



# **City of Vancouver** *Zoning and Development By-law*

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

[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (131)**

*5660 Yew Street*

*By-law No. 5222*

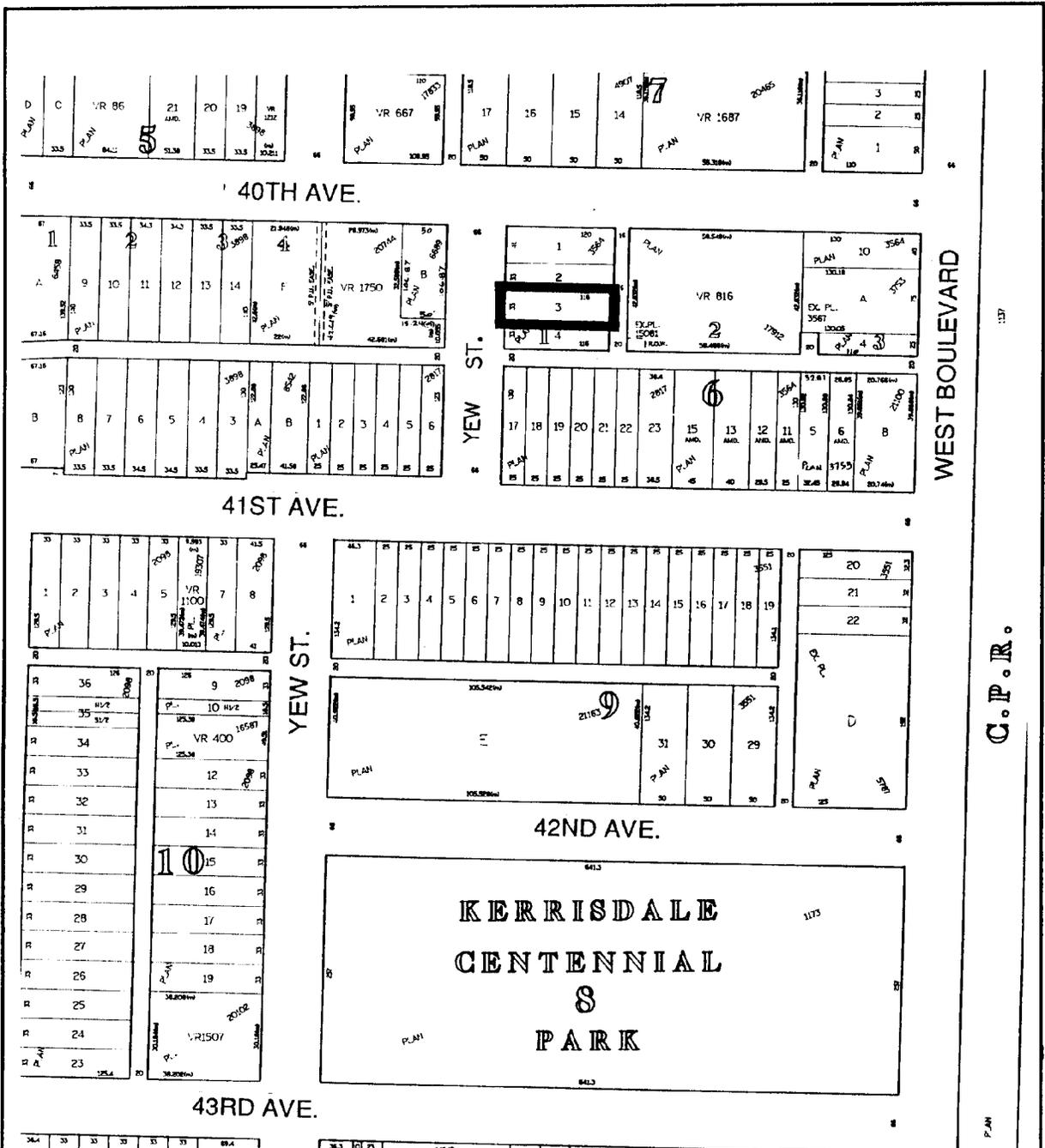
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective December 12, 1978**

*(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 within the said area and the only uses for which development permits will be issued are a building limited to general office use and customarily ancillary uses but not including laboratory facilities, including off-street parking, subject to such conditions as Council may by resolution prescribe. [6229; 87 10 20] [6921; 92 01 07]
- 3 The floor space ratio shall not exceed 0.87. The following shall be included in the computation of floor space ratio:
- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- The following shall be excluded in the computation of floor space ratio:
- (a) balconies, canopies, sundecks, and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
  - (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer;
  - (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. [8169; 00 03 14]
- 4 **Height**
- (a) In the case of re-modelling or redeveloping the existing building, the maximum height shall be the lesser of 2 1/2 storeys or 30 feet and may include a cellar.
  - (b) In the case of a new building, the maximum height shall be the lesser of 2 storeys and cellar or 26 feet.
- 5 Off-street parking and loading spaces shall be maintained in accordance with section 12 of Zoning and Development By-law No. 3575.
- 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.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5222 or provides an explanatory note.*



The property outlined in black (■) was rezoned:  
 From **RM-3** to **CD-1** by By-law No. 5222

<b>CD-1 (131) 5660 Yew St.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): K-19	
	scale: 1:2000	

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 19, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 19, 1978, at approximately 7:30 p.m., in the Auditorium of Point Grey Secondary School, 5350 East Boulevard, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Harcourt, Marzari, Puil and  
Rankin

ABSENT: Alderman Gibson  
Alderman Kennedy

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 5660 & 5670 Yew Street

A. 5660 Yew Street

An application was received from Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5660 Yew Street

From: RM-3 Multiple Dwelling District  
To: CD-1 Comprehensive Development District.

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

Uses: An office building to be used solely for a chartered accountancy practice. <sup>professional</sup> office.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

Floor  
Space  
Ratio: Not to exceed 0.87

In computing the floor space ratio, all floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

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

cont'd....

Rezoning - 5660 Yew Street  
& 5670 Yew Street (cont'd)

- (ii) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

Height: (i) In the case of re-modelling or redeveloping the existing building, the maximum height shall be the lesser of 2½ storeys or 30 feet and may include a cellar.

(ii) In the case of a new building, the maximum height shall be the lesser of 2 storeys and cellar or 26 feet.

Off-Street  
Parking &  
Loading:

Spaces shall be provided and maintained in accordance with Section 12 of Zoning & Development By-law No. 3575

and subject to the following conditions being satisfied prior to enactment:

- (1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.
- (2) That the form of development is not to be materially different from the plans labelled "Alterations to 5660 Yew Street" dated July 1978 and stamped "Received, City Planning Department, August 14th, 1978", but may vary in order to meet the off-street loading provision established in the CD-1 By-law.
- (3) The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicant within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

- - - - -

B. 5670 Yew Street

An application was received from Messrs. William S. Munro and Peter H. Crawford to rezone Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5670 Yew Street

From: RM-3 Multiple Dwelling District  
To: CD-1 Comprehensive Development District.

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

Uses: An office building to be used solely for a law practice.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

Rezoning - 5660 Yew Street  
& 5670 Yew Street (cont'd)

Floor Space Ratio: Same as in A above.

Height: Same as in A above.

Off-Street Parking & Loading: Spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575

and subject to the following conditions being satisfied prior to enactment:

- (1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.
- (2) The form of development is not to be materially different from the plans labelled "Munro and Crawford Law Office" and stamped "Received, City Planning Department, May 13, 1978", but may vary in order to meet the off-street loading provisions established in the CD-1 By-law.
- (3) The east four feet of Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicants within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended refusal of the rezoning applications.

Mr. H.W. Gray, Zoning Planner, reviewed the applications and explained the Director of Planning recommended refusal of both applications as it is felt there is ample property already zoned for office use in the area. He explained that if these applications were approved, it would be difficult to then reject any further applications to rezone multiple dwelling district properties on Yew Street to office or commercial use.

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

- Mr. R.A.W. Elliott, one of the two applicants for the rezoning of 5660 Yew Street, requested Council to amend the uses permitted under the proposed rezoning to read "an office building to be used solely for a professional accountancy practice" rather than "an office building to be used solely for a chartered accountancy practice".

Rezoning - 5660 Yew Street  
& 5670 Yew Street (cont'd)

- Mr. W.S. Munro, one of the two applicants for the rezoning of 5670 Yew Street, urged Council to approve his application pointing out he and his partner have received approximately 300 letters supporting their application from residents of the neighbourhood, including ones from the local commercial association and from the Kerrisdale Homeowners' Association.
- Mrs. Joyce Diggins, 3136 West 42nd Avenue, spoke in favour of both applications adding that there is a need in the neighbourhood for the services of both a professional accountancy practice and a law practice.
- Mr. Allan Gjernes, 5512 Alma, a member of the Development Permit Advisory Panel, spoke in favour of the applications.
- Mr. James A. Clarke, 6145 Southlands Place, expressed concern that if approved, the two applications would result in a number of additional applications for rezoning residential properties for commercial or office use and stated there is adequate office space available now within two blocks of the subject properties.

MOVED by Ald. Puil,  
THAT the application of Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone 5660 Yew Street and the application of Messrs. William S. Munro and Peter N. Crawford to rezone 5670 Yew Street, be approved after amending the permitted use for 5660 Yew Street to read "an office building to be used solely for a professional accounting office".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,  
SECOND by Ald. Harcourt,  
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 7:55 p.m.  
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5660 Yew Street

# 131

RZ. Y 12 (see also By-law No. 5224,  
RZ. Y 11)

BY-LAW NO. 5222

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-224 B 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 an office building to be used solely for a professional accounting office, and customarily ancillary uses, including off-street parking, subject to such conditions as Council may by resolution prescribe.

3. The floor space ratio shall not exceed 0.87. The following shall be included in the computation of floor space ratio:

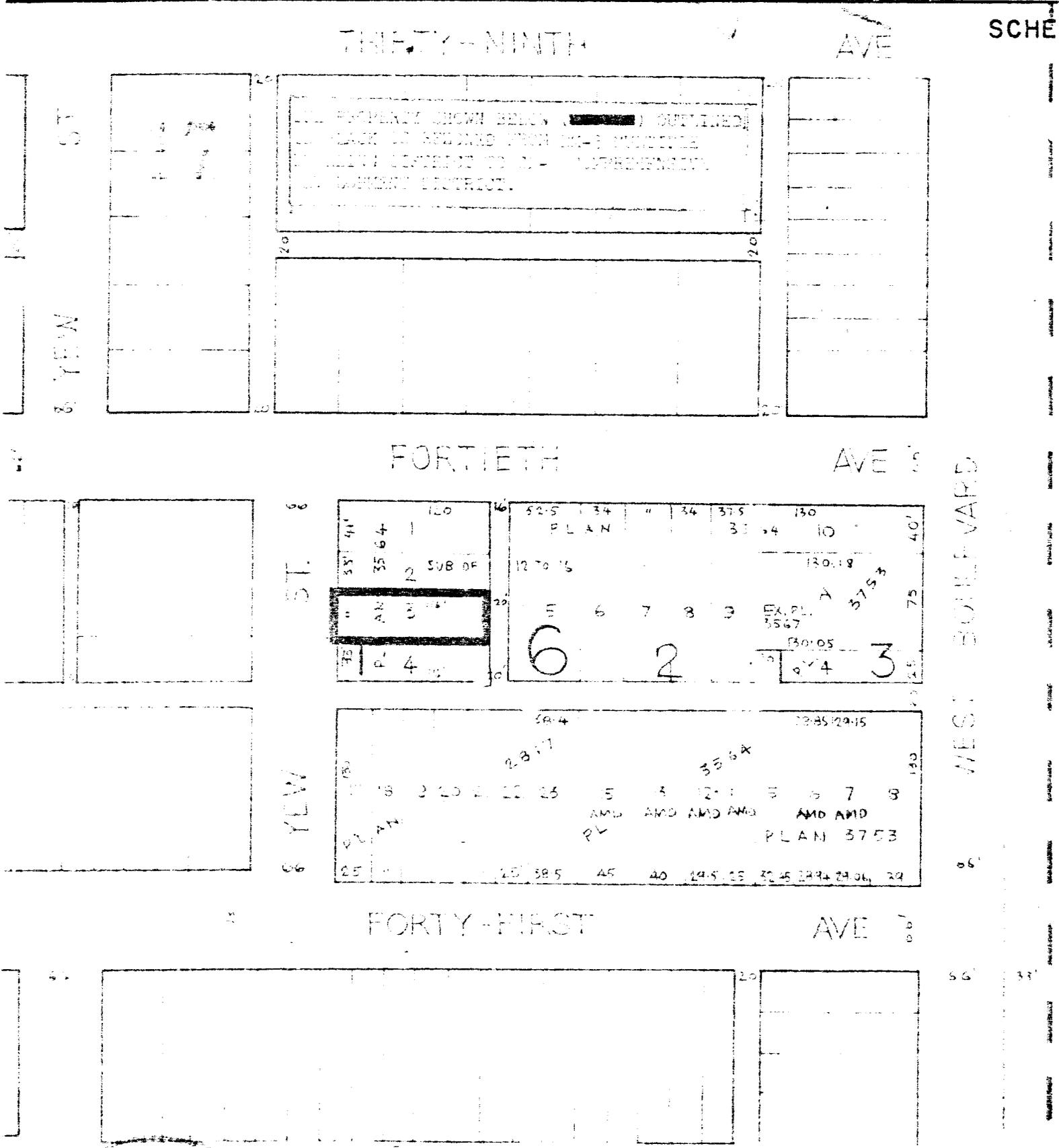
all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) balconies, canopies, sundecks, and other features which the Director of Planning considers similar, to a maximum total area of 8 per cent of the permitted floor area;
- (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.



BY-LAW NO 5222 BEING A BY-LAW TO AMEND BY-LAW NO BEING THE ZONING AND DEVELOPMENT BY-LAW



526

1" = 100'  
RZ-Y-12

Z-224 B

EXTRACT FROM THE MINUTES OF THE  
VANCOUVER CITY COUNCIL MEETING  
OF DECEMBER 12, 1978

4. Rezoning of 5660 Yew Street

Council noted the following letter from Mr. R.A.W. Elliott with respect to his rezoning application relating to 5660 Yew Street:

"As a condition of rezoning we have agreed to dedicate the east four feet of the above lot to the City for lane purposes.

In that regard we understand that the dedication has not yet been registered.

Since we wish to have the by law enacted at your meeting of December 12, 1978 we request that there be an amendment to the by law. Such amendment would be to the effect that the rezoning be approved subject to the registration of the dedication. We would have no objection to the Director of Planning not issuing the Development Permit until the registration is completed.

We would appreciate your assistance on this matter."

Mr. R. Scobie of the Planning Department spoke to this letter and recommended that Condition 3 of the Council's former motion and reading in part as follows:

"The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

be amended to read:

"That prior to the issuance of a development permit the east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

MOVED

THAT the amendment to Condition 3 of the former motion recommended by the Director of Planning and quoted above, be approved and the former motion be amended accordingly.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER  
MEMORANDUM

CD-1  
Yew

From: CITY CLERK

Date: October 14, 1987

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

Refer File: **RECEIVED**  
CITY PLANNING DEPT.  
OCT 16 1987  
NUMBER I 5321  
REFERRED TO Dmcp  
COPY TO RJS  
ANSWER REQ'D

Subject: Special Council Minutes (Public Hearing) -  
October 1, 1987

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on October 1, 1987.

Please note any matters contained therein for your attention.

*Hinsella*  
CITY CLERK

Also Sent To: Mr. R. Turecki, Architect  
120 - 1152 Mainland Street  
VANCOUVER, B.C. V6B 2T9  
Messrs. Elliott, Tulk, Pryce, Anderson  
Chartered Accountants  
5660 Yew Street, VANCOUVER, B.C. V6M 3Y3  
Yew Street Management Inc.  
5670 Yew Street  
VANCOUVER, B.C. V6M 3Y3  
Attn.: Mr. Wm. Smith Munro

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 1, 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: Deputy Mayor Bellamy  
Aldermen Baker, Boyce, Davies,  
Eriksen, Owen, Price,  
Puil, and Taylor

ABSENT: Mayor Campbell  
Alderman Caravetta

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,  
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Rezoning - 4906-58 MacKenzie Street

Council considered an application of Robert Turecki, Architects, as follows:

REZONING: LOCATION - 4906-58 MACKENZIE STREET (Lot 1, Block 48, D.L. 2027, Plan 2283)

Present Zoning: C-1 Commercial District and RS-1 One-Family Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- maximum of eight dwelling units in a multiple dwelling;
  - maximum floor space ratio of 0.86;
  - maximum height of 7.2 m (25 feet); and
  - provisions regarding off-street parking.
- (ii) Any consequential amendments.

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

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:
- the reduction of the floor space ratio to 0.84;
  - the development of a pedestrian amenity on the northwest corner of the site.

Cont'd....

2. Text Amendment - CD-1 By-law, No. 5222-  
5660 Yew Street

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

TEXT AMENDMENT: CD-1 BY-LAW, NO. 5222 - 5660 YEW STREET (Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564)

- (i) The proposed text amendment, if approved, would permit the expansion of permitted use from accounting office to professional office, limited to architecture, law, accounting and engineering office uses only.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

The applicant's representative was present to answer questions, however, there were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

3. Text Amendment - CD-1 By-law No. 5224 -  
5670 Yew Street

An application of William Smith Munro, Yew Street Management Inc., was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, No. 5224 - 5670 YEW STREET (Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564)

- (i) The proposed text amendment, if approved, would permit the expansion of permitted use from law practice to professional office, as defined in Item 2 above.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

The applicant was present to answer questions, however, there were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

BY-LAW NO. 6229

A By-law to amend By-law No. 5222,  
being a By-law which rezoned an area  
to CD-1, and 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. Section 2 of By-law No. 5222 is amended by deleting the  
words "an office building to be used solely for a professional  
accounting office, and customarily ancillary uses," and by  
substituting therefor the following:

"a building limited to use as professional offices for the  
practice of law, architecture, accounting and engineering,  
and customarily ancillary uses but not including laboratory  
facilities,".

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

DONE AND PASSED in open Council this 20th day of  
October , 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 20th day of  
October 1987, and numbered 6229.

CITY CLERK"

4. Text Amendment: CD-1 By-law No. 6254;  
1700 and 1750 West 75th Avenue

An application by Robert A. Kemp, Penreal Developments Ltd., was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW No. 6254; 1700 AND 1750 W. 75TH AVE. (Lot A, D.L. 307, 317 and 5966, Plan 22034)

(i) If approved, the proposed text amendment would add "restaurant - Class 1, limited to a gross floor area of 140 m<sup>2</sup>", as an additional permissible use on this site.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

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

- CARRIED UNANIMOUSLY

5. Text Amendment: CD-1 By-laws No. 5222 and No. 5224;  
5660 and 5670 Yew Street

An application by Felix Keskula (5660 Yew Street) and the Director of Planning (5670 Yew Street) was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAWS No. 5222 and No. 5224; 5660 and 5670 YEW STREET (Lots 3 - 4 of 12 to 16 of 1 of 6, Block 17, D.L. 526, Plan 3564)

(i) If approved, the proposed text amendment would broaden the range of permitted uses by replacing specifically listed office uses with the use term "general office".

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

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

- CARRIED UNANIMOUSLY

5660 Yew Street

BY-LAW NO. 6921

A By-law to amend  
By-law No. 5222,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 5222 is amended by deleting the phrase "use as professional offices for the practice of law, architecture, accounting and engineering," and by substituting therefor the phrase "general office use".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 7th day of  
January , 1992.

(Signed) Gordon Campbell  
Mayor

(Signed) Maria C. Kinsella  
City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 7th day of January 1992, and numbered 6921.

CITY CLERK "

# A8

## ADMINISTRATIVE REPORT

Date: April 25, 1997  
Dept. File No. WB  
C.C. File No.: 2609-1

TO: Vancouver City Council  
FROM: Director of Community Planning  
SUBJECT: Form of Development - 5660 Yew Street  
D.E. 402094 - CD-1 By-law Number 5222  
Owner of Development - 530951 B.C. Ltd.

### RECOMMENDATION

CD-1 (131)

THAT the approved form of development for the CD-1 zoned site known as 5660 Yew Street be generally approved as illustrated in Development Application Number DE402094, prepared by Formwerks Architectural Inc. and stamped "Received, City Planning Department, February 4, 1997", 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 RECOMMENDS approval of the foregoing.

### COUNCIL POLICY

There is no applicable Council policy except that Council did approve the rezoning of this site, following a Public Hearing.

### PURPOSE

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

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on October 19, 1978, City Council approved a rezoning of this site from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District. CD-1 By-law Number 5222 was enacted on December 12, 1978.

At the same time, Council approved a similar rezoning of the site to the immediate south (5670 Yew Street - CD-1 By-law Number 5224). The Council-approved form of development for this site, consisting of a small scale office building, was approved and subsequently constructed under Development Permit Number DE82512.

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

Subsequent to Council's approval of the CD-1 rezoning of the subject site, the Director of Planning approved Development Application Number DE402094. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

## DISCUSSION

At the time of the original rezoning, this northerly site contained a two-storey residential building that was subsequently converted to office use. The proposal now is to demolish this existing building and to construct a new two-storey office building.

The regulations contained in the CD-1 By-law allow for the opportunity to develop a new building on this site.

As part of the review process, a total of forty-seven neighbouring property-owners were advised of the proposal. No objections were received.

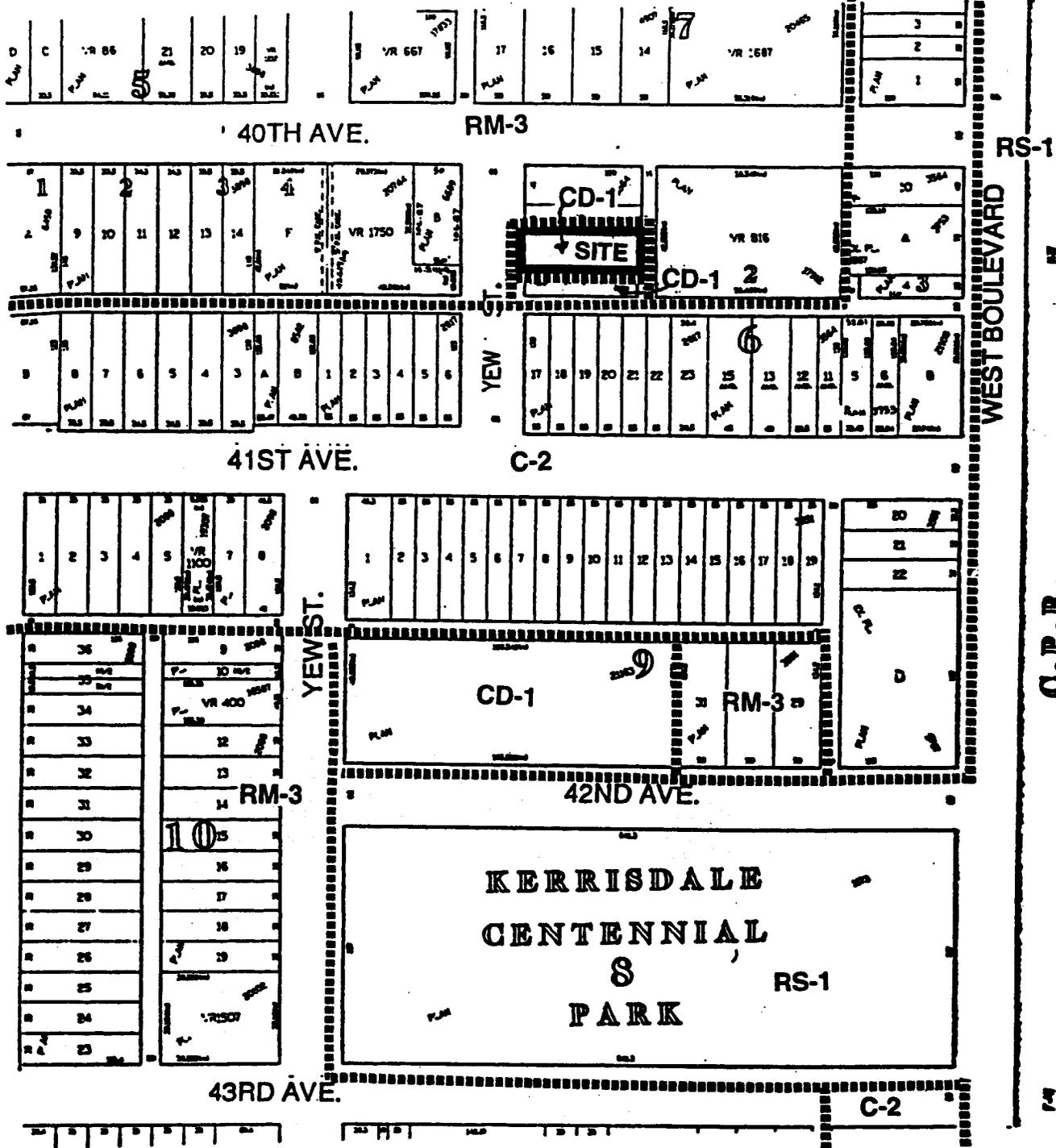
Staff have reviewed the proposed development and are satisfied that it meets the intent of the original CD-1 By-law and provides an appropriate transition between the existing office building to the south and the multiple dwelling to the north.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE402094, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

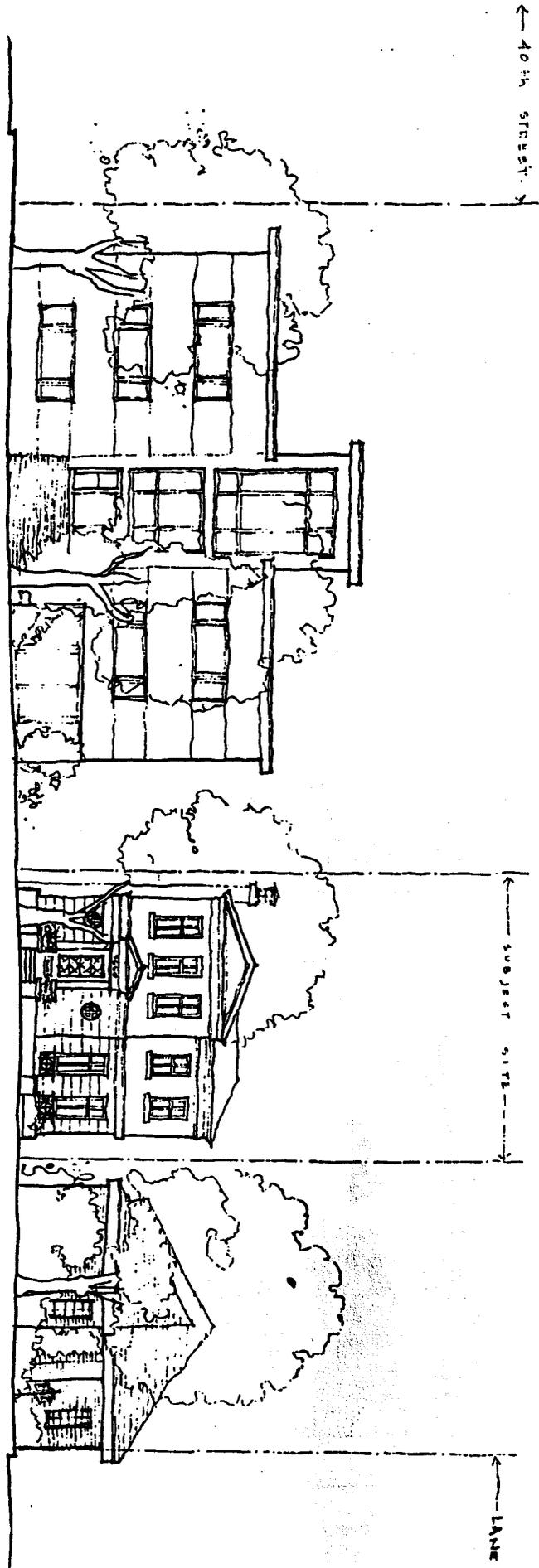
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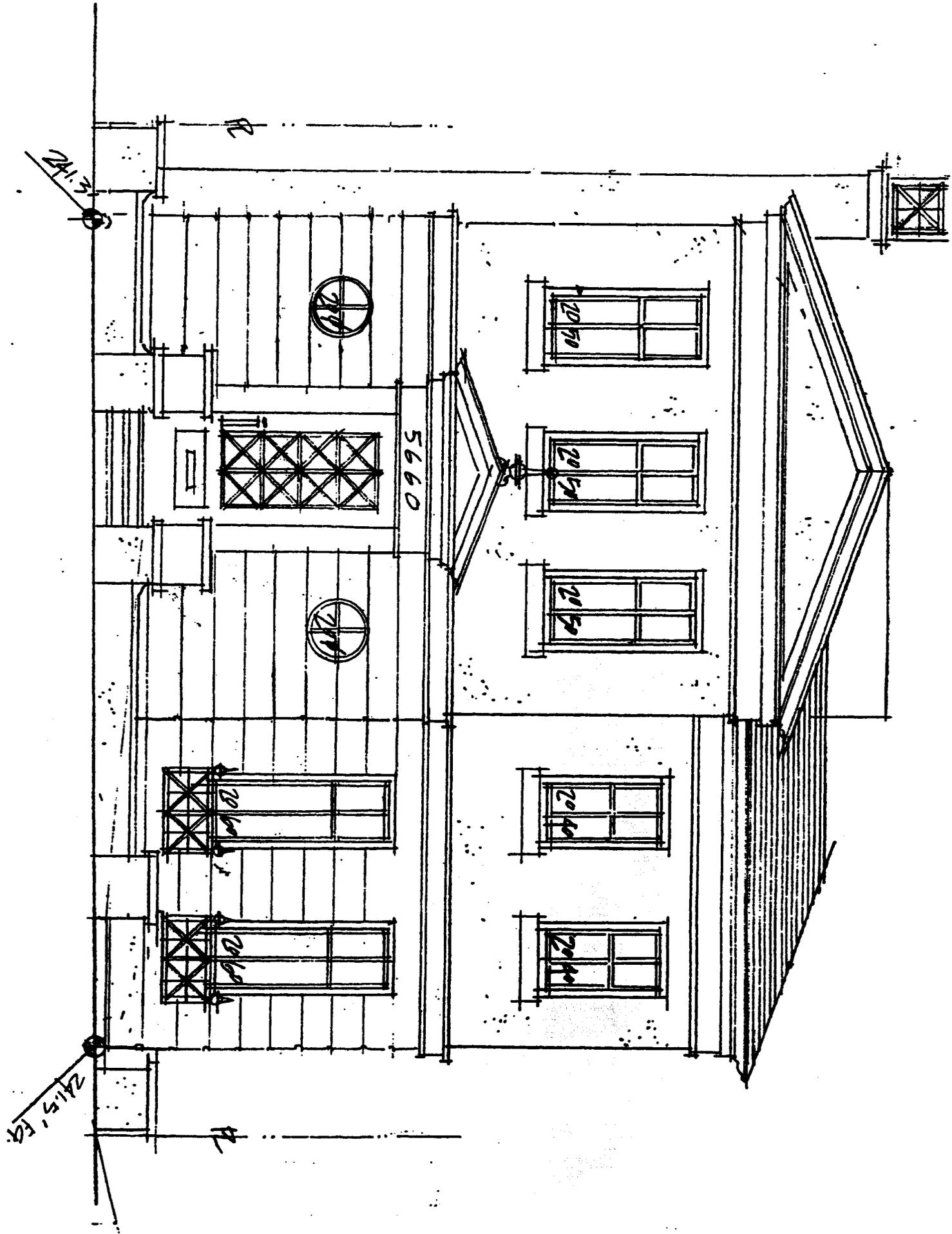
----- zoning boundary

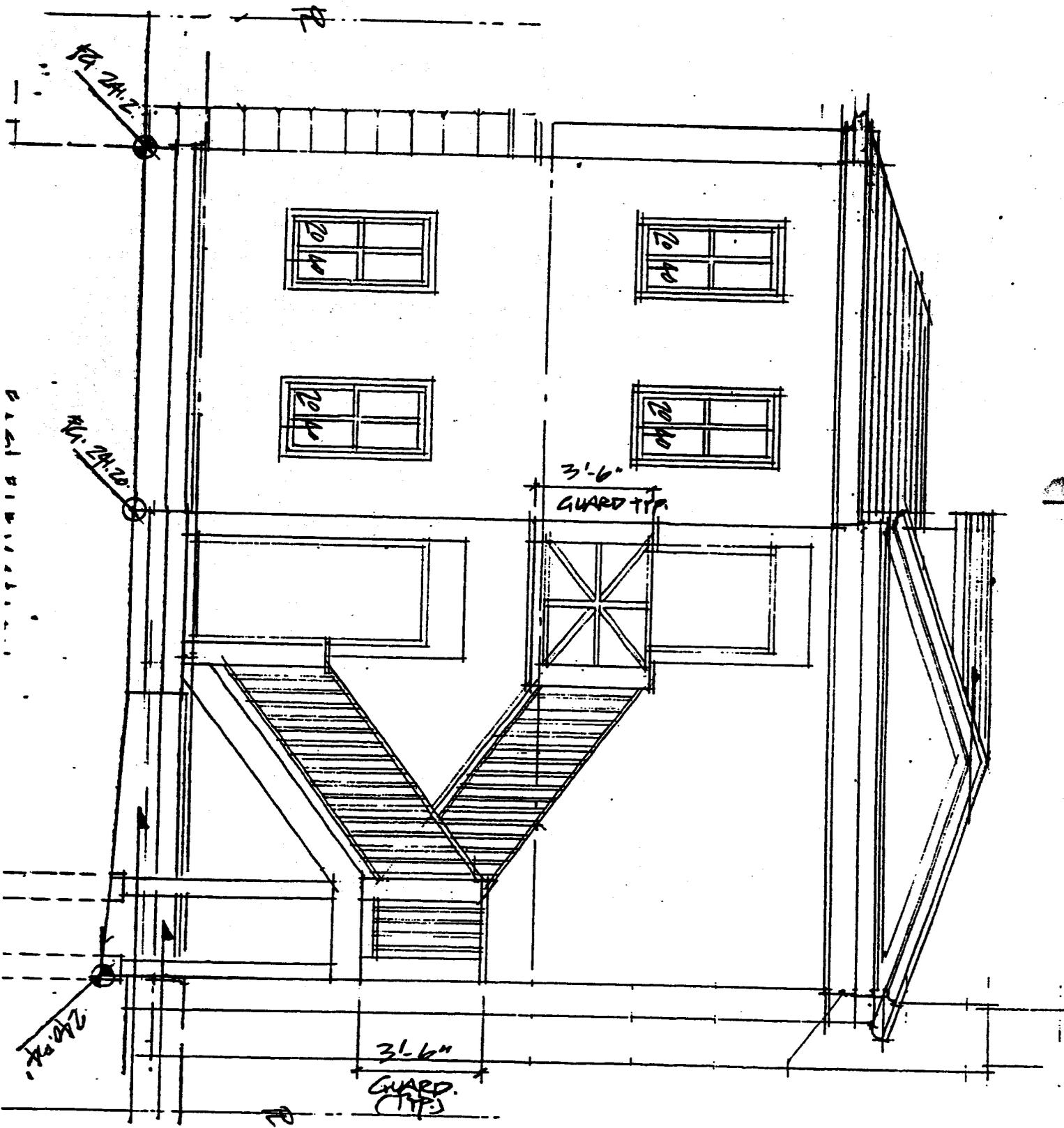
5660 YEW STREET	DE402094	Date APRIL 9 1997	↑
		Drawn BP	
City of Vancouver Planning Department		Scale NTS	

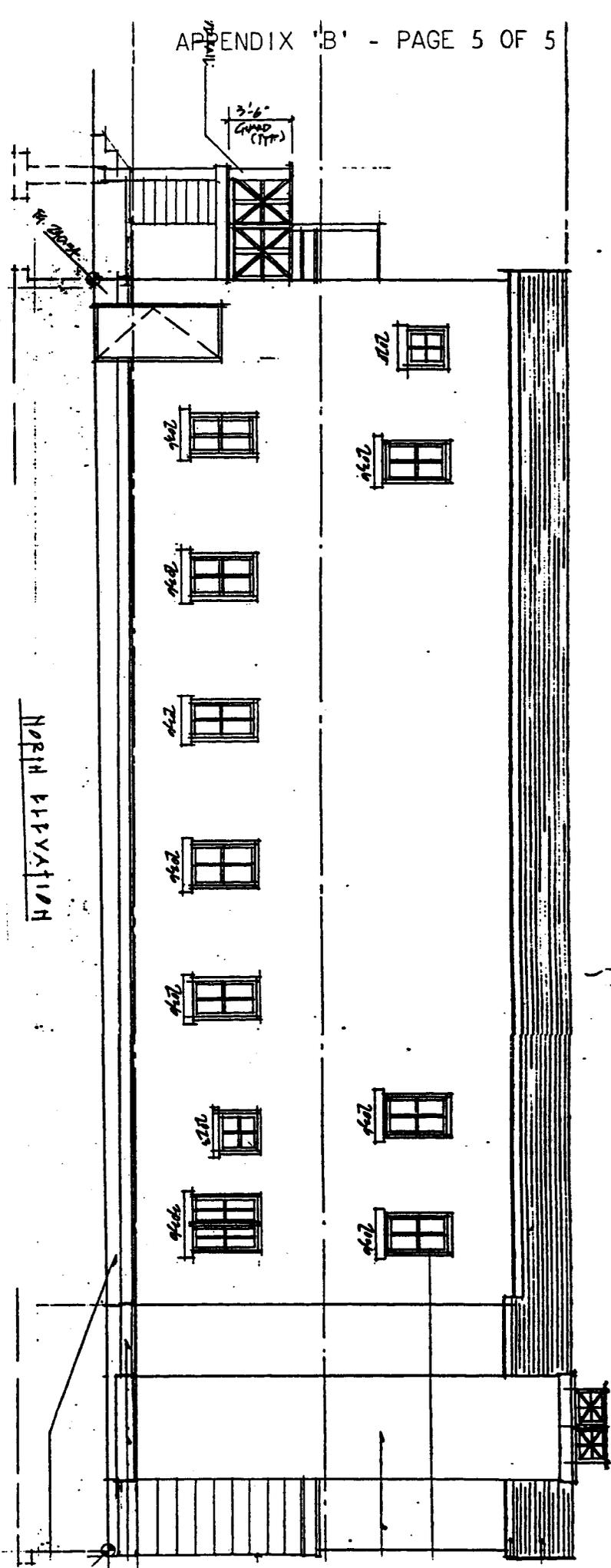
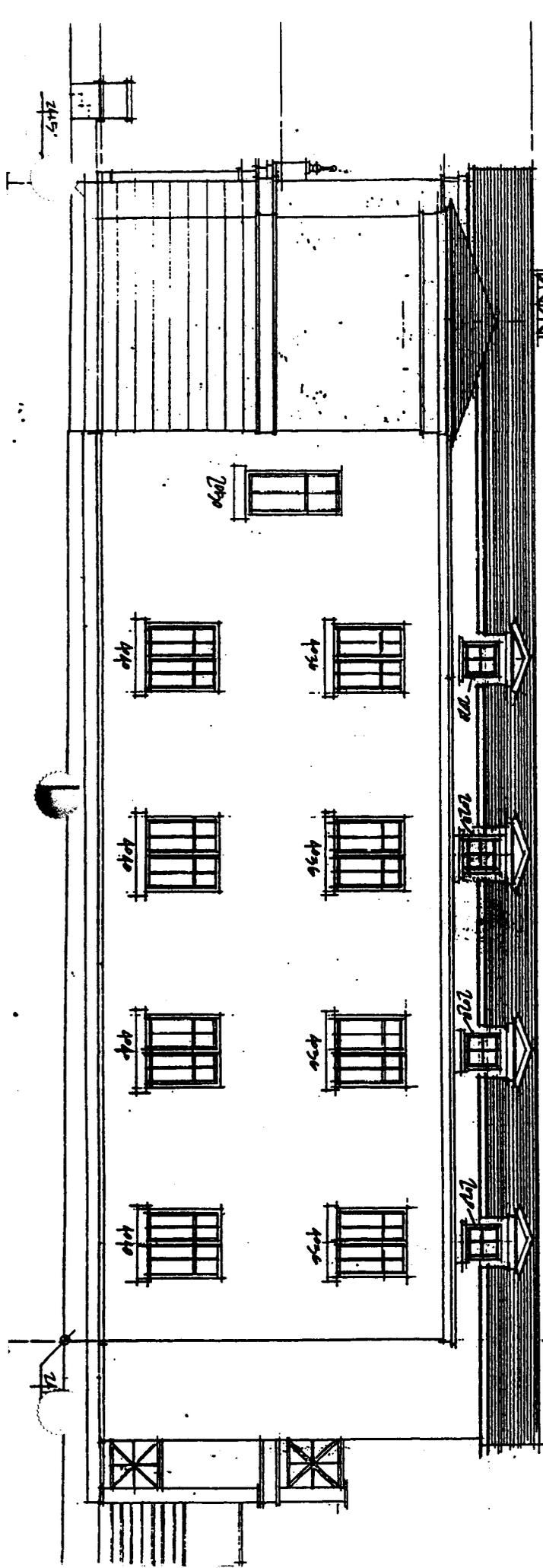




WEST ELEVATION







NORTH ELEVATION

3'-6" GAP (TYP)

**CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)**

- 8. Form of Development - 5660 Yew Street  
**D.E. 402094 - CD-1 By-law Number 5222**  
**Owner of Development - 530951 B.C. Ltd.**  
**April 25, 1997**

CD-1 (131)

File: 2609-1

MOVED by Cllr. Kennedy,

THAT the approved form of development for the CD-1 zoned site known as 5660 Yew Street be generally approved as illustrated in Development Application Number DE402094, prepared by Formwerks Architectural Inc. and stamped "Received, City Planning Department, February 4, 1997", 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.

- CARRIED UNANIMOUSLY

**CITY MANAGER'S POLICY REPORTS**

- 1. **CD-1 Text Amendments for 2135 West 12th Avenue**  
**and 2725 Arbutus Street**  
**April 21, 1997**

File: 5303-1/5308-1

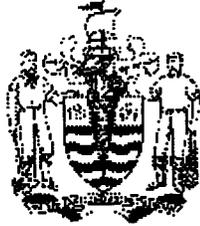
MOVED by Cllr. Puil,

A. THAT the application by Maurice Pez of Greystone Properties to amend CD-1 By-law (326) No. 7317 for 2135 West 12th Avenue (Lot 1, Block 384, Plan LMP25014, D.L. 526) be referred to Public Hearing, as follows:

- (1) amend Section 4(c) to allow 29 percent one bedroom and bachelor units;  
and
- (2) amend Section 7 to allow for a maximum height of 13.7 m (45 ft.).

B. THAT the Director of Land Use and Development make application to amend CD-1 By-law (357) No. 7654 for 2725 Arbutus Street (Lots A and E, Block 384, D.L. 526, Plan 2300), and that this application also be referred to Public Hearing as follows:

Amend Section 4(c) to require 40 dwelling units, or if more than 135 dwelling units, 30 percent of the total number of dwelling units will be developed as two bedrooms or more.



**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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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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**EXPLANATION**

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

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

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

**Director of Legal Services  
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"