



City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (83)

2803 West 41st Avenue

By-law No. 4674

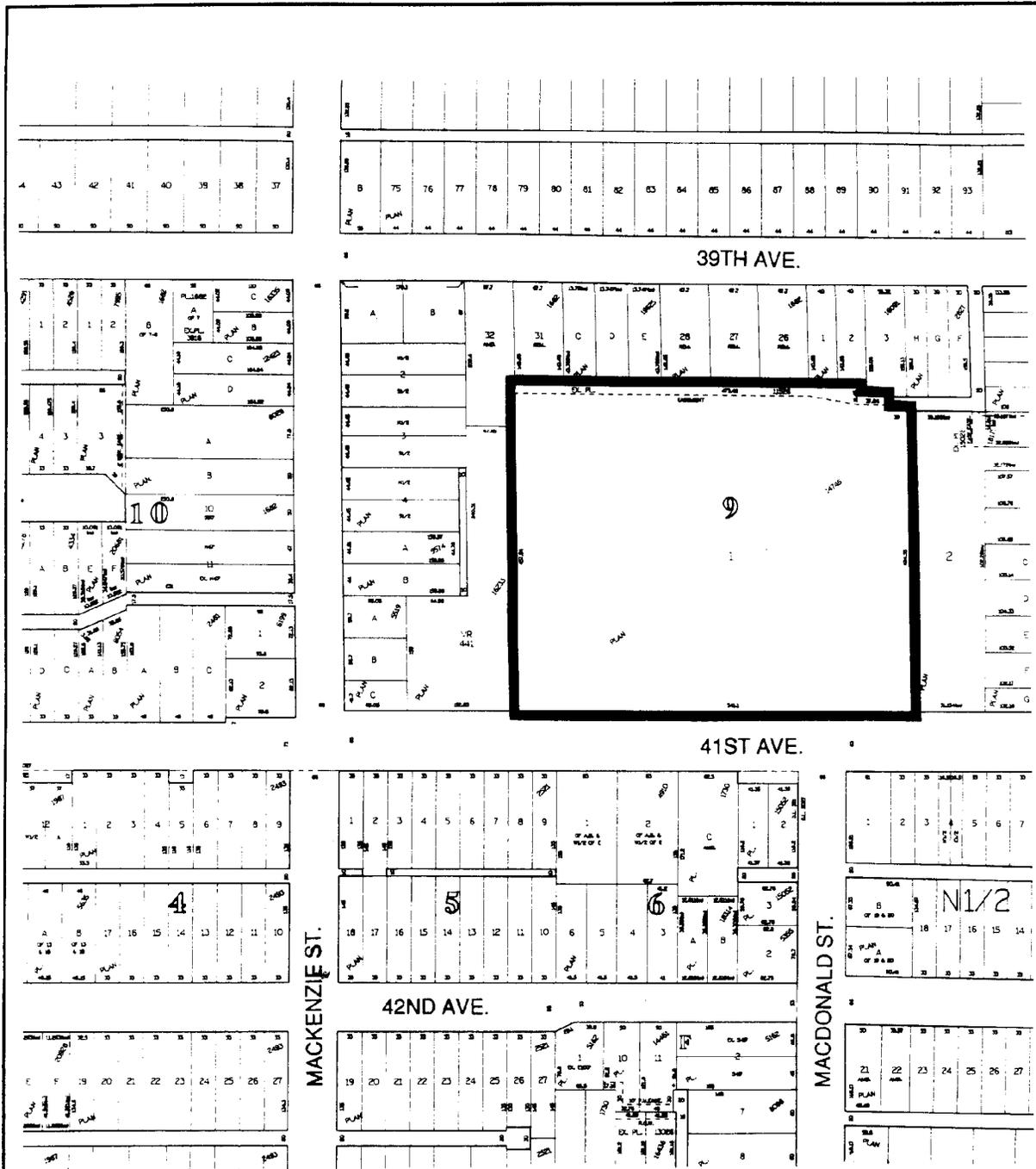
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective December 19, 1972

(Amended up to and including By-law No. 8824, dated April 6, 2004)

- 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 included within the heavy black outline on Schedule “D” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) Seniors Supportive or Assisted Housing and Community Care Facility; and [8824; 04 04 06]
 - (b) accessory uses customarily ancillary to the above uses.
[5025; 76 10 26] [6639; 90 03 13]
- 3** **Floor Space Ratio**
The floor space ratio, computed in accordance with the applicable provisions of the RT-2 District Schedule, shall not exceed .60, except that where floors below the base surface are used for storage, laundry or heating and mechanical equipment, the floor area of these uses may be excluded in the computation of floor space ratio. [6639; 90 03 13]
- 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** **Height**
The maximum building height measured above the base surface shall be the lesser of 10.06 m (33 ft.) or 3 storeys. [6639; 90 03 13]
- 5** **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 79 parking spaces shall be provided. [6639; 90 03 13]
- 6** *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*
[6639; 90 03 13]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4674 or provides an explanatory note.



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4674

CD-1 (83) 2803 W. 41st Ave. City of Vancouver Planning Department	date prepared: Aug. 1992 sectional(s): J-19	
	scale: 1:2500	

5. North Side West 41st Avenue
between Trafalgar and MacKenzie Streets

An application was received from Mr. W.D. Buttjes, Architect for Crofton Lodge to rezone Lots 9 - 16 inclusive, and approximately the southerly 183.75' of Lots 24 - 31 inclusive, Block 9, D.L. 2027, situated on the north side of West 41st Avenue between Trafalgar and MacKenzie Streets.

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

Two persons appeared speaking against the application because of the density of the development and the traffic and noise problems which may occur.

MOVED by Ald. Hardwick,

THAT the foregoing application by Mr. W.D. Buttjes be approved in accordance with the Technical Planning Board and the Town Planning Commission, the uses being restricted to a residence for retired and semi-retired persons, consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses, including off-street parking, and subject to the prior compliance by the owners to the following conditions:

- (a) The acquisition of the subject properties, including lands within the area already dedicated for lane; the consolidation of same into one parcel and so registered at the Land Registry Office, with prior agreement of City Council on the dedication of the southerly 17 feet for a nominal sum for the future widening of 41st Avenue.
- (b) Detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, the Technical Planning Board having particular regard to the treatment and landscaping of the open portions of the site and its relationship to the adjacent one-family dwellings.

cont'd . . .

North Side West 41st Avenue between
Trafalgar and MacKenzie Streets (cont'd)

- (c) The floor space ratio not to exceed 0.45 gross, but excluding any storage, laundry, furnace rooms, or underground parking, if located totally below grade.
- (d) The scheme of development not to be materially different from that submitted with the application prepared by W.D. Buttjes and Associate Architects, dated August, 1971, Job #1301.
- (e) That the undertaking by Mr. Neil B. Cook, by letter of September 15, 1971, that:

'At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public'

to form one of the conditions of the development permit if and when issued.

- (f) Only one suitably designed sign to be permitted on the site, such sign to be first approved by the Technical Planning Board.

FURTHER THAT should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

FURTHER THAT in accordance with the recommendations of the Town Planning Commission, the Technical Planning Board consult with the Fire Chief regarding fire access at the time of final processing of the details of the development.

- CARRIED

#83.- N. Side of W. 41ST between
Trafalgar & Mackenzie.
(RE. 41.22)

Zoning Planner

CITY PLANNING OFFICE

RECEIVED
DEC 21 1972

BY-LAW NO. 4674

No. 15038
VANCOUVER, B.C.

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

AMD. BY BY-LAW
5025
(copy follows)

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z - 144 - D annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule "D" attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2. 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 residence for retired and semi-retired persons consisting of sleeping units, dining and recreation facilities, barber, beauty and variety shops and other ancillary uses, including off-street parking,

subject to such conditions as Council may by resolution prescribe.

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

DONE AND PASSED in open Council this 19th day of
December, 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 19th day of December, 1972, and numbered 4674.

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 28, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1976, at 2:00 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Sweeney and
Volrich

ABSENT: Alderman Rankin

CLERK TO THE SPECIAL COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

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

- CARRIED UNANIMOUSLY

1. Rezoning - N/E Corner McGill
and Penticton Streets

An application has been received from the Director of Planning to rezone Lot 301, T.H.S.L. located on the north-east corner of McGill and Penticton Streets

FROM: (C-1) Commercial District

TO: (RS-1) One Family Dwelling District

The Vancouver City Planning Commission and the Director of Planning both are recommending approval.

Mrs. Otto, a resident of the area, enquired as to the possibility of subdividing the property into two 33 foot lots and also enquired as to whether or not it could be at some future date rezoned back to (C-1) Commercial. A member of the Zoning Planners staff advised that it would be possible to subdivide at the discretion of the Approving Officer. The Mayor advised that a future Council could consider rezoning it back to (C-1), if requested but doubted if this will be done because of the spot zoning aspect.

MOVED by Ald. Cowie

THAT the foregoing application by the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - N/E Corner East Pender
Street and McLean Drive

An application has been received from Mr. Eugene Paone on behalf of Alfred Horie Construction Company Limited to rezone the south half of Lot A, and north half of Lot A, Block 5, D.L. 183, located at 1505-1515 East Pender Street and 454-458 McLean Drive

FROM: (RM-3) Multiple Dwelling District

TO: (M-1) Industrial District

Cont'd...

Rezoning - N/E Corner East Pender
Street and McLean Drive

The Vancouver City Planning Commission and the Director of Planning recommended approval subject to the following revised conditions:

- "1. The owner to formally dedicate the western 8.5 feet of the south half of Lot A, and north half of Lot A, Block 5, D.L. 183 for street widening purposes as required by the City Engineer.
2. Prior to the enactment of the By-law, the above-mentioned condition is to be complied with by November 20, 1976."

Mr. Paone spoke in support of the application and made reference to the dedication of the 8.5 feet, proposing that it only be dedicated when the street is to be widened.

It was suggested to Mr. Paone by the Mayor that he consider dedicating the land now and leasing it back to the City.

Mrs. H. Hooge spoke against the application and filed a brief in which the petitioners expressed concern on the traffic situation on the 400 block McLean Drive. Mrs. Hooge also referred to the condition of two houses on McLean Drive which are derelict. Mr. Paone replied that the buildings in question will be demolished within the next few days.

MOVED by Ald. Cowie

THAT the foregoing application by Mr. Eugene Paone be approved subject to the revised conditions recommended by the Director of Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce

THAT the City Engineer report to Council on the traffic situation of the area on East Pender Street and McLean Drive in view of the concern expressed by the petitioners and Mrs. Hooge including information on plans to widen the street.

- CARRIED UNANIMOUSLY

3. Text Amendment to Comprehensive
Development By-law - Crofton Manor

An application has been received from Mr. N.B. Cook of the N.B. Cook Corporation Limited requesting text amendment to the (CD-1) Comprehensive Development By-law No. 4674 to add "Personal Care" as a permitted use with respect to Crofton Manor, 2308 West 41st Avenue (Lot 1, Block 9, D.L. 2027).

Council was advised that the drawings submitted with the application indicated a change in the East Wing from 48 sleeping units to 46 personal care units and a dining and lounge area. There is no increase in the existing floor area.

The Vancouver City Planning Commission and the Director of Planning both recommend approval.

There was no one present who wished to speak for or against this application and, it was

MOVED by Ald. Bird

THAT the foregoing application by Mr. N.B. Cook be approved.

- CARRIED UNANIMOUSLY

2803 West 41st Avenue
Crofton Manor

BY-LAW NO. 5025

A By-law to amend By-law No. 4674,
being a Zoning By-law

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

1. Section 2 of By-law No. 4674 is amended by inserting immediately after the words "sleeping units" the following words:

"personal care".

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

DONE AND PASSED in open Council this 26th day of October, 1976.

(signed) A. Phillips

MAYOR

(signed) D.H. Little

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 26th day of October, 1976, and numbered 5025.

CITY CLERK"

April 8, 1983

APPENDIX 'A'

P A R K I N G R E P O R T *

PROJECT/LOCATION	NUMBER OF ROOMS	NUMBER OF RESIDENTS	NO. OF STAFF/SHIFT			NO. OF RES. OWNED VEHICLES	NO. OF STAFF VEHICLES			NUMBER OF STALLS PROVIDED
			7-3	3-11	11-7		7-3	3-11	11-7	
NORMANDY PRIVATE HOSPITAL 4505 Valley Drive Vancouver, B.C.	Lodge- 30 Hosp.- 36 <u>66</u>	46 75 <u>121</u>	35 - - - - -	- 13 - - - -	- - - - - -	Lodge- 1 Hosp.- 0	21 - - - -	- 8 - - -	30	
WILLINGDON PRIVATE HOSP. 4435 Grange Street Burnaby, B.C.	33	76	22 - - -	- 12 - -	- - 3	0	13 - -	- 12 - 3	20	
KENSINGTON PRIVATE HOSP. 750 W. 41st Vancouver. B.C.	39	77	21 - - -	- 11 - -	- - 3	0	12 - -	- 7 - 3	17	
SANDRINGHAM PRIVATE HOSP. 1650 Fort Street Victoria, B.C.	38	85	24 - -	- 10 -	- - 3	0	13 - -	- 6 - 3	27	

- NOTES: 1) Our management have estimated that maximum of 60% of the staff bring their vehicles to work.
 2) Visiting hours are flexible but are encouraged between 1 P.M. & 9 P.M.
 3) We have not experienced any shortages or difficulties with the above and all of these projects have been operating for over 15 years.

Using the above information, we have projected Crofton parking requirements as follows:

CROFTON EXISTING	Retirement	45	Retire: 46	10	4	3	Retire: 3	7	2	2	SAME AS BELOW

* Submitted by the applicant.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 16th November 1983

To: CITY MANAGER
DIRECTOR OF SOCIAL PLANNING
DIRECTOR OF PLANNING
MEDICAL HEALTH OFFICER
CITY ENGINEER

Refer File:

Subject:

CROFTON MANOR, 2803 WEST 41ST AVENUE

RECEIVED CITY OF VANCOUVER DEPT. NOV 21 1983 # <i>EX 835</i> FILED CITY CLERK

Please be advised that City Council at its meeting on Tuesday, November 15, 1983, approved the recommendation of the City Manager as contained in his attached report dated November 8, 1983, with regard to the above matter.

[Handwritten Signature]
CITY CLERK *[Handwritten Initials]*

GLevine:mfm
Att.

Also sent to:

Mr. Brian Esplen, N.B. Cook Corporation Ltd.
900 - 999 West Hastings Street V6C 2W9

MANAGER'S REPORT

I

DATE November 8, 1983

TO: VANCOUVER CITY COUNCIL

SUBJECT: Crofton Manor, 2803 West 41st Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

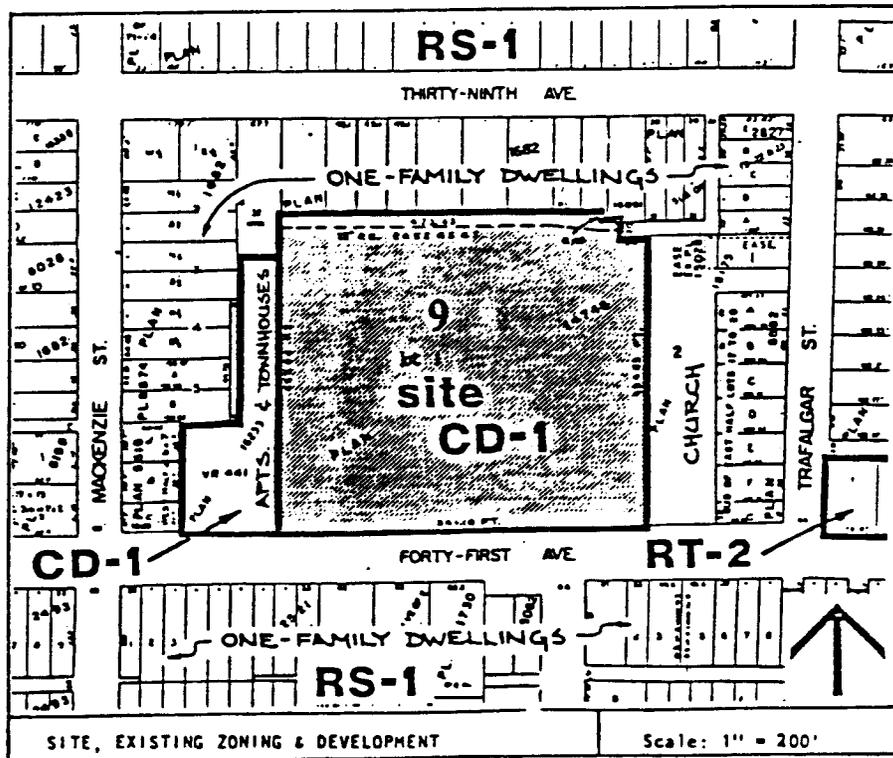
This report seeks Council approval, by resolution, for a minor increase in the permitted floor space ratio (FSR) on the Crofton Manor site, as well as support for a development permit application (No. 97619) which would permit the conversion of the easterly portion of the existing building to a personal care home (long-term care facility), with minor building additions.

The proposed use (conversion) is already permitted under the present CD-1 zoning on this site (By-law No. 4674 and Amending By-law No. 5025), however the present FSR permitted is only 0.460, the requested building additions requiring an increase to 0.474. The required increase in FSR may be authorized by Council resolution.

SITE DESCRIPTION AND BACKGROUND

The site, located on the north side of West 41st Avenue between Trafalgar and Mackenzie Streets, comprises an area of approximately 2.284 hectares (5.64 acres). Site context, including existing zoning and development, is illustrated in Diagram 1 below.

Diagram 1



Although approval 'in principle' was granted by Council at a Public Hearing in November of 1971, the conditions of approval for rezoning from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District were not satisfied by the applicant until December, 1972 at which time CD-1 By-law No. 4674 was enacted. The CD-1 By-law permitted:

A residence for retired and semi-retired persons consisting of sleeping units, dining and recreation facilities, barber, beauty and variety shops and other ancillary uses, including off-street parking, subject to such conditions as Council may by resolution prescribe.'

Specific conditions of development were established by resolution of Council, as was customary for CD-1 By-laws at the time. Of particular importance was the resolution of Council permitting a maximum FSR of 0.45 (based on site area prior to dedication of lands adjacent to West 41st Avenue for road-widening purposes) or 0.46 net.

The specific development proposal was for 'a residence for retired and semi-retired individuals and couples who do not require either care or assistance'. Under subsequent development permit, issued in 1973, the site was developed generally with a one-storey building plus cellar, comprising 162 units for retired and semi-retired persons, and 94 off-street parking spaces, 13 of which are surface parking spaces intended for visitors.

In response to an initiative by the owners of the development in 1975, CD-1 By-law No. 4674 was amended to include 'personal care' as a permitted use. The intention at that time was to convert 46 units in the easterly wing to accommodate veterans displaced from the Shaughnessy Hospital site. This conversion was subsequently undertaken; however, at peak usage during 1980-1981, only 22 of the 46 personal care units were occupied. Occupancy of the 116 rooms allocated for retired/semi-retired residents also peaked during this same period at 90 persons.

In 1980, approval was granted to convert 14 underground off-street parking spaces to storage space for residents. A total of 80 off-street parking spaces was therefore retained.

In 1981, the site was sold to Skalbana Enterprises Ltd. and was followed by informal initiatives to convert the premises to a strata title development, followed by notices of termination to existing residents, resulting in many residents vacating the premises. The proposed strata title conversion was, however, not pursued.

In 1982, there were plans to retain a portion of the existing facilities as a retirement home, convert other portions to intermediate and extended care, and add to the remaining portions to create a non-market senior citizens' residential development. These were subsequently abandoned. Ownership control of the site then reverted to N.B. Cook Corporation Ltd., the original site developers.

The site remains developed as originally constructed in 1973, although a number of the original units were changed to personal care usage and there has been a reduction in off-street parking to 80 spaces (67 underground, 13 surface). None of the 46 personal care units and only 46 of the 116 retirement/semi-retirement units are presently occupied.

PROPOSED ALTERATION

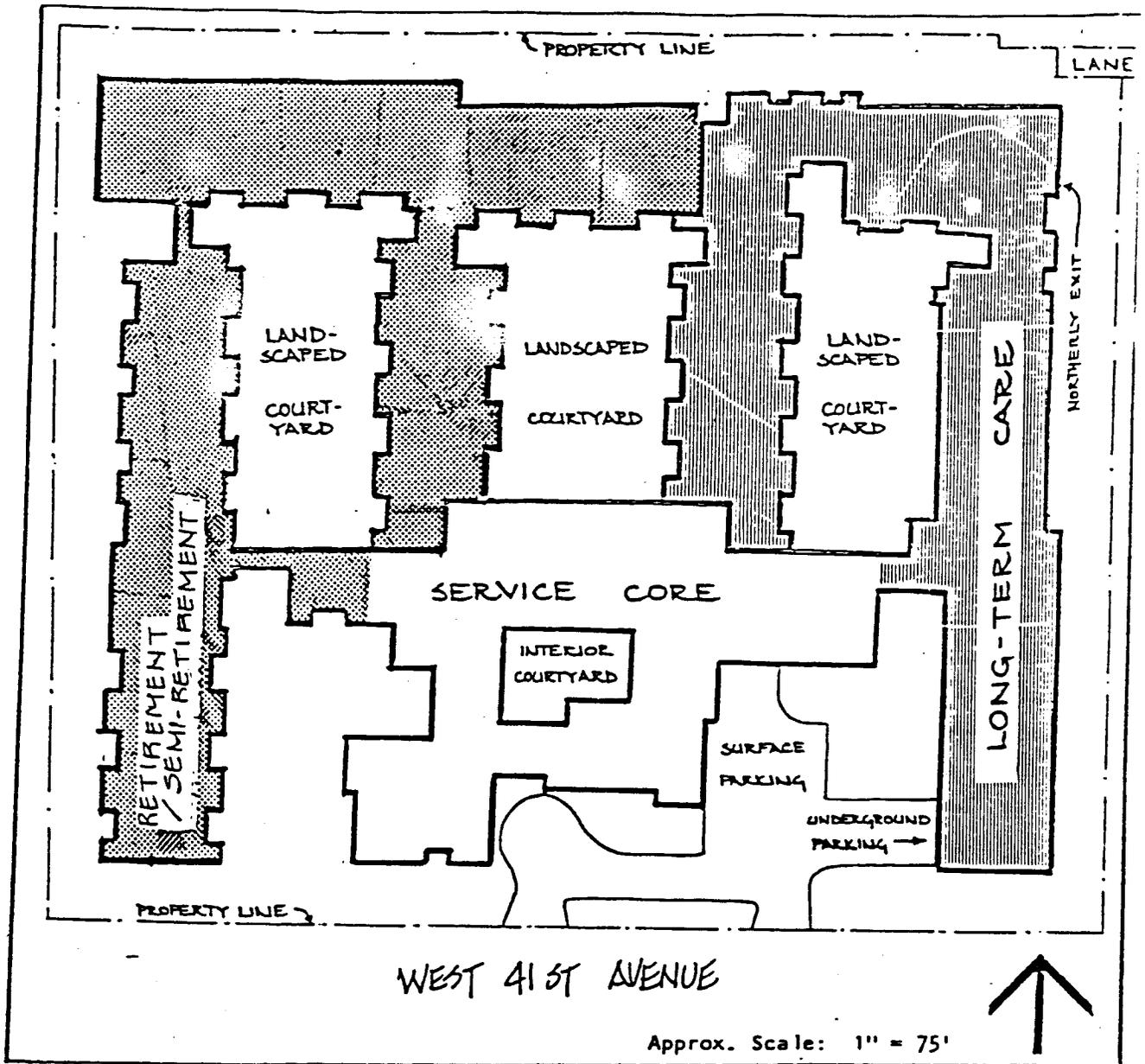
The application before Council seeks approval, by resolution, for minor additions to the easterly portion of the existing building.

According to the applicant, the proposal is to retain 85 units for occupancy by retired and semi-retired persons, of which 46 units are presently occupied and to convert 77 units for a personal care home which will accommodate 150 persons.

The original 94 off-street parking spaces would be re-established. Small additions to 23 of the proposed personal care home units would result in floor space increases of 3,400 sq. ft. Existing service areas, kitchen, dining, laundry, arts/crafts, etc. and amenities such as swimming pool, sauna, exercise rooms and lounges/billiard room would be retained to serve both uses.

Existing site development, showing those portions of the development proposed for conversion to personal care home, is illustrated in Diagram 2 below:

Diagram 2



COMMENTS FROM REVIEWING AGENCIES

Engineering Department

The Engineering Department has cleared the proposed additions to the building.

Social Planning Department

The Director of Social Planning supports the proposed development.

Health Department and Provincial Requirements

The development as proposed may not meet operation funding requirements of the Provincial Ministry of Health, and requirements relating to Provincial Licensing Act and Regulations; policies and requirements permitting participation within the Long Term Care Program. Therefore, any Development Permit should be subject to compliance with all relevant municipal and provincial regulations, policies and by-laws.

ANALYSIS

General Principles

As illustrated through the history of alternate development initiatives since completion of the 'retirement home' in 1973, the anticipated demand for such a retirement facility has not materialized and the development has not proven to be financially feasible. Conversion of a portion of the existing facility to an alternate use more responsive to current demands is therefore warranted. The Director of Planning would approve the development permit application and issue same, were it not also proposing minor building additions which would first require a Council resolution permitting the requested increase in floor space ratio.

Floor Space Ratio

On the basis of existing site area following the previous dedication of land for widening of West 41st Avenue, the present development maintains an FSR of 0.460. The suggested additions would result in an FSR of 0.474. This FSR compares favourably with a maximum FSR of 0.60 permitted on surrounding lands zoned RS-1 One-Family Dwelling District.

The proposed floor area additions are all adjacent to internal courtyards except for three small areas adjacent to the easterly wing. None of the proposed additions will affect the surrounding properties, nor will they significantly compromise the landscaped courtyard areas.

Parking

Occupancy within the existing development peaked at approximately 112 residents (90 retired and 22 personal care) in 1980-1981. None of these residents owned an automobile. During this same period, staff totalled 50-60, with only 10-12 off-street parking spaces required to serve this demand. Despite levels of occupancy and staffing below full capacity, the 80 off-street parking spaces available on-site were clearly adequate to accommodate demand by residents, staff and visitors.

As a consequence of potential concerns regarding the adequacy of off-street parking, the applicant submitted a comparative off-street parking analysis for the proposed development and other private hospital developments (copy attached as Appendix A). The provision of 94 spaces will provide for total accommodation of staff vehicles during shift change, based on a reasonable estimate of 60 percent private vehicle transportation. In addition, 21 spaces would remain during these peak periods around 3:00 p.m. for use by retired/semi-retired residents and visitors.

Given the low vehicle ownership rate of present retired/semi-retired occupants (only three own a vehicle), the 94 spaces proposed should be adequate. The provision of 94 spaces will necessitate removal of the underground storage area created in 1980 and conversion of this area back to parking.

Notification and Staff Response

The owners of 80 neighbouring properties have been notified of the proposed changes in the floor area and the use of the easterly portion of this building.

Three replies received in response expressed the following concerns:

- a) the blockage of view should the proposed additions include a second or third storey. (This is not presently contemplated and would not proceed without a further authorization by Council.)
- b) a request to relocate the bus stop at 41st Avenue and Trafalgar Street 100 to 150 feet westward in order to be placed directly in front of Crofton Manor to assist the visitors and employees of the personal care home. (This request could be considered by the City Engineer in consultation with Metro Transit).
- c) possible increase in the number of vehicles parked on the streets and the resulting inconvenience for the neighbouring residents, particularly should Crofton Manor decide to charge for parking. (The expected need for off-street parking facilities has been addressed in the preceding paragraph and it is considered that the proposed 94 spaces should prove sufficient for the entire development.)

CONCLUSION

The specific market envisaged by the developers of Crofton Manor in the early 1970s has not materialized and the existing use is not financially feasible. The proposed alteration in the use of the easterly portion of the building is permitted and is supportable with the additions. The proposed 94 off-street parking spaces should meet anticipated demand.

RECOMMENDATION

The Director of Planning recommends:

- A. That Council authorize, by resolution, an increase in the maximum permitted floor space ratio under CD-1 By-law No. 4674, as amended, from 0.460 to 0.474; and
- B. That Council support in principle the approval of Development Permit Application No. 97619, which would permit the conversion and additions to the existing building as described in this report, subject to compliance with all relevant municipal & provincial regulations, policies and by-laws. "

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

APPROVED. Council, November 15, 1983.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 17, 1989, in the Council Chamber, Third Floor, City Hall, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Eriksen
Aldermen Baker, Bellamy, Owen,
Puil, Rankin, Taylor and
Wilking

ABSENT: Mayor Campbell
Alderman Davies
Alderman Price

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 2950 S.E. Marine Drive
and Block 67 to Kerr Street

An application of Hugh Shirley, Architects, was considered as follows:

REZONING: LOCATION - 2950 S.E. MARINE DRIVE (Lot A, Blocks 63 and 64, D.L. 258, Plan 15956) and BLOCK 67 TO KERR (Lot B, Block 67, Plan 12561, D.L. 258; Block 66, W. Hlf. N. of R. of W., D.L. 258 and 329; Lot E, Hlf. N. of R. of W., Block 66, D.L. 258 and 329; Lot A of 1, Block 65, N. Pt. D.L. 258 to 329; Balance of Lot 1, Block 65, N. Pt. D.L. 258 to 329; Lot 2 of N. part of Block 65, D.L. 258 and 329; Lots 2 and 3 of D.L. 2100 and 6320 and Pt. of 258 and 330, including fronting water lots; Lot B, Blocks 63 and 64, D.L. 258; Lot B, D.L. 330, Plan 22222)

Present Zoning: M-1B Industrial District and CD-1 Comprehensive Development District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft by-law, if approved, would rezone 2950 S.E. Marine Drive from M-1B to CD-1 to accommodate use and development similar to the existing Block 67 to Kerr by-law generally as follows:

- multiple dwellings in townhouses, or stacked townhouses, or apartment buildings or towers;
- accessory uses customarily accessory to the above uses;
- a maximum floor space ratio of 1.45;
- a maximum height of 120 ft. (36.57m);
- acoustic standards for dwelling units;
- provisions regarding off-street parking and loading.

Cont'd

Clause No. 2 cont'd

- (i) The draft by-law, if approved, would allow development below grade of 3880 sq. ft. (360.52m) of residential storage lockers which would be excluded from the calculation of floor space ratio.
- (ii) Any consequential amendments.

The Acting Director of Planning recommended approval.

A brief staff review was given by Mr. J. Coates, Acting Associate Director, Zoning and Subdivision Group.

There were no speakers for or against the application.

MOVED by Ald. Owen,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment to CD-1 By-law No. 4674:
2803 West 41st Avenue (Crofton Manor)

The Public Hearing considered an application by Neale, Staniszkis, Doll, Architects, as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 4674: LOCATION - 2803 WEST 41ST AVENUE (Crofton Manor) (Lot 1, Block 9, D.L. 2027, Plan 14747)

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

- (i) The draft by-law, if approved, would accommodate use and development of the site generally as follows:
 - 32 additional congregate housing units (117 total);
 - a maximum floor space ratio of .60;
 - a maximum height of 33 ft. (10.06m);
 - accessory uses customarily ancillary to the above uses including lounge areas;
 - provisions for off-street parking and loading.
- (ii) Any consequential amendments, including updating of by-law terms and provisions to reflect changes in the Zoning and Development By-law generally in accordance with Appendix C to the City Manager's Report dated June 6, 1989.

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

- a) That, prior to enactment of the CD-1 by-law amendment, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to provision of a minimum of 79 off-street parking spaces.
- b) That the approved form of development is adopted in principle generally as prepared by Neale, Staniszkis, Doll, Architects, and stamped "Received, City Planning Department, June 16, 1989", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Cont'd

Clause No. 3 cont'd

- c) That, prior to enactment of the CD-1 by-law amendment, agreement be made satisfactory to the Director of Legal Services and the City Engineer for the undergrounding of any new B.C. Hydro or telephone service within and adjacent to the site.

Mr. R. Jenkins, Planner, in a staff review, advised two meetings had been held in the area and, generally, the public demonstrated support for the application and the increased seniors housing that would result. Some local residents were concerned about traffic and parking generated by use of the swimming pool on the site by a swimming school. To alleviate these concerns, the applicant had decided to discontinue the use.

There were no speakers for or against the application.

A letter (on file) from Thomas and Jacquelyn Robinson, objecting to the rezoning due to the commercial swimming pool use and traffic, was noted.

MOVED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

4. Text Amendment: Measurement of Height in RS-1 and RS-1S Districts

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

TEXT AMENDMENT: MEASUREMENT OF HEIGHT IN RS-1 AND RS-1S DISTRICTS

- (i) The draft by-law, if approved, would require that height, in the RS-1 and RS-1S Districts be measured from existing grades rather than base surface.
- (ii) Any consequential amendments.

The Acting Director of Planning recommended approval.

Mr. J. Coates, Acting Associate Director, Zoning and Subdivision Group, reviewed the application, noting the amendment would simplify the process and cut down on administrative delays. No height increase was involved.

There were no speakers for or against the application.

MOVED by Ald. Owen,

THAT the application be approved.

- CARRIED UNANIMOUSLY

BY-LAW NO. 6639

A By-law to amend By-law No. 4674,
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. 4674 is amended by:

- (a) renumbering section 3 as section 6; and
- (b) deleting section 2 and substituting therefor the following:

"2. The area shown included within the heavy black outline on Schedule "D" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Congregate Housing Facility and Community Care Facility; and
- (b) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the RT-2 District Schedule, shall not exceed .60, except that where floors below the base surface are used for storage, laundry or heating and mechanical equipment, the floor area of these uses may be excluded in the computation of floor space ratio.

4. Height

The maximum building height measured above the base surface shall be the lesser of 10.06 m (33 ft.) or 3 storeys.

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 79 parking spaces shall be provided."

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

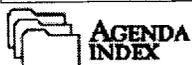
DONE AND PASSED in open Council this 13th day of
March , 1990.

(signed) Gordon Campbell
Mayor

(signed) Maria C. Kinsella
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 13th day of March 1990, and numbered 6639.

CITY CLERK"



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"

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:

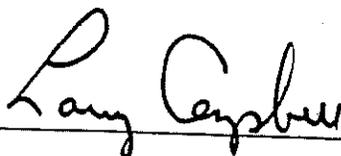
- (a) re-letters clauses (a) and (b) as (b) and (c); and
- (b) before clause (b), inserts “(a) Seniors Supportive or Assisted Housing.”.

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)