-station

Moved by Alderman Adams,

THAT the application of Sharp and Anderson to rezone Blk. 76, Ex. Parcel A, and south 66 ft., D.L. 526, being an area bounded on the west by Arbutus Street, on the east by the B.C. Electric Railway Right-of-way, on the south by Nanton Street and on the north by the B.C. Electric Sub-station

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

be not approved.

The Motion on being put was declared

(Aldermen Adams and Fredrickson voting for the Motion.)

- Lost.

Moved by Alderman Street,

THAT the foregoing application **be approved** subject to prior compliance by the owner to the following conditions:

- (a) That the owner first dedicate the approximate westerly 17' strip of land lying between the established building line and the existing property line for the future widening of Arbutus Street to 100 ft.
- (b) That the proposed development be carried out and operated as a Family Club.
- (c) That the Scheme of Development be first approved by the Technical Planning Board after a report to Council thereon.
- (d) That the Owners (Arbutus Club) first satisfy Council regarding the financing, method and approximate time of the completion of the scheme.

Special Council (Public Hearing)
June 28, 1979
Page 6

4226 Arbutus Street (Arbutus Club -- Block 76, D.L. 526) (Cont'd.)

MOVED by Ald. Puil,

THAT the application of Mr. F. B. Barker, President of Arbutus Club, 4226 Arbutus Street, to amend CD-1 Comprehensive Development District By-law #4085 as submitted and described above be approved subject to the conditions established by the Director of Planning;

FURTHER THAT the Director of Planning, in considering any development permit application for the site, be instructed to take into consideration conditions 1, 2 and 3 contained in the brief submitted by Mr. R. J. Falconer and described above.

- CARRIED UNANIMOUSLY

PUBLIC HEARING

OCTOBER 5, 1961

3. Area Bounded on the West by Arbutus Street, on the East by the B.C. Electric Railway Right-of-way, on the South by Nanton Street and on the North by B.C. Electric Sub-station

Moved by Alderman Adams,

THAT the application of Sharp and Anderson to rezone Blk. 76, Ex. Parcel A, and south 66 ft., D.L. 526, being an area bounded on the west by Arbutus Street, on the east by the B.C. Electric Railway Right-of-way, on the south by Nanton Street and on the north by the B.C. Electric Sub-station

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

be not approved.

The Motion on being put was declared

- Lost.

(Aldermen Adams and Fredrickson voting for the Motion.)

Moved by Alderman Street

THAT the foregoing application be approved subject to prior compliance by the owner to the following conditions:

- cc: (a) That the owner first dedicate the approximate westerly 17' strip of land lying between the established building line and the existing property line for the future widening of Arbutus Street to 100 ft. ✓ cc.
- (b) That the proposed development be carried out and operated as a Family Club.
- (c) That the Scheme of Development be first approved by the Technical Planning Board after a report to Council thereon.
- (d) That the Owners (Arbutus Club) first satisfy Council regarding the financing, method and approximate time of the completion of the scheme.

Planning Department

File Reference: RZ.A.19.

2 2nd copy filed
3 written objection

December 10th, 1963.

Board of Administration,
City Hall.

Gentlemen:

Re: Proposed Arbutus Club
4200 Block Arbutus Street
Development Permit Application No. 22633.
(Area bounded on the West by Arbutus Street,
on the East by the B.C. Hydro Railway Right-of-Way,
on the South by Nanton Avenue, and on the North
by B.C Hydro Sub-Station.)

City Council, at a Public Hearing held on October 5th, 1961, after first receiving recommendations from the Technical Planning Board and Town Planning Commission, approved an application to rezone the site at the above location from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the erection of a family club.

City Council's approval was subject to the applicant first complying with the following conditions:

- (a) That the owner first dedicate the approximate westerly 17' strip of land lying between the established building line and the existing property line for the future widening of Arbutus Street to 100'.
- (b) That the proposed development be carried out and operated as a Family Club.
- (c) That the scheme of development be first approved by the Technical Planning Board after a report to Council thereon.
- (d) That the owners (Arbutus Club) first satisfy Council regarding the financing, method and approximate time of the completion of the scheme.

Regarding the foregoing conditions:

- Condition (a) - This has been complied with.
- Condition (b) - The required amending By-Law to rezone this site to a CD-1 Comprehensive Development District has been prepared to give effect to this condition.
- Condition (c) - The Technical Planning Board are now recommending in this report that the scheme of development be approved.
- Condition (d) - The Arbutus Club have submitted a letter dated December 2nd, 1963, addressed to His Worship the Mayor and Members of City Council, stating information relative to this condition. The letter is attached to this report, without study or comment.

Board of Administration

- 2 -

December 10th, 1963.

Further to condition (6) above, the Technical Planning Board, at its meeting on December 6th, 1963, considered the submitted plans of development and the recommendation of the Design Panel that the design of the building be approved. The Technical Planning Board resolved that a report be submitted to City Council recommending that:

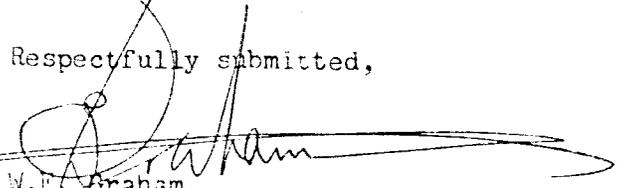
Development Permit Application No. 22633 be APPROVED thereby permitting a club development on the site, subject to the following conditions:

1. Prior to the issuance of the Development Permit, full details of all proposed landscaping and any required lighting to the off-street parking area, shall be first submitted to and approved by the Director of Planning.
2. All off-street parking facilities shall 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 occupancy of the proposed development and thereafter to be maintained in good condition at all times.
3. All landscaping and treatment of open portions of the site, other than the off-street parking areas referred to in the preceding Condition #2, shall be completed in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.
4. No advertisements or signs to be permitted at any time except for such sign of identification as may be first approved by the Technical Planning Board.
5. Any lighting used to illuminate the off-street parking area shall be so arranged that all direct rays of light are reflected upon the parking area only.

The Applicant has been advised of these conditions.

If City Council approve the scheme of development as now reported on by the Technical Planning Board, and are satisfied regarding the financing, method and approximate time of completion of the scheme, then the required amending by-law to rezone this site to a CD-1 Comprehensive Development District will be presented for ratification at the same meeting of City Council.

Respectfully submitted,


W.E. Graham,
Director of Planning.

EC/lt

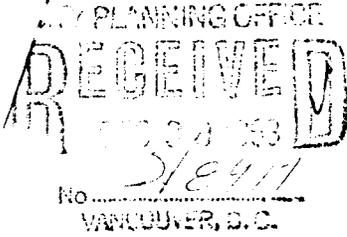
#27 - N.E. Corner of Nanton & Arbutus

BY-LAW NO. 4085

(R.A.19)

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

AMD. BY
BY-LAW #5426



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-69E 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 in so far 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. The area shown outlined in black on the said plan is rezoned CD-1 and "the only use permitted within the said area and the only use for which a development permit will be issued is that of a social and recreational club, subject to such conditions as Council may by resolution prescribe pursuant to Section 306(k) of the Vancouver Charter."

3. 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 19th day of December, 1963.

(Sgd) Bert A. Emery

Acting Mayor

(Sgd) R. Thompson

City Clerk

This By-law received:

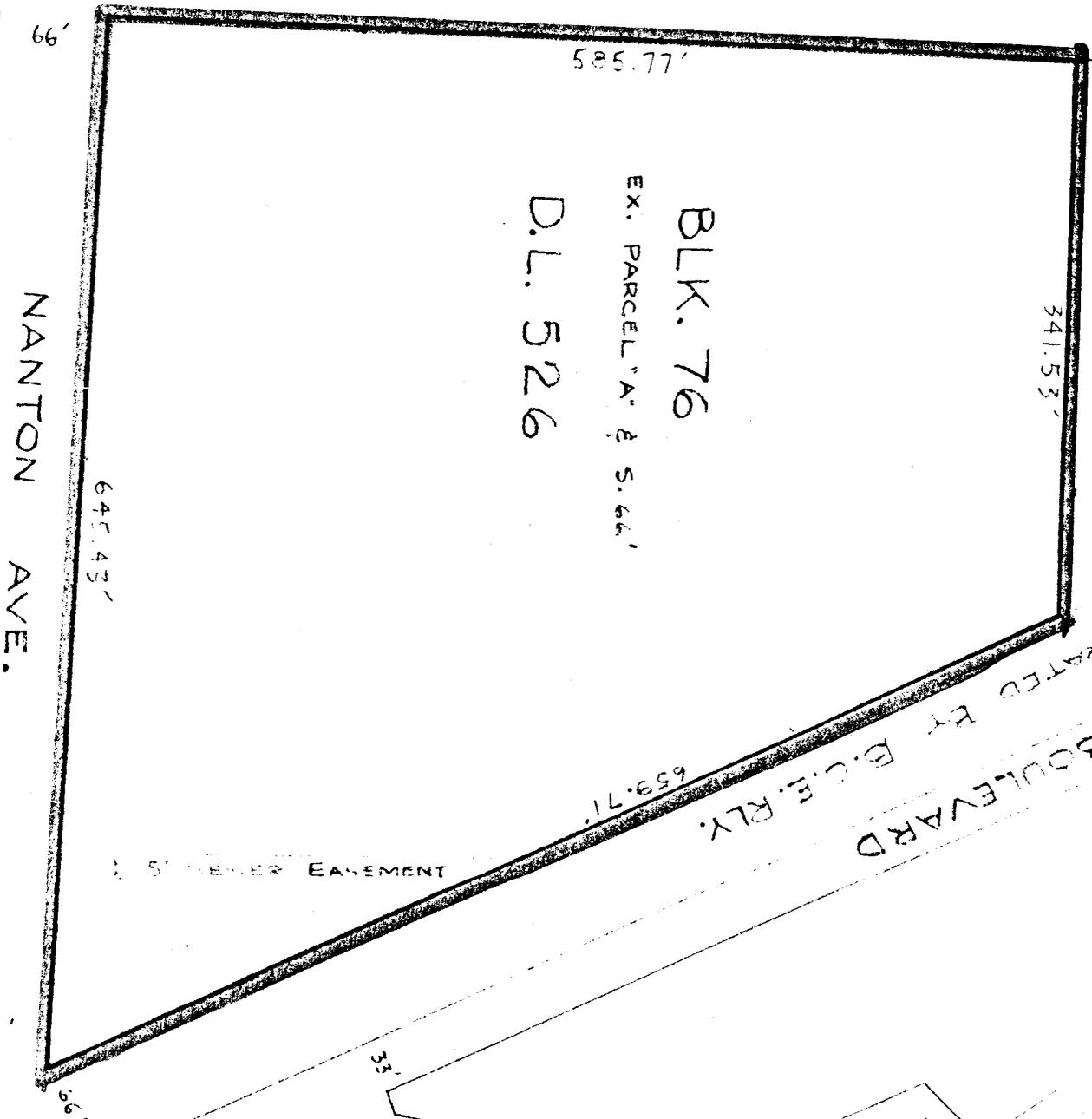
1st Reading - December 19th, 1963
2nd Reading - December 19th, 1963
3rd Reading - December 19th, 1963

(Sgd) R. Thompson

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 19th day of December, 1963, and numbered 4085.

ARBUS STREET



NANTON AVE.

BLK. 76

D.L. 526

EX. PARCEL "A" & S. 66'

585.77'

341.53'

659.71'

645.43'

5' EASEMENT

OPERATED BY B.C.E. RLY.
BOULEVARD ST

CYPRESS CR.

66'
66'

attach to file
Wals

CITY PLANNING DEPARTMENT
City Hall

April 9, 1964.

File Ref: RZ A 19

Board of Administration,
City Hall.

Gentlemen:

Re: Proposed Arbutus Club,
4200 Block Arbutus Street

RECEIVED
APR 15 1964
No. *100*
VANCOUVER, B.C.

Mr. E. D. Sutcliffe, General Manager of Dominion Construction Co. Ltd., on behalf of the Arbutus Club, has submitted a letter dated April 1st, 1964, asking for approval to develop the proposed Arbutus Club in three or four stages as well as making minor design and site development changes from that development as previously approved by the Technical Planning Board and City Council.

It will be recalled that City Council at a Public Hearing on October 5th, 1961, after first receiving recommendations from the Technical Planning Board and the Town Planning Commission approved an application to rezone the site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the erection of a Family Club. City Council's approval was subject to the Applicant first complying with certain conditions, one of which being that:-

"The owners (Arbutus Club) first satisfy Council regarding the financing, method and approximate time of the completion of the scheme."

At a meeting of City Council on December 17th, 1963, City Council:-

- (1) Considered and approved a report of the Technical Planning Board recommending that the scheme of development as indicated by Development Permit Application #22633 be approved subject to certain conditions.
- (2) Considered and approved a submission from the Arbutus Club by letter dated December 2nd, 1963, regarding the financing, method and approximate time of completion (nine months).

City Council then at its same meeting on December 17th, 1963, gave three readings to the amending by-law to rezone the site to a CD-1 Comprehensive Development District and requested that the development permit be issued in accordance with the conditions of the Technical Planning Board.

April 9th, 1964.

Board of Administration

The Development Permit, No. 22633, as already approved, was by a different applicant on behalf of the Arbutus Club. The Arbutus Club stated that they proposed to complete this development including all site works in nine months.

Mr. E. D. Sutcliffe of Dominion Construction Co. Ltd. in his letter dated April 1st, 1964 advises that:-

- a) Dominion Construction Co. Ltd. are taking the responsibility for financing and constructing the stages of both the structure and the site,
- b) They do not consider it feasible to finance the complete development until the club has more members,
- c) They seek permission to complete the club building in three or four stages and complete the site development in two stages. The first stage of the building and site development commence as soon as approval is received and the subsequent stages as soon as they can be financed through new members, which has been the procedure at the Hollyburn Winter Club.
- d) The structure will appear as a complete building at each stage of development.

Having regard to the submission of Dominion Construction Co. Ltd. and that each stage of the building will be complete in itself as well as the fact that the final scheme of development will generally be in conformity with the scheme of development as previously approved by City Council, IT IS RECOMMENDED that the request of Mr. E. D. Sutcliffe of Dominion Construction Co. Ltd. be approved and that the Technical Planning Board be authorized to approve any new development permit applications as may be made to erect the club in varying stages, subject to the following:

- 1. The final scheme of development not to be materially different from the plans of development as considered and approved by City Council at its meeting on December 17th, 1963.
- 2. The proposed development not to exceed the permitted floor space ratio of 0.45.
- 3. The development to be for a family club only.
- 4. Each stage of the building and the amount of site development to be to the satisfaction of the Technical Planning Board with advice from the Design Panel.

Respectfully submitted,

W. E. Graham,
Director of Planning.

EC/mad
encl.

CITY CLERK'S OFFICE

RONALD THOMPSON, J.P., F.C.I.S.
CITY CLERK

DOUGLAS H. LITTLE, F.C.I.S.
DEPUTY CITY CLERK



*Staff
Plan note
The latest of the
Calif.*

TELEPHONE TRINITY 6-1313

453 WEST 12TH AVENUE
VANCOUVER 10, B.C.

April 15, 1964

Mr. G. Frank, Esq.
Director of Planning
City Hall

Dear Sir :

Proposed Arbutus Club
4200 Block Arbutus Street

RECEIVED
CITY CLERK'S OFFICE
APR 15 1964
R. Thompson
VANCOUVER B.C.

E.C. #1
L.G. #2
J.F. #3
C.S. #4
J.B. #5
W.G. #6
S.H. #7

I wish to inform you that the attached recommendation of the Board of Administration, Building and Planning Matters, dated April 8, 1964 was adopted by Council on April 14, 1964.

Yours faithfully,

CITY CLERK
TK

Raymond/ccc
Attachment

Sent to: Building Inspector
Director of Planning
Technical Planning Board
Design Panel
Mr. E.D. Sutcliffe, for Arbutus Club

3. Proposed Arbutus Club
4200 Block Arbutus Street

Mr. E.D. Sutcliffe, General Manager of Dominion Construction Co. Ltd., on behalf of the Arbutus Club, has submitted a letter dated April 1st, 1964, asking for approval to develop the proposed Arbutus Club in three or four stages as well as making minor design and site development changes from that development as previously approved by the Technical Planning Board and City Council.

When City Council, at its meeting on December 17, 1963, considered and passed the amending By-law to rezone this site to a CD-1 Comprehensive Development District, the Arbutus Club's submission to City Council at that meeting was that the whole development would be completed in one stage.

The Director of Planning recommends that the request of Mr. E.D. Sutcliffe of Dominion Construction Co. Ltd. be approved and that the Technical Planning Board be authorized to approve any new development permit applications as may be made to erect the club in varying stages, subject to the following:

- (1) The final scheme of development not be materially different from the plans of development as considered and approved by City Council at its meeting on December 17th, 1963.
- (2) The proposed development not to exceed the permitted floor space ratio of 0.45.
- (3) The development to be for a family club only.
- (4) Each stage of the building and the amount of site development to be to the satisfaction of the Technical Planning Board with advice from the Design Panel.

RECOMMENDED that the recommendation of the Director of Planning as set out in his report be approved.

Proposed Amendment to Downtown District
Official Development Plan By-law #4912 -
Off-Street Parking (Cont'd.)

MOVED by Ald. Harcourt,

THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be not approved.

- LOST

(Aldermen Bellamy, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,

THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

Alderman Ford joined the meeting during the foregoing discussion but not having heard all the delegations, did not vote on this matter.

The Council adjourned for approximately five minutes and reconvened with the following members present:

Mayor Volrich in the Chair
Aldermen Bellamy, Ford, Harcourt, Little
Marzari, Puil and Rankin

3. 4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526)

An application has been received from Mr. F. B. Barker, President of the Arbutus Club to amend the present CD-1 Comprehensive District By-law #4085 as follows:

LOCATION: 4226 ARBUTUS STREET (The Arbutus Club)
Block 76, D.L. 526

Present Zone: CD-1 Comprehensive Development District
(By-law No. 4085)

Requested Zone: Amendment to present CD-1 By-law

(a) The proposed amendments to CD-1 By-law No. 4085 would:

- specify a maximum floor space ratio for the site of 0.5, the present floor space ratio maximum of 0.45 being established by Council resolution. The amended floor space ratio would permit development on the southwest corner of the site of four tennis courts, two squash courts, two racquetball courts and a storage room (future change room) all to be located underground beneath four outdoor tennis courts).

4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

- specify off-street parking requirements, including the provision of additional parking to serve the proposed development.

And subject to the following conditions:

- (1) The detailed scheme of development in a Development Permit Application is to be first approved by the Director of Planning, having particular regard to the overall design, after having received advice from the Urban Design Panel, including the height of the development and the maintenance of views, the provision and maintenance of landscaping to screen the development particularly along Arbutus Street and Nanton Avenue, and the provision and maintenance of off-street parking with particular regard to the design and maintenance of spaces on the south-easterly tennis courts between October 1st and April 30th of each year.

The Director of Planning recommends that the application be approved.

Due to the lateness of the hour, the Mayor called for speakers opposed to this application and the following delegation was heard:

- Mr. R. J. Falconer, resident of the area on the east side of the Arbutus Club presented a brief (on file in the City Clerk's Office) describing the impact on the neighbourhood of three previous expansion projects undertaken by the Arbutus Club and problems of noise emanating from the Club premises in the early hours of the morning. Mr. Falconer submitted that if approval was given to the application, it should be subject to the following conditions:

1. The installation on all doors on the eastern perimeter of the Club of an emergency alarm type release apparatus which will restrict the use of such doors for emergency fire exit purposes only.
2. That adequate sound insulation be installed in the "lounge and viewing areas" or other areas adjacent to the east side of the Club where music may be played, to prevent sound from emanating from the Club premises.
3. That the screens of the condenser/cooling tower be restored to comply with the approved drawings by development permit 32213.
4. That an undertaking be given on behalf of the Club that this be the absolute final stage of development and that the "building of the Great Pyramid shall cease."

A communication dated June 28, 1979 from Mr. & Mrs. G. Standish, 4309 Maple Street, opposing the application was also noted by the Council.

Cont'd.

4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

MOVED by Ald. Puil,
THAT the application of Mr. F. B. Barker, President of Arbutus Club, 4226 Arbutus Street, to amend CD-1 Comprehensive Development District By-law #4085 as submitted and described above be approved subject to the conditions established by the Director of Planning;

FURTHER THAT the Director of Planning, in considering any development permit application for the site, be instructed to take into consideration conditions 1, 2 and 3 contained in the brief submitted by Mr. R. J. Falconer and described above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Arbutus Club be advised that Council will not consider any further rezoning applications for the purpose of additional development of the Arbutus Club.

- CARRIED

(Alderman Little and the Mayor opposed.)

4. Proposed Rezoning Champlain Heights Development Area.

An application has been received from the Director of Planning as follows:

LOCATION: CHAMPLAIN HEIGHTS DEVELOPMENT AREA (Specifically encompassing lands south of Rosemont Drive, west of Champlain Crescent and east of Butler Street)
Present Zone: RS-1 One-Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law will restrict the form of development as follows:

- USES:
- Community recreation facility;
 - Schools;
 - Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
 - Neighbourhood public house;
 - Public health and social service offices and child care facilities;
 - Accessory uses customarily ancillary to the above;
 - Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution

subject to such conditions as Council may by resolution prescribe.

Cont'd.

N.E. COR. NANTON & ARBUTUS
(Arbutus Club)

BY-LAW NO. 5426

A By-law to amend By-law No. 4085
being a Zoning By-law

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

1. Section 3 of By-law No. 4085 is amended by re-numbering the same as Section 5.

2. The By-law is further amended by the insertion of the following as Section 3:

"3. The floor space ratio shall not exceed 0.51. 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, permitted to a maximum total area of 8 per cent of the 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."

3. The By-law is further amended by the insertion of the following as Section 4:

"4. Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that the existing development of this site as approved by Development Permit No. 72722 dated 76 02 20 shall provide a minimum of 236 off-street parking spaces of which a maximum of 34 spaces are to be provided on the southeasterly tennis courts between October 1st and April 30th of each year, leaving a net 202 spaces available the balance of the year."

4. 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 18th day of November , 1980.

(signed) John J. Volrich

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 18th day of November, 1980, and numbered 5426.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

RECEIVED	
CITY CLERK DEPT.	
DEC 28 1989	
NUMBER	K6952
REFERRED TO	THE/RCY
COPY TO	
ANSWER REQ'D	

Date: 20th December 1989

Refer File: 2604-2

~~CITY MANAGER~~
DIRECTOR OF PLANNING
DIRECTOR OF PERMITS & LICENSES
CLERK, PUBLIC HEARING

Subject: PROPOSED RENOVATION AND EXPANSION
ARBUTUS CLUB, 4226 ARBUTUS STREET

Please be advised that City Council, at its meeting on Tuesday, December 19, 1989, approved the recommendation of the City Manager, as contained in his attached report dated December 15, 1989, with regard to the above matter.

M. Kinsella
CITY CLERK
mc

MLCross:mfm
Att.

Also sent to:

Mr. S. Matheson, Vice-President - Developments
The Dominion Company, 555 Burrard Street V7X 1M7 (631-1000)

2. Proposed Renovation and Expansion
Arbutus Club, 4226 Arbutus Street

The Director of Planning reports as follows:

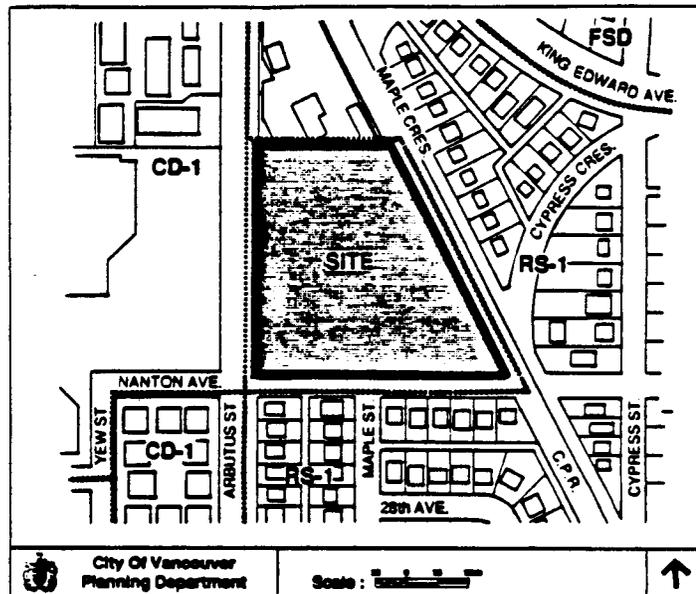
"PURPOSE

This report seeks Council's approval for the submission of a rezoning application to permit additional development of the Arbutus Club, 4226 Arbutus Street (Block 76, D.L. 526). This is presently precluded by a 1979 resolution of Council.

SITE

Existing Zoning and Development

The site, existing zoning and development are shown on figure 1 below:



The site is approximately 2.7 hectares (6.6 acres). The site and existing development are entirely used by the Arbutus Club, a private, social and recreational facility. The site is bounded on the north by a B.C. Hydro substation. To the west it is separated from the Arbutus Shopping Centre by Arbutus street. To the south and east are single-family residential areas similarly separated from the Arbutus Club by Nanton Avenue and the CPR rail right-of-way, respectively.

BACKGROUND

Council, at a Public Hearing on June 28, 1979, approved amendments to CD-1 By-law No.4085 to permit expansion of the Arbutus Club. FSR was increased from .45 to .50, enabling the development of 4 tennis courts, 2 squash courts, 2 racquet ball courts and a future change room.

In response to concerns of one neighbour in particular, conditions were imposed at that time with respect to reducing noise emissions from the club.

Clause No. 2 Continued

In addition, Council resolved:

"THAT the Arbutus Club be advised that Council will not consider any further rezoning application for the purpose of additional development of the Arbutus Club."

PROPOSED DEVELOPMENT

The Arbutus Club now seeks approval of minor additions of some 16,000 sq. ft. involving child minding, dining area, changing rooms and two racquet ball courts. These are generally described in the site plan attached as Appendix 'A'.

ANALYSIS AND CONCLUSIONS

The proposed addition are modest in scale and located so as to not be generally apparent to surrounding properties.

Use. The existing use would be essentially unchanged.

Density. The existing permitted floor space ratio (.50) would increase by some 5% (approximately 16,000 sq. ft.).

Form. Three minor extensions of the existing building are proposed and would appear to be within the existing height of the building.

Parking. Initial review would suggest the proposed parking is adequate. The 274 parking stalls proposed considerably exceed the existing by-law requirement of 236.

Upon the recommendation of Planning staff, Arbutus Club representatives have carried out three meetings with residential neighbours in September of this year, to discuss these proposed additions. Indications are that a total of only one-half dozen neighbours were sufficiently concerned to attend the meetings. With the exception of some remaining noise emanating from machinery and banquet hall at the rear of the club, the neighbours were generally supportive of the plans as presented.

A review of the files indicate no complaints by neighbours with respect to the operation of the club over the past ten years. It is apparent that the Club has been found to be a good neighbour since Council's 1979 resolution.

It is understood that Council's 1979 intention not to consider further rezoning applications was in response to neighbours' concerns at that time. Under the present circumstances, it is recommended that Council reconsider its policy position established in 1979, which effectively preempts additional development of the Arbutus Club. This would permit the submission of a rezoning application which would be assessed and presented to Council for consideration in the normal manner.

RECOMMENDATION

The Director of Planning recommends:

THAT Council rescind its resolution of June 28, 1979 and advise the Arbutus Club that submission of a rezoning application, to accommodate renovation and modest expansion, would be processed in the normal manner."

The City Manager RECOMMENDS approval of the foregoing.

APPROVED. COUNCIL, December 19, 1989.

Clause No. 2 cont'd

Eleanor Knox, 1511 East 13th Avenue, advised her property overlooked the gas station and she had no objection to the rezoning.

MOVED by Ald. Rankin,

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;

FURTHER THAT a Section 215 covenant be established to maximize the setback from the neighbouring property to the east.

- CARRIED

(Alderman Puil opposed)

3. Text Amendment: 4226 Arbutus Street
CD-1 By-law No. 4085

An application by Maguire Pearson and Salikan, Architects, was considered as follows:

TEXT AMENDMENT: 4226 ARBUTUS STREET - CD-1 BY-LAW NO. 4085 (Lot B, Block 76, D.L. 526, Plan 11136)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Amended

(i) If approved, the proposed text amendment would increase the maximum floor space ratio from 0.51 to 0.67 to accommodate proposed alterations and additions to the Arbutus Club totalling 3 685 m² (39,652 sq. ft.).

(ii) Any consequential amendments.

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

(a) That the proposed form of development be approved in principle, generally as prepared by Maguire Pearson and Salikan, Architects Inc. and stamped "Received City Planning Department March 19, 1990," provided that the Director of Planning may allow minor alterations to this form of development when approving a development application as outlined in resolution (b) below.

(b) That, prior to the approval by Council of the form of development:

I. a development application be approved by the Director of Planning, having particular regard to the following:

(i) further design/landscaping development to soften the impact of the existing wall of the tennis building facing Arbutus Street; and

(ii) provision of parking for the additions to meet Parking By-law standards.

Cont'd

Clause No. 3 cont'd

II. the applicant shall make suitable arrangements, to the satisfaction of the City Engineer and the Director of Legal Services, for:

- (i) provision of a sidewalk along Arbutus Street for the full length of the site.

And

III. the applicant shall make suitable arrangements, to the satisfaction of the City Engineer, for:

- (i) undergrounding of any new B.C. Hydro or B.C. Telephone services required for this development.

Mr. J. Coates, Planner, Rezoning and Subdivision Group, advised the Director of Planning proposed condition (a) be amended to recognize new amended drawings designating an infill area, by adding the following after the date March 19, 1990:

"and as amended by plans received September 20, 1990,"

Mr. Coates stated the site is entirely used by the Arbutus Club, a private social and recreational facility, which is now proposing additions in four areas, i.e.

- a new two-level wing along the west face of the curling rink for child care, meeting rooms and offices (floor area 12,350 sq. ft.);
- a glazed extension to house a portion of the cafeteria, on the west facade (floor area 900 sq. ft.);
- addition at the north end of the skating rink for change rooms, maintenance floor area, with new racquetball courts on top (net increased floor area 4,927 sq. ft.);
- new two-storey room for boiler and condenser on east side of skating rink (floor area 875 sq. ft.);
- infill areas for multi-purpose use and uses associated with squash courts (floor area 6,200 sq. ft.);
- tennis bubble over two existing tennis courts for winter use only (net increased floor area 14,400 sq. ft.).

The additions would increase the overall fsr from the present permitted maximum of .51 to a maximum of .67. A new vehicular entry way and parking lot configuration are also proposed.

Mr. Coates noted proposals have been before civic reviewing agencies. The Urban Design Panel supports the application but requires considerable improvement to the blank west wall facing Arbutus Street.

With respect to parking, the City Engineer recommends parking for the additions meet Parking By-law standards, resulting in a requirement for six additional spaces, to a total of 268 spaces.

A series of public information meetings were held prior to submission of the rezoning application. Six neighbours attended. They were generally supportive but felt efforts should be made to reduce noise emanating from the north side of the building. Mr. Coates advised he understood this had been rectified.

Cont'd

Clause No. 3 cont'd

The Mayor called for speakers and the following addressed the Public Hearing:

Robert Falconer advised he had lived in the 4100 Block Maple Crescent prior to construction of the Club, and had seen a number of additions to the original building. While having no fundamental objection to the current renovations, he was concerned about the installation of a parking area on the east perimeter. Acoustics are such that residents of the houses on Maple Crescent, which overlook this area, can clearly hear late night conversations emanating from the Club driveway. If this parking is eliminated, there would still be an abundance of spaces available. Mr. Falconer also objected to the removal of mature landscaping and felt the model displayed at the Public Hearing was misleading.

Chris Hay, 4100 Block Maple Crescent, stated he lives directly across the street from the Arbutus Club and agrees the Club has been a good neighbour, but there have been problems with noise from ice machinery. Council had formerly agreed no further extensions be allowed, later rescinding this decision. Mr. Hay stated he was strongly opposed to the application and felt the parking now proposed for the east perimeter would create new problems and bad feelings. Further, lighting would create a visual intrusion, objectionable to nearby residents.

Ron Bertuzzi, 4200 Block Cypress Crescent, stated his family was the one most affected by the tennis bubble. Earlier this evening he discussed the matter with Club representatives and accepted their assurances that it would not be a problem, and every effort would be made to lessen the visual pollution of the bubble.

John Furlong, General Manager of the Arbutus Club, advised only 12 feet of the tennis bubble would be visible aboveground and the Club proposed, and was committed to, providing a quality landscaping solution in front of the bubble.

MOVED by Ald. Puil,

THAT the application be approved subject to the conditions, as amended, proposed by the Director of Planning, as set out in this Minute of the Public Hearing, except that:

- the parking requirement shall be 237 parking spaces, with no parking permitted at the northeast perimeter;
- quality landscaping be provided to screen the tennis bubble;
- noise attenuation measures be introduced for the northeast driveway.

- CARRIED UNANIMOUSLY

North-East Corner
Nanton and Arbutus
(Arbutus Club)

BY-LAW NO. 6765

A By-law to amend
By-law No. 4085, 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 3 of By-law No. 4085 is amended:
 - (a) in the first sentence thereof by deleting the figure "0.51" and by substituting therefor the figure "0.67"; and
 - (b) in the sentence commencing with the words "the following shall be excluded" by deleting clause (c) and by substituting therefor the following:
 - "(c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, storage 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 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length."
2. Section 4 is deleted and the following substituted therefor:
 - "4. A minimum of 237 off-street parking spaces shall be provided, and shall be developed and maintained in accordance with the provisions of the Parking By-law."

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

DONE AND PASSED in open Council this 27th day of
November , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. 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 27th day of November 1990, and numbered 6765.

CITY CLERK "

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: April 10, 1991

To: CITY MANAGER
→ DIRECTOR OF PLANNING

Refer File: 5303-1

Subject: 4226 Arbutus Street - D.A. No. 212126
Form of Development - CD-1 By-law No. 6765

RECEIVED	
PLANNING DEPARTMENT	
APR 11 1991	
NUMBER.	M 2592
REFERRED TO.	JHE/FAS
COPY TO.	
ANSWER REQ'D.	

I wish to advise you Vancouver City Council, at its meeting on Tuesday, April 9, 1991, approved the recommendation of the City Manager, as contained in the attached clause of his report, dated April 5, 1991, regarding the above matter.

M. Kinsella

CITY CLERK

H

TT:mjh
Attachment

Letter Also Sent To:

Mr. Dennis Maguire, Maguire & McCloy Architects
400 - 873 Beatty Street, Vancouver, B.C., V6B 2M6

**EXTRACT FROM
MANAGER'S REPORT, April 5, 1991**

**5. 4226 Arbutus Street - D.A. No. 212126
Form of Development - CD-1 By-law No. 6765**

The Director of Planning reports as follows:

"PURPOSE

In accordance with Charter requirements, this report seeks Council's approval for the form of development on the above-noted CD-1 zoned site. The development application proposes to alter and add (approximately 39,772 square feet) to the existing Arbutus Club, a private social and recreational facility, on the site.

SITE DESCRIPTION AND BACKGROUND

The subject site is bounded by Arbutus Street to the west, the B.C. Hydro substation to the north, the CPR rail right-of-way to the east, and Nanton Avenue to the south.

The site and surrounding zoning are shown on Appendix A attached.

At a Public Hearing on October 5, 1961, Council approved a rezoning of the subject site from RS-1 to CD-1. CD-1 By-law Number 4085 was enacted on December 19, 1963 to permit a club development. At that time, the floor space ratio was limited to 0.45.

Subsequently, on November 18, 1980, Council enacted By-law Number 5426, permitting an increase in the maximum permitted floor space ratio to 0.51 and requiring the provision of a minimum of 236 off-street parking spaces.

On November 27, 1990, Council enacted By-law Number 6765, permitting a further increase in the maximum permitted floor space ratio to 0.67 and requiring the provision of a minimum of 237 off-street parking spaces.

PROPOSED DEVELOPMENT

The development application (Number 212126), submitted by Mr. Dennis Maguire of Maguire Pearson and Salikan Architects, is for interior alterations, and additions to the existing Arbutus Club, with the provision of 237 off-street parking spaces.

The additions will include:

- a new two-level wing along the west face of the curling rink for child care, meeting rooms and offices (floor area 12,350 square feet);
- a glazed extension to house a portion of the cafeteria, on the west facade (floor area 900 sq. ft.);

- addition at the north end of the skating rink for change rooms, maintenance floor area, with new racquetball courts on top (net increased floor area 4,927 square feet);
- new two-storey room for boiler and condenser on east side of skating rink (floor area 875 square feet);
- tennis bubble over two existing tennis courts for winter use only (net increased floor area 14,400 square feet).

In addition, a summary of the relevant statistics is contained in Table 1 below.

TABLE 1

	REQUIRED/PERMITTED under CD-1 By-law NO. 6765	PROPOSED DEVELOPMENT D.A. 212126)
SITE AREA	- -	289,112.0 square feet
FLOOR SPACE RATIO	0.67 (max)	0.66
FLOOR AREA	193,705.0 square feet	190,470.0 square feet
OFF-STREET PARKING	237 spaces (min)	237 spaces

This proposal has been assessed and complies with the provisions of CD-1 By-law Number 6765.

Simplified site plan, including elevations of the proposal, have been included as Appendix B attached.

CONCLUSION

The Director of Planning is prepared to approve Development Application Number 212126, subject to the condition that the form of development first be approved by City Council.

RECOMMENDATION

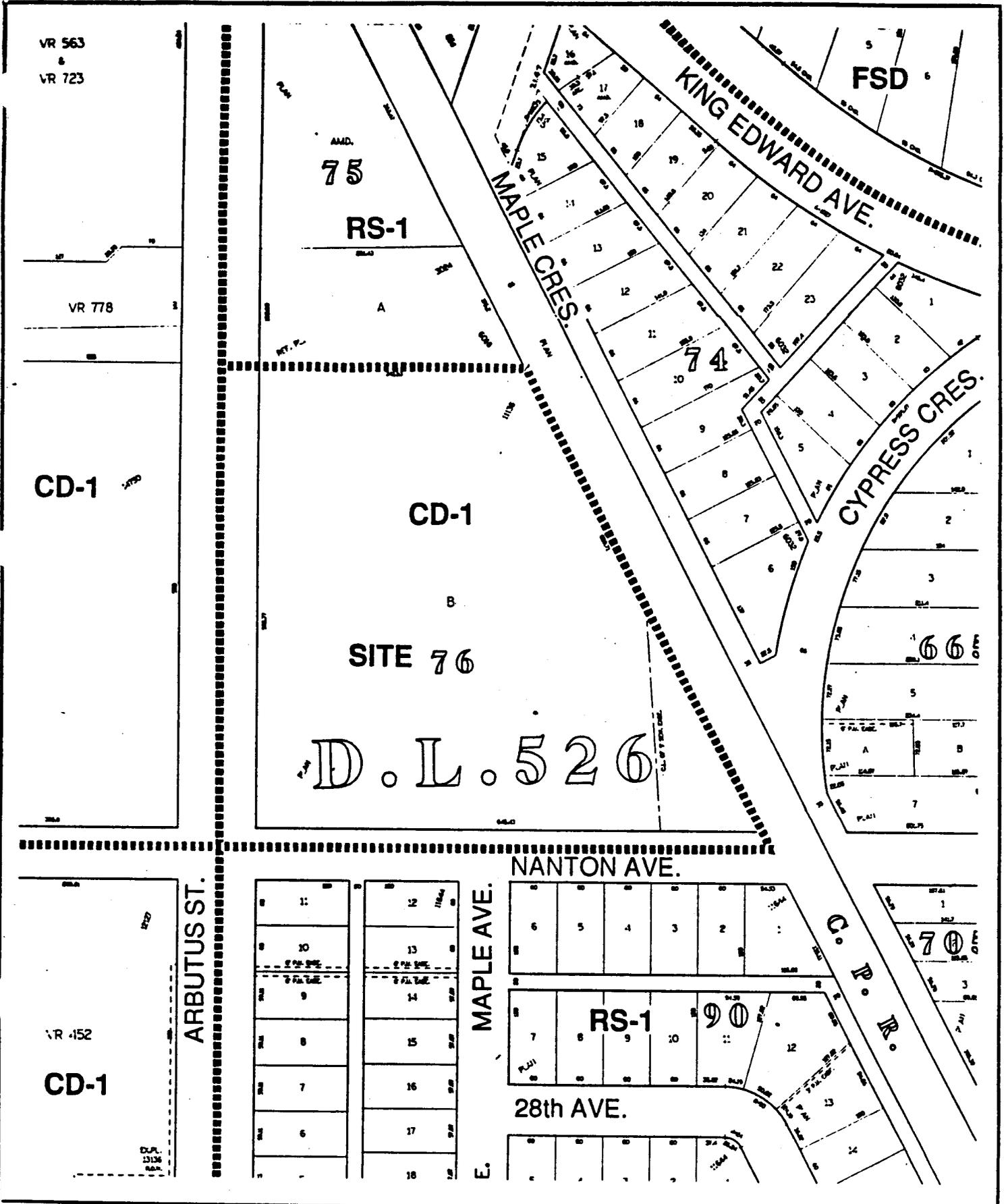
The Director of Planning recommends:

THAT the approved form of development for the CD-1 zoned site known as 4226 Arbutus be generally approved as illustrated in Development Application Number 212126 prepared by Maguire Pearson and Salikan Architects Inc. and stamped 'Received, City Planning Department, December 6, 1990 and January 30, 1991', provided that the Director of Planning may approve design changes which would not adversely affect the development character of this site."

The City Manager RECOMMENDS approval of the foregoing.

APPENDIX A

SUPPORT CLAUSE NO. 5
BUILDING & PLANNING MATTERS
April 5, 1991



4226 Arbutus St.
DA 212126

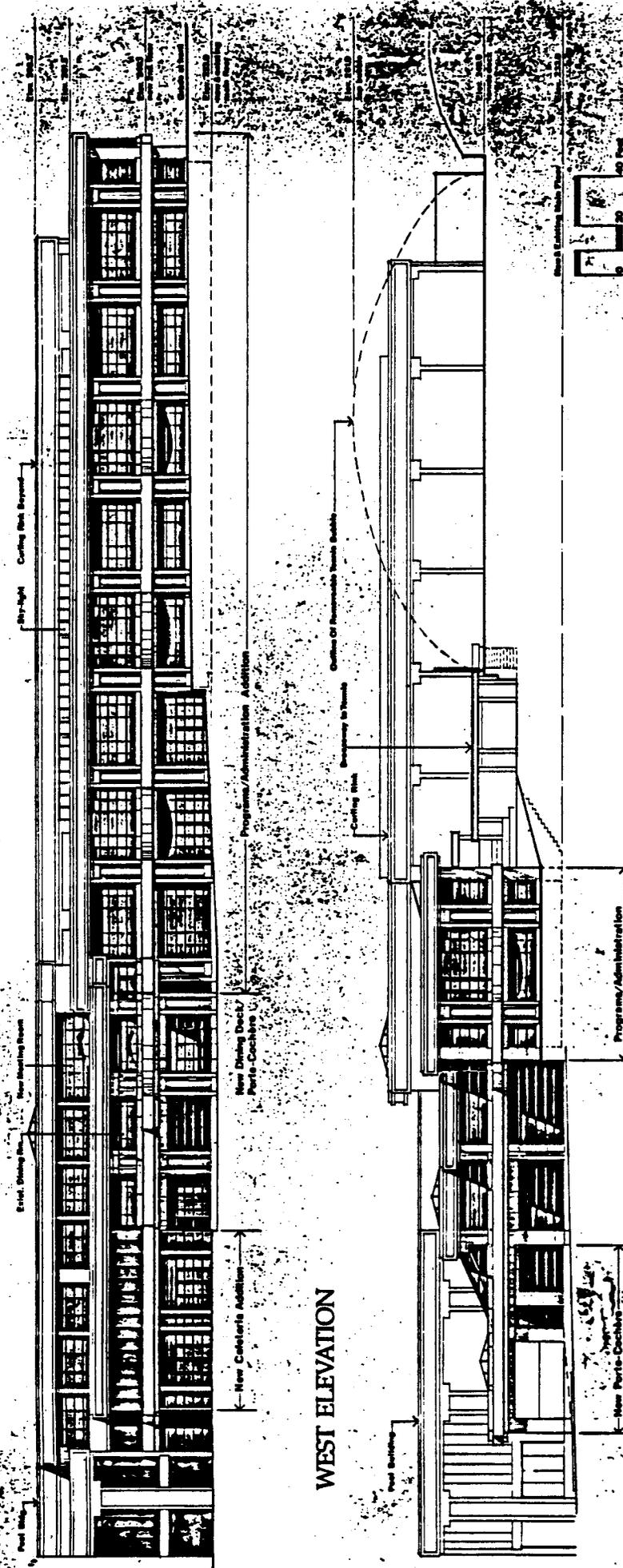
Date: Mar. 1991

Drawn: Dean

Scale: 1:2000

City of Vancouver Planning Department



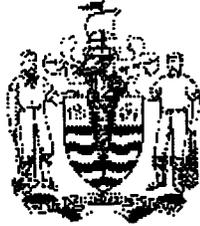


WEST ELEVATION

SOUTH ELEVATION

REDEVELOPMENT PLAN

8 ELEVATIONS



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](#).

[CITY HOMEPAGE](#)

[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"

4226 Arbutus Street
(2001 Nanton Avenue)

BY-LAW NO. 9176

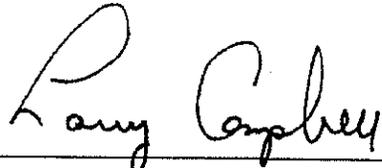
A By-law to amend CD-1 By-law No. 4085

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

1. This By-law amends the indicated provisions of By-law No. 4085.
2. From section 3, Council strikes out:
 - (a) "0.63", and substitutes "0.69"; and
 - (b) "0.09", and substitutes "0.10".
3. Council repeals section 4 except for the title, and substitutes:

"Any development or use of the site requires the provision, development, and maintenance of off-street parking, loading, and bicycle storage in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, except that the site must have at least 330 off-street parking spaces."
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 1st day of November, 2005



Mayor



City Clerk

28. A By-law to amend Sign By-law No. 6510 (re 2820 Bentall Street) (By-law No 9164)
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 28)
29. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 1760 West 3rd Avenue) (By-law No 9165)
(Councillors Bass, Ladner, Louie, Louis and Sullivan excused from voting on By-law No. 29)
30. A By-law to amend Sign By-law No. 6510 (re 1752-1760 West 3rd Avenue) (By-law No 9166)
(Councillors Bass, Ladner, Louie, Louis and Sullivan excused from voting on By-law No. 30)
31. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 1750 Davie Street) (By-law No 9167)
(Councillors Louis and Roberts excused from voting on By-law No. 31)
32. A By-law to amend Sign By-law No. 6510 (re 1750 Davie Street) (By-law No 9168)
(Councillors Louis and Roberts excused from voting on By-law No. 32)
33. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (re 1211 Melville Street) (By-law No 9169)
(Councillor Cadman excused from voting on By-law No. 33)
34. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 1211 Melville Street) (By-law No 9170)
(Councillor Cadman excused from voting on By-law No. 34)
35. A By-law to amend Sign By-law No. 6510 (re 1211 Melville Street) (By-law No 9171)
(Councillor Cadman excused from voting on By-law No. 35)
36. A By-law to amend Downtown District Official Development Plan By-law No. 4912 (re 898 Seymour Street and 887-897 Richards Street) (By-law No 9172)
(Councillor Roberts excused from voting on By-law No. 36)
37. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 898 Seymour Street and 887-897 Richards Street) (By-law No 9173)
(Councillor Roberts excused from voting on By-law no. 37)
38. A By-law to amend Sign By-law No. 6510 (re 898 Seymour Street and 887-897 Richards Street) (By-law No 9174)
(Councillor Roberts excused from voting on By-law No. 38)
39. A By-law to amend CD-1 By-law No. 6063 (re 1835 West 75th Avenue) - WITHDRAWN
40. A By-law to amend CD-1 By-law No. 8880 (re 1402-1436 Kingsway and 4050 Knight Street) (By-law No 9175)
(Councillors Cadman, Ladner and Louie excused from voting on By-law No. 40)
41. A By-law to amend CD-1 By-law No. 4085 (re 4226 Arbutus Street [2001 Nanton Avenue]) (By-law No 9176)

- D. THAT, subject to approval of the rezoning at Public Hearing, the Noise Control By-law be amended at time of enactment to include this CD-1 in Schedule A.
- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- F. THAT, given the property owner's offer of a community amenity contribution of \$6 million (cash), this contribution is accepted and is to be secured prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and subject to the provisions of E. above, as follows:
- (i) contribution of \$2,000,000 for the pursuit of City cultural objectives to the satisfaction of the Managing Director of Cultural Affairs,
 - (ii) contribution of \$2,000,000 to the Affordable Housing Fund to the satisfaction of the Director of the Housing Centre, and
 - (iii) contribution of \$2,000,000 for park acquisition and development at Emery Barnes Park (Downtown South) to the satisfaction of the General Manager of Parks and Recreation.

CARRIED UNANIMOUSLY
(Councillor Roberts absent for the vote)

3. Text Amendment: 2001 Nanton Avenue (Arbutus Club)

An application by Stantec Architecture was considered as follows:

Summary: The proposed amendment to the CD-1 By-law would permit an underground parking structure, modest expansion of existing building and relocation of air-supported tennis bubble.

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

Staff Comments

Michael Naylor, Planner, Rezoning Centre, provided an overview of the application. In response to a query raised by a Council member when this application was referred to Public Hearing, the proposed bylaw amendments provide for accommodation for bicycle parking both within the parkade structure and adjacent the entrance to the facility.

In response to questions, Mr. Naylor advised the specific number of bike parking spaces is determined at the development permit stage, however, the proposed rezoning ensures there is adequate space available to accommodate bicycle parking. Mr. Naylor also noted that Council could choose to add another rezoning condition that a Transportation Management Plan be provided and he had prepared a possible motion for Council to consider in this regard.

Applicant Comments

Richard Bernstein, Stantec Architecture, noted the applicants were prepared to look at ways to encourage cycling and transit use as well as provide incentives for car-pooling among club members. He further advised the applicants were fully supportive of the notion of bicycle parking and the suggested Transportation Management Plan.

Summary of Correspondence

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

- one letter in conditional support of the application
- one letter opposed to the application

Speakers

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

Council Decision

MOVED by Councillor Sullivan

THAT the application by Stantec Architecture, to amend CD-1 By-law No. 4085 for 2001 Nanton Avenue (Lot B, Block 76, DL 526, Plan 11136), to permit an underground parking structure and expansion of building floor area generally as outlined in Appendix A to the Policy report entitled "CD-1 Text Amendment - 2001 Nanton Avenue (Arbutus Club)" dated May 27, 2005 be approved subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Stantec Architecture, and stamped "Received by the City Planning Department", October 13, 2004, 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, among other things, the following:

Design Development:

- (i) Design development to consider issues of scale, height and view impact as seen from the public realm and surrounding neighbourhood.
- (ii) Design development to control the glare of night lighting as seen from the public realm and surrounding neighbourhood.
- (iii) Design development to ensure compatibility between existing and proposed new structure.

Note to Applicant: Consider how the buildings interconnect and material expression.

- (iv) CPTED issues, including safety and security of the parking structure and the climb-ability of the air roof structure.

Engineering:

- (v) That the traffic management measures as described in the N.D. Lea Traffic Impact Study (draft - June 2004) will be a requirement at the development permit stage and be implemented to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services prior to issuance of any occupancy permit for this development.
- (vi) Adjustment of the proposed entry driveway width and location to avoid conflict with the existing street tree on Nanton Avenue.
- (vii) Reduction of the proposed "exit only" crossing to the minimum width necessary to serve the site.

Landscape:

- (viii) Design development to ensure that the existing green landscaped edge bordering the CP Rail lands and Nanton Avenue is maintained and enhanced as a visual amenity for the neighbourhood.

Note to Applicant: With the provision of a Certified Arborist report, confirm the safe retention of the existing Cedar hedge along Nanton Avenue in the siting of the parking and tennis bubble structure. The report should include an outline of the method of safe retention of the hedge during and after excavation for the underground parkade. If the safe retention of the portion of the cedar hedge adjacent to the excavation for the underground parking structure is not feasible, a hedge replacement to match the existing should be provided.

- (ix) Design development to provide adequate screening for the proposed parking and tennis bubble structure as viewed from Maple Crescent and from Nanton Avenue. Screening should be located on private property and consist of evergreen plantings.

Note to Applicant: Clarification should be provided for any future need for tree removals on the neighbouring CP Rail land. If construction necessitates the removal of neighbouring trees, then written permission from the owners authorizing the City to permit the removal of the trees must be provided.

- (x) Design development to ensure the retention of street trees along Nanton Avenue.

Note to Applicant: Any street tree removal should be done in consultation with the City Engineer and Park Board. Contact Eileen Curran (871-6131) of Engineering Streets Division and Bill Stephen (604 257 8587) of the Park Board.

- (xi) Provide at the development permit stage a full Landscape Plan illustrating proposed plant materials (common and botanical names), including sizes and quantities, paving, walls, fences, and other landscape elements. Landscape Plan should be at 1/8" = 1'-0" minimum scale. All existing street trees, and public utilities such as lamp posts, hydro poles, fire hydrants, etc. should be noted.
- (xii) Provide at the development permit stage detailed large-scale 1/4" = 1' 0" sections showing the planting depths for the proposed planters on the ground and on roof decks.

Transportation Management Plan:

- (xiii) That, prior to issuance of any related development permit, a Transportation Management Plan, including measures for vehicle trip reduction, be provided to the satisfaction of the General Manager of Engineering Services and the Director of Planning.

AGREEMENTS

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

ENGINEERING

- (i) Provide, to the satisfaction of the Director of Legal Services, a clarification of the charges on title, by way of a charge summary which shall both describe the charges and note any impact they may have on this project.
- (ii) Make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for:
 - (A) the replacement of certain utilities necessitated by the proposed development, including the following:
 - (1) the provision to the City of a Statutory Right of Way to contain replacement sewer facilities; and
 - (2) the construction of the replacement facilities within the SRW area, all at no cost to the City;
 - (B) undergrounding of all new utility services from the closest existing suitable service point.

Note to applicant: All services, and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

COMMUNITY AMENITY CONTRIBUTION

- (iii) Deliver to the City a Community Amenity Contribution in the amount of \$60,714, as proposed by the registered owner.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY