

# 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 (152)

### *2075 East 12th Avenue By-law No. 5579*

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

**Effective September 28, 1982**

*(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. 5579

A Bylaw 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 "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-271A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2 **Uses**

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

- (a) A maximum of 52 townhouse and apartment dwelling units, all of which are to be eligible for funding under the provisions of Section 56.1 of the National Housing Act, subject to the following:
  - (i) the gross floor area shall not exceed 4 905.49 m<sup>2</sup> (52,804.00 sq. ft.);
  - (ii) of the total number of dwelling units, a minimum of 34 percent shall have three or more bedrooms, a minimum of 34 percent shall have two bedrooms, and the balance shall have one bedroom;
  - (iii) of the total number of dwelling units, a minimum of 30 percent shall be designed for senior citizens; and
  - (iv) no dwelling unit shall be located in any portion of a basement having a floor located more than 0.72 m (2.5 ft.) below the finished grade around the building.
- (b) accessory buildings and accessory uses customarily ancillary to the above.

3 **Floor Space Ratio**

3.1 The floor space ratio shall not exceed 0.81, based upon the site area calculated from the site dimensions illustrated on Figure 1.

3.2 Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 District Schedule.

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. [8169; 00 03 14]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5579 or provides an explanatory note.

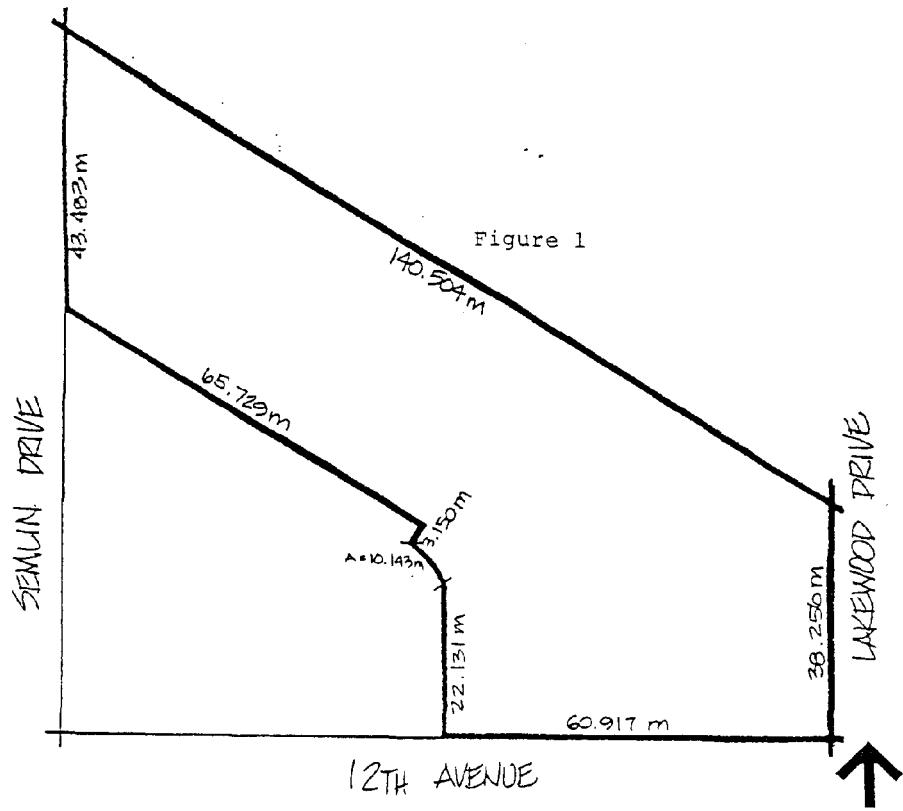
#### 4 Height

4.1 The maximum height of the apartment building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 15.392 m (50.50 ft.), except that no building shall encompass more than three storeys plus basement.

4.2 The maximum height of the townhouses, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 12.344 m (40.50 ft.), except that no building shall encompass more than two and one-half storeys plus basement.

#### 5 Site Coverage

The maximum site coverage for all buildings, surface parking areas, carports, maneuvering aisles, driveways, loading facilities and all other vehicular facilities, except emergency vehicles access, shall be 51 percent of the site area as calculated on the basis of the site dimensions illustrated on Figure 1.



#### 6 Off-Street Parking

A minimum of 44 off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except that:

- (a) the minimum number of spaces shall be allocated as follows;
  - (i) for senior citizen housing, one space for every 6 dwelling units;
  - (ii) for all other dwelling units, one space for each unit; and
  - (iii) 5 spaces shall be provided for use by visitors and shall be shared by users of the adjacent church.
- (b) a minimum of 32 of the total of off-street parking spaces shall be covered or located underground.

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

DONE AND PASSED in open Council this 28th day of September 1982.

(signed) Michael Harcourt  
\_\_\_\_\_  
Mayor

(signed) R. Henry  
\_\_\_\_\_  
City Clerk

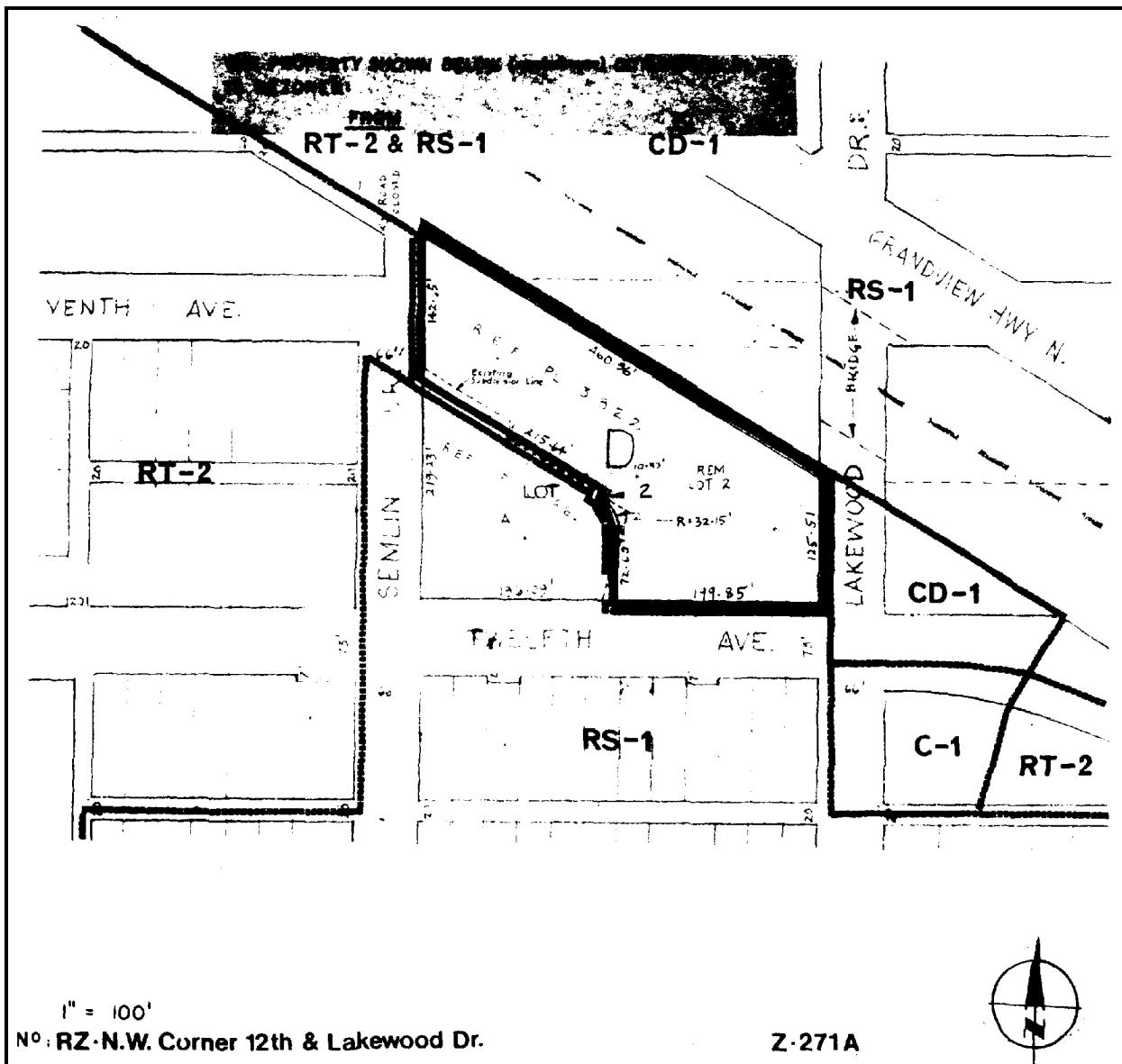
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 28th day of September, 1982, and numbered 5579.

CITY CLERK"

\* \* \* \* \*

## Schedule A

**By-law No. 5579 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law**



Drawing dated Feb. 25/82  
in Manilla File

CD-1 #152.

2075 E. 12th.

B

MANAGER'S REPORT

DATE 1982 03 24

TO: Vancouver City Council

SUBJECT: Summary Report - Proposed Rezoning -  
2031 East 12th Avenue (Northwest  
Corner of 12th and Lakewood)

CLASSIFICATION: RECOMMENDATION

The Director of Planning has submitted a report dated March 24, 1982, summarized as follows:

"SITE, SITUATION AND BACKGROUND

This report is an assessment of an application received from Mr. T. Young, Spaceworks Architects, on behalf of the Inner-City Housing Society requesting to rezone 2031 East 12th Avenue (12th and Lakewood) (Remainder of Lot 2, Subdivision 'D', Block 163, D.L. 264, Plan 8723), as follows:

Present Zoning: RT-2 Two-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

Stated Purpose: 'Constructing a 52 unit co-op housing development comprising 28 apartment units and 24 townhouse units with provision for 44 off-street parking spaces.'

The site is located on the northwest corner of 12th Avenue and Lakewood Drive with a total site area of 3.7 hectares (1.5 acres).

Site, surrounding zoning and land use are illustrated in Diagrams 1 and 2 in the main report.

On June 16, 1981, Council approved the rezoning of the above-noted site from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for a townhouse development. Concerns noted in an earlier City Manager's report were met by the developer in an approved development permit comprised of a scheme for 37 townhouse units and a community building with a net residential density of 61 units per hectare (24.7 units per acre).

**SUMMARY AND CONCLUSION**

The neighbourhood context, traffic activity on the northerly and southerly sides of the site, and site configuration are principal constraints which the applicant has responded to successfully in terms of siting, setback of buildings and their massing, with the exception of a portion of the apartment building which will require special design considerations.

The location of this site, near school, community centre, health services and park indicate a good location for family-oriented and seniors' housing of the scale and nature proposed. The proposed floor space ratio and dwelling unit density have been accommodated in a scheme of development which responds compatibly with the neighbouring development and reflects good attention to liveability.

**RECOMMENDATION**

The Director of Planning recommends that the following be received and referred directly to Public Hearing:

That this application to rezone the site at 2031 East 12th Avenue to a CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site as follows:

- (a) A maximum of 28 apartment dwelling units and 24 townhouses;
- (b) A maximum overall floor space ratio of 0.81;

2

- CC 63-MJH-78
- (c) A maximum building height, the lesser of the three storeys plus basement or 14.6 m (47.9 ft.) for the apartment building, and the lesser of two and one half storeys plus basement or 10.7 m (35.2 ft.) for the townhouses, provided that no dwelling unit shall be located in that portion of any basement having a floor more than 0.76 m (2.5 ft.) below the finished grade around the building;
  - (d) Off-street parking to be provided at a ratio of one space per six dwelling units for seniors' housing, one space per dwelling unit for the family-oriented housing, plus five additional spaces to replace those spaces lost through encroachments onto adjoining church property and subject to negotiation of an agreement with the church whereby the five spaces may also be used for visitors to the development."

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

DATE 1982 03 24

TO: City Manager (for Council)

SUBJECT: Rezoning Application - 2031 East 12th Avenue (Northwest Corner 12th and Lakewood)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**"PURPOSE"**

This report is an assessment of an application received from Mr. T. Young, Spaceworks Architects, on behalf of the Inner-City Housing Society requesting to rezone 2031 East 12th Avenue (12th and Lakewood) (Remainder of Lot 2, Subdivision 'D', Block 163, D.L. 264, Plan 8723), as follows:

Present Zoning: RT-2 Two-Family Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

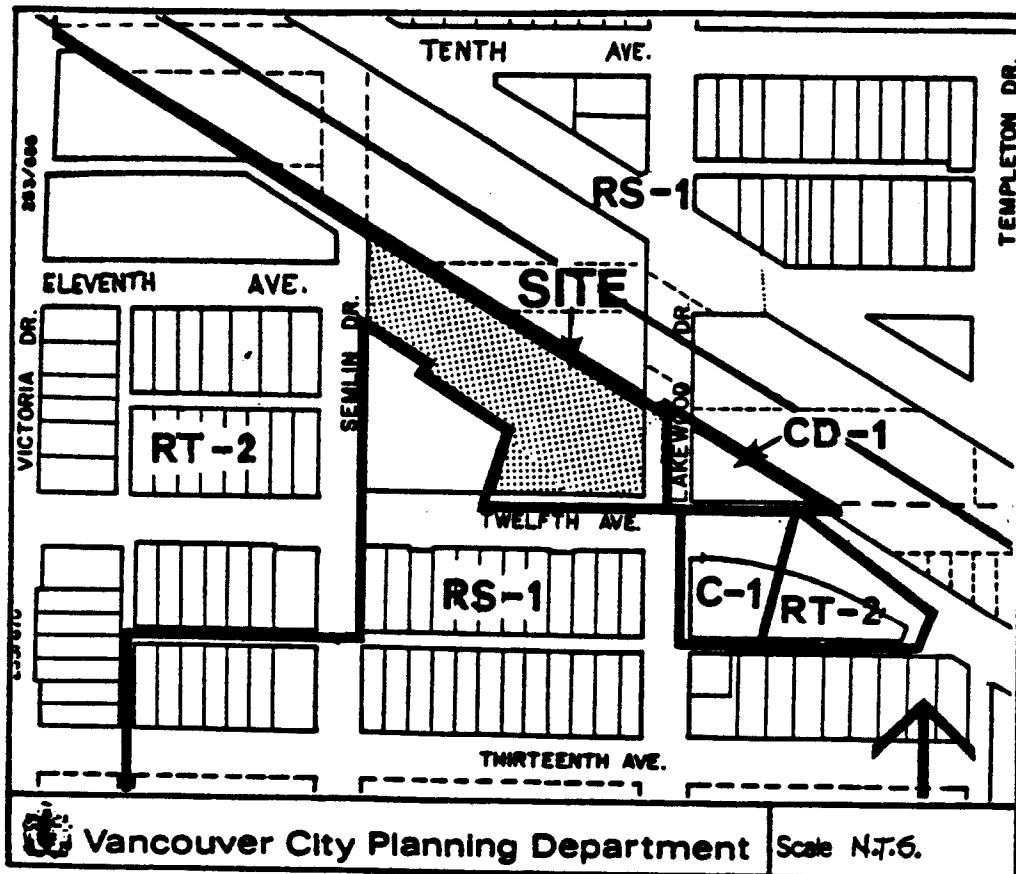
Stated Purpose: 'Constructing a 52 unit co-op housing development comprising 28 apartment units and 24 townhouse units with provision for 44 off-street parking spaces.'

**SITE AND SITUATION**

The site is located on the northwest corner of 12th Avenue and Lakewood Drive with a total site area of 3.7 hectares (1.5 acres).

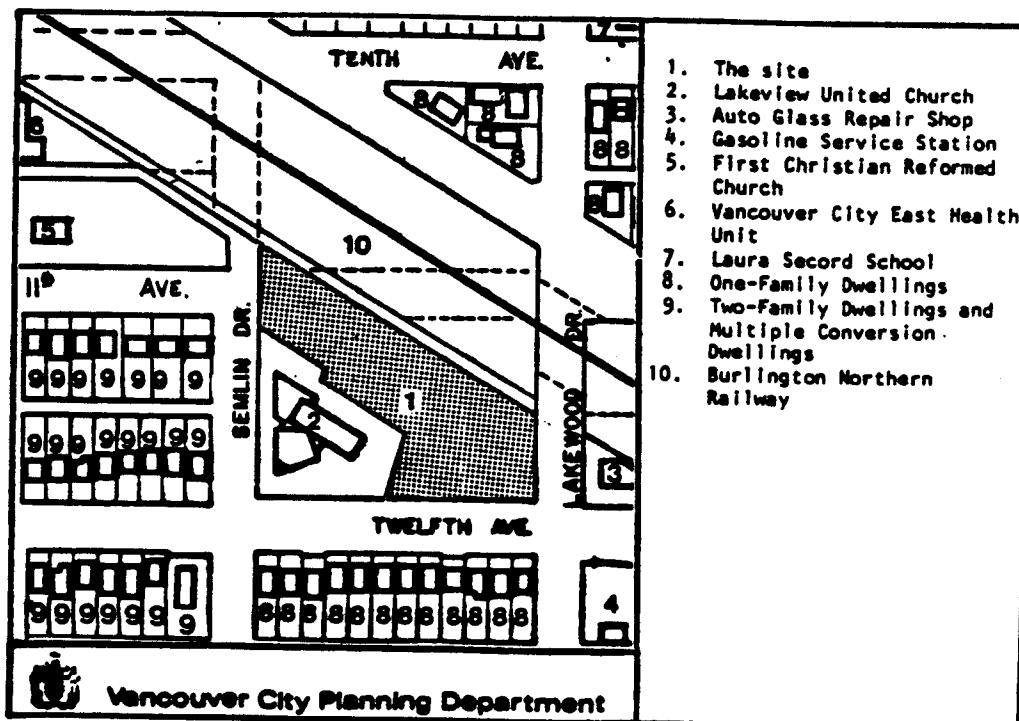
The site and surrounding zoning are illustrated on Diagram 1.

Diagram 1



The surrounding land use is illustrated in Diagram 2.

Diagram 2



The site, which is presently vacant, is bounded by the Burlington Northern rail cut on the north, Lakewood Drive on the east, Semlin Drive on the west, and in part by 12th Avenue on the south. The northeast corner of 12th Avenue and Semlin Drive is occupied by the Lakeview United Church which is on a separate lot adjoining the site to the south.

#### BACKGROUND

On June 16, 1981, Council approved the rezoning of the above-noted site from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for a townhouse development.

An approved development permit under the RT-2 District Schedule comprised a scheme for 37 townhouse units and a community building with a net residential density of 61 units per hectare (24.7 units per acre). Concerns noted in an earlier City Manager's report were met by the developer including the following:

- adequate setback of dwelling units from East 12th Avenue.
- dwelling unit design to have regard to sunlight, privacy and noise protection;
- access to and adequacy of off-street parking spaces;
- diversity in unit mix and size;
- encouragement of broken facades;
- sensitive handling of open space and landscaping especially relating to the parking areas.

#### PROPOSED DEVELOPMENT

The plans submitted in support of the application and stamped 'Received, City Planning Department, February 17, 1982' indicate 52 co-op housing units comprised of 28 apartment units, 16 of which are for seniors, and 24 townhouse units. The development encroaches upon the United Church property to the south by agreement, and will require resolution either by easement agreements or through subdivision. These encroachments consist of a portion of one townhouse dwelling unit, private open space for some of the townhouse units, walkway, fire truck access, and play space for a total of approximately  $176.5 \text{ m}^2$  (1,900.00 sq. ft.). This affects the existing off-street parking provided in conjunction with the church, and results in a loss of five church parking spaces. The applicant proposes five new off-street parking spaces for the church elsewhere within the development.

The following table sets out a statistical comparison of the current proposal with the approved scheme of development for this site in accordance with the RT-2 District Schedule. All calculations for the CD-1 proposal reflect the present site area. Subdivision to accommodate the encroachments noted above, would marginally alter these figures.

	APPROVED SCHEME D.P.#90740 IN ACCORDANCE WITH RT-2 DISTRICT SCHEDULE	CURRENT CD-1 PROPOSAL DRAWINGS STAMPED 'RECEIVED 1982 02 17'
USE	37 Townhouse Units and a 71 m <sup>2</sup> (768 sq.ft.) community building	52 co-op housing units comprised of 28 apartment units (16 of which are seniors) and 24 townhouse units.
SIZE AND UNIT MIX	37 @ 2 bedroom - 83.7 m <sup>2</sup> to 99.5 m <sup>2</sup> (901 sq.ft. to 1071 sq. ft.)	Apartment Units: *16 @ 1 bedroom 53.6 m <sup>2</sup> (577 sq.ft.) 12 @ 2 bedroom 80 m <sup>2</sup> (861 sq.ft.) Townhouse Units: 6 @ 2 bedroom 84 m <sup>2</sup> (904 sq.ft.) 18 @ 3 bedroom 105 m <sup>2</sup> (1,130 sq.ft.) Total - 52 units
RESIDENTIAL DENSITY	61 units/ha (24.7 units/ac.)	85.7 units/ha (34.7 units/ac.)
FLOOR SPACE RATIO	0.62	0.81
SITE COVERAGE	35.4%	50.8%
HEIGHT	Two-storey plus basement or 7.3 m (24.0 ft.) from finished grade to highest point.	Apartment Building: Three-storey plus basement or 14.6 m (47.9 ft.) at highest point. Townhouses: Two and a half-storey plus basement or 10.7 m (35.2 ft.) at highest point.
SETBACKS	Samlin Drive 7.3 m (24 ft.) Lakewood Dr. 7.3 m (24 ft.) Flanking Sideyard 12th Ave. 7.3 m (24 ft.) Southerly Property Line 2.4 m (8 ft.) Northerly Property Line Railway 2.4 m (8 ft.)	Samlin Drive 6.5 m (21.3 ft.) Lakewood Dr. 6.0 m (19.7 ft.) Flanking Sideyard 12th Ave. 10.2 m (35.5 ft.) Southerly Property Line 5 m (16.4 ft.) Northerly Property Line Railway 6.3 m (20.7 ft.)
OFF-STREET PARKING	55 Underground Spaces Section 12 minimum requirement - 55	16 Seniors' Units - 3 spaces <sup>1</sup> 36 Units - 36 spaces <sup>2</sup> Total Required 39 spaces Provided 12 surface spaces 32 underground spaces  Section 12 minimum requirement - 21 spaces (Using a ratio of 1 space/2 units for low-income families)  <sup>1</sup> At a ratio of 1 space/6 Units <sup>2</sup> At a ratio of 1 space/Unit

#### COMMENTS FROM REVIEWING AGENCIES

The Urban Design Panel, at its meeting of March 3, 1982, commented favourably on the development proposal. More detailed comments are contained in Appendix 'A - 1' to this report.

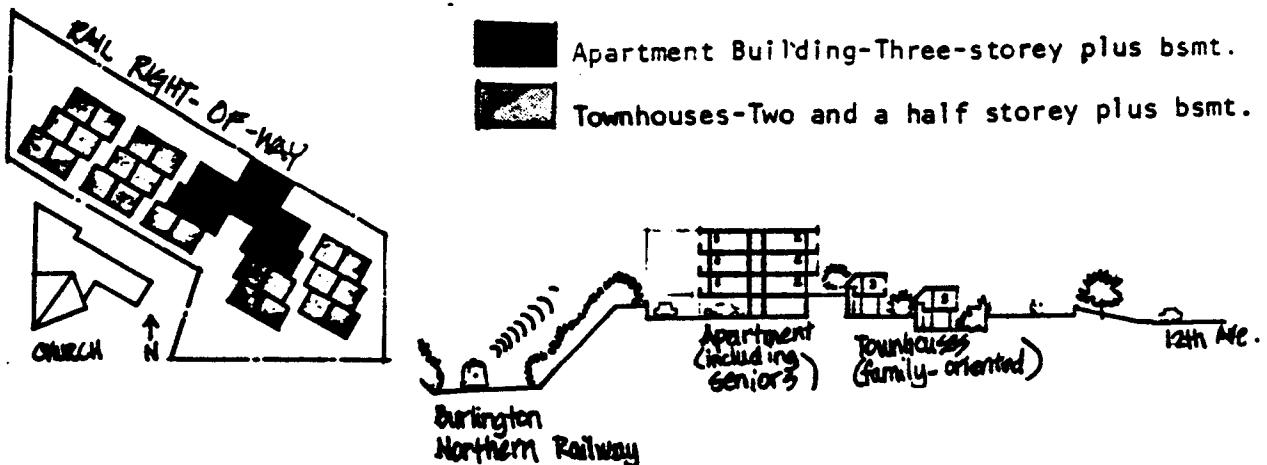
The City Engineer, in a memorandum dated March 4, 1982, noted concerns regarding the parking ratio and encroachments of the proposed development onto the Church site to the south. Appendix 'A - 2' contains the detailed comment.

#### ANALYSIS AND ASSESSMENT

##### Development Concept

The development concept, indicating the various building forms, is illustrated in Diagram 3. The applicant states that this siting and massing will provide a more gradual height transition to the south and a form of development which will minimize shadow impact.

Diagram 3



#### Neighbourhood Context

In addition to the close proximity to the Vancouver City East Health Unit at 2610 Victoria Drive, the site is located close to Laura Secord Elementary School, two blocks to the north and Trout Lake Community Centre in John Hendry Park, approximately two blocks to the south. The close proximity of these community services and facilities indicates a good suitability for family-oriented and seniors' housing.

Being a heavily trafficked arterial, 12th Avenue does tend to isolate this site from the single-family area to the south, but also presents a noisy environment for residential development. Through the provision of a good setback (10.2 m or 35.5 ft.), the applicant has sited the development to provide for good noise attenuation while providing a streetscape consistent with the single-family character on the south side of 12th Avenue. The form of development, including the provision of roof lines characteristic of dwellings in the adjacent neighbourhood, further reinforces the residential identity of the neighbourhood.

The orientation of Lakewood United Church, immediately adjacent to the site, with its bold form of development and a predominant roof structure, has been reflected in the orientation of the proposed development. Centralized open space in the proposed development is located in close proximity to the Church daycare facility and is intended for shared use.

#### Environmental Considerations

The configuration of this site, combined with rail and roadway traffic noise from the Burlington Northern Railway to the north and 12th Avenue to the south, respectively, provides considerable design constraints to the development of this site with family-oriented housing at a moderate density. Child safety will require careful attention of residents to ensure that children travelling to and from the site do so safely. The reduction of noise impact which the applicant has attempted to address through siting and massing, has largely been successful with respect to 12th Avenue, but demands further comment with respect to the apartment building proposed.

The bulk of the apartment building has been sited to maintain a 6.3 m (20.7 ft.) setback from the Railway right-of-way to the building, however the central portion, which is to contain dwelling units, extends to the northerly property line. This is unacceptable when the height of the building and number of units are assessed against established planning criteria for screening from adjacent railway noise and visual nuisance.

Revised siting could improve the relationship of the northerly facing apartment units to both noise and visual rail traffic, but this would likely necessitate a reduction in the total number of units on the site unless other beneficial aspects of the current scheme were to be compromised. Since the applicant proposes to retain the existing vegetation along the northerly site boundary to effectively screen the Burlington Northern Railway from the

residential units in the proposed apartment building, and since noise abatement can be achieved through proper unit orientation and construction practices, (i.e. concrete construction, triple glazing), the proposal, as submitted, is acceptable provided CMHC Acoustic Standards are satisfied.

As the site fronts on both Lakewood and Semlin Drives, vehicular access is possible other than directly from 12th Avenue and the applicant has responded accordingly.

The siting and massing of the proposed townhouse units responds favourably to southerly exposure, except for several of the most northerly townhouse units whose private outdoor space will receive a questionable amount of sunshine due to shadowing by southerly adjacent units.

#### Residential Density

The proposal would maintain a net residential density of 86.5 units per hectare (35 units per acre) with all units to be co-operative housing administered by the Inner City Housing Society. Although this represents a 40 percent increase over the residential density approved in the outstanding development permit under the present RT-2, it is within the range of density for other social housing projects and compares most favourably with the recent rezoning approval at 13th, 14th, Willow and Heather at 106 per hectare (43 units per acre).

#### Unit Size and Mix

It is the applicant's stated intent to maximize the unit size in order to enhance the sense of ownership and individual privacy within the units while providing a variety in the unit mix to encourage seniors as well as families of different sizes. The proposed units range in size from 53.6 m<sup>2</sup> to 105 m<sup>2</sup> (577 sq. ft. to 1,130 sq. ft.) and maintain an appropriate mix of one-, two-, and three-bedroom units to house both seniors and families. This unit size range indicates good liveability.

#### Open Space

The plans indicate useable children's play space and other public open space areas easily accessible to all residents in the development. Some open space areas have been planned and located for shared use with the adjoining church to increase the effective use of these spaces.

Private open space has been provided within the individual units via a walled courtyard in the townhouse units and an outdoor balcony area in each of the apartment units.

#### Site Coverage

Under the current RT-2 District Schedule, the maximum site coverage permitted is 45 percent, whereas the proposed drawings indicate 50.8 percent, including those portions of the site used for surface parking and vehicular circulation. As the plans indicate effective and useable open space areas, including a specific children's play space, the suggested increase in site coverage is supportable.

#### Height

The height of the apartment building along the central northerly portion of the site is three storeys plus basement or 14.6 m (47.9 ft.) while the remaining residential development, comprised of townhouses, is two and one half storeys plus basement or 10.7 m (35.2 ft.). Adjacent RS-1 properties to the south permit a maximum height of 10.67 m (35.00 ft.) and a number of these properties are developed to this maximum. The height of the proposed apartment building, although higher than surrounding developments, is sufficiently isolated from adjacent development to accommodate the height proposed without adversely affecting the neighbourhood.

#### Off-street Parking and Access

As parking is generally confined to the northerly portion of the site, it is readily accessible to all apartment units and to some of the northerly townhouses. The southerly townhouses must gain access to the proposed off-street parking by a walkway and two and a half flights of stairs. The site configuration restricts the possibilities for improving on-site parking configuration.

The City Engineer has indicated that parking be provided at the ratio of one space per unit for other than seniors. A total of 44 spaces are proposed, including five replaced church off-street parking spaces. Although the number of spaces proposed meets the suggested ratio, there would not be any provision for visitors parking, unless the developer were able to agree with the church to provide for shared parking for those five spaces. This would be preferred to assure some on-site visitor's parking as, due to the site size and shape, more parking spaces are not possible without using some of the open space.

#### Public Information Meeting

On January 12, 1982, a Public Information Meeting, sponsored by the Inner City Housing Society, was held in the community. Approximately 50 people from the surrounding neighbourhood attended. No concerns or objections to the proposed co-operative housing development were registered.

#### SUMMARY AND CONCLUSION

The proposed development indicates 52 co-operative housing units comprised of 28 apartment units, 16 of which are for seniors, and 24 townhouse units. A three-storey-plus-basement apartment building is located along the northerly central portion of the site with the two-and-one-half-storey-plus-basement townhouses oriented towards the southerly portion of the site.

The neighbourhood context, traffic activity on the northerly and southerly sides of the site, and site configuration are principal constraints which the applicant has responded to successfully in terms of siting, setback of buildings and their massing, with the exception of a portion of the apartment building which will require special design considerations.

The location of this site, near school, community centre, health services and park indicate a good location for family-oriented and seniors' housing of the scale and nature proposed. The proposed floor space ratio and dwelling unit density have been accommodated in a scheme of development which responds compatibly with the neighbouring development and reflects good attention to liveability.

#### RECOMMENDATION

The Director of Planning recommends that the following be received and referred directly to Public Hearing:

That this application to rezone the site at 2031 East 12th Avenue to a CD-1 Comprehensive Development District be approved, with the CD-1 By-law restricting the use and development of the site as follows:

- (a) A maximum of 28 apartment dwelling units and 24 townhouses;
- (b) A maximum overall floor space ratio of 0.81;
- (c) A maximum building height, the lesser of the three storeys plus basement or 14.6 m (47.9 ft.) for the apartment building, and the lesser of two and one half storeys plus basement or 10.7 m (35.2 ft.) for the townhouses, provided that no dwelling unit shall be located in that portion of any basement having a floor more than 0.76 m (2.5 ft.) below the finished grade around the building;

- CC 63-MH-73
- (d) Off-street parking to be provided at a ratio of one space per six dwelling units for seniors' housing, one space per dwelling unit for the family-oriented housing, plus five additional spaces to replace those spaces lost through encroachments onto adjoining church property and subject to negotiation of an agreement with the church whereby the five spaces may also be used for visitors to the development."

EXTRACT FROM THE MINUTES OF THE  
URBAN DESIGN PANEL MEETING  
MARCH 3, 1982

Appendix 'A'-1

3. Rezoning

12th and Lakewood

Residential

Zoning: RT-2 to CD-1

Architect: Spaceworks

Delegation: Not Heard (due to favourable recommendation)

---

The Panel was supportive of the general overall form and mass that would result from the rezoning and felt that it would relate well to the existing neighbourhood context.

Recommendation

APPROVAL (with the following comment)

The Panel commented favourably on the small peaked roofs of the townhouse units that created a "village" character. It was felt that these roofs were an important element of the project and should be retained as a condition of approval at the development permit stage.

12  
13  
14

**City of Vancouver**



**Appendix 'A'-2**

**Inter-Office Correspondence**

**CITY ENGINEERING DEPARTMENT**

**File #670 210  
259 577**

**March 4, 1982**

**MEMO TO:** Zoning Division  
Attention: Dorothy Whiting  
**FROM:** City Engineer  
**SUBJECT:** PROPOSED REZONING (RT-2 to CD-1):  
N.W. CORNER 12TH AND LAKEWOOD

In response to your memo of February 17, 1982, the following comments are provided for inclusion in your report:

"This rezoning will be acceptable to the Engineering Department if parking is provided in the ratio of 1 space per unit (for other than Seniors) plus visitor parking."

For your information, but not for inclusion in your report, the drawings indicate building encroachments over the south property line and shared pedestrian walkways, vehicles access driveways, and parking between the church and subject sites. You may wish to have the developer clarify the purpose of these encroachments and shared facilities and if necessary ensure that any required Agreements between the two properties have been secured before the rezoning is approved.

  
W.H. Curtis  
City Engineer

DGAlexander/nh

12

THE - 12<sup>th</sup> MARCH  
1982

C.C. 66 MLH/80

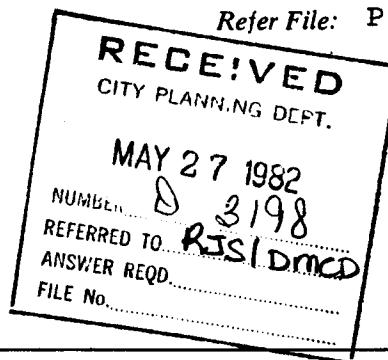
CITY OF VANCOUVER  
**MEMORANDUM**

*From:* CITY CLERK

*Date:* May 26, 1982

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

*Subject:* Public Hearing - May 13, 1982



I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on May 13, 1982.

Please note any matters contained therein for your attention.

*M Kinsella*

DEPUTY CITY CLERK

JT:ss

Also Sent To: Mr. T. Young, Architect,  
509 Carrall Street,  
Vancouver, B.C.  
V6B 2J8

Inner City Housing Society,  
1954 West 6th Avenue,  
Vancouver, B.C.  
V6J 1R7

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

MAY 13, 1982

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 13, 1982, at approximately 7:30 p.m., in the Council Chamber, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Deputy Mayor Eriksen  
Aldermen Boyce, Brown, Divinsky,  
Ford, Rankin and Yorke

ABSENT:

Mayor Harcourt  
Aldermen Bellamy, Kennedy  
and Puil

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Brown,

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

- CARRIED UNANIMOUSLY

To aid the public present, the Clerk read from the Agenda that the Council had before it.

1. Northwest Corner of East 12th Avenue  
and Lakewood Drive -  
2031 East 12th Avenue

The Council considered an application by Mr. T. Young, Spaceworks Architects, on behalf of Inner City Housing Society as follows:

LOCATION:

NORTHWEST CORNER OF EAST 12TH AVENUE AND LAKEWOOD  
DRIVE - 2031 EAST 12TH AVENUE  
(Lot 2, except Parcel 'A' (Reference Plan 6621),  
Subdivision 'D', Block 163, D.L. 264A, Plan 8723)

PRESENT ZONE: RT-2 Two-Family Dwelling District

REQUESTED ZONE: CD-1 Comprehensive Development District

(i) The proposed CD-1 By-law, if approved, would restrict the use and development of the site as follows:

- a maximum of 52 apartment units and townhouses,  
16 of which are designed for seniors, all of which are to be eligible for Funding under the provisions of Section 56.1 of the National Housing Act, subject to provisions regarding unit mix, gross floor area, and basement accommodation;

cont'd.....

Northwest Corner of East 12th Avenue and Lakewood Drive - 2031 East 12th Avenue (cont'd)

- a maximum floor space ratio of 0.81;
  - a maximum site coverage of 51 percent;
  - a maximum apartment building height of 14.600 m (47.9 ft.), except that no building shall encompass more than three storeys plus basement;
  - a maximum townhouse height of 10.729 m (35.2 ft.) except that no building shall encompass more than two and one-half storeys plus basement;
  - provisions regarding off-street parking.

(ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District.

(iii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having particular regard to the overall design including:

  - resolution of, through easement agreements, subdivision, or a combination thereof, the encroachments of the proposed development onto the Lakeview United Church property to the south;
  - the location and design of vehicular access to the site and its relationship to traffic flow on adjacent streets and lanes;
  - the relationship to adjacent church development with regard to finished grade, and provision of screening, landscaping and other measures necessary to ensure adequate levels of privacy for the residential units proposed;
  - site landscaping with particular regard to landscaping around parking areas;
  - landscaping provisions along the 12th Avenue frontage and the northerly portion of the site adjacent to Burlington Northern Railway;
  - internal vehicular circulation for service and emergency vehicles;
  - the provision of useable public open space including a specific children's play space;
  - the provision of suitable surfacing and landscaping as may be permitted, of all areas designated for fire truck access;

**cont'd.....**

**Northwest Corner of East 12th  
Avenue and Lakewood Drive -  
2031 East 12th Avenue (cont'd)**

- noise abatement for all residential units along the northerly portion of the site, adjacent to the Burlington Northern Railway, with particular regard to unit orientation and noise standards which satisfy CMHC Acoustic Standards;
  - the provision and location of garbage collection facilities;
- (b) That the detailed scheme of development is not to be materially different from the plans stamped "Received, City Planning Department, February 17, 1982", prepared by Spaceworks Architects.
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed By-law.

Ms. Dorothy Whiting, Zoning Division, reviewed the application and responding to Council's concerns respecting the abutment of the property line against the Burlington Northern Railway Cut, advised it was felt proper unit orientation and design measures would ensure the livability and acceptability of the units closest to the property line.

Mr. Young, the applicant, described features of the apartment units and townhouses and stated by offering a mixed development for families, seniors and the handicapped the needs of the neighbourhood would be met.

Mr. D. MacDonald, Associate Director - Zoning Division, referred to a land exchange between the developers and the adjacent Lakeview Church. The site, as zoned on the map before the Council, would require slight amendment to reflect the exchange and the CD-1 zoning would cover the new site area.

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

- Margaret Price, Treasurer, Lakeview Church, spoke on behalf of the congregation in support of the development, noting that the Church had worked with the Architect and felt the design presented to Council would provide attractive affordable housing. The Church had lost 5 parking spaces in the land exchange but had been granted equivalent designated spaces by the Co-op on the housing site.
- Donna Moffett, Inner-City Housing Board member, described the project as a positive step in providing affordable housing compatible with the neighbourhood for which no City financial assistance had been required.
- Doug Ford, Chairman, Lakeview Terrace Housing Co-op, advised the development was unique in that Co-op Housing was being provided on private land with no public write-down.
- Konrad Jaschke, Chairman, Laura Secord School Parents' Committee, stated the School had recently undergone an upgrading program and was equipped to handle the expected increase in the school population generated by the new housing.

cont'd.....

Northwest Corner of East 12th Avenue and Lakewood Drive - 2031 East 12th Avenue (cont'd)

MOVED by Ald. Divinsky,

THAT the application of Mr. T. Young, for Inner City Housing Society be approved subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Text Amendment - CD-1 Comprehensive Development District (By-law No. 4308) pertaining to 5936-6030 Willow and 5925-6015 Tisdall Streets

The following application was submitted by Mr. Michael Barley on behalf of the owner:

TEXT AMENDMENT

CD-1 Comprehensive Development District (By-law No. 4308) which pertains to 5936-6030 Willow and 5925-6015 Tisdall Streets.

(Lot 'B', Subdivision 'D', Block 1008, D.L. 526, Plan 12662)

(i) The proposed text amendments to CD-1 By-law No. 4308, if approved, would:

(a) amend the permitted uses to accommodate a maximum of 169 apartment dwelling units and uses customarily ancillary thereto;

(b) would further restrict the use and development of the site as follows:

- a maximum floor space ratio of 1.05;

- a maximum apartment building height of 11.278 m (37.0 ft), except that no building shall encompass more than three and one-half storeys;

- a maximum site coverage of 35 percent;

- provisions regarding off-street parking;

(ii) Any consequential amendments.

The Director of Planning recommended the application be refused.

Two communications were noted by the Council, i.e. Stan-Ken Investments Ltd. (supporting the Director of Planning's recommendation) and M.J. Investment Company (opposed to the application).

Ms. D. Whiting, Zoning Division, explained the reasons why the Director of Planning was recommending refusal of this application and advised until the additional 63% increase in residential development recently approved in the area had been constructed and occupied, the extent of impacts on the neighbourhood would be uncertain. Monitoring would be required in order to assess the appropriateness of further increases in residential development.

Mr. Barley reviewed the proposal to add one-storey to the existing two-storey apartment building and circulated a series of photographs depicting the existing sites, together with an artist's impression of the new project showing the external elevations. He submitted the development would present a pleasing

BY-LAW NO. 5579

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 "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-271A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law 3575.

2. USES

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

- (a) A maximum of 52 townhouse and apartment dwelling units, all of which are to be eligible for funding under the provisions of Section 56.1 of the National Housing Act, subject to the following:
  - (i) the gross floor area shall not exceed 4 905.49 m<sup>2</sup> (52,804.00 sq. ft.);
  - (ii) of the total number of dwelling units, a minimum of 34 percent shall have three or more bedrooms, a minimum of 34 percent shall have two bedrooms, and the balance shall have one bedroom;
  - (iii) of the total number of dwelling units, a minimum of 30 percent shall be designed for senior citizens; and
  - (iv) no dwelling unit shall be located in any portion of a basement having a floor located more than 0.72 m (2.5 ft.) below the finished grade around the building.
- (b) accessory buildings and accessory uses customarily ancillary to the above.

3. FLOOR SPACE RATIO

- 3.1 The floor space ratio shall not exceed 0.81, based upon the site area calculated from the site dimensions illustrated on Figure 1.
- 3.2 Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 District Schedule.

4. HEIGHT

- 4.1 The maximum height of the apartment building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 15.392 m (50.50 ft.), except that no building shall encompass more than three storeys plus basement.
- 4.2 The maximum height of the townhouses, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 12.344 m (40.50 ft.), except that no building shall encompass more than two and one-half storeys plus basement.

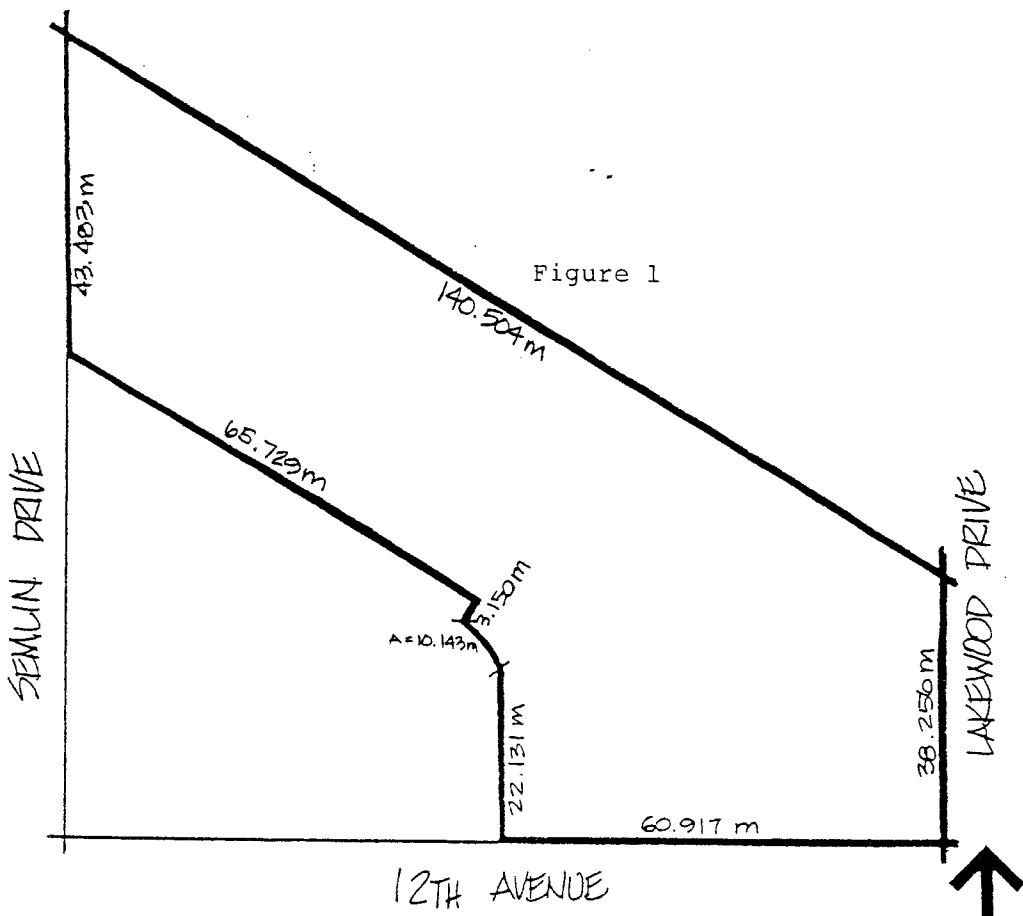
5. SITE COVERAGE

The maximum site coverage for all buildings, surface parking areas, carports, maneuvering aisles, driveways, loading facilities and all other vehicular facilities, except emergency vehicles access, shall be 51 percent of the site area as calculated on the basis of the site dimensions illustrated on Figure 1.

6. OFF-STREET PARKING

A minimum of 44 off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except that:

- (a) the minimum number of spaces shall be allocated as follows:
  - (i) for senior citizen housing, one space for every 6 dwelling units;
  - (ii) for all other dwelling units, one space for each unit; and
  - (iii) 5 spaces shall be provided for use by visitors and shall be shared by users of the adjacent church.
- (b) a minimum of 32 of the total of off-street parking spaces shall be covered or located underground.



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

DONE AND PASSED in open Council this 28th day of September, 1982.

(signed) Michael Harcourt  
\_\_\_\_\_  
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 28th day of September, 1982, and numbered 5579.

CITY CLERK"

BY-LAW NO. 5580

A By-law to amend By-law No. 4810  
being the Sign By-law  
" Superceded by By-law No 6510 "

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the following as Map Index No. 152:

"12th Avenue & Lakewood Drive 5579 Schedule A"

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

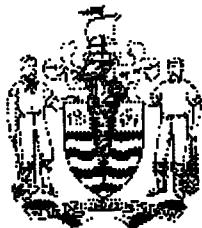
DONE AND PASSED in open Council this 28th day of September , 1982.

(signed) Michael Harcourt  
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 28th day of September, 1982, and numbered 5580.

CITY CLERK"

**CITY OF VANCOUVER****SPECIAL COUNCIL MEETING MINUTES****FEBRUARY 24, 2000**

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

**PRESENT:**

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

**ABSENT:**

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

**CITY CLERK'S  
OFFICE:**

Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

**1. Text Amendments: District Schedules, Official Development Plans and  
CD-1 By-laws - Floor Space Exclusions**

**[Barrett Commission]**

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

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

The Director of Current Planning recommended approval.

**Staff Comments**

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

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

**Summary of Correspondence**

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

one letter in support of 'Option A'.

**Speakers**

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;  
thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

Ms. Forbes-Roberts advised Council may proceed with the proposed amendmentsto 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](#).

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

(c) 1998 City of Vancouver

## **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 7165 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"