

City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (125)

Skeena Street & 5th Avenue

By-law No. 5060

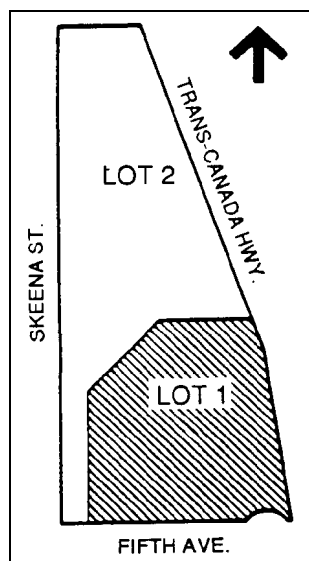
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective March 15, 1977

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

- 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, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits may be issued are:
- (a) in that portion of the outlined area shown cross-hatched on Diagram 1 below (“Lot 1”):
 - warehousing, wholesaling, and light manufacturing with all activities except parking and loading to be conducted completely within an enclosed building; and
 - customarily ancillary facilities (including off-street parking and loading);
 - (b) in that portion of the outlined area shown unhatched on Diagram 1 (“Lot 2”):
 - institutions of a religious, philanthropic, or charitable character;
 - dwelling units (not to exceed 2 and to be church related);
 - day care centre; and
 - customarily ancillary facilities (including off-street parking and loading). [6184; 87 21]

Diagram 1.

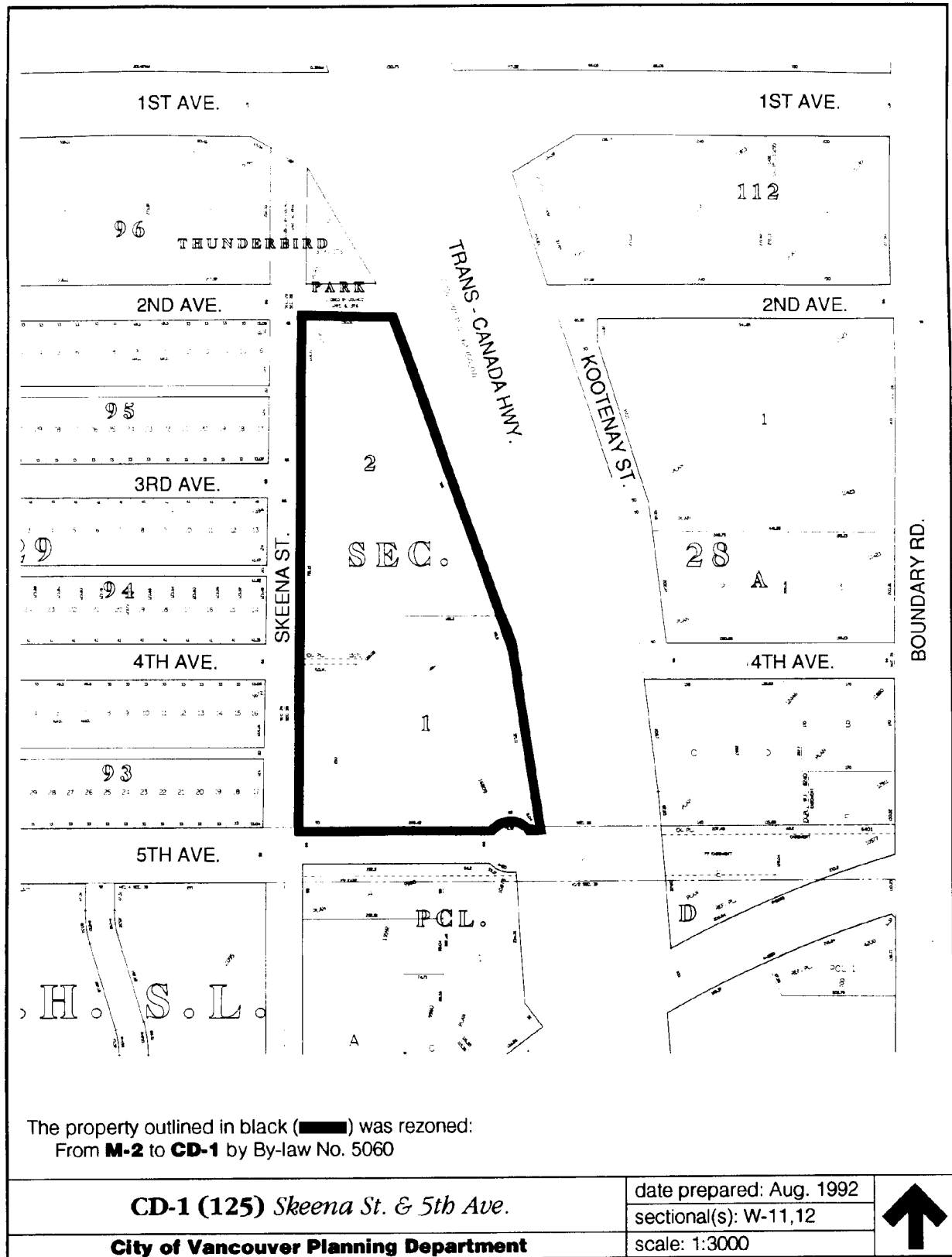


[6184; 87 07 21]

- 3 The floor space ratio shall not exceed 0.50 in the case of “Lot 1” and 0.30 in the case of “Lot 2”. In computing the floor space ratio, the floor area of the building shall include the total area of all floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars or basements which are not used as habitable accommodation or access to habitable accommodation. In addition, balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. [6184; 87 07 21]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5060 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 shall be provided, developed and maintained in accordance with the Parking By-law except that a minimum of 250 off-street parking spaces shall be provided in the case of “Lot 2”; provided, however, that the Director of Planning, in consultation with the City Engineer, may require additional off-street parking spaces. In the exercise of his discretion the Director of Planning shall have regard to the intensity of uses and hours of operation. [6184; 87 07 21]
- 5 [Deleted] [6184; 87 07 21]
- 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.]*



Text Amendment - Community Residential
Facilities (Cont'd)

The Director of Planning further recommended:

- " 1. That the words 'RM-1 as subsection 8 of Section 1A' be deleted from clause 2 of the amending by-law and the following new clause be added to the amending by-law:

'By-Law No. 3575 is further amended by inserting Section 2 to the RM-1 Multiple Dwelling District Schedule.

2. Uses which may be premitted subject to special approval by the Director of Planning.

With the approval of the Director of Planning development permits may be issued for the following uses. If the development permit is granted it shall be subject to such conditions and regulations as the Director of Planning may decide.

- (1) Community Residential Facility, provided that such adjacent property owners as may be deemed necessary by the Director of Planning be notified.' "

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

2. Rezoning - East Side of Skeena Street
Between East 2nd and East 5th Avenues

An application has been received from the Director of Planning to rezone the above-noted lands from M-2 Industrial District to a CD-1 Comprehensive Development District. The CD-1 By-law will restrict the form of development as follows:

- " 1. Uses:- institutions of a religious, philanthropic, or charitable character;
- dwelling units (not to exceed 10);
- day care centre;
- warehousing, wholesaling, and light manufacturing with all activities except parking and loading to be conducted completely within an enclosed building;
- customarily ancillary facilities (including off-street parking and loading).
2. Floor Space Ratio: shall not exceed 1.0.
3. Off-Street Parking: minimum number of off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-Law No. 3575; provided, however, that the Director of Planning, in consultation with the City Engineer, may require additional off-street parking spaces. In the exercise of his discretion the Director of Planning shall have regard to the intensity of uses and hours of operation.

Cont'd...

East Side of Skeena Street Between
East 2nd and East 5th Avenues (Cont'd)

4. Off-street Loading: shall be provided in accordance with Section 13 of the Zoning and Development By-Law No. 3575,

Subject to the following:

1. The detailed scheme of development shall first be approved by the Director of Planning following advice from the Urban Design Panel having due regard to the quality of the overall design, the creation of harmony with surrounding development, the provision and maintenance of landscaping, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment; and receiving comments from the Thunderbird Community.
 2. The development to be generally in accordance with the adopted development plan including the following provisions:
 - (a) No buildings to be constructed within a distance of 45 feet from Skeena Street.
 - (b) Vehicular ingress and egress to be exclusively from 5th Avenue east of Skeena Street.
 - (c) A bermed landscaped walkway/buffer to be constructed all along Skeena Street.
 - (d) The separate projects are to be screened from one another and from the neighbourhood.
 - (e) Landscaping to be integrated with the northerly abutting park and considered in terms of views from the 401 Freeway.
 3. The vehicular ingress and egress, off-street parking and loading to be provided that is satisfactory to the City Engineer.
 4. The height of the building shall not exceed 40 feet as measured from the average building grade as determined by the City Engineer.
- B. To amend the Sign By-Law No. 4810 to establish sign regulation for the CD-1 By-Law."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

It was noted at a Public Information meeting held with residents of the area on Monday, February 14, 1977 a proposal by the Akali Singh Sikh Society to build a Temple on the site was discussed in some detail.

Mr. R.R. Youngberg, Associate Director of Planning reviewed the history of the City-owned site dating back to June, 1973, when approval was given for the sale of lands in the Thunderbird area for housing and industrial purposes.

Cont'd . . .

East Side of Skeena Street Between
East 2nd and East 5th Avenues (Cont'd)

The Mayor called for speakers for or against the application and representations were received as follows:

- Mrs. M. Booth on behalf of Thunderbird Island Citizens submitted a brief and petition endorsing the use of the site for light industrial use and opposing development for church or institutional purposes.
- Mr. William B. Page, homeowner in the area, spoke to his brief supporting the rezoning and stated after inspecting Sikh Temples located on Marine Drive and Ross Street he felt the Akali Singh Sikh Society Temple would be an asset to the Thunderbird community.
- Dr. V.S. Pendakur, Akali Singh Sikh Society, referred to the Public Information Meeting held in the area and stated it was obvious at that meeting that residents were chiefly concerned about 10 dwelling units included in the proposed development. Subsequently, the Society re-examined its proposal and now agreed to scale down to only two dwelling units accommodating the priest and caretaker. He indicated the day care centre included in the development would be available to the community on weekdays.

Council also noted a communication from Mr. Walter H. Sime, 3493 East 3rd Avenue objecting to the proposed development and recommending the land on the east side of Skeena Street be zoned for industrial warehouse use only.

MOVED by Ald. Kennedy

THAT the foregoing application of the Director of Planning be approved, subject to the amendment of the portion of Section A1 - Uses, relating to dwelling units, to read:

dwelling units (not to exceed 2, and
to be church related).

- CARRIED UNANIMOUSLY

3. Amendment to By-law No. 3575
Establishment of the (RS-1 A) One-Family
Dwelling District (Secondary Suites)

An application has been received from the Director of Planning to amend the Zoning & Development By-law No. 3575 as follows:

- " A. To establish a new district schedule to be known and described as (RS-1A) One family dwelling district (Secondary Suites).

It is the intent of this District Schedule to maintain the single family character of the area to be rezoned but allow as a conditional use one dwelling unit in addition to the principal dwelling unit by conversion of the one-family dwelling which is in existence prior to the date of enactment of the zoning change. The additional unit must first be approved by the Director of Planning and the Development Permit will be valid for a period of five years. Purposely designed or outright duplex construction will not be permitted.

cont'd....

Area East of Skeena
Street, North of
East 5th Avenue

4125

(R.E.S. 25)

BY-LAW NO. 5060

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

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-law is hereby amended according to the plan marginally numbered Z-201A 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) institutions of a religious, philanthropic, or charitable character;
- (b) dwelling units (not to exceed 2 and to be church related);
- (c) day care centre;
- (d) warehousing, wholesaling, and light manufacturing with all activities except parking and loading to be conducted completely within an enclosed building;
- (e) customarily ancillary facilities (including off-street parking and loading);

subject to such conditions as Council may by resolution prescribe.

3. The floor space ratio shall not exceed 1.0. In computing the floor space ratio, the floor area of the building shall include the total area of all floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars or basements which are not used as habitable accommodation or access to habitable accommodation. In addition, balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area.

4. The minimum number of off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-law No. 3575; provided, however, that the Director of Planning, in consultation with the City Engineer, may require additional off-street parking spaces. In the exercise of his discretion the Director of Planning shall have regard to the intensity of uses and hours of operation.

5. Off-street loading facilities shall be provided in accordance with Section 13 of the Zoning and Development By-law No. 3575.

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

DONE AND PASSED in open Council this 15th day of March, 1977.

(signed) John J. Volrich

MAYOR

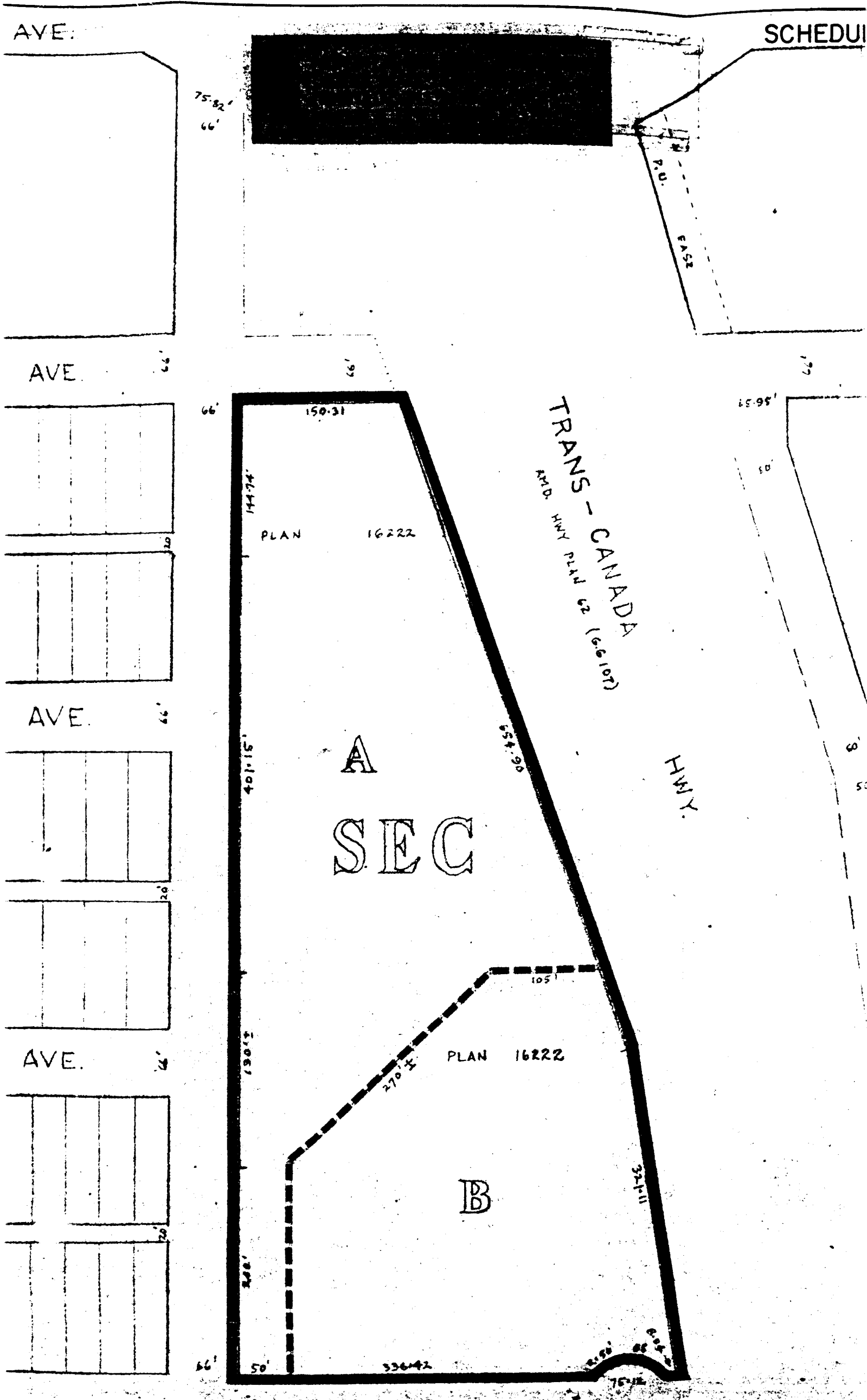
(signed) D.H. Little

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 15th day of March, 1977, and numbered 5060.

CITY CLERK"

SCHEDULE



1890 Skeena (Sikh Temple)

125 (RZ. 2. 85/84)

C.C. 66 MLH/80

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 3, 1985

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

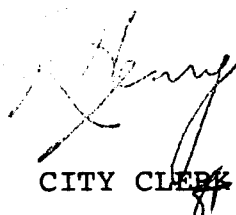
Refer File: P.H. 164

RECEIVED	
CITY PLANNING DEPT.	
JUL - 5 1985	
NUMBER	G 3247
REFERRED TO	DMD
COPY TO	
ANSWER REQ'D	

Subject: Special Council Meeting
(Public Hearing)
June 18th, 1985

I wish to inform you of the attached Minutes from the Special Council Meeting (Public Hearing) of June 18th 1985.

Please note any matters contained therein for your attention.


CITY CLERK

JThomas:dp
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 18, 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: Mayor Harcourt
Aldermen Bellamy, Brown, Campbell, Davies,
Eriksen, Puil, Rankin, Yee and
Yorke

ABSENT: Alderman Ford (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

(The Mayor arrived and assumed the Chair shortly after the commencement of the hearing of the first application)

1. Northerly Portion of the 1300 Block
West Pender Street

Mr. Glen Brandt, Noel Development Ltd., submitted the following application for consideration:

LOCATION: NORTHERLY PORTION OF THE 1300-BLOCK WEST PENDER STREET
(Portions of Lots G and H, Block 29, D.L. 185, Plan 19487,
and Portions of Lots 2 and 3, Reference Plan 10341)

Present Zoning: CWD Central Waterfront District
Requested Zoning: DD Downtown District

- (i) If approved, the proposed zoning would accommodate the development of an office and residential complex.
- (ii) Any consequential amendments.

The Director of Planning recommended the application be refused.

The rezoning proposal was reviewed by the Standing Committee on Planning and Development on April 25, 1985, at which time the Director of Planning viewed the application as premature and did not support referral to Public Hearing. City Council subsequently approved the Standing Committee's recommendation that the proposal be referred to Public Hearing and the Director of Planning submit a report on alternative options. Accordingly, the agenda package before Council this day included a Manager's report dated June 12, 1985, in which the Director of Planning submitted options for consideration summarized as follows:

cont'd....

Northerly Portion of the 1300 Block
West Pender Street (cont'd)

- "(1) To refuse the application
- (2) Blend the existing DD and CWD Zoning over the whole site
- (3) Blend the existing DD zoning with the originally proposed CWD zoning which included a residential component that was deleted by Council at Public Hearing
- (4) Further develop Option (3) by increasing the commercial development component of the FSR to 3.00 and correspondingly decreasing the residential component of the FSR to 1.5 for a total permitted density of 4.50 FSR
- (5) Extend the existing DD zoning over the whole parcel allowing a 4c+lr+lc FSR for a total permitted density of 6.00 FSR." (This option requested by the applicant.)

The Director recommended approval of Option (1); however, if Council wished to approve any amendment to the zoning he submitted Options (2), (3) or (4) for consideration as outlined in the report and further recommended that

- (i) Prior to enactment of the by-law rezoning the site that Council require that satisfactory arrangements be first made for:
 - (a) the removal of any rail tracks and abandonment of any rail right of way located on the site
 - (b) the site to be first consolidated into one parcel, and the south 7 feet of lot 10, and lot 9 west 33 feet, be dedicated to the City for street purposes;
- (ii) Council require that no development on the site cast shadows, at the equinox, on land within 25 feet of the waterfront edge.

The City Manager submitted the recommendations for Council's consideration.

Mr. J. Carline, Associate Director - Central Area Division, reviewed the applicant's proposal and the options of the Director of Planning. He advised the application related to land fronting on Pender Street in the Downtown District Official Development Plan with an fsr of 4 (commercial) + 1 (residential) + 1 (commercial bonus) and land to the north in the Central Waterfront District which is zoned with an fsr of 0.5 (commercial) of which 0.1 could be offices. The applicant is requesting that the boundary be moved northwards to establish a new boundary 125 feet roughly parallel to Pender Street as an extension to Hastings Street; and as a consequence thereof, that the 4+1+1 zoning be applied to the whole of the new site.

Mr. Carline summarized the reasons why refusal was being recommended citing lack of an area plan and uncertainties about the future development of the area; unresolved issues such as the future extension of Hastings Street, future of the existing railway tracks and movement of dangerous cargoes. He also noted there was no apparent public need for adding to the commercially zoned land in the central city where there was an over supply of commercial space.

cont'd....

Northerly Portion of the 1300 Block
West Pender Street (cont'd)

The Mayor called for speakers for or against the rezoning and the following addressed the Council:

Mr. Bob Blanchard, 1st Vice President, Regional Council #1, I.W.A., the site owners, advised the Union's \$300 million pension plan was seeking investment opportunities in real estate and were hoping to develop a project in Vancouver similar to its Bastion Hotel in Nanaimo.

Mr. Glen Brandt, Noel Developments Ltd., the project development managers, advised the owners had an agreement with Westcoast Transmission to purchase Lot 10 which contained a covenant restricting height, view corridors and massing to protect views of Westcoast's existing building and proposed building immediately to the south of the subject site. There was also agreement with CP Rail to straighten out the property line to enable the applicants to have a rectangular site parallel to Pender Street of approximately 125 feet in depth and a further agreement with Marathon concerning the air rights. Mr. Brandt gave details of a compromise position which he understood Zoning were prepared to support, which entailed moving the line from the 60' depth in the DD to 105' DD in return for a registered easement for a public walkway, a lane, a possible road extension to Hastings Street, for the applicant's northerly 25 feet of property. The Director of Planning's subsequent total rejection of the application came as a complete surprise.

Mr. Brandt stated of the five options discussed in the Manager's report of June 12th, (1) to (4) were totally unacceptable being based on guidelines established in 1979 which, in effect, placed the property on hold with a study not scheduled until sometime after 1987. The report did not contain the compromise option that the Zoning Division had recommended and which the applicants considered a reasonable solution and were working towards.

Mr. Brandt made reference to two letters supporting the rezoning from adjacent property owners.

Mr. F. Musson, Architect, reviewed technical aspects of the proposal referring to diagrams and photographs. He questioned the Planning Department's calculations on shadowing and suggested a building on a 1,200 sq.ft. floor plate would not, at the equinox, overshadow the potential waterfront walkway. Responding to questions, Mr. Musson advised there was no development scheme for the site at this time, but the site offered potential for two buildings. He also noted railway trackage in the area would not be permanent - the tracks were on leased land and the lease expires in 1991.

In response to questions from Council members, Mr. Carline explained the applicant's compromise proposal had not been included as an option as it was considered it would be misleading and confusing in understanding the issue. The embankment which was the basis for the original suggestion from the Planning Department would in fact disappear when excavated for parking.

Mr. Harvey Cohen, 1264-1280 West Pender Street, sought clarification on the structure to be built on the site and expressed concern that waterfront views from his property be maintained.

cont'd....

Northerly Portion of the 1300 Block
West Pender Street (cont'd)

MOVED by Ald. Campbell,

THAT the application be approved and a new rezoning boundary be established extending the Downtown District Zone 105' north of Pender Street and that a floor space ratio density of 4+1+1 shall apply;

FURTHER THAT

- (a) No development on the site cast shadows at the equinox, on land within 25 feet of the waterfront edge
- (b) When the building is approved, the applicant dedicate the northern 20 feet of its property to the City and, further, no development density will be applicable to the applicant's development from the aforementioned 20 feet.

- CARRIED UNANIMOUSLY

2. Text Amendment - East Side of Skeena
Street between East 2nd and 5th Avenues

The Council considered an application by the Akali Singh Sikh Society as follows:

TEXT AMENDMENT: CD-1 Comprehensive Development District (By-law No. 5060) which pertains to lands on the east side of Skeena Street Between East 2nd and 5th Avenues (Lots 1 and 2, Blocks 106 to 108, Section 28, T.H.S.L., Plan 16809)

- (i) The proposed text amendments to CD-1 By-law No. 5060, if approved, would restrict permitted uses on Lot 1 (at the southerly end of the site) to "warehousing, wholesaling, and light manufacturing, with all activities except parking and loading to be conducted completely within an enclosed building" and "customarily ancillary facilities (including off-street parking and loading)". Permitted floor space ratio on Lot 1 would be established at 0.50.

The amendments would also restrict permitted uses on Lot 2 (at the northerly end of the site) to "institutions of a religious, philanthropic or charitable character, dwelling units (not to exceed 2 and to be church related) and day care centre" and "customarily ancillary facilities (including off-street parking and loading)". Permitted floor space ratio on Lot 2 would be established at 0.20 and the minimum off-street parking requirement on Lot 2 would be 250 spaces.

- (ii) Any consequential amendments.

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

cont'd....

Text Amendment - East Side of Skeena Street
between East 2nd and 5th Avenues (cont'd)

- (a) That the detailed scheme of development, to include additional parking areas, site access and landscaping, be first approved by the Director of Planning in a development permit application, after receiving advice from the Urban Design Panel and having particular regard to the following:
 - (i) vehicular ingress and egress to be exclusively from 5th Avenue east of Skeena Street and from Skeena Street just south of 2nd Avenue;
 - (ii) existing emergency vehicular access gate at 3rd Avenue to be removed and replaced with fencing and landscaping;
 - (iii) a minimum 4.88-m (16-ft.) wide uninterrupted landscaped walkway/buffer to be constructed within the property all along Skeena Street from the 2nd Avenue access point to 5th Avenue;
 - (iv) a landscape plan, prepared by a landscape architect, to provide for the appropriate location, type and amount of landscape materials to screen the site adequately along all visible edges and to provide for large spreading trees and foliage on adequately sized landscape islands within the off-street parking areas to provide for screening and shade.
- (b) That the Director of Permits and Licenses be instructed to inspect the site six months after the issuance of a development permit and be authorized to initiate enforcement action if the approved landscaping and parking improvements have not been made, or defer this action depending upon weather conditions.
- (c) That the City Engineer be instructed to inspect 2nd Avenue after the new access point is operational to ensure two-way traffic flow on weekends and implement parking prohibitions along the north side of the street, if necessary.
- (d) That arrangements be made by the applicant with the City Engineer for the installation of curb and gutter and an 11.0-m (36-ft.) pavement on Skeena Street between 2nd and 5th Avenues.

The Mayor ascertained there were no speakers who wished to address Council on this application and, after a brief presentation by Mr. Daram Singh Bansal, on behalf of the Society, it was

MOVED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

cont'd....

Text Amendment - East Side of Skeena Street
between East 2nd and 5th Avenues (cont'd)

At this point there was a brief recess. When the Council reconvened, the Mayor advised the Society's representative had misunderstood the proceedings and had concerns respecting the conditions proposed by the Director of Planning that he wished now to address.

MOVED by Ald. Brown,

THAT the foregoing motion be rescinded.

- CARRIED UNANIMOUSLY

At this point the Mayor left the Public Hearing and the Deputy Mayor assumed the Chair.

Mr. D. Thomsett, Zoning Division, reviewed the Planning and Engineering staff positions and gave the rationale for the conditions proposed by the Director of Planning.

Mr. Bansal explained the Society was requesting:

- (a) the retention of the existing emergency vehicular access gate at 3rd Avenue
- (b) reduction from 16 feet to 8 feet of the landscaped walkway/buffer along Skeena Street
- (c) relief from the proposed local improvement project on Skeena Street
- (d) that the CD-1 by-law amendment lowering the floor space ratio be not approved.

In response to questions from Council members, Mr. Thomsett advised the proposed CD-1 by-law amendment would give the same fsr to the portion of the site occupied by the Temple as that being recommended to be assigned to the portion occupied by the mini warehouse. The Director of Planning was not recommending removal of day care from the CD-1 and this use could be accommodated within the existing building. It was also noted the Temple building was not complete and there would be further additions to the building within the constraints of the approved development permit.

MOVED by Ald. Campbell,

THAT the application be approved subject to the following conditions proposed by the Director of Planning, as amended this day:

- (a) That the detailed scheme of development, to include additional parking areas, site access and landscaping, be first approved by the Director of Planning in a development permit application, after receiving advice from the Urban Design Panel and having particular regard to the following:
 - vehicular ingress and egress to be exclusively from 5th Avenue east of Skeena Street and from Skeena Street just south of 2nd Avenue;

cont'd....

Text Amendment - East Side of Skeena Street
between East 2nd and 5th Avenues (cont'd)

- a minimum 4.88-m (16-ft) wide uninterrupted landscaped walkway/buffer to be constructed within the property all along Skeena Street from the 2nd Avenue access point to 5th Avenue with exception of the access neck at the southerly end of the site within which there shall be constructed a landscaped buffer of a minimum 2.44-m (8-ft) wide.
 - a landscape plan, prepared by a landscape architect, to provide for the appropriate location, type and amount of landscape materials to screen the site adequately along all visible edges and to provide for large spreading trees and foliage on adequately sized landscape islands within the off-street parking areas to provide for screening and shade.
- (b) That the Director of Permits and Licenses be instructed to inspect the site six months after the issuance of a development permit and be authorized to initiate enforcement action if the approved landscaping and parking improvements have not been made, or defer this action depending upon weather conditions.
- (c) That the City Engineer be instructed to inspect 2nd Avenue after the new access point is operational to ensure two-way traffic flow on weekends and implement parking prohibitions along the north side of the street, if necessary.
- (d) That arrangements be made by the applicant with the City Engineer for the installation of curb and gutter and an 11.0-m (36-ft.) pavement on Skeena Street between 2nd and 5th Avenues and that the cost-sharing for this work be negotiated for report back.

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

3. Portion of Mount Pleasant

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

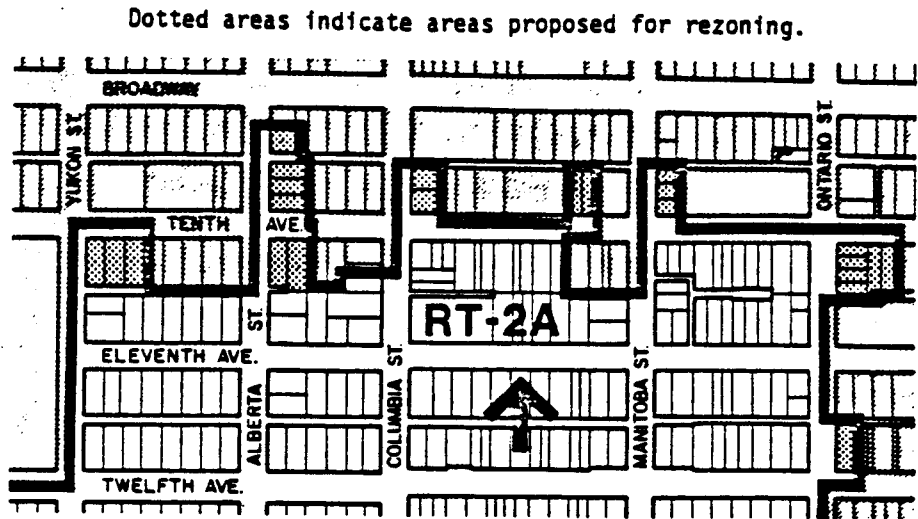
LOCATION: PORTION OF AN AREA OF THE CITY GENERALLY KNOWN AS MOUNT PLEASANT

Present Zoning: RM-3A and C-3A
Requested Zoning: RT-2A

- (i) If approved, the proposed zoning would encourage the retention of the existing residential buildings and ensure that redevelopment is at a scale that is in keeping with the existing character of the neighbourhood.
- (ii) Any consequential amendments.

cont'd....

Portion of Mount Pleasant (cont'd)



The Director of Planning recommended the application be approved.

Mr. Craig Rowland, former Mount Pleasant Area Planner, reviewed the application noting West Mount Pleasant had a significant number of heritage buildings. The current zoning permitted apartment buildings and there were fears many important heritage buildings would be lost through redevelopment. The proposed adjustments to the RT-2A/RM-3A/C-3A zoning boundaries in West Mount Pleasant would provide consistent zoning for all residential buildings in the area which have heritage value.

The Deputy Mayor called for speakers for or against the proposal and a large number of delegations addressed Council.

Many of those opposed cited instances where the rezoning would result in actual property value loss. They pointed out the effect the downzoning would have on properties held many years for their investment potential, for which they had been paying elevated taxes. Strong concern was expressed respecting the need for any rezoning and it was felt the neighbourhood upgrading supported by the Planning Department, was raising rents and driving the average renter from the neighbourhood.

Those who favoured the proposal felt rezoning was needed to keep the charm of an historic and beautiful area of the City intact. Ultimately, all the rezoned properties would become more valuable. It was also noted one of the City's goals was the protection of heritage areas and buildings.

The speakers were:

<u>Opposed</u>	<u>In Favour</u>
Mrs. J. Soomes, #105-2615 Columbia	Mr. W. Knapp, 166 W. 10th Ave.
Mr. A. Kalbus, 2536 Alberta	Mr. B. East, 2532 Columbia
Mr. P. Buerger, 720 E. 39th Ave.	Mr. J. Davis, 114-125 W. 10th
Ms. Inge Hempel, 364 W. 10th Ave	Mr. M. Hayden, 115 W. 10th Ave.
Ms. I. Uttuslien, 364 W. 10th Ave.	Mr. F. Zetler, 138 W. 10th Ave.

cont'd....

CITY OF VANCOUVER
MEMORANDUM

#125 1890 Skeena
Sikh Temple

From: CITY CLERK

Date: March 20, 1987

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

Refer File: P.H. 185

Subject: Public Hearing Minutes - March 12, 1987

RECEIVED	
CITY PLANNING DEPT	
MAR 23 1987	
NUMBER	I 1504
REFERRED TO	235
COPY TO	
ANSWER REQ'D	

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on March 12, 1987.

Please note any matters contained therein for your attention.

M. Kinsella
CITY CLERK

Also Sent To: Akali Singh Sikh Society
1890 Skeena Street
VANCOUVER, B.C.
V5M 4L3

Attn: Mr. Mohan Sarai

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 12, 1987 in the Council Chamber, Third Floor, City Hall, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy,
Caravetta, Eriksen, Owen,
Price and Taylor

ABSENT: Alderman Boyce (Leave of Absence)
Aldermen Davies and Puil

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Rezoning - 6511 Granville Street

The Mayor advised the rezoning application respecting 6511 Granville Street had been withdrawn by the applicant.

3. Rezoning - 1100-1124 Mainland Street

Mayor Campbell sought the views of Council members on the propriety of proceeding with the rezoning application for 1100-1124 Mainland in view of the questions that had arisen on ownership of the property.

MOVED by Ald. Eriksen,

THAT Council take no action at this time on the rezoning application for 1100-1124 Mainland pending clarification of ownership of the property.

- CARRIED UNANIMOUSLY

The Mayor advised those present the Public Hearing regarding 1100-1124 Mainland would be rescheduled when appropriate.

2. Text Amendment - CD-1 Comprehensive
Development District (By-law No. 5060)
which pertains to lands on the East Side
of Skeena Street between East 2nd and
5th Avenues

The Council considered the following application of the Akali
Singh Sikh Society:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT (BY-LAW
NO. 5060) WHICH PERTAINS TO LANDS ON THE EAST SIDE OF SKEENA
STREET BETWEEN EAST 2ND AND 5TH AVENUES (Lots 1 and 2, Blocks
106 to 108, Section 28, T.H.S.L , Plan 16809)

(i) The proposed text amendments to CD-1 By-law 5060, if
approved, would accommodate the use and development of the
site generally as follows:

- on Lot 1 (at the southerly end of the site),
warehousing, wholesaling, and light manufacturing with
all activities except parking and loading to be
conducted completely within an enclosed building;
- maximum floor space ratio on Lot 1 of 0.50;
- on Lot 2 (at the northerly end of the site),
institutions of a religious, philanthropic or
charitable character, dwelling units (not to exceed 2
and to be church related) and day care centre;
- maximum floor space ratio on Lot 2 of 0.20; and
- provisions regarding off-street parking and loading,
including a minimum of 250 parking spaces to be
provided on Lot 2.

(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 detailed scheme of development, to include
additional parking areas, site access and landscaping, be
first approved by the Director of Planning in a development
permit application, after receiving advice from the Urban
Design Panel and having particular regard to the following:

- vehicular ingress and egress to be exclusively from
5th Avenue east of Skeena Street and from Skeena
Street just south of 2nd Avenue;
- existing emergency vehicular access gate at 3rd Avenue
to be removed and replaced with fencing and
landscaping;
- a minimum of 4.88 m (16 ft.) wide uninterrupted
landscaped walkway/buffer to be constructed within the
property all along Skeena Street from the 2nd Avenue
access point to 5th Avenue with the exception of the
access neck at the southerly end of the site within
which there shall be constructed a landscaped buffer
of a minimum 2.44 m (8 ft.) wide;
- a landscape plan, prepared by a landscape architect,
to provide for the appropriate location, type and
amount of landscape materials to screen the site
adequately along all visible edges and to provide for
large spreading trees and foliage on adequately-sized
landscape island within the off-street parking areas
to provide for screening and shade.

Cont'd.....

Text Amendment - CD-1 Comprehensive
Development District (By-law No. 5060)
which pertains to lands on the East Side
of Skeena Street between East 2nd and
5th Avenues (Cont'd)

- (b) That the Director of Permits and Licenses be instructed to inspect the site six months after the issuance of a development permit and be authorized to initiate enforcement action if the 3rd Avenue gate has not been removed or the landscaping improvements have not been made.
- (c) That the City Engineer be instructed to inspect 2nd Avenue after the new access point is operational to ensure two-way traffic flow on weekends and implement parking prohibitions along the north side of the street, if necessary.
- (d) That arrangements be made by the applicant with the City Engineer for the installation of curb and gutter and an 11.0 m (36 ft.) pavement on Skeena Street between 2nd and 5th Avenues.

Mr. D. Thomsett, Zoning Division, in his review, noted the application was the last of six rezonings approved at Public Hearings but not enactable by the new Council due to a lack of the required quorum. The application was approved on June 18, 1985 subject to conditions and arrangements to be made by the Akali Singh Sikh Society for the installation of curb and gutter on Skeena Street with cost sharing to be negotiated for report back to Council.

Mr. Thomsett advised following occupation of the Temple site many complaints were received about on-street parking. Neighbours were also concerned that a landscaped berm had not been constructed and landscaping only partially completed. The Society therefore proposed:

- 1. amending the CD-1 By-law to permit an additional 175 parking spaces on site;
- 2. provision of a new access point at 2nd Avenue;
- 3. retention of the emergency access gate at 3rd Avenue; and
- 4. approval of a narrower hedge strip instead of a landscaped berm.

The Director of Planning was supportive of additional parking spaces, to a total of 250 spaces, and the 2nd Avenue access point, but he did not support retention of the emergency gate and recommended this be closed up and replaced with landscaping as originally required. The proposed alternative of a hedge instead of a landscaped berm could be supported providing it extended the full length of the site.

The Fire Marshal was in agreement with the Planning position on the emergency access gate.

Respecting the proposed f.s.r. of 0.20 for the Temple site Mr. Thomsett advised the Director of Planning was not necessarily opposed to future additions to the Temple but felt there should be a proper public process if any major additions were considered. At that time parking requirements could be considered to meet the needs of the new addition.

Cont'd.....

Text Amendment - CD-1 Comprehensive
Development District (By-law No. 5060)
which pertains to lands on the East Side
of Skeena Street between East 2nd and
5th Avenues (Cont'd)

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

- Mr. Dharam Singh Bansal, Akali Singh Sikh Society, stated the Temple wished to be a good neighbour and was prepared to provide the additional parking spaces on site referred to by Mr. Thomsett; however, the Society was very concerned about the 0.20 maximum f.s.r. proposed and felt this should be increased. He discussed access difficulties and urged the pedestrian access be retained, pointing out it would only be in use for approximately one hour on Sundays.

The Society could not afford the cost of curbs, gutters and pavement on Skeena Street, between 2nd and 5th Avenues. Also, it felt an 8-foot hedge strip would provide an adequate buffer rather than the 16-foot landscaped berm proposed.

- Mr. Sadhu Singh Dhesi, also spoke on behalf of the Society and reiterated the position stated by Mr. Bansal. He noted cost of the Local Improvement was estimated at approximately \$40,000 which over term would cost the Temple about \$150,000.

- Mr. W. B. Page, 3443 East 5th Avenue, (brief circulated), supported an additional access point at 2nd Avenue and suggested the emergency gate at 3rd Avenue be totally removed and referenced and that the existing blacktop at this entrance be bulldozed out.

Mr. Tom Timm, Engineering Department, responded to questions from Council members on the Local Improvements proposed. A petition sponsored by the Temple failed when the other three property owners on Skeena between 2nd and 5th Avenues refused to sign. Following the unsuccessful petition attempt the Society was advised Engineering would be prepared to advance the project as a Local Improvement benefitting only the Temple property. However, the Temple would pay the share from both sides. The effect of this would increase the Temple share from \$33,400 to \$40,100. Mr. Timm pointed out it was an expensive project due to peat bog conditions and the City's share would be approximately \$150,000.

Council was advised no complaints had been received from local residents regarding the condition of Skeena Street at this location.

MOVED by Ald. Bellamy,

THAT the application of the Akali Singh Sikh Society be approved subject to the conditions proposed by the Director of Planning.

- amended

MOVED by Ald. Bellamy (in amendment),

THAT the provision for maximum floor space ratio be amended by deletion of the figure 0.20 and the substitution of the figure 0.30 therefor.

- carried unanimously

Cont'd....

Text Amendment - CD-1 Comprehensive
Development District (By-law No. 5060)
which pertains to lands on the East Side
of Skeena Street between East 2nd and
5th Avenues (Cont'd)

MOVED by Ald. Bellamy (in amendment),
THAT the reference to a landscaped walkway buffer in Condition
(a) be amended as follows:

- a minimum 2.44 m (8 ft.) wide uninterrupted landscaped walkway
buffer be constructed within the property all along Skeena
Street from 2nd Avenue to 5th Avenue.

- carried unanimously

MOVED by Ald. Bellamy (in amendment),
THAT Condition (b) be amended as follows:

- b) That the Director of Permits and Licenses be instructed to
inspect the site six months after the issuance of a
development permit and be authorized to initiate
enforcement action if the 3rd Avenue pedestrian gate has
not been stopped up and removed and replaced with
landscaping and that the emergency gate at 3rd Avenue is
not kept locked at all times.

- carried

(Alderman Price opposed)

The amendments having carried, the motion, as amended, was put
and CARRIED UNANIMOUSLY.

Council took no action on Condition (d).

4. Text Amendment - Industrial Use Terms

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

TEXT AMENDMENT: INDUSTRIAL USE TERMS

(i) The proposed text amendment, if approved, would amend:

- (a) numerous sections and district schedules of the Zoning
and Development By-law to delete and revise existing
industrial use terms (manufacturing, wholesaling,
transportation and storage, and utility and
communication uses), add new industrial use terms, and
remove inconsistencies in by-law wording and format;
and
- (b) Sections 4 and 5 of the Parking By-law to delete and
revise existing industrial use terms and add new
industrial use terms.
- (b) Any consequential amendments.

The Director of Planning recommended approval.

MOVED by Ald. Bellamy,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

5. Text Amendment - Central Waterfront
District Official Development Plan

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

TEXT AMENDMENT: CENTRAL WATERFRONT DISTRICT OFFICIAL DEVELOPMENT PLAN

- (i) The proposed text amendment, if approved, would extend the 15 percent hotel additional floor space ratio provisions to sub-area 3 of the CWD ODP and clarify the sub-area boundaries.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

MOVED by Ald. Bellamy,
THAT the application of the Director of Planning be approved.

- CARRIED

(Alderman Price opposed)

6. Text Amendment - C-2, C-2B, C-3A
and MC-1 District Schedules

The Director of Planning submitted the following application:

TEXT AMENDMENT: C-2, C-2B, C-3A AND MC-1 DISTRICT SCHEDULES

- (i) The proposed text amendment, if approved, would reintroduce dwelling units in conjunction with other uses in the Conditional Approval Use section of the above-noted District Schedules, which were inadvertently deleted during the preparation of the miscellaneous text amendments which were enacted on October 28, 1986.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

MOVED by Ald. Taylor,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

BY-LAW NO. 6184

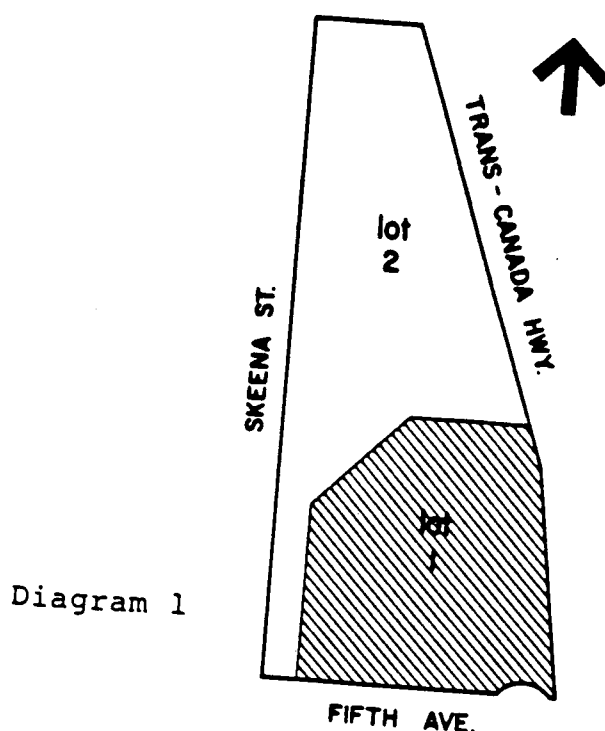
A By-law to amend
By-law No. 5060 being a By-law
which amended By-law No. 3575 by
rezoning an area to CD-1

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

1. Section 2 of By-law No. 5060 is amended:
 - (a) by deleting all that portion commencing with the words
"within the said area" and ending with the words
"resolution prescribe" and by substituting therefor a comma
and the following:

"subject to such conditions as Council may by resolution
prescribe, and the only uses for which development permits
may be issued are:
 - (a) in that portion of the outlined area shown
cross-hatched on diagram 1 below ("Lot 1"):
 - warehousing, wholesaling, and light
manufacturing with all activities except
parking and loading to be conducted completely
within an enclosed building; and
 - customarily ancillary facilities (including
off-street parking and loading);
 - (b) in that portion of the outlined area shown unhatched
on diagram 1 ("Lot 2"):
 - institutions of a religious, philanthropic, or
charitable character;
 - dwelling units (not to exceed 2 and to be
church related);
 - day care centre; and
 - customarily ancillary facilities (including
off-street parking and loading); and

(b) by inserting thereafter the following diagram:



2. Section 3 is amended in the first sentence thereof by deleting the figure "1.0" and by substituting therefor the following:
"0.50 in the case of "Lot 1" and 0.30 in the case of "Lot 2".
3. Section 4 is amended by deleting that portion commencing with the words "The minimum number" and ending with the words "No. 3575" and by substituting therefor the following:
"Off-street parking and loading shall be provided, developed and maintained in accordance with the Parking By-law except that a minimum of 250 off-street parking spaces shall be provided in the case of "Lot 2".
4. Section 5 is deleted.

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

DONE AND PASSED in open Council this 21st day of
July , 1987.

(signed) Gordon Campbell

Mayor

(signed) Maria Kinsella

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 21st day of July 1987, and numbered 6184.

CITY CLERK"

N O T E

1995 06 16

TO: Lynda

COPY: David

FROM: Phil

SUBJECT: CD-1 # 125 (Sikh Temple on Skeena Street)

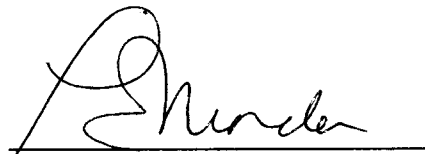
I've experienced some difficulties with the materials in the CD-1 Binder for this CD-1.

1. The 1985 Public Hearing minutes can lead us astray because this rezoning approval was never enacted. Due to a civic election that significantly changed Council composition, the application had to be sent to another Public Hearing (March 12, 1987).

I recommend that the 1985 Public Hearing minutes not be in the Binder materials.

2. Only pages 4 and 5 of the 1987 Public Hearing minutes are in the Binder. I understand that the principle is to retain only those pages containing the approving motion and related resolutions. This might be appropriate for most cases, however, in this case, some of the resolutions amended some conditions of approval recommended by the Director of Planning, and these are set out on pages 2 and 3, which are not in the Binder.

I recommend that pages 2 and 3 be added to the Binder materials (see attached).


Phil Mondor

ADMINISTRATIVE REPORT

Date: March 12, 1999
Author/Local: Bill Boons/7678
RTS No. 00589
CC File No. 2608
Council: March 30, 1999

TO: Vancouver City Council
FROM: Director of Community Planning on behalf of Land Use & Development
SUBJECT: Form of Development: 1800 Skeena Street

RECOMMENDATION

THAT the revised form of development for this portion of the CD-1 zoned site known as Skeena Street and 5th Avenue (1800 Skeena Street being the application address) be approved generally as illustrated in Development Application Number DE403780, prepared by K.C. Mooney Architect and stamped "Received, City Planning Department" February 22, 1999, provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties.

GENERAL MANAGER'S COMMENTS

*The General Manager of Community Services REC
foregoing.*

COUNCIL POLICY

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

PURPOSE

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

SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on February 22, 1977, City Council approved a rezoning of this site from M-2 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 5060 was enacted on March 15, 1977.

This CD-1 site consists of two separate lots. The detailed form of development for this site was approved when the two lots were developed. Lot 1 contains an existing Mini-Storage warehouse building constructed in 1978 under Development Permit Number DE79241. Lot 2 contains an existing Church (Sikh Temple) constructed in 1983 under Development Permit Number DE86175.

At a subsequent Public Hearing on March 12, 1987, Council approved a text amendment that further defined the allowable uses, floor areas, and parking provisions for Lot 1 and Lot 2. The amending by-law was enacted on July 21, 1987.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE403780. This approval was subject to various conditions, including Council's approval of the revised form of development. The latter condition is one of the few outstanding prior to permit issuance.

DISCUSSION

This proposal involves additions to the existing Church on Lot 2, including a two-storey-plus-mezzanine addition on the east portion of the building to provide additional worship space, meeting rooms, and dining facilities, and the addition of a new covered entrance, walkways, and a portal structure on the south portion of the existing building. Also, proposed is a detached parking garage to be located on the south portion of Lot 2 which will provide an additional 106 parking spaces bringing the total provided on site to 370 spaces.

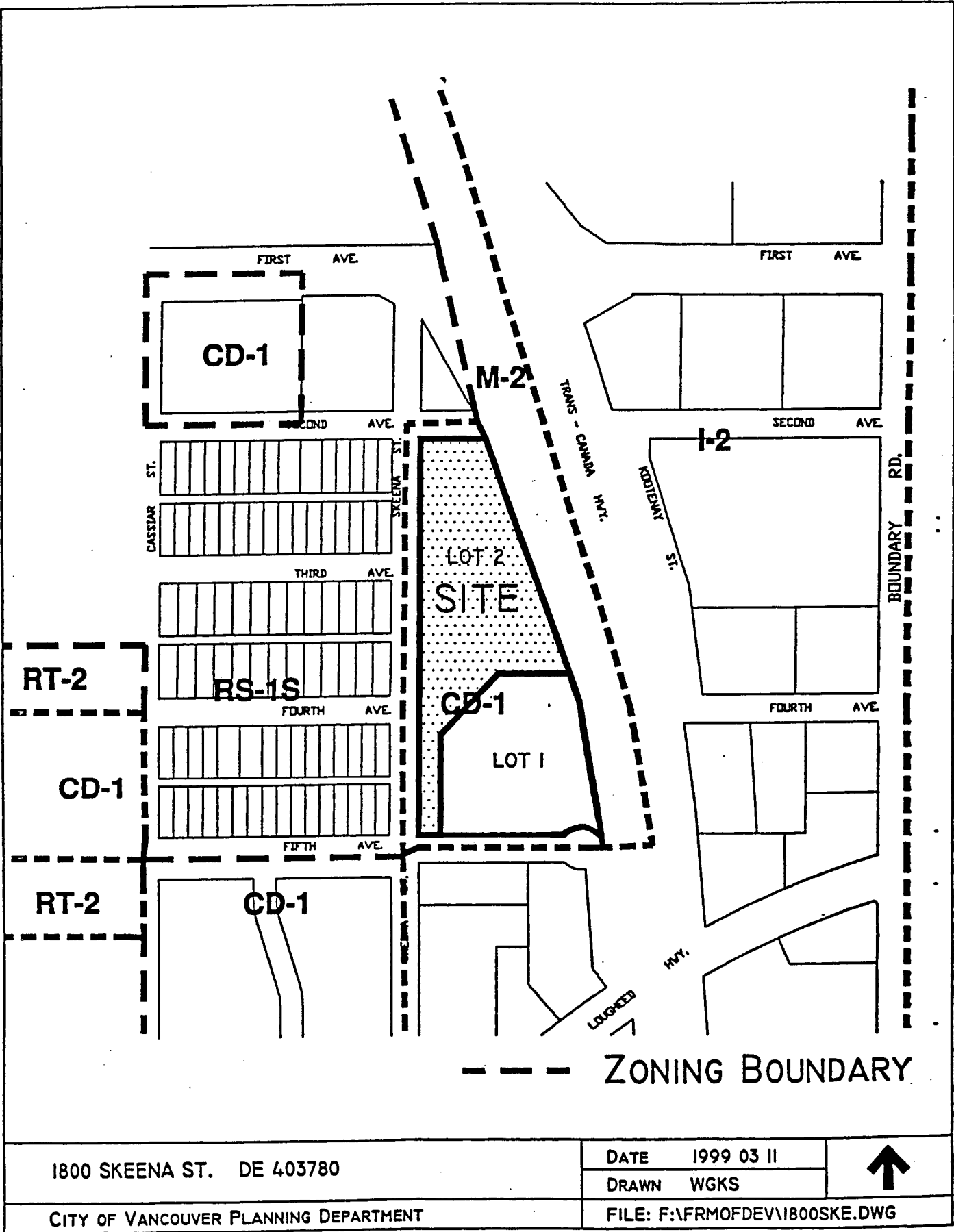
The proposal has been assessed against the CD-1 By-law and was found to respond to the stated objectives.

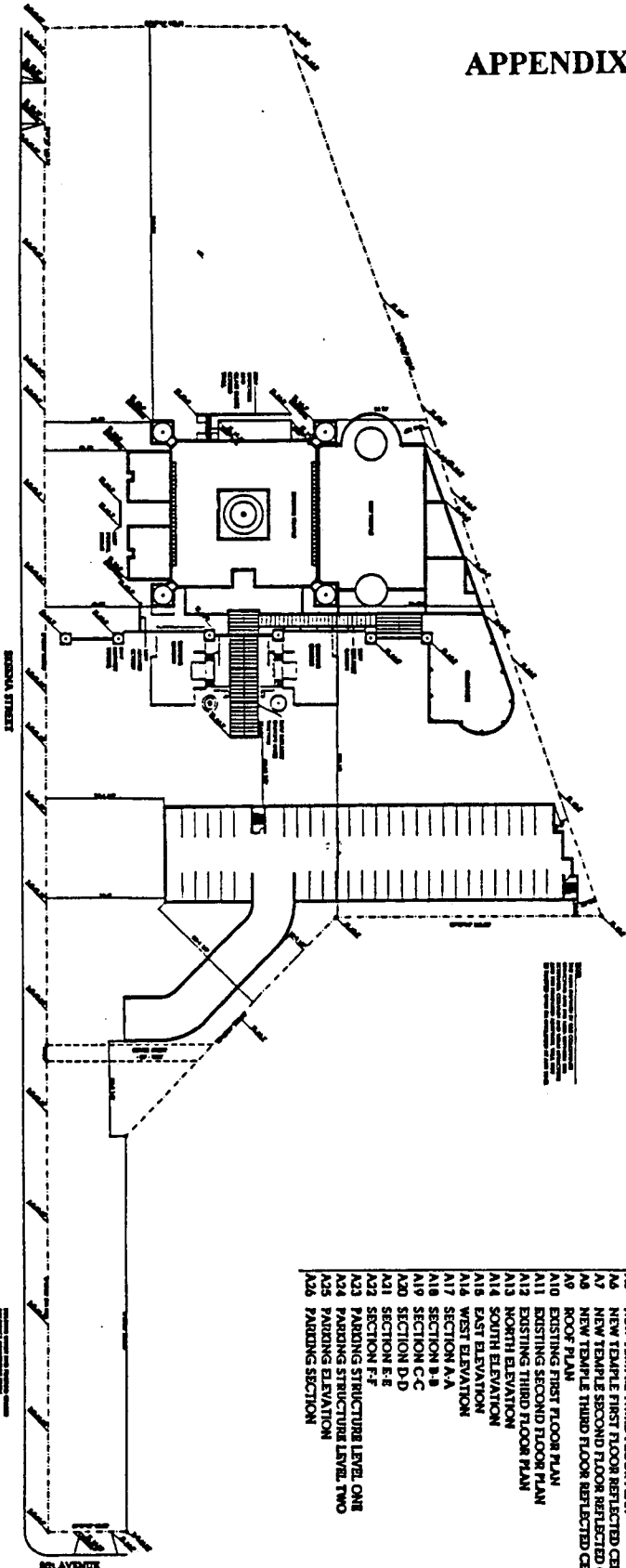
Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix B.

CONCLUSION

The Director of Planning has approved Development Application Number DE403780, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the revised form of development first be approved by Council.

* * * * *





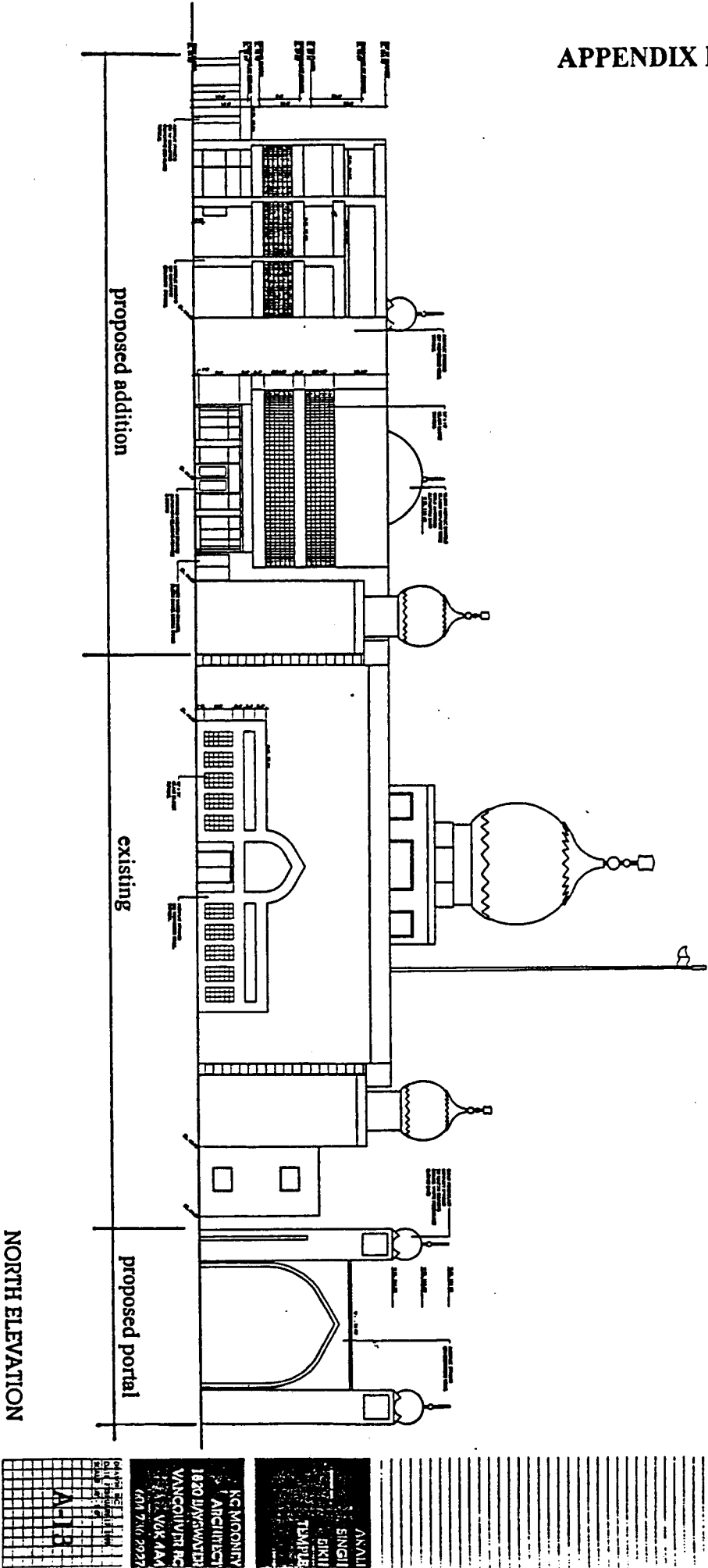
- DRAWING LIST
- A1 SITE PLAN
 - A2 PARKING PLAN
 - A3 NEW TEMPLE FIRST FLOOR PLAN
 - A4 NEW TEMPLE SECOND FLOOR PLAN
 - A5 NEW TEMPLE THIRD FLOOR PLAN
 - A6 NEW TEMPLE FIRST FLOOR REFLECTED CEILING PLAN
 - A7 NEW TEMPLE SECOND FLOOR REFLECTED CEILING PLAN
 - A8 NEW TEMPLE THIRD FLOOR REFLECTED CEILING PLAN
 - A9 ROOF PLAN
 - A10 EXISTING FIRST FLOOR PLAN
 - A11 EXISTING SECOND FLOOR PLAN
 - A12 EXISTING THIRD FLOOR PLAN
 - A13 NORTH ELEVATION
 - A14 SOUTH ELEVATION
 - A15 WEST ELEVATION
 - A16 EAST ELEVATION
 - A17 SECTION A-A
 - A18 SECTION B-B
 - A19 SECTION C-C
 - A20 SECTION D-D
 - A21 SECTION E-E
 - A22 SECTION F-F
 - A23 PARKING STRUCTURE LEVEL ONE
 - A24 PARKING STRUCTURE LEVEL TWO
 - A25 PARKING ELEVATION
 - A26 PARKING SECTION

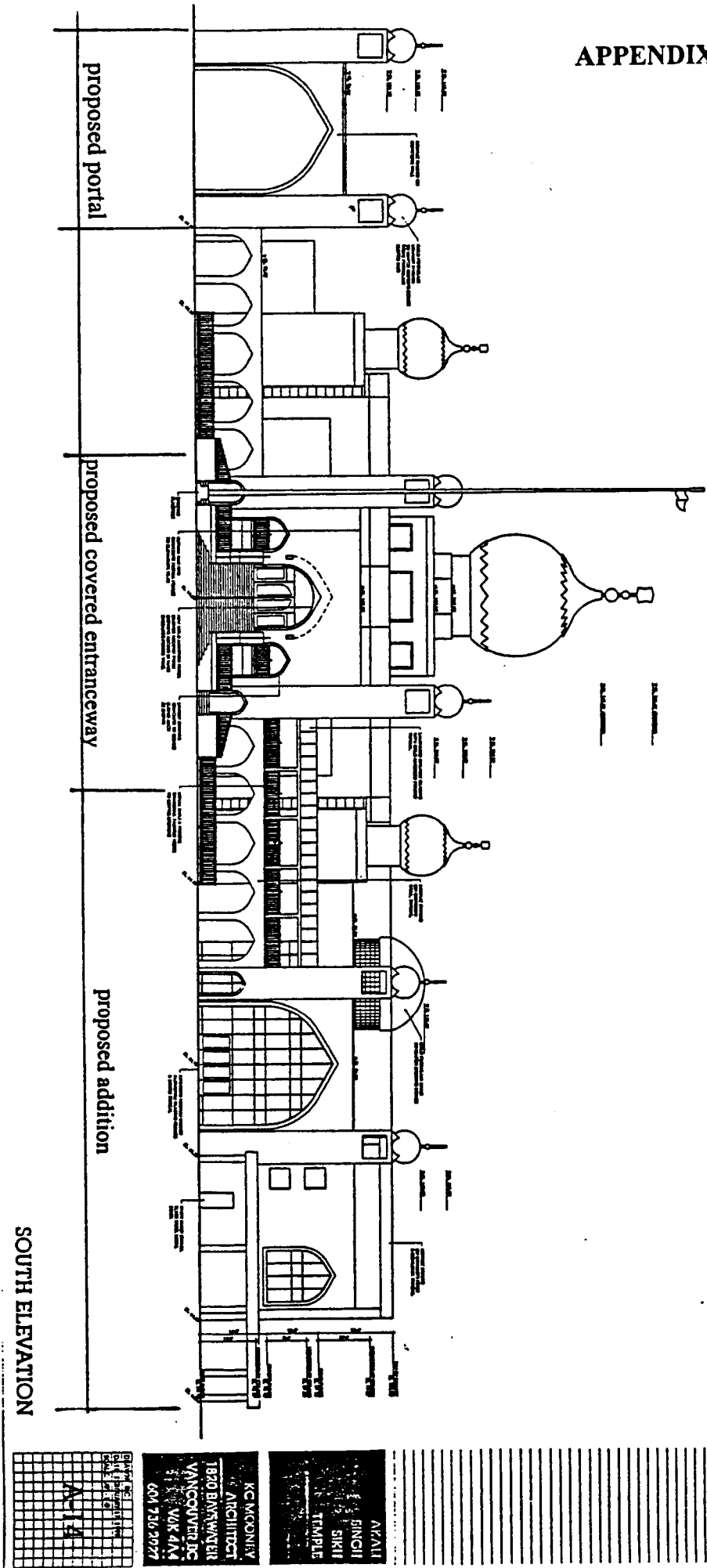
LEGAL DESCRIPTION:
LOT 2 BLOCK 106 TO 108 D.L. SEC.28
T18S.01. PLAN 16171 PLAN 16809

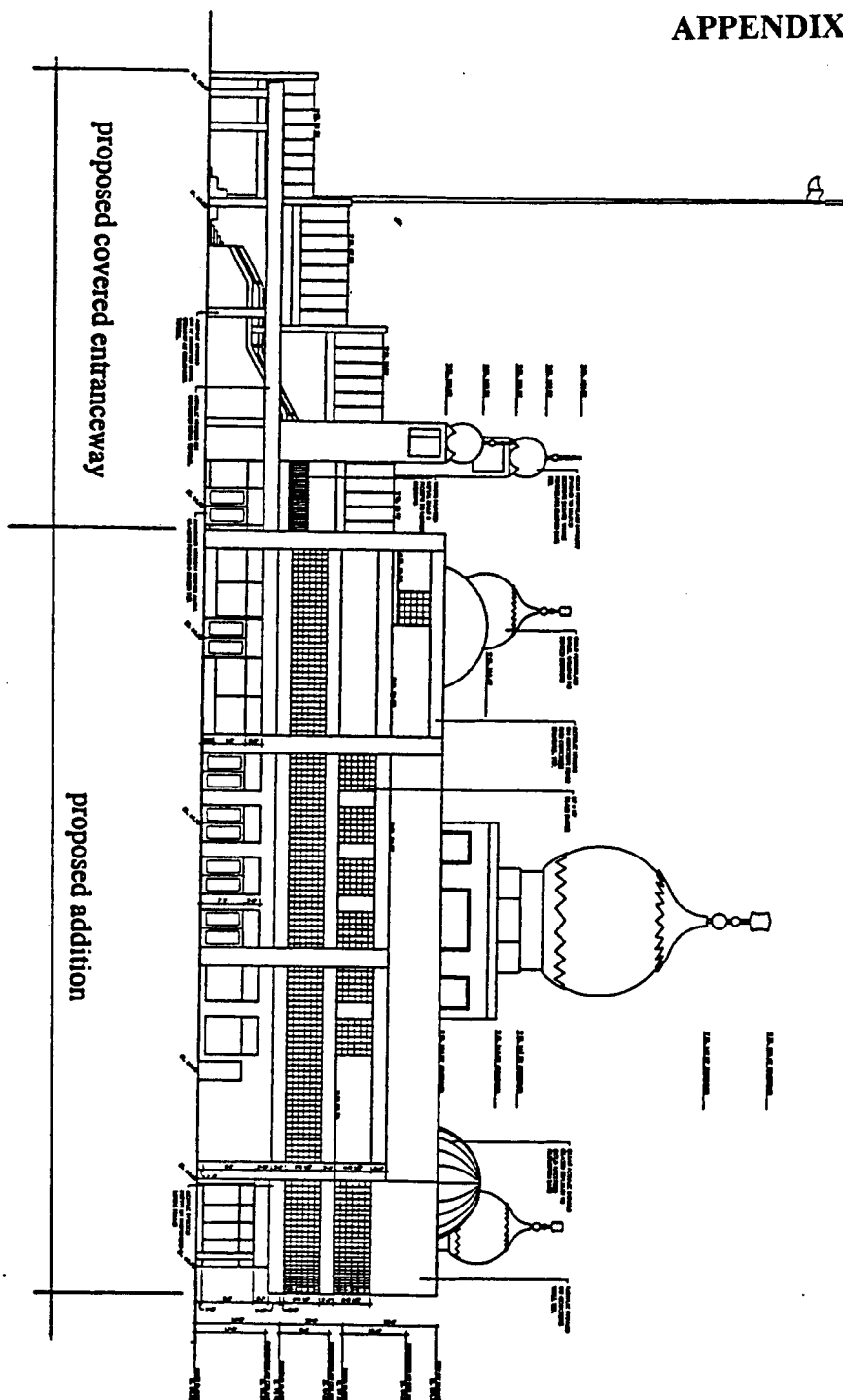
SITE PLAN

ANALI SINGH SIKH TEMPLE

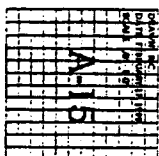
K.C. MOONEY ARCHITECT
1830 BURNSWATER
VANCOUVER BC
V6E 4A4
(604) 730-2927







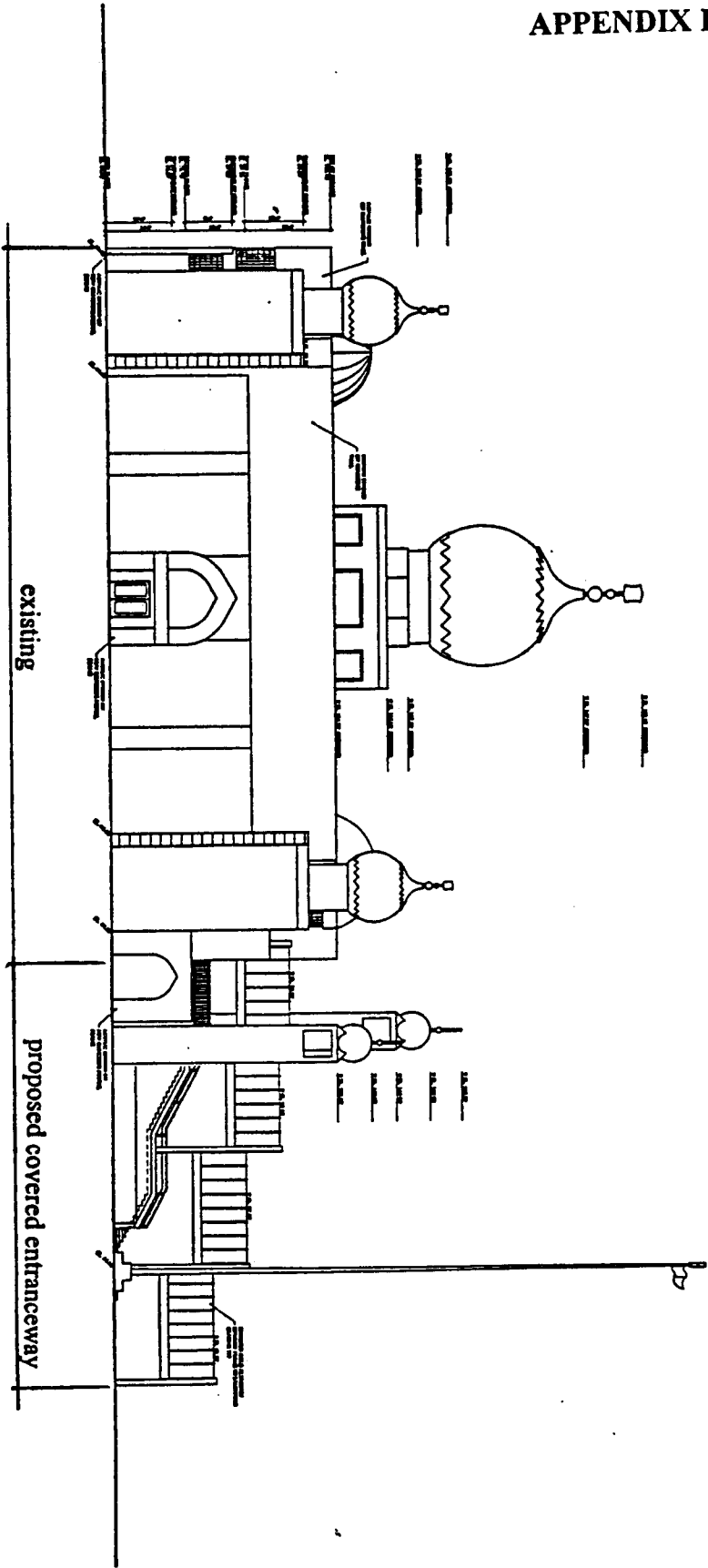
EAST ELEVATION



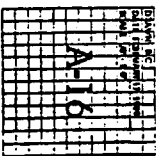
**KC MOONEY
ARCHITECT
1020 BANSWATER
VANCOUVER BC
V6K 4M4
604 276 2927**

AKALI
SINGH
SIKH
TEMPLE



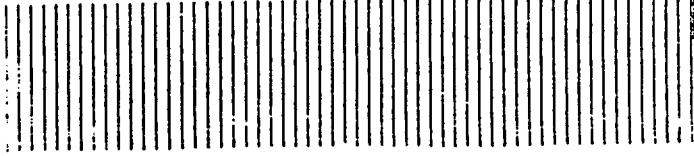


WEST ELEVATION

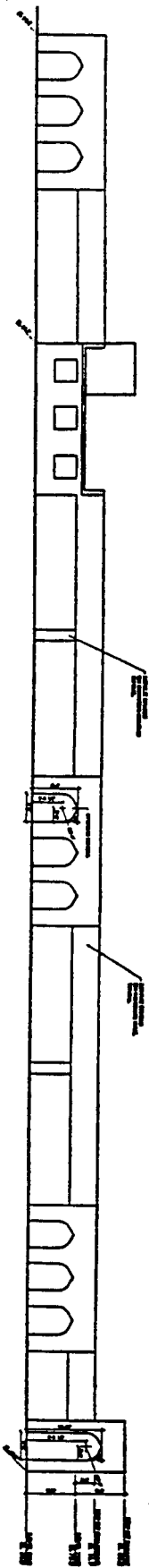


KC MOONLY
ARCHITECT
1820 LAMAR AVENUE
VANCOUVER BC
V6K 4M1
604 736 2227

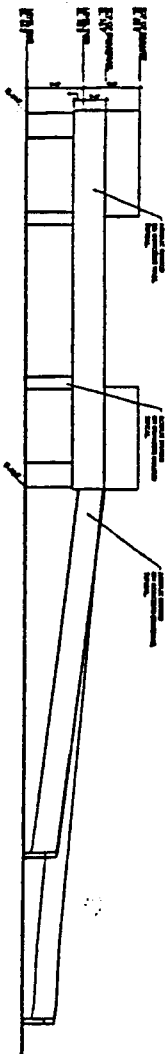
AKALI
SINGH
TEMPLE



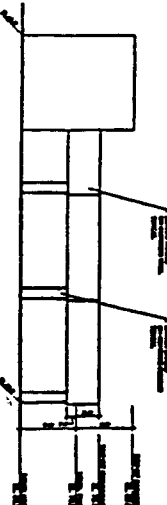
SOUTH ELEVATION



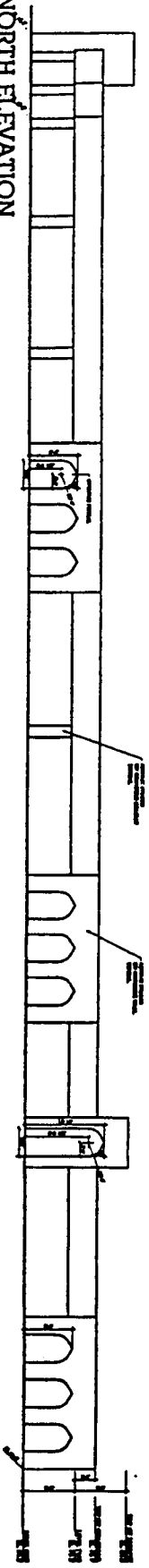
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



PROPOSED PARKING GARAGE

ARATI
SINGH
SITE
DESIGN

RC MODURV
8 ANCHILICT
1830 LINDENWATER
VANCOUVER BC
V6L 4M1
604 736 2927

ARATI
SINGH
SITE
DESIGN

A-25



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

PRESENT:

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

ABSENT:

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

**CITY CLERK'S
OFFICE:**

Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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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"