



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 (78)

Arbutus Village

By-law No. 4634

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

Effective August 1, 1972

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

- 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 The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are:
- (a) a maximum of 461 units comprising multiple dwellings;
 - (b) a shopping centre composed of a food floor and other retail uses, office uses, fitness centres, libraries, theatres, artist studios, child day care facilities and service uses including but not limited to restaurants, arts or self-improvement schools and business schools; [6955; 92 03 24]
 - (c) adult day care centre, which means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults, but only on the second floor of the shopping centre;
 - (d) seniors supportive or assisted housing;
 - (e) a community care facility; [9674; 08 06 24]
 - (f) a 1.42 ha (3.5 acre) park;
 - (g) accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading, pedestrian mall and circulation, and recreational facilities; [8824; 04 04 06] [9476; 07 05 15]
- subject to such conditions as Council may by resolution prescribe. [6062; 86 11 04]

- 3 **Floor Areas**
The uses listed in Column 1 of TABLE A below shall be permitted to the maximum floor area appearing opposite in Column 2:

Table A

	Column 1	Column 2
1.	Multiple Dwellings and uses customarily ancillary thereto.	64 190.58 m ² (690,942 sq. ft.)
2.	Retail, Offices, Theatres, Service Uses (except that Arts or Self-Improvement Schools shall be limited to a maximum floor area of 755 m ² (8,127 sq. ft.)), Fitness Centres, Libraries, Artist Studios, Child Day Care Facilities, Adult Day Care Centre, and Uses customarily ancillary thereto.	13 713 m ² (147,607 sq. ft.)
3.	Community Care Facilities.	8 488.55 m ² (91,370 sq. ft.)

[6955; 92 03 24] [9476; 07 05 15] [9674; 08 06 24]

Note to Table A:

For use No. 1 in column 1 the following shall be excluded from the floor area calculation:

- (a) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
- (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing. [6062; 86 11 04]

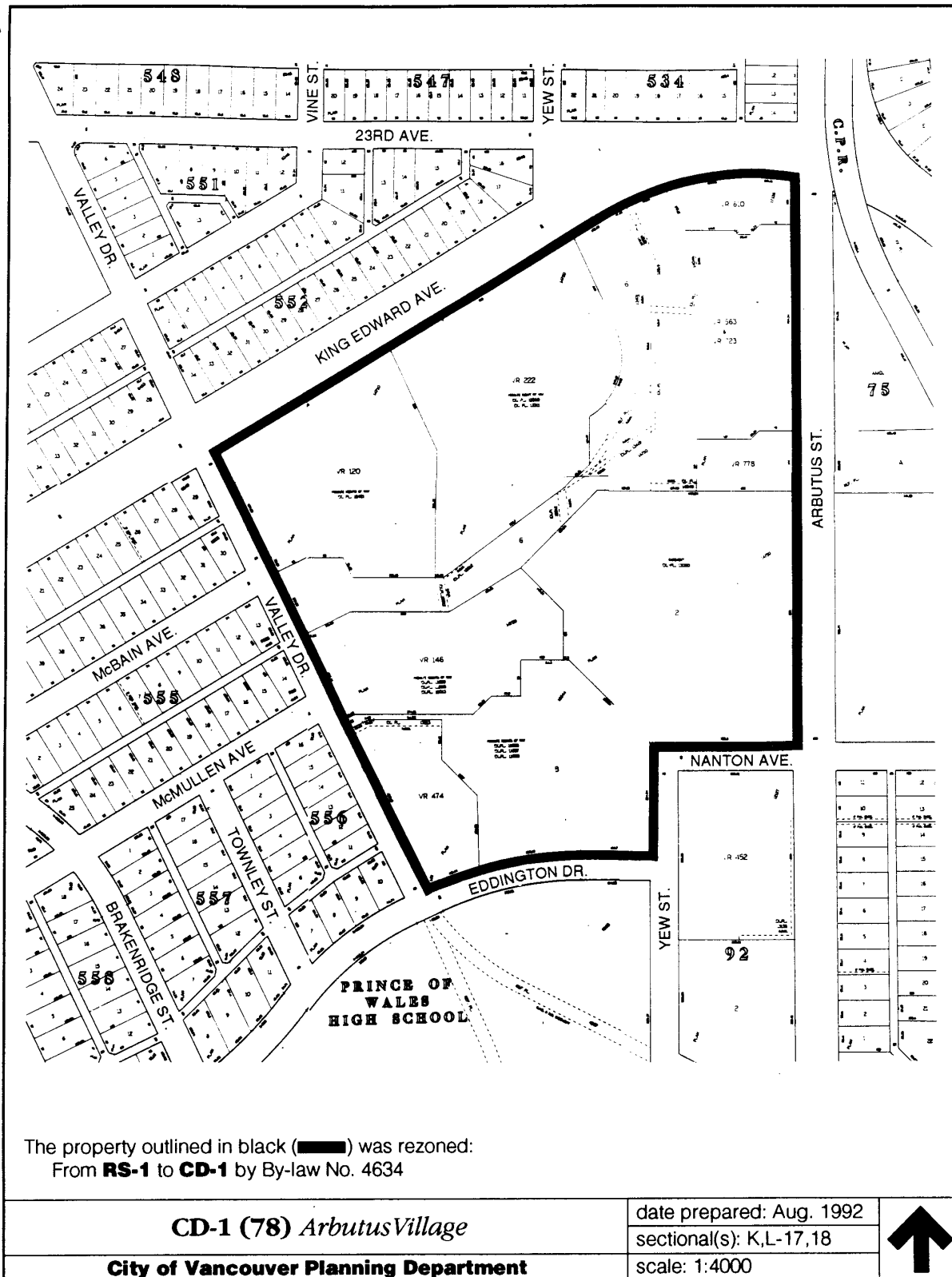
Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4634 or provides an explanatory note.*

- 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.
[8169; 00 03 14]

4 Off-street Parking and Loading

- (a) A minimum of 894 off-street parking spaces for the residential uses shall be provided and maintained in accordance with the provisions of the Parking By-law;
- (b) A minimum of 493 off-street parking spaces for the commercial uses shall be provided and maintained in accordance with the provisions of the Parking By-law;
- (c) A minimum of 26 off-street parking spaces for the community care facility shall be provided and maintained in accordance with the provisions of the Parking By-law;
[9674; 08 06 24]
- (d) Off-street loading spaces shall be provided in accordance with the requirements of the Parking By-law and to the satisfaction of the Director of Planning, who shall first receive advice from the City Engineer; [6062; 86 11 04]
- (e) A minimum of one parking space shall be provided per 10 m² (107 sq. ft.) of fitness centre, less the number of spaces previously provided for such floor area at a rate of one space per 27.8 m² (299 sq. ft.). [6955; 92 03 24]

- 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.]*
[6062; 86 11 04]



CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 18, 1972

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, July 18, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Linnell,
Phillips, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Hardwick
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,

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

- CARRIED

Area Generally Bounded by King Edward Avenue,
Arbutus Street, Valley Drive, Eddington Drive
and Nanton Avenue

The City Council, on October 7, 1969, following a Public Hearing on the matter, passed the following motion:

"THAT the area known as the unsubdivided portion of D.L. 526 and Lot 1, Block 92, D.L. 526, bounded by King Edward Avenue, Arbutus Street, Normandy Private Hospital, Prince of Wales Secondary School site and Valley Drive, be rezoned from RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, subject to a scheme of development being submitted through the Director of Planning, for approval by Council".

The Board of Administration submitted a report to Council on April 10, 1972 on the revised scheme of development and a request to further amend the original application by adding two additional uses (personal care home and private hospital). The Council referred the requested amendment to this Public Hearing.

In the meantime the applicants, Marathon Realty submitted a revised scheme of development providing a public park of approximately 3½ acres and the re-location of some town house and apartment buildings.

It was noted that the zoning was RS-1 One Family Dwelling District and that the proposed zoning will be CD-1 Comprehensive Development District.

Following an explanation by the Deputy Director of Planning and Civic Development, the Council heard the following delegations:

(a) Arbutus Home Owners Association - Mr. J.J. Volrich

The Association made a number of proposals as outlined in a brief circulated such as:

cont'd....

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- (i) Building height adjoining arterial streets to be no more than 3 storeys
- (ii) One-half of the residential accommodation to be designed for families
- (iii) The amount of water area to be substantially reduced
- (iv) Minimized disruption during construction
- (v) Particular attention to safe pedestrian crossings on adjoining streets

(b) Citizens Council on Civic Development - Mr. H. Weinreich
Generally approving of the revised scheme of development

(c) Mrs. McKechnie

Commenting as to why construct a theatre and a medical dental building in the complex when there are like facilities in the immediate area.

(d) Representatives of Marathon Realty also addressed the Council.

On a question raised the Deputy Director of Planning and Civic Development advised the Council that the scheme did include two 6-storey buildings which were included in the original plans but had been omitted in error from the present current reports.

There being no further delegations it was,

MOVED by Ald. Broome,

THAT the application by Marathon Realty to amend the previously approved application by:

(i) adding the following uses after the use "Offices":

Personal Care Home
Private Hospital (Medical Services Only)

(ii) reducing the affected area by deleting Lot 1, Block 92, District Lot 526

be approved, subject to the following conditions:

- (a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - March 14, 1972'.

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:-

- The landscaping and treatment of all open portions of the site being to a high standard, including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard to be given to the periphery of the site adjacent to the City Streets.
- The location of all on-site parking areas and the location, design and treatment of any proposed carports.

cont'd....

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- The provision, design and location of suitable off-street loading and unloading facilities.
 - The provision of suitably designed garbage collection facilities to serve the whole development.
 - The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.
 - All site lighting including any desired illumination of the off-street parking area.
 - Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.
- (b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45.
- (c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as are considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.
- (d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.
- (e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for Street widening purposes to achieve a 100' wide Arbutus Street.
- (f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.
- (g) That any land requirements for public park or recreational purposes -- or alternate financial arrangements be first determined by the City Council on report from the Board of Parks and Public Recreation and the Director of Planning.

FURTHER THAT the 3.5 acre Linear Park concept be approved and the overall development concept be approved, subject to compliance to the following:

cont'd....

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

- (a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design and the Vancouver City Planning Commission. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - June 26, 1972.'
- The Technical Planning Board, in considering the detailed scheme of development shall have regard to:
- The landscaping and treatment of all open portions of the site being to a high standard including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard be given to the periphery of the site adjacent to the City Streets.
 - The location of all on-site parking areas and the location, design and treatment of any proposed carports.
 - The provision, design and location of suitable off-street loading and unloading facilities.
 - The provision of suitable designed garbage collection facilities to serve the whole development.
 - The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.
 - All site lighting including any desired illumination of the off-street parking area.
 - Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.
- (b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45
- (c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as all considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.
- (d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.
- (e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for street widening purposes to achieve a 100' wide Arbutus Street.

cont'd....

Lands bounded generally by King Edward Avenue,
Arbutus Street, Valley and Eddington Drives
continued:

(f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.

(g) That details of the proposed public park development to be first approved by the Superintendant of Parks and Public Recreation and the Director of Planning and Civic Development

AND

An agreement to be first entered into to the satisfaction of the Corporation Counsel and the Superintendant of Parks and Public Recreation for the development of the public park by Marathon Realty

AND

The 3.5 acre public park to be first dedicated to the City of Vancouver and so registered in the Land Registry Office in accordance with the provisions of the Subdivision Control By-law.

FURTHER THAT at least one-half of the residential accommodation be designed for families.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 2:25 p.m.

CITY OF VANCOUVER
MEMORANDUM

ARBUTUS/
VILLAGE / #178

From: CITY CLERK

Date: December 18, 1985

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director - Zoning
City Engineer

Refer File P.H. 168

DEC 23 1985	
NUMBER	G 6564
REFERRED TO	DMC
COPY TO	ESS
ANSWER REQ D	

Subject: Public Hearing Minutes - December 12, 1985

I wish to advise you of the attached Minutes of the Special Council Meeting (Public Hearing) held on December 12, 1985.

Please note any matters contained therein for your attention.

M. K. K. K.
D/CITY CLERK

Att.

MK:ss

Also Sent To: Hamilton, Doyle & Associates, Architects,
801-1200 Burrard Street, Vancouver, B.C.
V6Z 2C7

Mr. Brian Castle, Marathon Realty Co. Ltd.,
206-131 Water Street, Vancouver, B.C.
V6B 4M3

Messrs. Isaac-Renton, Architects,
1226 Homer Street, Vancouver, B.C.
V6B 2Y5

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 12, 1985 in the Council Chamber, Third Floor, City Hall at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Brown
Aldermen Campbell, Davies,
Eriksen, Ford, Rankin, and Yee

ABSENT: Mayor Harcourt
Alderman Bellamy
Alderman Puil
Alderman Yorke (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. M.Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

1. Text Amendment: CD-1 Comprehensive Development District Pertaining to 4325 Willow Street - St. Jude's Anglican Home

Council considered an application on behalf of St. Jude's Anglican Home as follows:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT PERTAINING TO 4325 WILLOW STREET - ST. JUDE'S ANGLICAN HOME (Lot A of 6 and 7, and Lot 7, balance of Block 717, D.L. 526, Plan 5377)

- (i) The proposed text amendment, if approved, would provide regulations for the By-law which would:

- limit the use to special needs residential facility (Community Care Facility);
- establish maximums for permitted floor space ratio, site coverage and height, allowing for the development of a new two-storey plus-cellar addition;
- establish minimum required off-street parking and loading spaces;

- (ii) any consequential amendments.

Cont'd.....

Text Amendment - False Creek Area
Development Plan for Area 10A
Pertaining to Lands on the East Side
of Creekside Drive - Pennyfarthing (cont'd)

Mr. Baker expanded on his client's objections and recommended Council not approve the application.

Mr. L. Barter, resident of 1530 Mariner's Walk, supported the rezoning subject to continuation of the sea walk and provision of the easterly walkway.

MOVED by Ald. Ford,

THAT Council approve the proposed text amendment, as recommended by the Director of Planning, including:

1. establishing the requirement of providing an alternate public walkway on the easterly (waterfront) side of the proposed building, connecting at the north end to the 4.57 m (15 ft.) wide pedestrian walkway and sewer right-of-way.
2. securing public access to, and use of, the public open space.

- LOST

(Aldermen Campbell, Davies, Eriksen and Rankin opposed)

3. Text Amendment - CD-1 Comprehensive
Development District Pertaining to
4255 Arbutus Street - Arbutus Village

Council considered an application by Mr. Brian Castle of Marathon Realty Company Limited for text amendment as follows:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT
PERTAINING TO 4255 ARBUTUS STREET - ARBUTUS VILLAGE (Lots 2, 6,
B, VR 120, VR 146, VR 222, VR 474, VR 563, VR 610, VR 778, D.L.
526, Plan 14750)

(i) The proposed text amendment, if approved, would provide regulations for the CD-1 By-law which would:

- allow for the addition of 1 453.0 m (15,640 sq.ft.) of retail space to the Arbutus Village Square Shopping Centre;
- place an upper limit on floor space for all approved uses;
- limit the maximum number of dwelling units to 461 (existing);
- allow for the exclusion of residential balcony enclosures from floor space ratio calculations;
- establish minimum required off-street parking and loading spaces.

(ii) Any consequential amendments

Cont'd....

Text Amendment - CD-1 Comprehensive
Development District Pertaining to
4255 Arbutus Street - Arbutus Village (cont'd)

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to the following:
 - venting from any proposed restaurant use to be located as far away from the residential development as possible and directed away from the residential development
 - the submission of a detailed landscape plan for the whole of the shopping centre area, including perimeter landscaping and landscaped islands, and that required landscaping be maintained in good condition.
- (b) That the approved form of development be generally as prepared by Waisman, Dewar and Grout, Architects, stamped "Received, City Planning Department, October 18 and July 9, 1985".
- (c) Prior to enactment of the amending by-law, that the owners of the property enter into a legal agreement, to the satisfaction of the City Engineer and the Director of Legal Services, accepting responsibility for the cost of left-turn channelization and related works on Arbutus Street.

Mr. D. Thomsett, Zoning Division, reviewed the application.

Mr. B. Castle, Marathon Realty Company, explained the reasons why his company considers it vital to upgrade and renovate this shopping centre. Marathon Realty agrees with the conditions proposed by the Director of Planning.

The following spoke in opposition to the proposed expansion:

- Mr. John Penny, 302-2140 Briar Avenue (representing Strata Council VR778)
- Mrs. B. Daigle, 4195 Parkway Drive
- Mr. D. Craig, 106-2140 Briar Avenue
- Mr. H. Philipp, 402-2140 Briar Avenue
- Mr. W. Clancey, 7-4350 Valley Drive

Some of the bases for opposition were:

- The proposed relocation of the restaurant to the expanded north side would impact negatively on homes adjacent to this area because of:
 - cooking odours exhausting into air;
 - increased noise from restaurant patrons and also noise from the restaurant exhaust fans;

Cont'd.....

Text Amendment - CD-1 Comprehensive
Development District Pertaining to
4255 Arbutus Street - Arbutus Village (cont'd)

- security hazard to the residents as proposed restaurant would be open after the centre has closed;
- the expansion would detract from the current "village" atmosphere of the centre;
- do not favour removal of trees and shrubs from the parking lot;
- the proposed expansion at the north-east corner would be too close to residences.

Responding to the concerns expressed, Mr. Castle agreed it is not possible to totally eliminate cooking odours from the restaurant.

MOVED by Ald. Ford,

THAT the application be approved subject to the conditions proposed for adoption by resolution of Council and set out in this Public Hearing Minute, except that

- (i) there not be a physical projection beyond the north-east corner of the existing shopping centre;

and

- (ii) a restaurant not be permitted in the north-east corner of the shopping centre.

- CARRIED UNANIMOUSLY

4. Text Amendment: Floor Space Ratio
Increases for Social Housing

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

TEXT AMENDMENT: FLOOR SPACE RATIO INCREASES FOR SOCIAL HOUSING

- (i) The proposed text amendment, if approved, would amend the RM-3A1 and RM-3B District Schedules by deleting the floor space ratio increase provision that allows, under certain circumstances, development above a maximum floor space ratio of 1.45.
- (ii) Any consequential amendments.

Mr. P. Whitelaw representing the Fairview Heights Planning Committee, advised the Committee is opposed to any more non-market housing being located in the area.

MOVED by Ald. Campbell,

THAT the application of the Director of Planning for text amendment be approved.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

ARBUTUS VILLAGE
#178

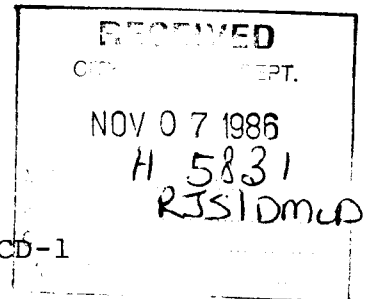
From: CITY CLERK

Date: NOVEMBER 5, 1986

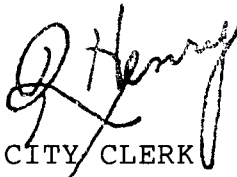
To: DIRECTOR OF PLANNING

Refer File:

Subject: PROPOSED CONDITIONS OF DEVELOPMENT
FOR ARBUTUS VILLAGE SHOPPING CENTRE CD-1



I wish to advise you of the attached extract from the Minutes
of the Vancouver City Council meeting of November 4, 1986.


CITY CLERK

Att.

AN EXTRACT FROM THE MINUTES OF
VANCOUVER CITY COUNCIL MEETING OF NOVEMBER 4, 1986

C. Proposed Conditions of Development for
Arbutus Village Shopping Centre CD-1

MOVED by Ald. Brown,

SECONDED by Ald. Bellamy,

THAT the approved form of development be generally as prepared by Dirassar, James, Jorgenson, Schaeferle, Architects, stamped "Received City Planning Department, August 26, 1986";

AND FURTHER THAT the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development.

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Puil, Yorke and the Mayor excused from
voting on Motion C)

47B- Site S.W. of Arbutus &

King Edward.

(R2.A.23)

RY-LAW NO. 4634

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

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered 2-150 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 uses permitted within the said area and the only uses for which development permits will be issued are:

Town houses
Apartments
Buildings or uses customarily accessory
thereto
Retail stores
Theatres
Offices
Ancillary retail stores and service
establishments
Off-street parking and loading
Personal Care Home
Private Hospital (Medical Services only)
Park, together with buildings and uses
ancillary thereto

subject to such conditions as Council may by resolution pre-
scribe.

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 1st day of
August, 1972.

(sgd) Thomas J. Campbell
MAYOR

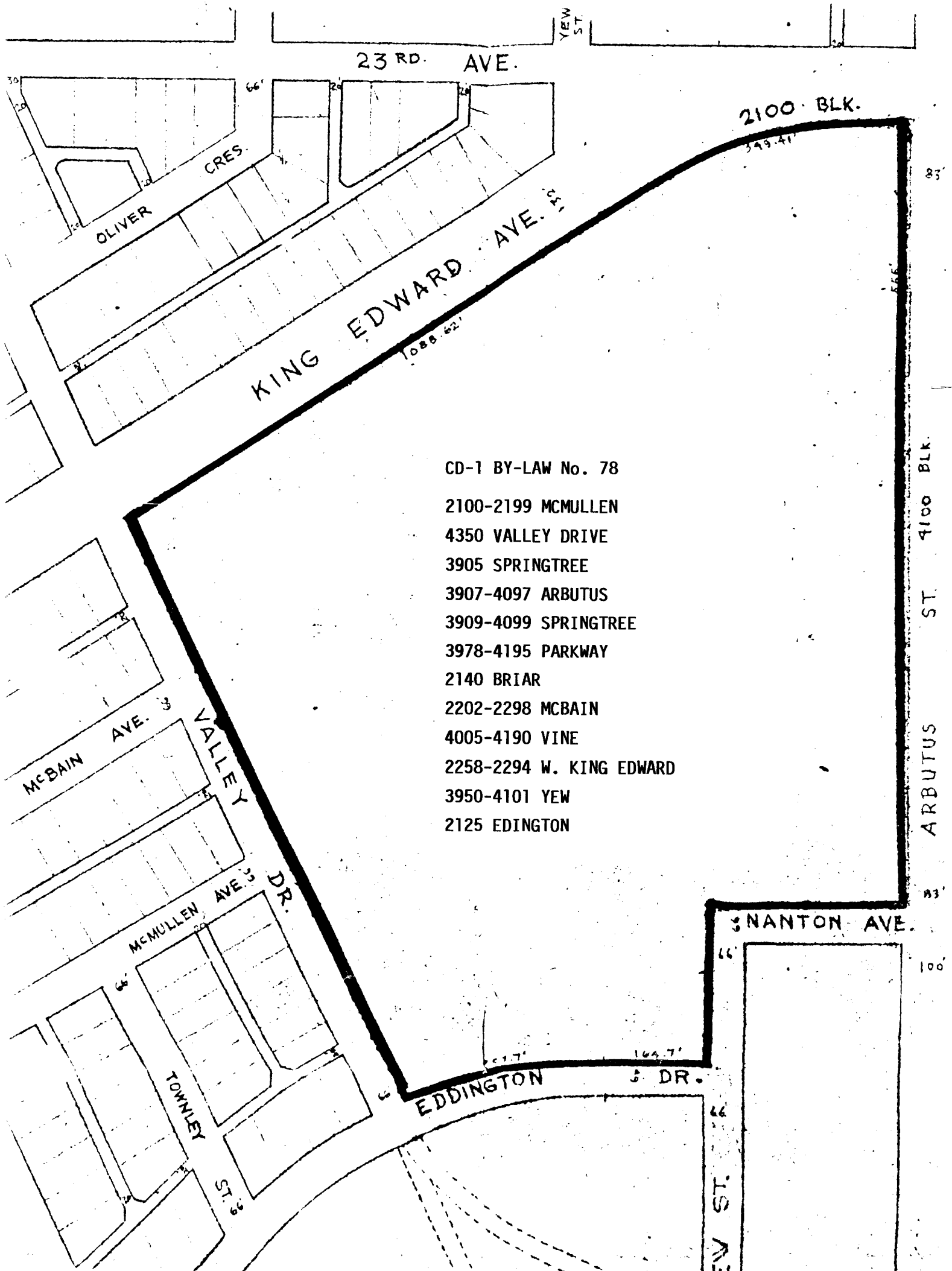
(sgd) Ronald Thompson
CITY CLERK

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 1st day of August 1972, and numbered 4634.

CITY CLERK

BEING THE ZONING AND DEVELOPME

OUTLINED IN BLACK
MCMULLEN DISTRICT
EDDINGTON DISTRICT



Arbutus Village

BY-LAW NO. 6062

A By-law to amend By-law No. 4634, being
a By-law which amended By-law No. 3575
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 4634 is amended by deleting all those words listed after the colon, commencing with "Town houses" and ending with "Park, together with building and uses ancillary thereto" and by inserting in their place the following:

- "(a) a maximum of 461 units comprising multiple dwellings;
- (b) a shopping centre composed of a food floor and other retail uses, service commercial uses including restaurants and cinemas, and office uses;
- (c) a special needs residential facility (community care facility);
- (d) a 1.42 ha (3.5 acre) park;
- (e) accessory buildings and accessory uses customarily ancillary to the above uses, including off-street parking and loading, pedestrian mall and circulation, and recreational facilities;

2. By-law No. 4634 is further amended by renumbering section 3 as section 5 and by inserting before it the following new sections:

"3. FLOOR AREAS

The uses listed in Column 1 of TABLE A below shall be permitted to the maximum floor area appearing opposite in Column 2:

TABLE A

COLUMN 1	COLUMN 2
1. Multiple Dwellings and uses customarily ancillary thereto.	64 190.58 m ² (690,942 sq. ft.)
2. Retail, Office, Theatre, Service Commercial uses, and uses customarily ancillary thereto.	33 713.13 m ² (147,607 sq. ft.)
3. Special Needs Residential Facilities (Community Care Facilities)	8 488.55 m ² (91,370 sq. ft.)

NOTE TO TABLE A:

For use No. 1 in column 1 the following shall be excluded from the floor area calculation:

- (i) balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first approves the design of any balcony enclosure and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
- (ii) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing.

4. OFF-STREET PARKING AND LOADING

- (a) A minimum of 894 off-street parking spaces for the residential uses shall be provided and maintained in accordance with the provisions of the Parking By-law;
- (b) A minimum of 493 off-street parking spaces for the commercial uses shall be provided and maintained in accordance with the provisions of the Parking By-law;

- (c) A minimum of 26 off-street parking spaces for the special needs residential facility shall be provided and maintained in accordance with the provisions of the Parking By-law;
- (d) Off-street loading spaces shall be provided in accordance with the requirements of the Parking By-law and to the satisfaction of the Director of Planning, who shall first receive advice from the City Engineer.

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

DONE AND PASSED in open Council this 4th day of
November , 1986.

(signed) Alderman Eriksen

Deputy 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 4th day of November, 1986, and numbered 6062.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUMfor CO-1
Book

From: CITY CLERK

Date: November 1, 1991

To: City Manager
→ Director of Planning
Associate Director, Land Use & Development Division
Director of Legal Services
Director of Social Planning (cc: Children's Advocate)
City Engineer

Refer File: P.H. #253

Subject: Public Hearing - October 24, 1991

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of October 24, 1991.

Please note any matters contained therein for your attention.

CITY CLERK

JT:ci
Att.

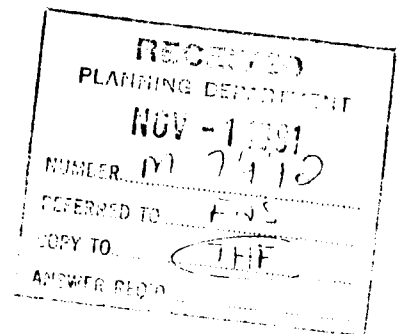
Also sent to: Mr. G. Robert Heaslip
Jaffsons Properties Inc.
Third Floor, 100 Park Royal
West Vancouver, B.C. V7T 1A2

Mr. & Mrs. Philip Mare
2294 West King Edward Ave.
Vancouver, B.C. V6L 3B8

Mr. Steve Floris
Strata Council VR 610
#406 - 3905 Springtree Dr.
Vancouver, B.C. V6L 3E2

Mr. Larry Wong
2456 East 19th Ave.
Vancouver, B.C. V5M 2S1

Mr. Greg Andrews
Dalla-Lana Griffin Architects
#400 - 1080 Mainland St.
Vancouver, B.C. V6B 2T4



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

4

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 24, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT:

Mayor Campbell
Aldermen Bellamy, Chan, Davies,
Eriksen, Owen, Price
and Wilson

ABSENT:

Alderman Puil
Alderman Rankin
Alderman Yorke (Leave of Absence)

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

Cont'd

1. Text Amendment: CD-1 By-law No. 4634
4255 Arbutus Street

An application of Jaffsons Properties Inc. was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 4634 - 4255 ARBUTUS STREET
(Lot 2, District Lot 526, Plan 14750)

- (i) If approved, the proposed text amendment would:

- expand the list of uses permitted on the Arbutus Shopping Centre site, to include Artist Studio, Library, Fitness Centre, Child Day Care Facility (limited to Child Minding and Pre-School), Business School, and Arts or Self Improvement School (limited to a maximum of 755 m² total floor area); and
- correct a metric conversion error, to revise the maximum floor area for Shopping Centre uses to a total of 13,713 m² (from the current figure of 33,713 m²).

- (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 amended form of development be approved in principle, amended generally as prepared by Dirassar James Jorgenson Architects and stamped "Received City Planning Department May 16, 1991," provided that the Director of Planning may allow minor alterations to this form of development when approving amendments to the detailed scheme of development as outlined in resolution (b) below.
- (b) THAT, prior to the enactment of the by-law, a development application be approved by the Director of Planning, having particular regard to improved (i.e., direct) access to the lower floor mall from the main parking lot.

Cont'd

Clause No. 1 cont'd

- (c) THAT, prior to approval by Council of a change to the form of development to allow enclosure of the lower mall space, a development application for enclosure of 200 m² of lower mall space as leasable commercial space be approved by the Director of Planning, having particular regard to residents' needs and opinions concerning the maintenance of direct and convenient access to the recreation centre from all dwelling units on site.

The agenda included the following summary of the proposed changes:

SUMMARY OF PROPOSED CHANGES

Zone	CD-1	CD-1
Uses	Shopping Centre uses including: Retail, Office, Theatre, Service Commercial and customarily ancillary uses. On the balance of the site: multiple dwellings, SNRF, park & customarily ancillary uses.	Add to Shopping Centre uses: Artist Studio, Library, Fitness Centre, Child Day Centre, and Arts, Self-Improvement or Business School. No change.
Permitted Floor Area in Shopping Centres	33,713.13 m ²	13,713 m ²

Cont'd

Clause No. 1 cont'd

Mr. Tom Phipps, Planner, reviewed the application noting the owners of the Arbutus Village Shopping Centre have been unsuccessful in leasing the existing lower mall space for retail and office uses. They propose to enclose 200 m² at the north end of the lower mall circulation area and expand upon what has currently been a very small leasable space. This space could be used for any of the uses listed in the application.

The Director of Planning supported concept of a broader range of uses and improved services to the public but proposed that approval be subject to conditions respecting minimum parking spaces for the fitness centre, improved access to the lower level from the main parking lot, maintenance of direct and convenient access to the recreation centre from the surrounding dwelling units; limitation of the child day care facility to child minding and pre-school uses and also restriction of the school uses to a maximum of 755 m² in total floor area.

Mr. Phipps advised the conditions should meet some of the concerns expressed by the community at meetings held in the area by the applicant, and in letters and petitions forwarded by the City Clerk to members of Council (on file). These included concerns about noise, increased traffic, potential for strangers within the Village Park and on the Strata properties. A major concern was that enclosure of the lower mall space would deprive Village residents of the use of the current lower level north entrance to the community centre.

In response to questions respecting the limitation of the day care facility, Mr. Phipps advised residents of the adjacent strata units were particularly concerned about location of the outdoor play area for the day care facility as initially proposed, since the configuration of the townhouses and strata units around the narrow Arbutus Village park tended to amplify sound, and children's voices would reverberate among the buildings.

Mr. Bob Heaslip, for the applicant, related the background to the application and the concerns respecting the continuing viability of the mall in view of ongoing problems in leasing lower mall space. The proposed uses were presented recognizing the residential nature of the Village, and increased service to its residents, as well as the broader community. The day care facility was felt appropriate because of current concerns respecting adequacy of day care in the city; it would provide flexibility for use of the vacant space and meet the requirements of the community.

Cont'd

Clause No. 1 cont'd

Mr. Heaslip referred to drawings to illustrate the lower mall area, circulation patterns and access routes to the various facilities, including the recreation centre. He felt the access concerns could be addressed at the development permit stage. Mr. Heaslip also noted the applicants would be agreeable to the limitation of the child care facility to child minding and pre-school uses, if Council so directed. Photographs of access points and buildings surrounding the park were circulated and are on file.

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

Mrs. Beverley Mare, area resident, advised information to the Village residents had been vague and nothing had been put in writing. There had been no notification of the changes proposed in the past week. As residents of the Village since 1974, who enjoyed the amenities offered by the recreation centre, Mrs. Mare and her husband disagreed with any changes to the by-law that would reduce or limit their use of the centre. She felt Council was being asked to approve carte blanche rezoning which would deny residents any voice in future proposals as they would only require approval of the Director of Planning.

Mr. Steve Floris, Chairman, Strata Plan VR 610 (King Edward Apartments), identified access to the recreation centre as a major concern. If this was closed off, the Village residents, many of them elderly, would have to detour through the park. At night the area was poorly lit and this would present additional hazards as the park had a history of criminal activity.

The proposed child day care centre was another concern as it was felt seniors and day care centres were incompatible. Chairpersons of the Village Strata Corporations, at a recent meeting, had been pleased to learn their objections had been listened to and the owners were no longer proposing a full day care centre. Mr. Floris stated his Strata Council had no objection to the child minding/pre-school proposal.

Mrs. Teresa Coomes, representing owners of 75 townhouses in Strata Plan VR 563 (brief on file), stressed residents cared about the continuing financial viability of the shopping centre, but had serious concerns respecting noise, loitering and littering in the Village Park. Other concerns were ease of access to the recreation centre, security and safety of persons and property due to the increasing number of strangers who would visit the shopping and business centre, and increased car and pedestrian traffic impacting on the private road and parking spaces.

Cont'd

Clause No. 1 cont'd

Mrs. Tobie Sandomirsky, Strata Plan VR 622, requested the north access remain open and better lighting be provided.

During discussion, Council members noted the by-law changes proposed related to uses only. The form of development would come later in the development process and many of the residents' concerns would be addressed at that time. An Alderman who had earlier inspected the site and the lower level access to the recreation centre, felt the access tunnel was dimly lit and the lighting should be improved.

Council members also noted child care facilities had posed no problems in other communities. None could recall receiving a single complaint.

MOVED by Ald. Bellamy,

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, except that condition (c) be amended to read as follows:

THAT, prior to approval by Council of a change to the form of development to allow enclosure of the lower mall space, a development application for enclosure of 200 m² of lower mall space as leasable commercial space be approved by the Director of Planning, having particular regard to residents' needs and opinions concerning the maintenance of direct, safe and convenient access to the recreation centre from all dwelling units on site;

FURTHER THAT the draft by-law be amended before presentation for enactment to permit the full range of child care uses.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

Arbutus Shopping Centre

BY-LAW NO. 6955

A By-law to amend
By-law No. 4634,
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. By-law No. 4634 is amended:
 - (a) in section 2 by deleting clause (b) and substituting therefor the following:

"(b) a shopping centre composed of a food floor and other retail uses, office uses, fitness centres, libraries, theatres, artist studios, child day care facilities and service uses including but not limited to restaurants, arts or self-improvement schools and business schools;"
 - (b) in Table A of section 3 by deleting use No. 2 from columns 1 and 2 and substituting therefor the following:

"Retail, Offices, Theatres, Service Uses (except that Arts or Self-Improvement Schools shall be limited to a maximum floor area of 755 m ² (8,127 sq. ft.)), Fitness Centres, Libraries, Artist Studios, Child Day Care Facilities and Uses customarily ancillary thereto.	13 713 m ² (147,607 sq. ft.)
---	--

"
 - (c) in section 4 by:
 - (i) changing the period at the end of clause (d) to a semi-colon; and
 - (ii) adding thereto the following:

"(e) A minimum of one parking space shall be provided per 10 m² (107 sq. ft.) of fitness centre, less the number of spaces

previously provided for such floor area at a rate of one space per 27.8 m² (299 sq. ft.).".

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

DONE AND PASSED in open Council this 24th day of
March , 1992.

(signed) Gordon Campbell

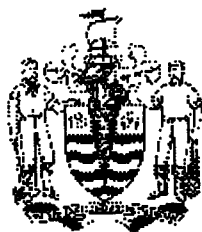
Mayor

(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 24th day of March 1992, and numbered 6955.

CITY CLERK "



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

PRESENT:

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

ABSENT:

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

**CITY CLERK'S
OFFICE:**

Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend

By-laws Nos.

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

Seniors supportive or assisted housing

BY-LAW NO. 8824

**A By-law to amend By-law No's.
3568, 3914 (13A), 3914 (13B), 4472, 4634, 4674, 6953, 7091, 7114, 7158, 7204,
7461, 7651, 7655, 7723, 7852, 7853, 8088, 8097, 8369, 8457 and 8592
which amended Zoning and Development By-law No. 3575 by
rezoning certain areas to CD-1**

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

1. In By-law No. 3568, Council:

- (a) from section 2(e), in three instances, strikes out "congregate", and substitutes "seniors supportive or assisted housing";
- (b) from clause 7 of Table A in section 3, strikes out "Congregate", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 4(c), strikes out "congregate", and substitutes "seniors supportive or assisted".

1. In By-law No. 3914 (13A), Council, in section 2:

- (a) re-letters clauses (b) and (c) as (c) and (d); and
- (b) after clause (a), inserts "(b) Seniors Supportive or Assisted Housing;".

2. In By-law No. 3914 (13B), Council:

- (a) from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing";
- (b) from section 2.A.1, strikes out "Congregate Housing", and substitutes "Seniors supportive or assisted housing"; and
- (c) from section 8.2, strikes out "congregate", and substitutes "seniors supportive or assisted".

3. In By-law No. 4472, Council, from sections 4.1.3, 4.2.9, 4.3.3, and 4.4.5, strikes out "Special Needs Residential Facility - Congregate", and substitutes "Seniors Supportive or Assisted".
4. In By-law No. 4634, Council, in section 2:
 - (a) re-letters clauses (c), (d), and (e) as (d), (e), and (f); and
 - (b) after clause (b), inserts "(c) seniors supportive or assisted housing;"
5. In By-law No. 4674, Council, from section 2(a), strikes out "Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
6. In By-law No. 6953, Council, from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing Facility", and substitutes "Seniors Supportive or Assisted Housing".
7. In By-law No. 7091, Council, in section 2:
 - (a) re-letters clause (d) as (e); and
 - (b) after clause (c), inserts "(d) Seniors Supportive or Assisted Housing;"
8. In By-law No. 7114, Council, in section 2:
 - (a) re-letters clauses (a) and (b) as (b) and (c); and
 - (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"
9. In By-law No. 7158, Council, in section 2:
 - (a) re-letters clause (c) as (d); and
 - (b) after clause (b), inserts "(c) Seniors Supportive or Assisted Housing;"
10. In By-law No. 7204, Council, in Schedule B:
 - (a) in section 3, re-letters clauses (i) and (j) as (j) and (k);
 - (b) in section 3, after clause (h), inserts "(i) Seniors Supportive or Assisted Housing;" ;
 - (c) from Table 1, strikes out ", and Special Needs Residential Facility - Congregate Housing";

- (d) from Table 2, strikes out “, and, in respect only of sub-areas 7, 8 and 10, Special Needs Residential Facility - Congregate Housing”;
- (e) from section 7.6, strikes out “and Special Needs Residential Facility - Congregate Housing”; and
- (f) from section 10(b) strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

11. In By-law No. 7461, Council, in Schedule B:

- (a) from section 3(h), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing.”; and
- (b) from sections 3A, 6.3(e), 6.5, and 8, and from footnote 5 to Table 1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “seniors supportive or assisted housing”.

12. In By-law No. 7651, Council, from sections 2(a), 4, and 6, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

13. In By-law No. 7655, Council, from section 2.1, strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

14. In By-law No. 7723, Council, from section 2(b), strikes out “Special Needs Residential Facility - Congregate Housing”, and substitutes “Seniors Supportive or Assisted Housing”.

15. In By-law No. 7852, Council, in section 2.1:

- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

16. In By-law No. 7853, Council, in section 2.1:

- (a) re-letters clauses (f) and (g) as (g) and (h); and
- (b) after clause (e), inserts “(f) Seniors Supportive or Assisted Housing.”.

17. In By-law No. 8088, Council, in section 2:

- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"

18. In By-law No. 8097, Council, from sections 2(a) and 3.1, strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".

19. In By-law No. 8369, Council, from section 2(b), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing".

20. In By-law No. 8457, Council, in section 2:

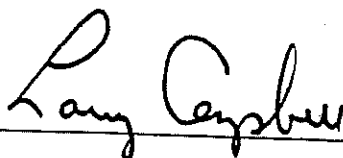
- (a) re-letters clauses (a), (b), and (c) as (b), (c), and (d); and
- (b) before clause (b), inserts "(a) Seniors Supportive or Assisted Housing;"

21. In By-law No. 8592, Council:

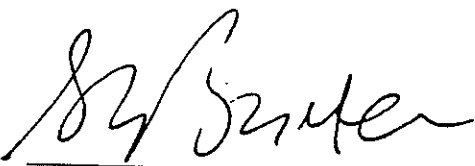
- (a) from section 2(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "Seniors Supportive or Assisted Housing"; and
- (b) from section 5(a), strikes out "Special Needs Residential Facility - Congregate Housing", and substitutes "seniors supportive or assisted housing".

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

ENACTED by Council this 6th day of April, 2004



Mayor



City Clerk



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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2004

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 2004, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

PRESENT:

Mayor Larry Campbell
Councillor Fred Bass
Councillor David Cadman
Councillor Jim Green
Councillor Peter Ladner
Councillor Raymond Louie
Councillor Tim Louis
Councillor Anne Roberts
Councillor Tim Stevenson
Councillor Sam Sullivan
Councillor Ellen Woodsworth

CITY CLERK'S OFFICE:

Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Roberts
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law and Official Development Plans, to designate heritage property, and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

1. Heritage Designation: 450 West 2nd Avenue

An application by Bastion Developments was considered as follows:

Summary: Heritage designation of the Nye Building at 450 West 2nd Avenue.

The Director of Current Planning recommended approval.

Staff Comments

Terry Brunette, Heritage Planner, was present to respond to questions.

5. Text Amendment: Seniors Supportive or Assisted Housing

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

Summary: To define Seniors Supportive or Assisted Living (formerly Congregate Housing for Seniors) as a residential, not institutional use. If approved, consequential amendments will be required to the Parking By-law and other guideline documents.

The Director of Current Planning recommended approval.

Staff Comments

Rob Whitlock, Senior Housing Officer, Housing Centre, in response to a question, noted that the Seniors Advisory Committee had reviewed this application.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Woodsworth

A. THAT the application by the Director of Current Planning to amend the text of the Zoning and Development By-law and various other by-laws and guidelines to reflect changes related to seniors housing generally as set out in Appendix A of the Policy report dated January 2, 2004 entitled "Zoning and Development By-law: Changes to Facilitate Seniors Housing" be approved.

B. THAT, subject to approval of the zoning by-law amendments, the by-law be accompanied at time of enactment by amendments to the Parking By-law and other guidelines documents.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Green
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY
(Councillor Roberts absent for the vote)

1. A By-law to Alter the Boundaries of the Gastown Business Improvement Area (2004-2009) (By-law No. 8823)
- * 2. A By-law to amend various by-laws which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (re congregate housing) (By-law No. 8824)
3. A By-law to amend Zoning and Development By-law No. 3575 (re congregate housing) (By-law No. 8825)
4. A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re congregate housing) (By-law No. 8826)
5. A By-law to amend First Shaughnessy Official Development Plan By-law No. 5546 (re congregate housing) (By-law No. 8827)
6. A By-law to amend Parking By-law No. 6059 (re congregate housing) (By-law No. 8828)
7. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (55 East Cordova Street) (By-law No. 8829)
8. A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (1826 and 1830-1850 Blanca Street) (By-law No. 8830)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 8)
9. A By-law to designate certain real property as protected heritage property (1826 Blanca Street) (By-law No. 8831)
(Councillors Cadman, Green, Louie and Roberts were excused from voting on By-law No. 9)
10. A By-law to amend Noise Control By-law No. 6555 (re 1201 West Hastings Street) (By-law No. 8832)

4255 Arbutus Street

BY-LAW NO. 9476


A By-law to amend CD-1 By-law No. 4634

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

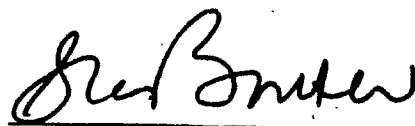
1. This By-law amends the indicated provisions of By-law No. 4634.
2. Council re-letters subsections (c) to (f) of section 2 as subsections (d) to (g) respectively.
3. After section 2(b), Council adds:

“(c) adult day care centre, which means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults, but only on the second floor of the shopping centre;”.
4. To section 2 of Column 1 of Table A, after “Facilities”, Council adds “, Adult Day Care Centre,”.
5. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 15th day of May, 2007



Mayor



City Clerk

BY-LAWS

MOVED by Councillor Ball
SECONDED by Councillor Capri

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 16 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. **A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 9471)**
(Councillors Chow, Deal, Lee and Stevenson ineligible to vote)
2. **A By-law to amend CD-1 By-law No. 8536 (re 801 West Georgia Street; miscellaneous text amendments) (By-law No. 9472)**
(Councillors Chow, Deal, Lee and Stevenson ineligible to vote)
3. **A By-law to amend Downtown Official Development Plan By-law No. 4912 (re miscellaneous text amendments) (By-law No. 9473)**
(Councillors Chow, Deal, Lee and Stevenson ineligible to vote)
4. **A By-law to amend Sign By-law No. 6510 (re miscellaneous text amendments) (By-law No. 9474)**
(Councillors Chow, Deal, Lee and Stevenson ineligible to vote)
5. **A By-law to amend Parking By-law No. 6059 (re miscellaneous text amendments) (By-law No. 9475)**
6. **A By-law to amend CD-1 By-law No. 4634 (re Arbutus Centre, 4255 Arbutus Street) (By-law No. 9476)**
(Councillors Deal and Lee ineligible to vote)
7. **A By-law to enact a Housing Agreement for 237 Keefer Street (By-law No. 9477)**
8. **A By-law to amend Impounding By-law No. 3519 regarding impounding charges (By-law No. 9478)**
9. **A By-law to amend Single Room Accommodation By-law No. 8733 regarding miscellaneous amendments (By-law No. 9479)**
10. **A By-law to amend Zoning and Development By-law No. 3575 (re small businesses) (By-law No. 9480)**
(Councillors Deal and Lee ineligible to vote)
11. **A By-law to amend Downtown Official Development Plan By-law No. 4912 (re small businesses) (By-law No. 9481)**
(Councillors Deal and Lee ineligible to vote)

12. **A By-law to amend Downtown-Eastside/Oppenheimer Official Development Plan By-law No. 5532 (re small businesses) (By-law No. 9482)**
(Councillors Deal and Lee ineligible to vote)
13. **A By-law to amend License By-law No. 4450 regarding small businesses**
(By-law No. 9483)
14. **A By-law to amend Parking By-law No. 6059 (re small businesses) (By-law No. 9484)**
15. **A By-law to amend Building By-law No. 9419 regarding small businesses**
(By-law No. 9485)
16. **A By-law to amend Parking By-law No. 6059 (regarding parking requirements for multiple residential use) (By-law No. 9486)**

Staff Comments

Bill Boons, Co-Manager of Processing Centre - Development, Development Services, made a brief presentation and provided the rationale for the recommended removal of the term "body rub parlour" from the by-law. Mr. Boons further advised that after discussion with the registered speaker, staff would be prepared to sever this portion of the recommendation, if Council so directed following the hearing of delegations.

Summary of Correspondence

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

Speakers

The Mayor called for speakers for and against the application.

Sue Davis, BC Coalition of Experimental Women and Communities (BCCEC), (material filed), requested the term "body rub parlour" not be removed from the by-law, suggested the City engage in discussion with sex workers in future on such decisions, and requested Council demonstrate its commitment to both the safety of sex workers and the community by not limiting the opportunities to work safely.

Council Decision

MOVED by Councillor Ladner

THAT the application by the Director of Planning to amend the Zoning and Development By-law to introduce new definitions for "Beauty and Wellness Centre" and "Personal Training Centre"; and amend the definitions for "Barber Shop", "Fitness Centre", "Health Enhancement Centre", and "Health Care Office", generally in accordance with Appendix A to Policy Report "Regulation and Service Improvements Affecting Small Businesses" dated February 13, 2007, as amended this day, be approved; and

FURTHER THAT Appendix A, be amended by removing all references to the deletion or changes to by-law references to "Body Rub Parlour".

CARRIED UNANIMOUSLY

3. TEXT AMENDMENT: 4255 Arbutus Street (Arbutus Village)

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

Summary: To amend the CD-1 bylaw to permit an Adult Day Care on the second floor of the shopping centre component.

The Director of Planning in consultation with the Director of Social Planning recommended approval.

Staff Comments

Desiree Drewitt, Rezoning Planner, Rezoning Centre, was present to respond to questions.

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Anton

THAT the application by the Director of Planning to amend CD-1 By-law No. 4634 for 4255 Arbutus Street to add to the list of permitted uses in accordance with Appendix A to Policy report "CD-1 Text Amendment: 4255 Arbutus Street (Arbutus Village)" dated February 27, 2007 be approved.

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT: 51-85 & 199-215 West 1st Avenue, 1599-1651 Ontario Street, and 1598-1650 Columbia Street (Olympic Village - Southeast False Creek)

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

Summary: To amend the Olympic Village CD-1 to remove the 2% limit on passive design exclusions allowing for more sustainable features to be incorporated in the residential buildings which will serve initially as accommodation for 2010 athletes and officials.

The Director of Planning recommended approval.

Staff Comments

Michael Naylor, Rezoning Planner, Rezoning Centre, made a brief presentation, and along with Karis Heibert, Planner, Current Planning, responded to concerns raised by Council members regarding the potential abuse of balcony space to create additional rooms.

Summary of Correspondence

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

Special needs residential facilities

BY-LAW NO. 9674

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

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

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

Table 1

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

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

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

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

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

ENACTED by Council this 24th day of June, 2008

Mayor

City Clerk

EXPLANATION

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

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

Director of Legal Services
June 24, 2008

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

MOVED by Councillor Lee
SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY
(Councillor Louie absent for the vote)

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

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Lee

SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Anton

SECONDED by Councillor Stevenson

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

CARRIED UNANIMOUSLY

(Councillor Louie absent for the vote)

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

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

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

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

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

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

Staff Opening Comments

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

Summary of Correspondence

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

Speakers

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

Council Decision

MOVED by Councillor Chow

A. THAT the application to:

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

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

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

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

CARRIED UNANIMOUSLY