

City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (134)

1801-1859 Greer Avenue

By-law No. 5229

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

Effective January 3, 1979

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

Plan Referred to on File in the City Clerk's Office.

BY-LAW NO. 5229

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-216B 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 town houses (not to exceed 5 dwelling units on each of Lots I and J, District Lot 526, Plan 15855), 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 1.25 on each of Lots I and J, District Lot 526, Plan 15855. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.
 - 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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5229 or provides an explanatory note.

- 4 The height of any building shall not exceed three storeys plus cellar nor 30 feet measured from the average building grade as determined by the City Engineer.
- 5 A minimum of two off-street parking spaces per dwelling unit shall be provided and maintained in accordance with section 12 of 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 3rd day of January, 1979.

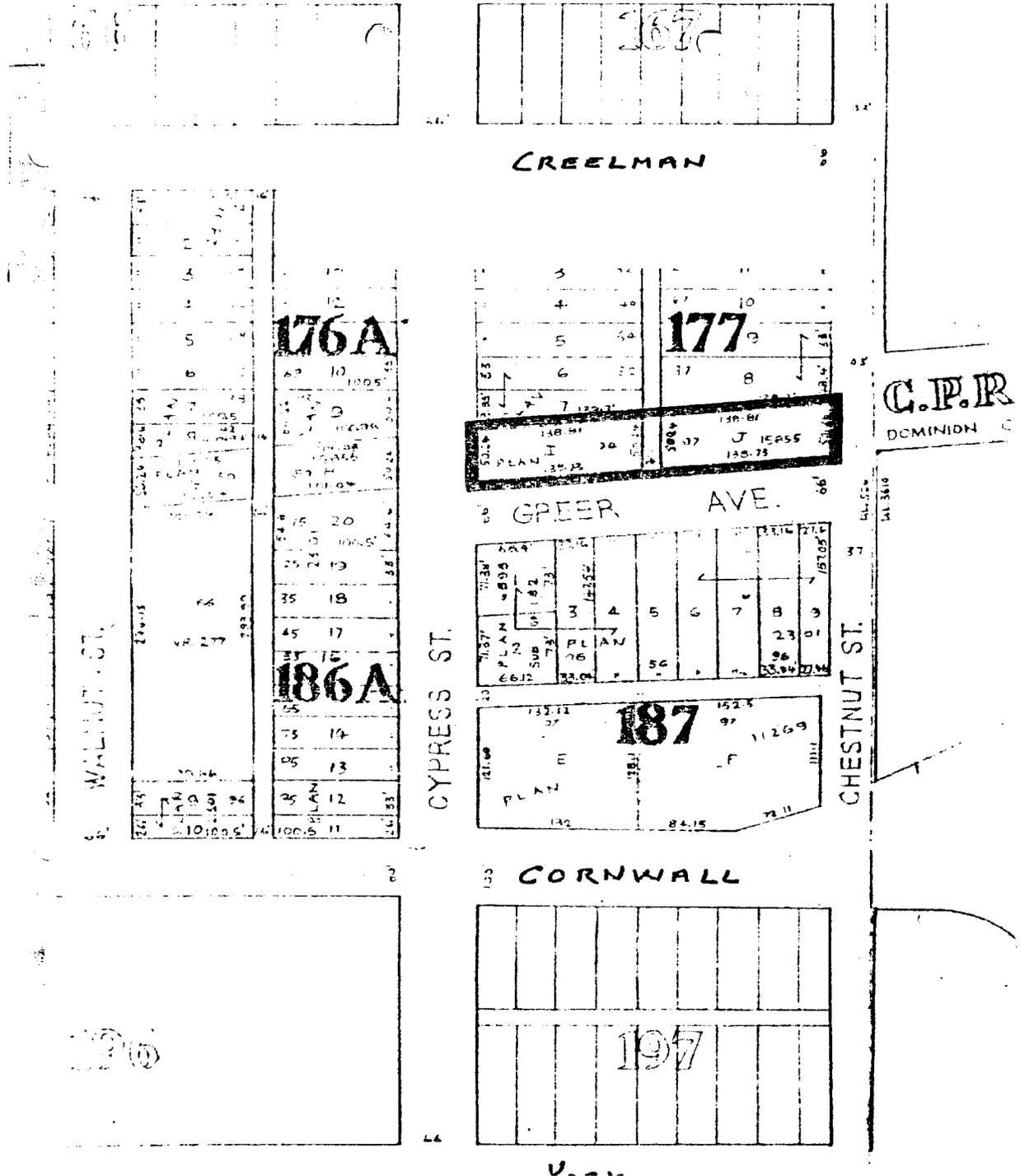
(signed) John J. Volrich
Mayor

(signed) R. Henry
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 3rd day of January, 1979, and numbered 5229.

CITY CLERK”

The property shown below (■) outlined in black is rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District



CITY OF VANCOUVERSPECIAL COUNCIL - MAY 4, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 4, 1978, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Ford
Aldermen Brown, Ford, Harcourt,
Marzari, Puil and Rarkin

ABSENT: Mayor Volrich (Civic Business)
Aldermen Bellamy, Gerard, Gibson
and Kennedy (Leave of Absence)

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford 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. Proposed Rezoning of the Former C.P.R. Right-of-Way, Kitsilano Point

An application was received from Mr. B.H. Kennedy of Marathon Realty Company Limited to rezone Lots A-H, inclusive, D.L. 526, Plan 15855, (being that portion of the former C.P.R. Right-of-Way in Kitsilano Point between Arbutus and Cypress Streets, approximately 300 feet north of Cornwall Avenue)

From: RS-1 One-Family Dwelling District
To: RT-2A Two-Family Dwelling District.

The Director of Planning recommended approval subject to the following conditions:

1. That the owner (s) first dedicate to the City an easement for the sewer along the north side of Lots A,B,C and D, D.L. 526, Plan 15855, with a minimum width of 6 feet, such easement to be to the satisfaction of the City Engineer.
2. That the owner (s) first pay to the City 50% of the total sewer construction costs, this construction to be undertaken by the City of Vancouver and completed within 60 days of registration of the easement noted in Condition 1 above.
3. That the owner (s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and that this work be completed prior to enactment of the amending by-law.
4. That the owner (s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being first approved under the "Power and Telephone Line Beautification Fund Act" and completed.

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

5. That Council resolve to make an application under the Provincial "Power and Telephone Beautification Fund Act" to underground the B.C. Hydro Line on Creelman Avenue.
6. That the owner (s) first give to the City \$21,600 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by City Council upon advice from the Director of Planning following consultation with residents and property owners in Kitsilano Point.
7. Should the above conditions 1-4, inclusive, and 6 not be complied with by the owner (s) within 365 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Mr. B.H. Kennedy of Marathon Realty Company Limited further applied to rezone Lots I and J, D.L. 526, Plan 15855, (being that portion of the former C.P.R. Right-of-Way in Kitsilano Point between Cypress and Chestnut Streets, approximately 300 feet north of Cornwall Avenue)

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

The proposed CD-1 By-law would restrict the form of development as follows:

- Uses: - townhouses (not to exceed 5 dwelling units on each of Lots I and J, D.L. 526, Plan 15855);
- customarily ancillary uses, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: The floor space ratio shall not exceed 1.25 on each of Lots I and J, D.L. 526, Plan 15855. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sun decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: The height of any building shall not exceed three storeys plus cellar nor 30 feet measured from the average building grade as determined by the City Engineer.

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

Off-Street Parking: A minimum of one off-street parking space per unit shall be provided and maintained in accordance with Section 12 of Zoning and Development By-Law No. 3575.

and subject to the following conditions:

1. That the owner (s) first dedicate to the City an easement for the sewer along the north side of Lots A,B,C and D, D.L. 526, Plan 15855, with a minimum width of 6 feet, such easement to be to the satisfaction of the City Engineer.
2. That the owner (s) first pay to the City 50% of the total sewer construction costs, this construction to be undertaken by the City of Vancouver and completed within 60 days of the easement noted in Condition 1 above.
3. That the owner (s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and this work to be completed prior to enactment of the amending by-law.
4. That the owner (s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being first approved under the "Power and Telephone Line Beautification Fund Act" and completed.
5. That Council resolve to make an application under the Provincial "Power and Telephone Line Beautification Fund Act" to underground the B.C. Hydro Line on Creelman Avenue.
6. That the owner (s) first give to the City \$5,400 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by City Council upon advice from the Director of Planning following consultation with residents and property owners in Kitsilano Point.
7. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable outdoor space.
8. The form of development is not to be materially different from the plans prepared by Zoltan S. Kiss, Architect, dated June 19, 1975, and stamped "Received City Planning Department, August 22, 1977".
9. Should the above conditions 1-4, inclusive, and 6-8, inclusive, not be complied with by the owner (s) within 365 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Amend the Sign By-Law No. 4810 to provide for sign control should the proposed CD-1 By-Law be enacted by Council.

- Any Consequential Amendments.

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

The Director of Planning recommended approval of the application.

Mr. R. Youngberg of the Planning Department, reviewed the history of the application and gave a brief verbal explanation of the rezoning application pointing out that if rezoned, lots A-H only would then have a similar zoning to all those properties located to the north. He advised Council that the applicants, Marathon Realty, had been advised by B.C. Telephone Company that in respect of condition No. 3, the Telephone Company would like to have its trunk service undergrounded along Creelman Avenue.

The Deputy Mayor enquired of representatives from Marathon Realty if they wished to give any verbal submission at this time and Mr. B.H. Kennedy responded that he was in attendance to answer any questions.

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

- Ms. Lillian Coade, 1420 Arbutus Street, questioned the height limitations, the floor space ratio and the parking requirements of the proposed rezoning.
- Mr. M.P. Tonstad, 1363 Chestnut Street, advised that he was the owner of one of six townhouses immediately north of subject Lot J and said the development he lives in has a lower density and has underground parking with two car parking spaces per unit. He expressed concern that the height allowed in the proposed rezoning could adversely affect the development he lives in and that insufficient parking is provided in the proposed rezoning. Mr. Tonstad further pointed out the property is for sale and therefore could be developed by some company other than Marathon Realty.

Mr. B.H. Kennedy of Marathon Realty, in response to Mr. Tonstad's comment and a question from Council, advised that his company is planning to sell the subject property and does not wish to develop it.

- Mr. John R. Pelkovics, Kitsilano Point Property Owners representative, expressed dissatisfaction on the proposed parking ratio of one space per unit pointing out there are often two cars owned by the residents of each apartment unit. He expressed concern over the setbacks of the buildings and indicated skepticism on whether the condition that the B.C. Hydro line be placed underground on Creelman Avenue would proceed, as this involves two levels of government as well as B.C. Hydro.
- Mr. Hugh Logie, 1424 Walnut Street, advised Council that he was a new resident of the area and expressed the hope that the rezoning would allow a development which would not detract from the neighbourhood.
- Mrs. William Smith, 1311 Chestnut Street, suggested that the rezoning proceed only on the condition that the developer begin construction as soon as possible.
- A resident of the area pointed out that no developer who is prepared to construct the buildings which the rezoning would allow was before Council and enquired why the property should be rezoned prior to it being sold.

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

During the hearing of representations from the public, Mr. R. Youngberg of the Planning Department indicated that the amendments to the Zoning and Development By-law for this rezoning would not receive final adoption by Council until all the conditions attached to the rezoning application are complied with.

MOVED by Ald. Puil

THAT the application of Mr. B.H. Kennedy of Marathon Realty Company Limited for the rezoning of Lots A-H, inclusive, be approved subject to the conditions and restrictions of the Director of Planning as listed on pages 1 and 2 of these minutes.

- CARRIED

(Alderman Rankin opposed.)

MOVED by Ald. Brown

THAT the application of Mr. B.H. Kennedy of Marathon Realty Company Limited for the rezoning of Lots I and J be approved subject to the conditions and restrictions related to the application as listed on pages 2 and 3 of these minutes with the exception that there be two parking spaces per dwelling unit;

FURTHER THAT the amendment to the Sign By-law be approved.

- CARRIED

(Aldermen Puil and Rankin opposed.)

Alderman Harcourt suggested that there be a further report from the Director of Planning in a month or two on the redevelopment of the property and the Deputy Mayor so directed.

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,

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 By-law and the Sign By-law when the conditions of the Director of Planning on the rezoning have been met.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:00 p.m.

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MANAGER'S REPORT

DATE November 24th, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way (Kitsilano Point)

CLASSIFICATION: RECOMMENDATION

The Director of Planning and the Director of Legal Services report as follows:

"A mere quorum of Council attended a Public Hearing on May 4th, 1978 and approved the rezoning of Lots A-H inclusive from RS-1 to RT-2A and Lots I and J from RS-1 to CD-1, both approvals subject to conditions which had to be satisfied prior to enactment of the amending by-laws.

On November 8th, 1978, a letter was received from Marathon Realty Company Limited, suggesting that the conditions established by Council had been complied with satisfactorily and requesting that the amending by-law be enacted. Various conditions established by Council to be complied with prior to enactment have not been satisfied and consideration of amending these conditions (to be conditions satisfied prior to issuance of a building permit) will have to precede consideration of the amending by-laws.

Amendments to conditions established by Council at the Public Hearing and enactment of a by-law amending the Zoning and Development By-law may only be considered by those members of Council who attended the Public Hearing. Two problems have now emerged as a consequence of this legal requirement:

- (1) Due to the recent election, the six members of Council attending the Public Hearing (Aldermen Brown, Ford, Harcourt, Marzari, Puil and Rankin) must consider enactment of the amending by-laws before inauguration of the succeeding Council on January 3rd, 1979, or the proposed rezonings will have to again be considered at a Public Hearing.
- (2) Due to previous engagements, it has proven impossible to bring these six members of Council together for a short meeting before the end of this year.

It does appear that a Special Meeting of the same quorum of Council attending the Public Hearing might be convened on January 3rd, 1979 (prior to the Inaugural Meeting) for consideration of the recommended amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws.

RECOMMENDATION: The Director of Planning and the Director of Legal Services recommend:

That a Special Meeting of Council, consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 p.m., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and Director of Legal Services be approved.

CITY OF VANCOUVER
M E M O R A N D U M

APPENDIX 'A'

From: CITY CLERK

Date: November 30, 1978

To: City Manager
Director of Planning
Director of Legal Services
City Engineer

Refer File: 5402-6

Subject: Proposed Rezoning - Former CPR Right-of-Way
(Kitsilano Point)

I wish to inform you that Vancouver City Council at its meeting on November 28, 1978, approved the recommendation of the City Manager as contained in the attached Manager's Report dated November 24, 1978.



CITY CLERK
H

JThomas:cp
Att.
Also sent to:

Mr. B. H. Kennedy
General Manager, Operations
B.C. Division
Marathon Realty Limited
2121 Granville Square
200 Granville Street
Vancouver, B. C.
V6C 1S4

cc Mr. M. Service
Operations Manager, Land
Marathon Realty Limited

MANAGER'S REPORT

A

DATE December 22nd, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way (Kitsilano Point)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows.

"Following consideration of the Manager's Report dated November 24, 1978, (copy attached as Appendix A), Council resolved:

THAT a Special Meeting of Council consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 P.M., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending By-laws.

Conditions of approval for the two rezonings (Lots A-H inclusive - RT-2A pending, and Lots I and J - CD-1 pending) are outlined in the Public Hearing Minutes attached at Appendix B.

Status of Conditions Common to Both Rezonings

- A. Conditions 1 and 2 concern dedication of a sewer easement on the north side of Lots A, B, C and D and payment by the owner(s) to the City of 50% of the total sewer construction costs. The most recent estimate of total costs is \$87,000 and on June 8, 1978 Council approved a City expenditure of \$43,500 for this work and that this work be done following delivery to the City of the registered easement and plan.

Through continuing discussion with the applicants, the Deputy City Engineer has advised under memo dated November 16, 1978 that "the two sewers (existing on the site) can now remain and therefore, a new easement and relocation of the sewers is not necessary." The retention of the existing sewers will save both the City and Marathon Realty Company Ltd. considerable money.

An easement for the present sewers to the satisfaction of the City Engineer has been provided by Marathon and registered in the Land Registry Office.

- B. Conditions 3 and 4 and 5 relate to the undergrounding of the B.C. Telephone Company trunk service (at no cost to the City) and undergrounding of the B.C. Hydro line on Creelman Avenue (with the applicant paying the City's 1/3 share of total costs under the "Power and Telephone Line Beautification Fund Act"). The undergrounding was to be completed prior to enactment of the amending By-laws.

Marathon Realty Company Ltd. have indicated in their letter of November 7, 1978 that arrangements have been made with B.C. Telephone Company to undertake the relocation required and a Purchase Order to cover the total costs issued to B.C. Telephone Company. Officials with B.C. Telephone Company have been contacted by staff and have indicated B.C. Telephone Company is satisfied with the arrangements made. B.C. Telephone Company officials have indicated that relocation of the trunk-line will be completed by April 1st, 1979 at the latest.

The City made application on June 19, 1978 to the Department of Finance in Victoria under the Power and Telephone Line Beautification Fund Act (Condition 5). Under letter dated August 15, 1978 the Province agreed to share equally with the City and B.C. Hydro in the costs of undergrounding the existing B.C. Hydro line.

B. (continued.)

With regard to condition 4, Marathon Realty Company Limited have submitted a cheque to the City for the full estimate of the City's 1/3 contribution to underground the B.C. Hydro line. This deposit is consistent with the City's normal procedure in such matters, with Marathon agreeing to pay 1/3 of the total of any estimate over-run or, conversely being refunded any balance should the final cost be lower than estimated. It should be noted that most recent estimates place the City's 1/3 share at \$20,807 as compared to earlier estimates of \$37,150. Should this dramatically reduced estimate hold true, Marathon's costs will be significantly lower than originally estimated.

B.C. Hydro have indicated that undergrounding of the hydro line on Creelman Avenue will be completed by March 1, 1979.

Given Marathon's action in proceeding to comply with conditions 3 and 4 as noted above, with present arrangements being satisfactory to B.C. Telephone and the City Engineer, respectively, it is inappropriate to now require that these utility relocations be completed prior to enactment of the amending By-laws. Amendment to require that these utilities be relocated as soon as is practicable following enactment of the amending By-laws is recommended.

- C. Condition 6 required that the owners of Lots A-J first give to the City \$27,000 (prorated at \$21,600 for Lots A-H and \$5,400 for Lots I and J) to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by Council upon advice from the Director of Planning following consultation with residents and property owners in Kitsilano Point.

Two cheques totalling \$27,000, from Marathon Realty Company Ltd. have been received by the City and deposited in Suspense Account General # 4241. Formulation of an appropriate neighbourhood project in Kitsilano Point is on the Planning Department's Work Program and will be handled by the Area Planning Division. Some discussion with area residents and property owners has been undertaken on this matter and a report to Council will be coming forward in the early months of 1979.

Status of Other Conditions Peculiar to Lots I and J (CD-1 pending)

Conditions 7 and 8 require that Development Permit Applications for Lots I and J be approved (but not issued) prior to enactment of the amending By-law and that the form of development is not to be materially different from the drawings before Council at the Public Hearing, respectively.

Council will recall that the draft By-law was amended at the Public Hearing to require two off-street parking spaces for each dwelling unit, one being proposed by the applicant. The Development Permit Application for Lots I and J have been processed to accommodate the additional off-street parking required by Council and consequential variation from the concept plans before Council at the Public Hearing. Development Permit Applications for Lots I and J were approved, subject to conditions, on November 27, 1978.

RECOMMENDATION: The Director of Planning recommends:

That Conditions 3 and 4 established by Council at the Public Hearing on May 4, 1978 be amended to read as follows:

- "3. That the owner(s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and that this work be completed on or before April 1, 1979.
- 4. That the owner(s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman, this project having now been approved under the Power and Telephone Beautification Fund Act, and that this work be completed on or before April 1, 1979."

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

January 3, 1979

A. City Manager's Report
December 22, 1978

Proposed Rezoning - Former C.P.R. Right-of-Way
(Kitsilano Point)

Council at its meeting on November 28, 1978, when considering a City Manager's Report dated November 24, 1978, dealing with the proposed rezoning of the former C.P.R. Right-of-Way at Kitsilano Point, resolved:

THAT a Special Meeting of Council consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 p.m., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending By-laws.

Before the Council this day was a report from the City Manager dated December 22, 1978, in which he recommended that conditions 3 and 4 established by Council at the Public Hearing on May 4th, 1978, be amended to read as follows:

3. That the owner(s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and that this work be completed on or before April 1, 1979.
4. That the owner(s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman, this project having now been approved under the Power and Telephone Line Beautification Act, and that this work be completed on or before April 1, 1979.

MOVED

THAT the recommendation contained in the City Manager's Report dated December 22, 1978, be approved.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Former C.P.R. Right-of-Way)

MOVED

SECONDED

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

January 3, 1979

There being no amendments, it was

MOVED
SECONDED

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW
(North Side of Greer Avenue Between
Chestnut and Cypress)

MOVED
SECONDED

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED
SECONDED

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4810
BEING THE SIGN BY-LAW
(North Side of Greer Avenue Between
Chestnut and Cypress)

MOVED
SECONDED

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED
SECONDED

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

#134 NORTHSIDE of GREER between
CYPRESS AND CHESTNUT
RZ. K. 72.1

PLAN REFERRED TO ON FILE IN THE CITY CLERK'S OFFICE.

BY-LAW NO. 5229

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-216B 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 town houses (not to exceed 5 dwelling units on each of Lots I and J, District Lot 526, Plan 15855), 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 1.25 on each of Lots I and J, District Lot 526, Plan 15855. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

4. The height of any building shall not exceed three storeys plus cellar nor 30 feet measured from the average building grade as determined by the City Engineer.

5. A minimum of two off-street parking spaces per dwelling unit shall be provided and maintained in accordance with section 12 of 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 3rd day of January , 1979.

(signed) John J. Volrich

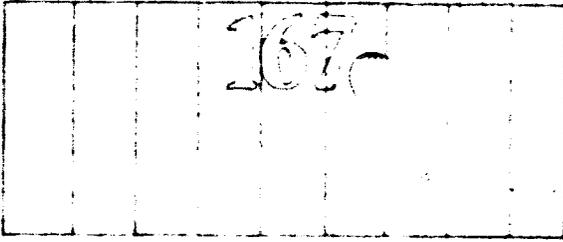
Mayor

(signed) R. Henry

City Clerk

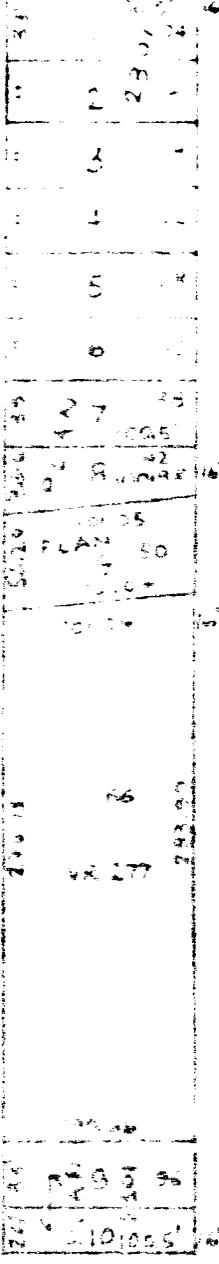
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 3rd day of January, 1979, and numbered 5229.

CITY CLERK"



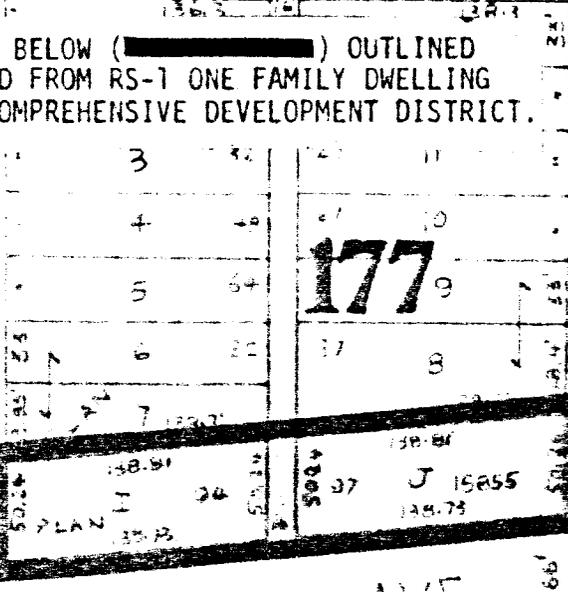
CREELMAN

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED FROM RS-1 ONE FAMILY DWELLING DISTRICT TO CD-1 COMPREHENSIVE DEVELOPMENT DISTRICT.



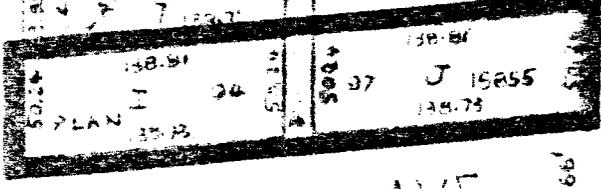
176A

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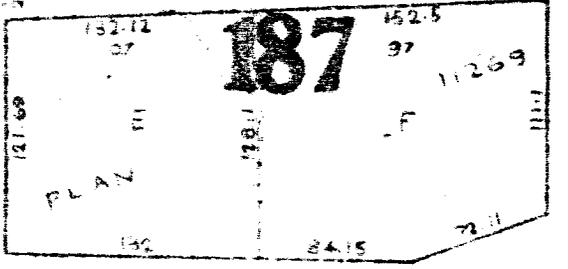
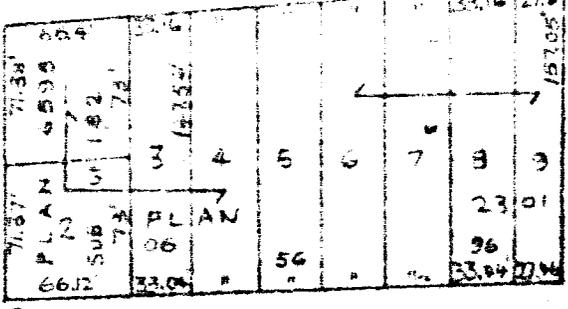
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187



C.P.R. DOMINION C

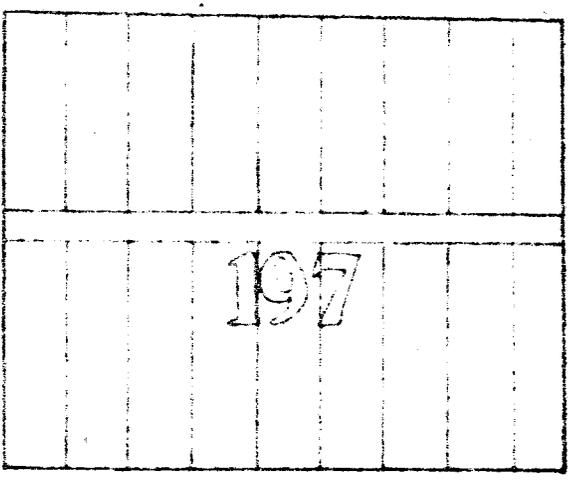
GREER AVE.



CYPRESS ST.

CHESTNUT ST.

CORNWALL



197

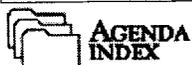
YORK



7-216B

530





CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"