

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

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

planning@city.vancouver.bc.ca

## **CD-1 (153)**

*4210-4290 Nautilus Close*

*By-law No. 5597*

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

**Effective November 23, 1982**

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

1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” is rezoned 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 16 dwelling units, which shall be family-oriented, single-family detached units;
- (b) accessory uses customarily ancillary to the above.

3 **Floor Space Ratio**

3.1 The floor space ratio shall not exceed 0.60.

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

- (a) all floors having a minimum ceiling height of 1.219 m (4 feet), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8% of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (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. [8169; 00 03 14]

4 **Site Coverage**

The maximum site coverage for buildings, based on the projected area of the outside of the outermost walls of all buildings but excluding steps, eaves, cantilevered balconies and sundecks, shall be 35% of the site area. [5690; 83 07 12]

5 **Separations and Setbacks**

5.1 Buildings shall be placed on the site so that there is a minimum of 2.438 m (8 feet) between them.

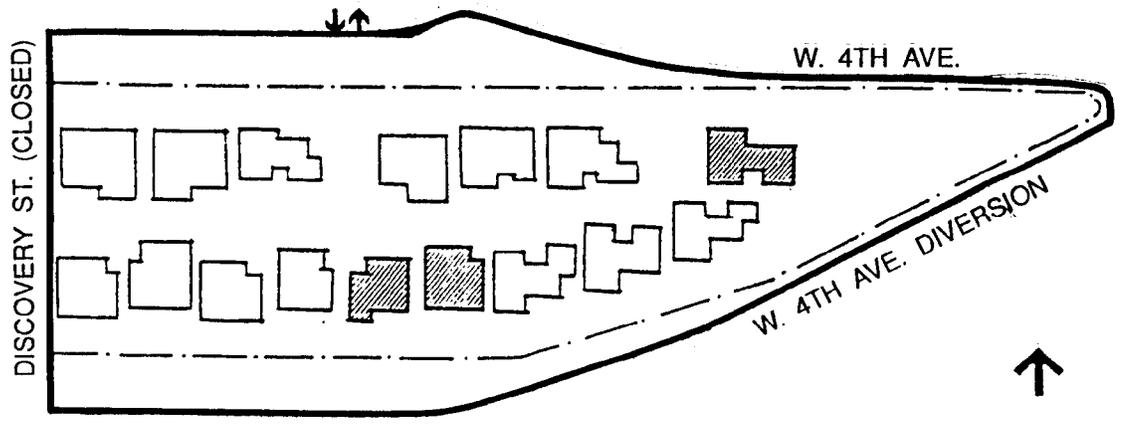
5.2 No building shall be located within 53.627 m (176 feet) of the junction of West 4th Avenue and West 4th Avenue Diversion.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5597 or provides an explanatory note.*

6 Height

The maximum height of a building shall be 10.668 m (35 feet) measured in accordance with the provisions of the Zoning and Development By-law, but shall not encompass more than 2 storeys plus a basement in the case of the buildings shown shaded on Diagram 1 below nor more than 2 storeys plus a cellar in the case of all other buildings. [5690; 83 07 12]

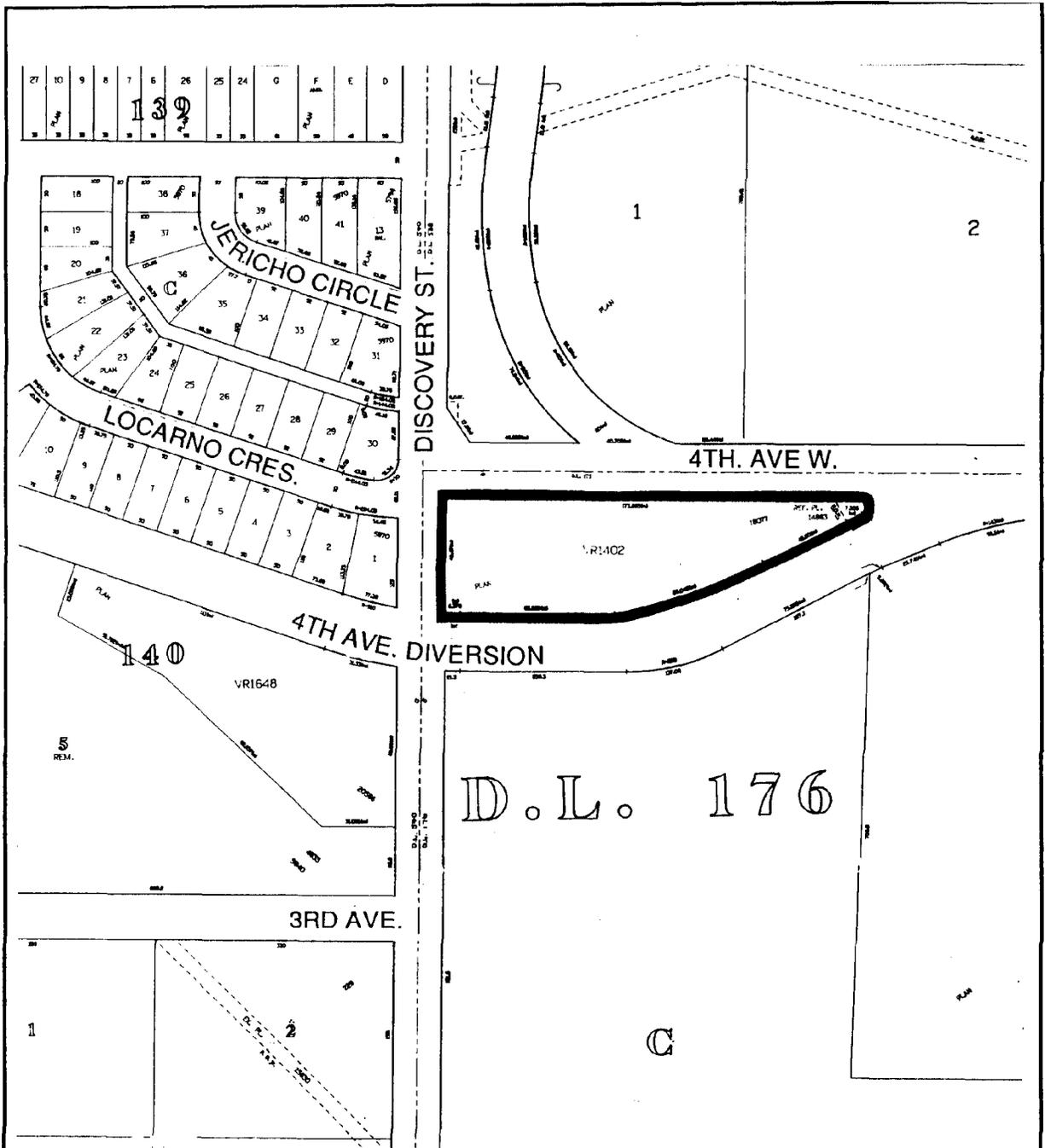
Diagram 1



7 Off-street Parking

A minimum of 2 fully enclosed off-street parking spaces shall be provided with each dwelling unit, and a minimum of 10 off-street parking spaces shall be provided for the use of visitors. All spaces shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law. [5690; 83 07 12]

8 [Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 5597

<b>CD-1 (153) 4210-4290 Nautilus Close</b> <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): G-11	
scale: 1:2500		

June 26, 1981

City Hall  
Zoning Division  
Planning Department  
453 West 12th Avenue  
Vancouver, British Columbia  
V5Y 1V4

**L.D. LAIDLAW**  
m.a.i.b.c. m.r.a.i.c.  
**ARCHITECTURE**

Attn: Mr. R. Scobie

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Dear Sir:

Re: CD1 Rezoning Application  
4th Avenue at Discovery Street

With respect to the recommendations of the Advisory Design Panel meeting of June 10th as contained in the published minutes we comment as follows:

While we do appreciate that the Panel saw fit to offer "approval in principle" to the scheme we are somewhat disturbed at the thrust of their critique in so far as it aims at the very basic form of the development.

As a designer I tend to agree with the Members in viewing the site as "unique and valuable" which may warrant a more unique solution to site planning and building massing forms.

However, the Panel may not be aware of the perhaps unique methodology which resulted in the design presented with this application, which has evolved through a series of meetings with local area residents. Our role as designers has involved interpreting without prejudice the ideas coming from these public meetings.

Perhaps predictably, the strongest idea arising during these meetings is preservation of the single family character of the area. Although the geography of the location of the site isolates it somewhat from the surrounding RS1 neighbourhood, area residents look upon it as part of their own. The founding concept which is the basis for support of the people is that a comprehensively planned single family development can have certain tangible benefits to the public which might not be achieved with a conventional fee simple subdivision.

Certain design objectives which might make for a more exciting or outstanding project may operate contrary to the interests of the neighbours.

...2

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285 East Sixty-First Avenue Vancouver V5P2K5 324-3875

L.D. LAIDLAW

Page 2

June 26, 1981

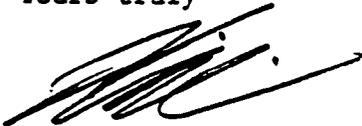
Attn: Mr. R. Scobie

Whereas a "uniform and average quality" which is offered in criticism of the design may be viewed as an objective which realizes the binding of the project into this typical, single family neighbourhood. Hopefully our solution will reconcile the position of "gateway to the U.B.C. district" with the need to reinforce and enhance the character of the neighbourhood.

The other major concern of the Panel relates to preservation of existing trees. Unfortunately, the provision of a major underground parking structure precludes retention of existing vegetation above and within fifteen feet of the structure. In recognition of this problem the Developer has budgeted \$15,000.00 a unit for landscaping (two to three times a normal budget) to allow for installation of mature specimens. We all recognize the role that landscaping plays in binding the isolated building elements together. The strong horizontal terrace faces should be viewed as extensions of the building faces themselves. The soft landscape components, ornamental rather than indigenous, are to be drawn from the palate of materials found about the rockeries and retaining walls prevalent in this hillside area.

I believe that if the Design Panel recognizes the constraints touched upon in this letter, we can work, during development permit stages, towards a resolution of their concerns and the betterment of the project for all parties concerned.

Yours truly



Larry Laidlaw  
LL/crl

PARAMETERS FOR AN APPROPRIATE CD-1 REZONING AND FORM OF DEVELOPMENT

USES:

Family-oriented, detached single and two-family dwellings and townhouses comprising a maximum of 16 units, and accessory uses.

FLOOR SPACE RATIO:

Not to exceed 0.60.

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than four 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 space of which is at or below the highest point of the finished grade around the building.

For the purposes of this By-law, 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 eight percent 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.

SITE AREA COVERAGE:

Not to exceed 31%.

CITY PLANNING  
DEPARTMENT

DATE 1981 07 29

TO: City Manager (for Council)

SUBJECT: Rezoning Application - 4255 West 4th Avenue  
(West 4th Avenue and Discovery Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

PURPOSE

An application has been received from Mr. Victor Setton, on behalf of United Properties Ltd., to rezone 4255 West 4th Avenue as follows:

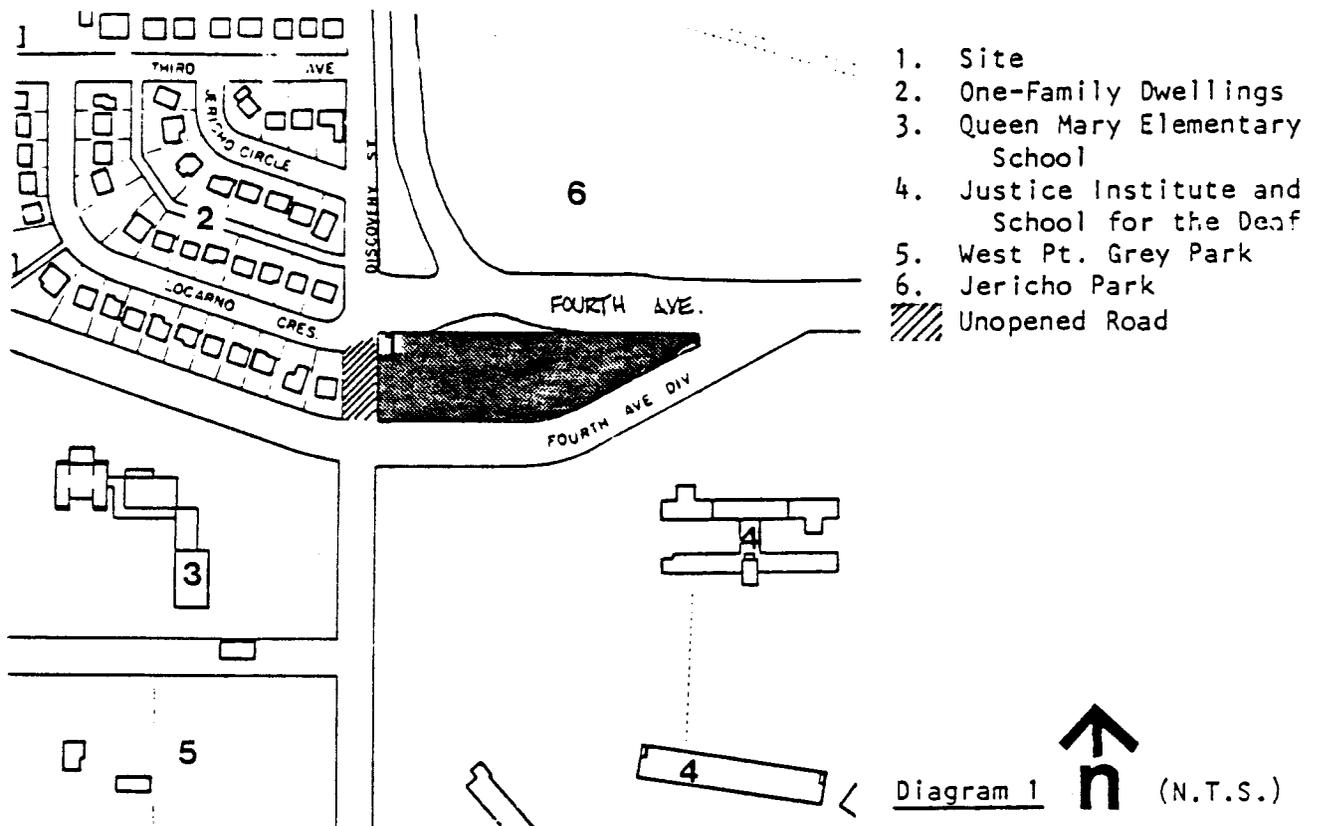
- Present Zoning: RS-1 One-Family Dwelling District
- Requested Zoning: CD-1 Comprehensive Development District
- Stated Purposes: 'Constructing a cluster strata development containing 16 detached residential homes'.

SITE DESCRIPTION

The site (Block 'D', D.L. 176, Plan 18077) and surrounding zoning are shown on the attached Appendix 'A' plan.

This vacant, double-fronting site has an irregular shape, with a frontage of 173.879 m (570.47 ft.) along West 4th Avenue, a depth of 48.475 m (159.04 ft.) along Discovery Street tapering to the east, a frontage of 178.570 m (585.86 ft.) along West 4th Avenue Diversion, and an area of 0.656 ha (1.62 acres).

The surrounding development is shown on Diagram 1.



The topography slopes down in two directions from the high southwest corner: to the northwest, at an 11.7 percent slope, and to the southeast, at a 5.5 percent slope. An embankment exists along the 4th Avenue Diversion sloping down into the site and then gently to 4th Avenue. The Discovery Street road allowance adjacent to the site is not developed for street purposes and is presently overgrown with a variety of natural vegetation.

## BACKGROUND

The site was previously owned by the Province and considered as part of an exchange proposal between the City and the Housing Corporation of B.C. (H.C.B.C.), involving a City-owned site at Penticton Street and Grandview Highway. H.C.B.C. agreed to exchange lands on the basis of two-thirds of the market value of its 4th and Discovery property, subject to the Corporation retaining an option to re-purchase the site from the City should the land not be developed with non-market housing.

Despite promising efforts in early 1978 by the Columbia Housing Association to develop this site with senior citizens' co-operative housing, major community opposition was encountered and, due to funding difficulties, the project was abandoned. Title to the site was conveyed to the Provincial Rental Housing Corporation on October 11, 1978 with the proviso 'that the lands shall at all times be used for housing as defined in the Ministry of Municipal Affairs and Housing Act.'

As the City's lands at Penticton Street and Grandview Highway had been tied up since October, 1977 pending completion of the land exchange for the 4th Avenue and Discovery Street site and since use of the site was improbable without a long delay, Council agreed in February, 1979 to offer the Penticton/Grandview lands for sale to the Housing Corporation of B.C. Within the 90-day sale period offered by Council, the City was advised that the Ministry of Lands, Parks and Housing had no further interest in acquiring the Penticton/Grandview site and the City subsequently abandoned its interest in the acquisition of the 4th and Discovery site.

In early 1980, a number of inquiries were received from the B.C. Housing Foundation regarding the possibilities of rezoning the site to CD-1 Comprehensive Development District for the development of a senior citizens' housing project with 60 to 70 units. The Housing Foundation was made aware of the community opposition to the previous proposal and they decided not to pursue the matter. Subsequent to this inquiry, the Provincial Government advertised the property for sale, which was followed by a number of inquiries on possible subdivision of the site made by prospective purchasers.

The property has since been purchased by United Properties Ltd., the applicant for the rezoning. Prior to the commencement of design drawings, United Properties initiated a meeting on December 2, 1980 with local residents to discuss general development options. At a second public meeting, held on December 16, 1980, the applicant presented two options for development: a subdivision proposal for 11 single-family parcels and a townhouse cluster development providing for 16 units.

In preparation for a further meeting, held on January 27, 1981, the Planning Department supplied the applicant with mailing labels for some 250 property owners that would be included within the courtesy notification area in the event of a Public Hearing. Approximately 20 of those property owners were present at the meeting where the 16-unit cluster development was presented. Concerns were raised regarding the proposed landscaping within the project and concluded that there should be some assurance that the developer proceed with landscaping as indicated on drawings at the approval stage, possibly in the form of a performance bond. The rezoning application was subsequently filed on January 29, 1981.

There has been little public input subsequent to submission of the rezoning application and posting of a normal sign on the site; however, a letter has recently been received from a property owner directly to the west, across Discovery Street, opposing the rezoning due to traffic concerns. This property owner purchased the adjacent lot after the applicant's meetings with the community and rezoning submission.

## PROPOSED DEVELOPMENT

The applicant has submitted a set of drawings with the application which were stamped 'Received, City Planning Department, January 29, 1981,' indicating a townhouse cluster development containing 16 detached residential units. The basic site plan is illustrated in Appendix 'B'.

CALCULATIONS

The following figures would form the basis for a CD-1 By-law, if approved, and are compared to the RS-1 District Schedule regulations which presently apply to the site.

	PROPOSED CD-1	RS-1 REGULATIONS PERMISSIBLE UNDER DISTRICT SCHEDULE
SITE AREA	0.656 ha (1.62 acres)	0.656 ha (1.62 acres)
PROPOSED FLOOR AREA	4 114.262 m <sup>2</sup> (44,287.00 sq.ft.)	3 936.582 m <sup>2</sup> (42,374.40 sq.ft.) max.
UNIT SIZE	255.475 m <sup>2</sup> (2,750.00 sq.ft) avg.	326.692 m <sup>2</sup> (3,500 sq.ft.) max.
FLOOR SPACE RATIO	0.627 (including basement) 0.580 (excluding basement)	0.60 maximum
HEIGHT	2 Storey plus cellar 9.906-11.270 m (32.50 - 37.00 ft.)*	2 1/2 Storeys or 10.668 m (35 ft.) maximum
UNITS	3 Bedroom & Den: 11 Units 2 Bedroom & Library & Den 5 Units Total 16 Units	With subdivision possibility 9 - 11 Units
OFF-STREET PARKING	48 Spaces (underground) (3 spaces/dwelling unit)	9 - 11 Spaces (minimum 1 space/dwelling unit)
SETBACKS	W. 4th Ave. 7.620 m (25.00 ft.) W. 4th Diversion 7.620 m (25.00 ft.) Discovery Street 3.658 m (12.00 ft.) Intersection of W.4th Ave. and Diversion 34.442 m (113.00 ft.) Between dwellings 2.438 m (8.00 ft.) <u>Or</u> side yard 1.219 m (4.00 ft.)	Front 7.315 m (24.00 ft.)min. Rear 10.668 m (35.00 ft.)min. Side 1.524 m (5.00 ft.)min.
DENSITY	9.87 Units/acre	6.17 Units/acre (assuming 10 lot subdivision)
SITE COVERAGE	30.8%	45% Maximum

\* Drawings contain insufficient detail to enable precise calculation in accordance with new building height calculations.

COMMENTS FROM REVIEWING AGENCIES

Urban Design Panel

The Urban Design Panel considered the application on June 10, 1981 and reported as follows:

'The Panel was impressed by the prominence of this site and by the density of existing foliage. While the Panel supports the rezoning in principle and the use of underground parking, it does not support the architectural treatment and site planning as proposed.'

Recommendation

APPROVAL OF REZONING - ONLY IN PRINCIPLE:

- a) The Panel wishes to note it has strong reservations regarding the specific architectural solution and site planning proposed and desires to review this project at the Development Permit Application stage. The Panel advised that a 'Preliminary Submission' may be appropriate to study a revised overall site planning approach.
- b) The Panel requests that the DPA stage be accompanied with extensive site analysis illustrating key features of the site such as valuable views, location of specimen trees and other existing specific site features deemed unique by the applicant.
- c) Particular attention should be devoted in considering this site as a gateway to the U.B.C. district at large.
- d) Attention should also be given to presenting areas of varying density -- in terms of both foliage and buildings. At present, there is a definite sameness to the building design and open space distribution which manages to provide uniform average quality to a unique and valuable site in the City.'

City Engineer

The City Engineer, in a memorandum dated June 13, 1981, comments as follows:

'This rezoning proposal is acceptable to the Engineering Department provided the Development Permit, when submitted, complies fully with the provisions of Section 12 of the Zoning and Development By-law and with the related Engineering standards.'

GENERAL EVALUATION

- a) Existing RS-1 One-Family Dwelling District

Under the present zoning, the site could possibly be subdivided into individual parcels for single-family dwelling development.

In view of the fact that the single-family parcels directly to the west of the site maintain widths of approximately 15.240 m (50.00 ft.) and areas of 464.500 m (5,000.00 sq.ft.), the subdivision alternative shown in Diagram 2 illustrates parcels having a typical width of 15.240 m (50.00 ft.) and areas which vary as indicated.

It should be noted that subdivisions which create such double-fronting parcels or parcels less than 27.432 m (90.00 ft.) in depth are ordinarily discouraged under the Subdivision By-law. In this respect a comprehensive development scheme would be preferred to the subdivision approach.

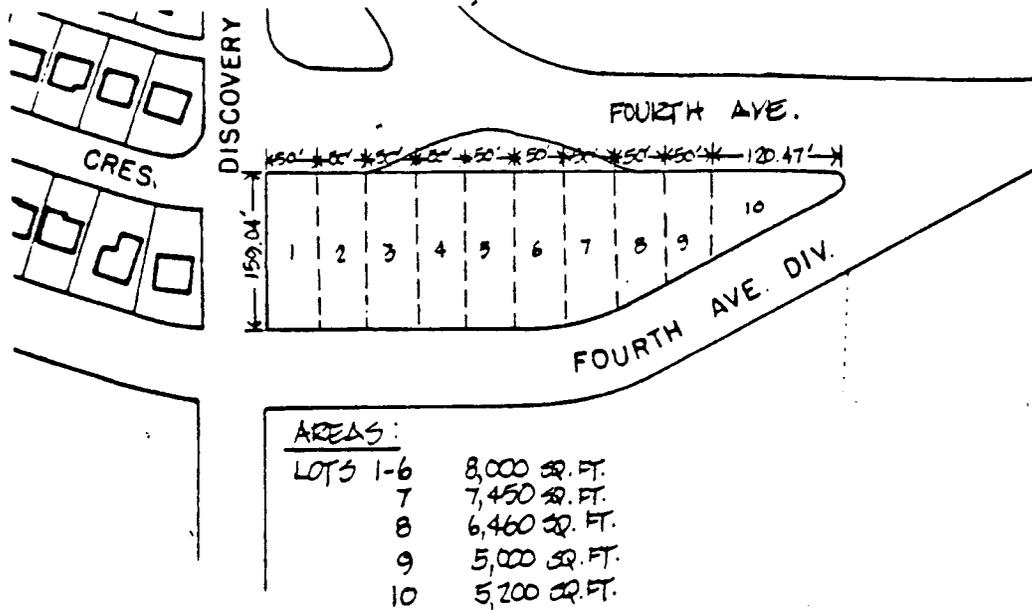


Diagram 2

Due to the heavy traffic flow along West 4th Avenue at the Discovery Street intersection, it is likely that, in the event of subdivision, vehicular access to individual lots would have to be accommodated with an internal, private service road along West 4th Avenue.

This vehicular access road would reduce the area of several of the parcels shown in Diagram 2. Depending upon the minimum parcel width and area which may be acceptable to the Approving Officer, a subdivision of the site into nine to 11 parcels would seem reasonable. One possible 11-parcel subdivision is illustrated in Diagram 3 below and would yield a density of 6.8 units/net acre (excluding streets).

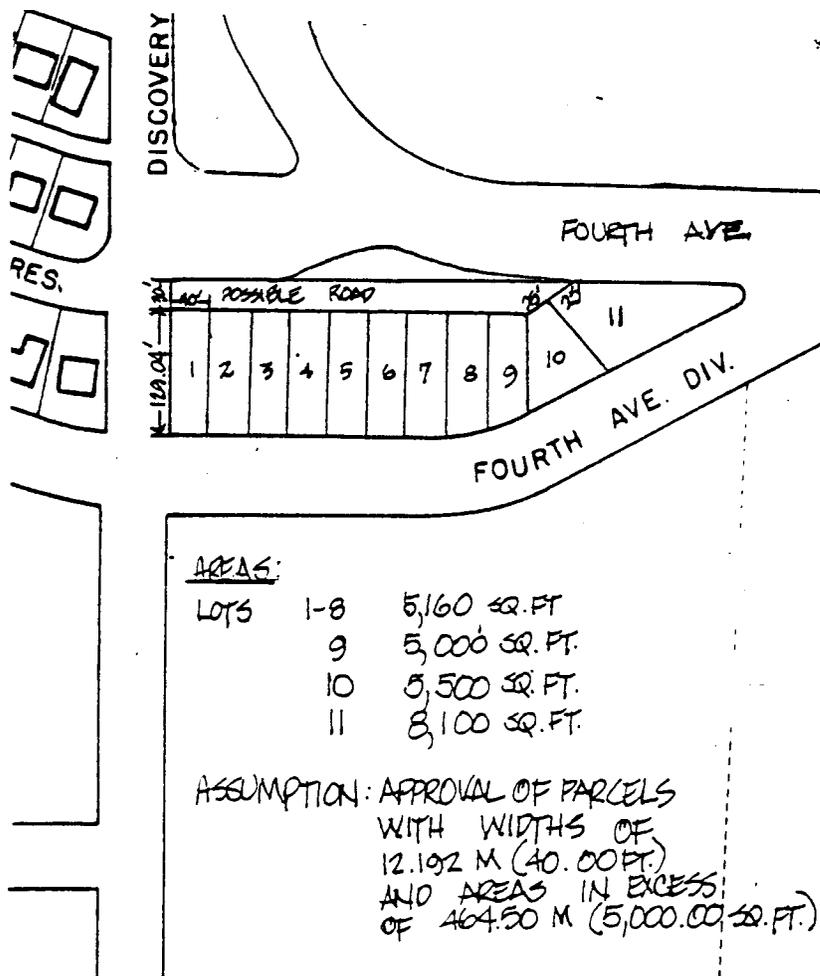


Diagram 3

Significantly, the access road requirement would decrease the developable area and would require that the applicant pay associated utility extension costs of approximately \$120,000.

b) Proposed CD-1 Comprehensive Development District

In comparison with subdivision and development under the present RS-1 zoning, a rezoning of the site to CD-1 Comprehensive Development District offers several advantages. For example, better site utilization is possible, accommodating an increased dwelling unit density and development features such as underground parking and individual dwelling design in harmony with neighbouring buildings in the project. The inherent flexibility of a CD-1 approach also provides for flexibility in site planning in order to position development to respond to site characteristics (i.e., to preserve a natural landscaped area, to take advantage of existing views, or to maximize distance from the heavily travelled bounding streets).

The CD-1 and related development concept proposed by the applicant suggests a marginal increase in dwelling unit density in a form of development reflecting apparent neighbourhood desire to retain the single-family detached character of the existing neighbourhood. The applicant has submitted a 'Design Outline' report, a copy of which is on file in the City Clerk's Office. This report outlines the applicant's analysis and approach to the site plan of the proposed scheme.

As noted; the Urban Design Panel has raised a number of site planning concerns. Mr. L. Laidlaw, one of the project architects, has attempted to respond to the Panel's concerns in a letter dated June 26, 1981, attached as Appendix 'C'. An excerpt states as follows:

'The Panel may not be aware of the perhaps unique methodology which resulted in the design presented with this application, which has evolved through a series of meetings with local area residents. Our role as designers has involved interpreting without prejudice the ideas coming from these public meetings.

Perhaps predictably, with strongest ideas arising during these meetings, is preservation of the single-family character of the area. Although the geography of the location of the site isolates it somewhat from the surrounding RS-1 neighbourhood, area residents look upon it as part of their own. The founding concept which is the basis for support of the people is that a comprehensive planned single-family development can have certain tangible benefits to the public which might not be achieved with a conventional fee simple subdivision.'

The applicant cannot be criticized for the process of public involvement which was pursued during the developmental stages of the proposed development. Nevertheless, in an effort to solidify neighbourhood support for a rezoning, the applicant may have compromised the opportunities for an improved development in response to important site characteristics, particularly the following:

1) Existing Landscaping.

The site is presently heavily treed with second-growth natural vegetation consisting primarily of alder and wild cherry with some maple. Primarily as a consequence of the site planning approach and the layout and design of the underground parking, the applicant proposes to retain only significant, existing vegetation within 15 feet of the 4th Avenue and 4th Avenue Diversion property lines and within the easterly 113 feet of the site. Existing vegetation on the Discovery Street allowance would remain at the discretion of the City. The applicant has indicated that \$15,000 per unit has been budgeted for landscaping, including the installation of mature trees.

Given the location of the site and its easterly protrusion into the large public landholdings east of Discovery Street to the north and south, together forming a natural amphitheatre, it is important that site development be sensitive to the existing and potential development of these adjacent lands. Also given the prominence, exposure and shallowness of depth of the site adjacent to the angular Fourth Avenue/Diversion intersection, building development should be oriented toward the westerly portion of the site as much as possible.

2) Single-Family, Detached Dwellings.

The development concept suggests an even distribution of buildings throughout the site, as opposed to a variable mix of development, landscaping and open space on selected portions of the site. While the applicant has maintained a minimum building setback of 7.62 m (25 ft.) from 4th Avenue and the Diversion, development proposed on the easterly portion of the site must be questioned in view of its proximity to two heavily travelled arterials which will become increasingly busy in future.

An immediate improvement to the present scheme might be achieved through the deletion of the two most easterly units proposed. Quite possibly, two additional dwellings to compensate for the loss could be incorporated into the westerly portion of the site through the development of one or two duplex units or possibly a small townhouse component, without a serious threat to the single-family image projected. At the same time, the easterly portion could be retained to a greater extent in its present natural landscaping. The project would thus have a less obtrusive presence near the critical intersection, while mitigating the problem of site depth between the two streets where it is most critical to the design and livability of the units themselves.

The applicant believes, nevertheless, that the proposed easterly units are appropriate and has indicated that any reduction in the number of dwelling units permitted or any requirement for substantial modification of the present scheme would cause United Properties to abandon the rezoning in favour of subdivision and disposition of individual lots for development under the present RS-1 zoning.

SUMMARY

The applicant has submitted a rezoning and development scheme which he believes responds to the general wishes of local residents while, at the same time, providing for better site utilization through a slight increase in dwelling unit density (i.e., 16 as compared to nine to 11 dwelling units) and underground parking. Nevertheless, the scheme proposed could bear some modification to accommodate the concerns raised by the Urban Design Panel and respond to important site characteristics.

An altered site planning concept may require a compromise of the detached single-family concept pursued to this point; however, this need not thwart the establishment of an appropriate CD-1 By-law for the site at this time. While it would be inappropriate to rezone the site to CD-1 Comprehensive Development District on the basis of the proposed scheme of development, retention of the present RS-1 zoning would also preclude pursuit of good development of this special site and could lead to a detrimental pattern of subdivision and subsequent development, particularly on the easterly portion of the site.

Council should pursue a rezoning of the site to a CD-1 Comprehensive Development District which will permit development of the site with a well designed residential scheme comprising a maximum of 16 dwelling units in accordance with the criteria outlined in Appendix 'D'. Approval of a detailed scheme of development in a development permit application can be vested in the Development Permit Board.

RECOMMENDATION

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

That the rezoning of this site to CD-1 Comprehensive Development District be approved, with the CD-1 By-law incorporating the criteria outlined in Appendix 'D' to this report, noting that the scheme proposed by the applicant would require modification at the development permit stage in order to satisfy the suggested development criteria."

RS-1

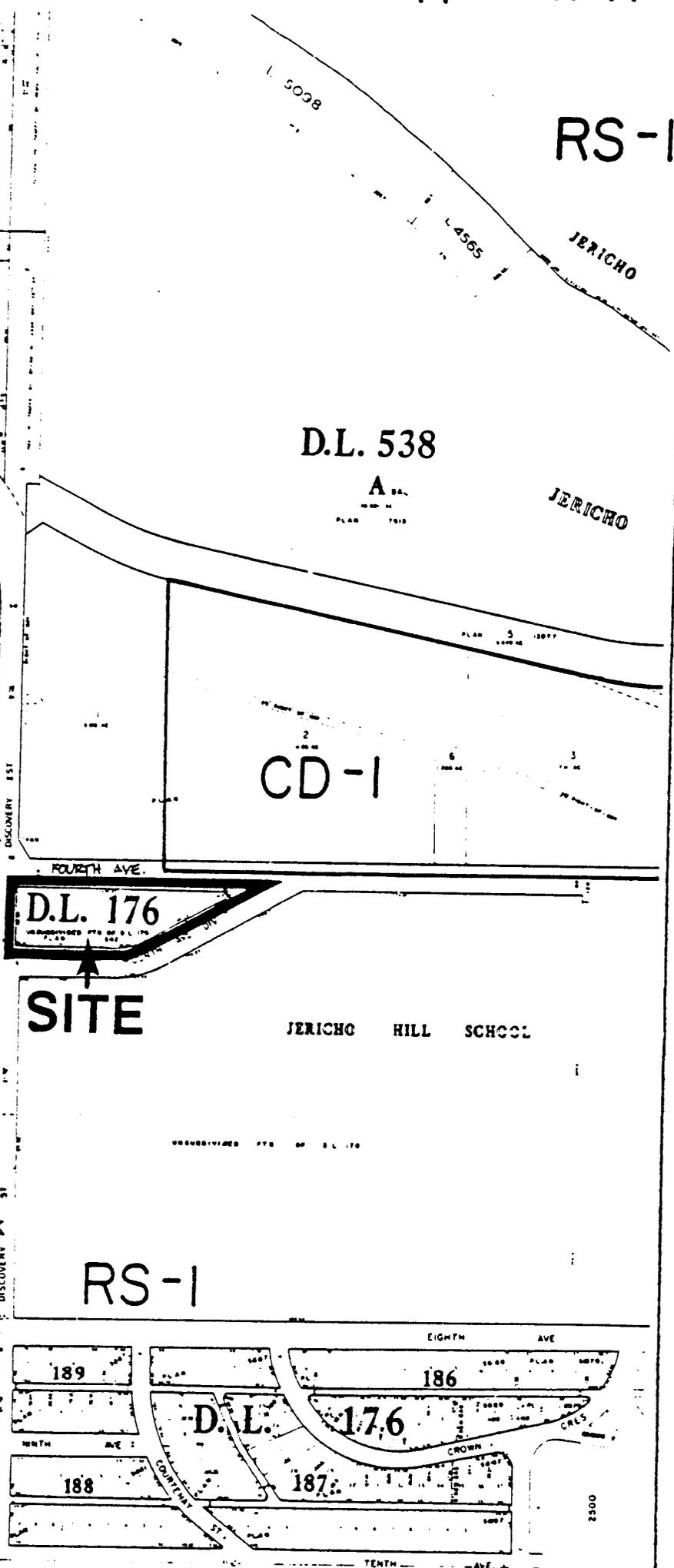
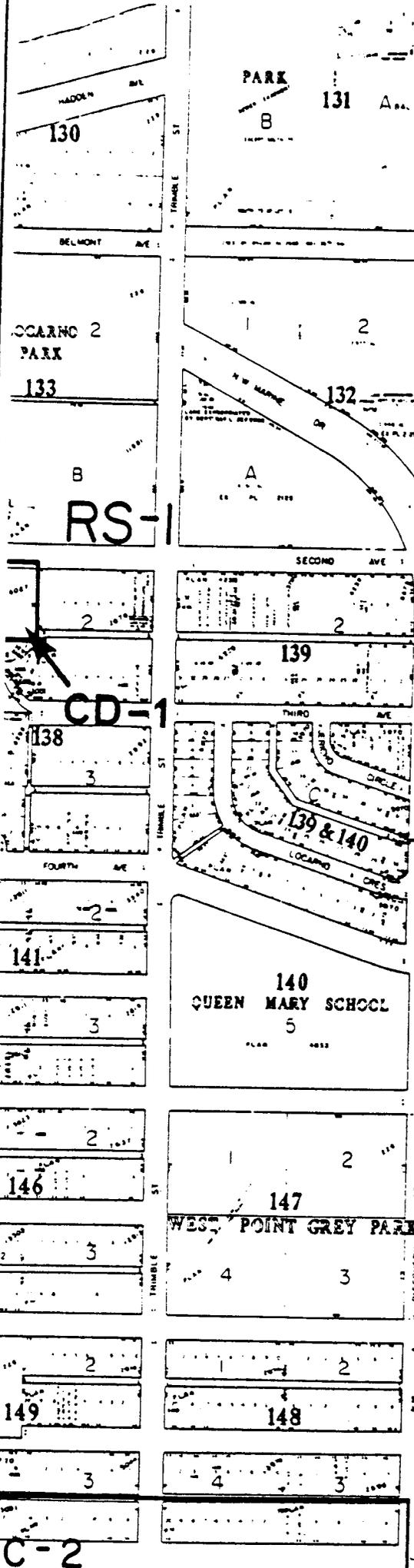
D.L. 538

CD-1

D.L. 176

SITE

RS-1



Present Zone: RS-1  
 Requested Zone: CD-1

DRAWN *RHM*

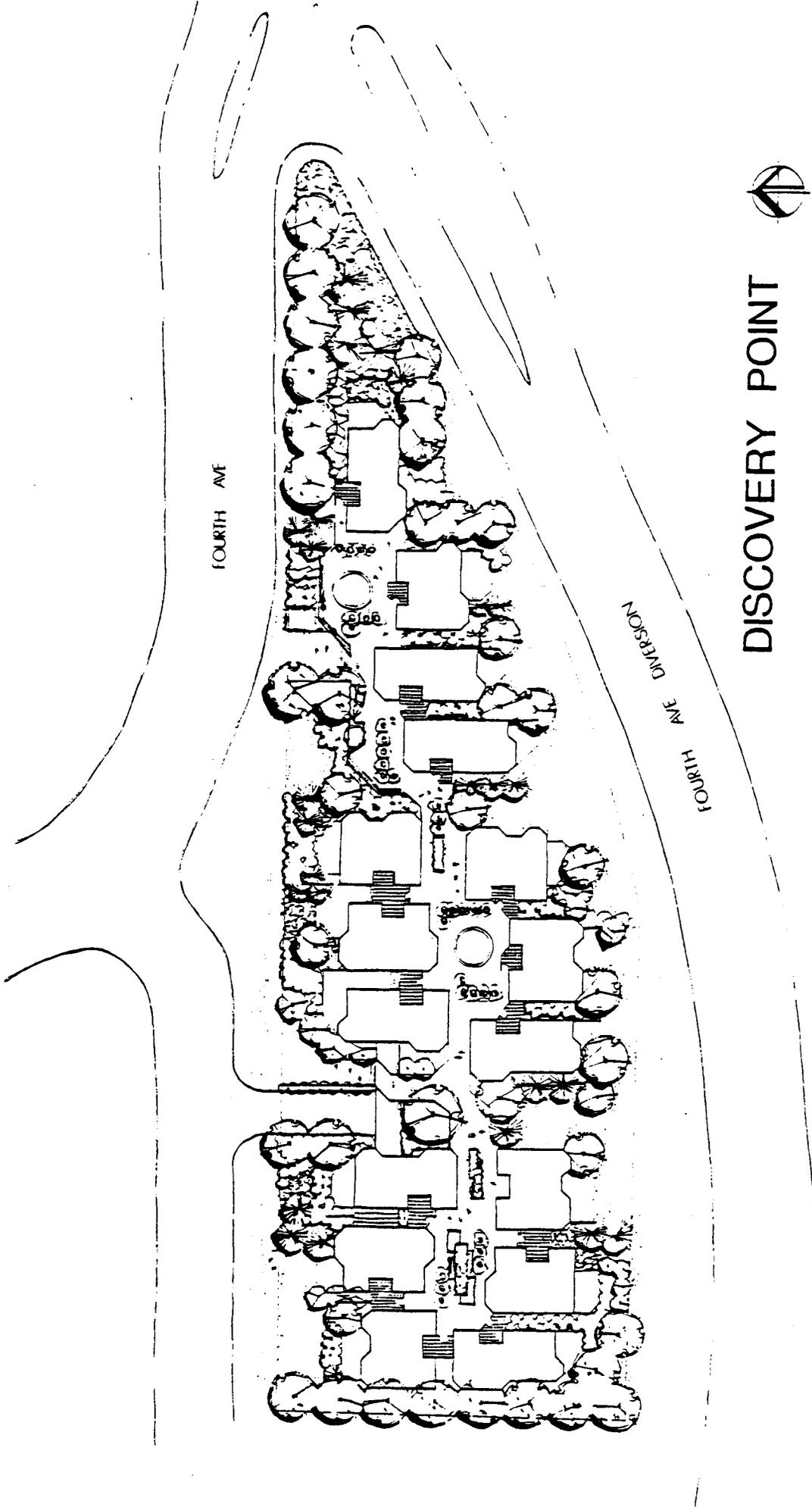
DATE *81 06 02*

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20 - 119





DISCOVERY POINT



16 UNIT CLUSTER SINGLE FAMILY STRATA DEVELOPMENT

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: 13th August 1981

To: CITY MANAGER  
DIRECTOR OF PLANNING  
CLERK, PUBLIC HEARING

Refer File: 5311

Subject: REZONING APPLICATION - 4255 WEST 4TH AVENUE  
(WEST 4TH AVENUE AND DISCOVERY STREET)

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City Council on Tuesday, August 11, 1981, approved the recommendation of the City Manager as contained in his attached report dated July 29, 1981, with regard to the above matter.

*Hinsella*  
CITY CLERK

GLEvine:mfm  
Att.

Also sent to:

Mr. Neil J. Pelman, #300, 1334 West 6th Avenue, Vancouver, B.C. V6H 1A7

Mr. Victor Setton, on behalf of United Properties Ltd.,  
#301, 1334 West 6th Avenue, Vancouver, B.C. V6H 1A7 (734-1292)

RECEIVED  
CITY PLANNING DEPT.  
AUG 18 1981  
NUMBER C 2681  
REFERRED TO RIS/DMD/FAS  
ANSWER REQ.  
FILE No.

C

MANAGER'S REPORT

DATE July 29, 1981

TO: VANCOUVER CITY COUNCIL

SUBJECT: Summary Report: Rezoning Application - 4255 West 4th Avenue  
(West 4th Avenue and Discovery Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning, in summary, reports as follows:

PURPOSE

An application has been received from Mr. Victor Setton, on behalf of United Properties Ltd., to rezone 4255 West 4th Avenue as follows:

- Present Zoning: RS-1 One-Family Dwelling District
- Requested Zoning: CD-1 Comprehensive Development District
- Stated Purpose: 'Constructing a cluster strata development containing 16 detached residential homes'.

CONCLUSION

The applicant has submitted a rezoning and development scheme\* which he believes responds to the general wishes of local residents while, at the same time, providing for better site utilization through a slight increase in dwelling unit density (i.e., 16 as compared to nine-11 dwelling units) and provision of underground off-street parking. Nevertheless, the scheme proposed requires modification to accommodate the concerns raised by the Urban Design Panel and to respond to important site characteristics.

An altered site planning concept may require a compromise of the detached single-family concept pursued to this point; however, this need not thwart the establishment of an appropriate CD-1 By-law for the site at this time. While it would be inappropriate to rezone the site to CD-1 Comprehensive Development District on the basis of the proposed scheme of development, retention of the present RS-1 zoning would also preclude pursuit of good development of this peculiar site and could lead to a detrimental pattern of subdivision and subsequent development, particularly on the eastern portion of the site.

Council should pursue a rezoning of the site to a CD-1 Comprehensive Development District which will permit development comprising a maximum of 16 dwelling units in accordance with the criteria outlined in Appendix 'D'. Approval of a detailed scheme of development in a development permit application can be vested in the Development Permit Board.

RECOMMENDATION

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

That the rezoning of this site to CD-1 Comprehensive Development District be approved, with the CD-1 By-law incorporating the criteria as outlined in Appendix 'D' to this report, noting that the scheme proposed by the applicant would require modification at the development permit stage in order to satisfy the suggested development criteria."

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

APPROVED. Council, August 11/81

\*Detailed Design Outline on file in the City Clerk's Office.

# L.D. LAIDLAW

DATA SHEET      DISCOVERY POINT      JANUARY 23, 1983

A. SITE AREA    0.656 ha. (1.62 acres) (70,567 sq. ft.)

B. UNIT DENSITY    16 units.

C. F.S.R.    0.60 max. allowed. (42,374 sq. ft.)

# Units	Type	Area	Total
4	A	2,575 sq. ft.	10,300 sq. ft.
6	B	2,730 " "	16,380 " "
3	C	2,440 " "	7,320 " "
3	D	2,430 " "	7,290 " "
			<u>41,290</u> sq. ft.

Actual F.S.R. = .585  
 Allowed = .60

D. SITE COVERAGE

# Units	Type	Area Coverage	Total
4	A	1,355 sq. ft.	5,420 sq. ft.
6	B	1,171 " "	7,026 " "
3	C	1,225 " "	3,675 " "
3	D	1,245 " "	3,735 " "
			<u>20,036</u> sq. ft.

$\frac{20,036}{70,567} \times 100 = 28.4\% \text{ S.C.}$

E. PARKING

Required    32 total (including 24 covered)  
 Provided    32 covered plus 6 visitor stalls (38 total)

F. HEIGHT    2 storey plus cellar.

HEIGHT:

Not to exceed 10.668 m (35 feet) nor 2 storeys plus a cellar, whichever is less, measured above the base surface or where the base surface is higher than the existing grade, above a surface determined by joining all existing grades around the perimeters of the buildings.

BUILDING SEPARATION:

Minimum 2.438 m (8.00 ft.).

SETBACK:

Along the most easterly point of the site, from the junction of West 4th Avenue and West 4th Avenue Diversion, the setback shall not be less than 65.532 m (215.00 ft.).

OFF-STREET PARKING AND LOADING:

Spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of two spaces for every unit, with a minimum of 1.5 spaces per unit to be provided underground.

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: October 28, 1981

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

Refer File: P.H. No. 111

Subject: Public Hearing Minutes - October 22, 1981  
Proposed Rezoning - Lands Bounded by West Fourth  
Avenue, The Fourth Avenue Diversion and Discovery Street

---

I wish to inform you of the attached minutes from the Special Council Meeting (Public Hearing) held on October 22, 1981.

Please note any matters contained therein for your attention.

  
CITY CLERK

JT:ss  
Att.

Also Sent to: Mr. V. Setton,  
United Properties Ltd.,  
#301 - 1334 West 6th Avenue,  
VANCOUVER, B.C.  
V6H 1A7

RECEIVED  
CITY PLANNING DEPT.  
OCT 30 1981  
NUMBER C 5897  
REFERRED TO: RJSIDmed  
ANSWER NEEDED  
FILE No.

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

October 22, 1981

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 22, 1981, at approximately 7:30 p.m. in the Auditorium of Lord Byng School, 3939 West 16th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Rankin  
Aldermen Bellamy, Brown, Divinsky, Eriksen,  
Ford, Kennedy, Puil and Yorke

ABSENT: Mayor Harcourt (Civic Business)  
Alderman Boyce (Leave of Absence)

CLERK TO THE COUNCIL: J. Thomas

At the commencement of the meeting, only seven (7) members of Council were present. As there was no quorum (8 members), it was

MOVED by Ald. Bellamy,  
SECONDED by Ald. Eriksen,

THAT the requirement for a quorum of not less than 8 members for this Public Hearing, be suspended in accordance with Section 27(1) of the Procedure By-law.

- CARRIED UNANIMOUSLY

Shortly after the proceedings began, Aldermen Divinsky and Yorke arrived, thus constituting a full quorum.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Rankin 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 - Lands Bounded by  
West Fourth Avenue, The Fourth Avenue  
Diversion and Discovery Street  
(4255 West 4th Avenue)

The Council considered an application from Mr. V. Setton, President, United Properties Ltd., to rezone Block 'D', D.L. 176, Plan 18077 being the lands bounded by West Fourth Avenue, the Fourth Avenue Diversion and Discovery Street (4255 West 4th Avenue) as follows:

"Present Zone: RS-1 One-Family Dwelling District  
Requested Zone: CD-1 Comprehensive Development District

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

- a maximum of 16 dwelling units, of which a minimum of 75 per cent shall be family-oriented, single-family detached units, with any balance being semi-detached two-family or townhouse units;

cont'd....

Proposed Rezoning - 4255 West  
4th Avenue (cont'd)

---

- accessory uses customarily ancillary to the above uses;
  - various other provisions pertaining to floor space ratio, height, site coverage, setbacks and off-street parking, as detailed in the draft CD-1 By-law; and subject to such conditions as Council may by resolution prescribe.
- (ii) Any consequential amendments.
- (iii) Amend Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 District."

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

- "(a) That the scheme of development in a development permit application be first approved by Council, after receiving advice from the Director of Planning and the Urban Design Panel, having particular regard to the overall design concept and its relationship to adjacent development and streets, the retention of present natural landscaping particularly on the easterly portion of the site, the provision and maintenance of supplemental landscaping including the installation of mature trees, vehicular ingress and egress, off-street parking, peripheral site treatment including the location and design of any fences or similar structures, the distribution and design of open space, access for service and emergency vehicles, and garbage collection facilities.
- (b) That the applicant first submit a letter of irrevocable credit, in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within six months of the date of any use or occupancy of the proposed development.
- (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 year from the date of enactment of the proposed By-law."

Mr. R. Scobie, Zoning Division, reviewed the application, pointing out the Director of Planning was supporting the rezoning with the CD-1 draft By-law incorporating the criteria outlined in Appendix 'D' to the Manager's report dated July 29, 1981, and noting the scheme proposed by the applicant would require modification at the development permit stage in order to satisfy the suggested development criteria. The draft by-law specified uses as "a maximum of 16 dwelling units, of which a minimum of 75% shall be family-oriented, single-family detached units and the balance shall be semi-detached two-family or townhouse units".

Mr. Neil Pelman, Architect for the project, related the history of the site and advised two area information meetings had been held in order to receive input from the surrounding community. In order to meet citizens' stated preference for single-family dwellings on the site, a cluster strata development containing 16 detached residential homes had been conceived.

cont'd....

Proposed Rezoning - 4255 West  
4th Avenue (cont'd)

The developers did not agree with the Director of Planning on two issues, namely, the semi-detached form of housing and provision for setback. The scheme presented was the one most favourably considered by the community and had been developed following a year of discussions. The setback figure of 215 feet suggested by the Director of Planning was not acceptable and the Council was requested to reduce this figure to 176 feet.

A series of slides illustrating features of the project was shown by the developers' representatives.

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

- Mr. J.C. Smith, North-West Point Grey Homeowners' Association, asked Council to reject the application, noting the purpose of the Association was to retain the single-family status of the community and no good reasons had been presented for any change.
- Patricia Marchak, resident, noted there was no shortage of single-family dwellings in Point Grey, however, there was a critical shortage of affordable housing.
- Paul Pelletier, resident, questioned the necessity to change the zoning and felt street widening on Fourth Avenue should obviate the need for a new access road.
- Hugo Hamm, resident, felt that the development looked nice but he was concerned about spot zoning being introduced into the area.
- Frank Hyde discussed the possible effect of the new development on nearby Jericho Park lands.
- David Condor questioned the height of the retaining wall around the project.
- Frank Tyers felt traffic on Fourth Avenue could disturb residents of the new development.
- Don Howes requested information on local improvement procedures for sidewalks on the Fourth Avenue Diversion.

MOVED by Ald. Bellamy,  
THAT

A. The following sections of the draft by-law submitted by the Director of Planning be amended and then approved as follows:

"2. USES

Subsection (a) to read:

'(a) a maximum of 16 dwelling units which shall be family-oriented single-family detached units.'

\* Also  
min 75%  
SFD (detached)

4. SITE COVERAGE to read:

'The maximum site coverage for buildings, based on the projected area of the outside of the outermost walls of all buildings including carports but excluding steps, eaves, cantilevered balconies and sundecks, shall be 35% of the site area.'

\* Also 31%

cont'd....

Proposed Rezoning - 4255 West  
4th Avenue (cont'd)

5. SEPARATIONS AND SETBACKS

Subsection 5.2 to read:

'5.2 No building shall be located within 53.627 m  
(176 feet) of the junction of West 4th Avenue  
and West 4th Avenue Diversion.'

\* ~~176~~  
215'

7. OFF-STREET PARKING to read

'A minimum of 2 off-street parking spaces shall be provided for each dwelling unit. At least 75% of the total number of spaces shall be located underground, and all spaces shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law No. 3575.'

B. The Director of Planning's recommended conditions (b) and (c) as set out in the foregoing application be approved and condition (a) be amended and then approved as follows:

"(a) That the 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 concept and its relationship to adjacent development and streets, the retention of present natural landscaping particularly on the easterly portion of the site, the provision and maintenance of supplemental landscaping including the installation of mature trees, vehicular ingress and egress, off-street parking, peripheral site treatment including the location and design of any fences or similar structures, the distribution and design of open space, access for service and emergency vehicles, and garbage collection facilities."

- CARRIED

(Aldermen Eriksen, Puil, Yorke and Deputy Mayor Rankin opposed)

(underlining denotes amendment)

MOVED by Ald. Bellamy,

THAT the rezoning application, as amended, be approved with the detailed scheme of development to be not materially different from the plans posted at the Public Hearing, prepared by Pavelek & Associates, marked 'Received, City Planning Department - October 22, 1981'.

- CARRIED

(Aldermen Eriksen, Puil, Yorke and Deputy Mayor Rankin opposed)

cont'd....

Proposed Rezoning - 4255 West  
4th Avenue (cont'd)

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,  
SECONDED by Ald. Ford,  
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 amendments to the Zoning and Development  
and Sign By-laws.

- CARRIED UNANIMOUSLY

- - -

The Special Council adjourned at approximately 9:05 p.m.

- - -

CITY OF VANCOUVER  
**MEMORANDUM**

*From:* CITY CLERK

*Date:* 24th November 1982

*To:* CITY MANAGER  
DIRECTOR OF PLANNING  
COMPTROLLER OF ACCOUNTING  
COMPTROLLER OF BUDGETS & RESEARCH  
DIRECTOR OF LEGAL SERVICES

*Refer File:* 5304

*Subject:* PENDING CD-1 REZONING - WEST 4TH AVENUE AND DISCOVERY STREET

---

Please be advised that City Council on Tuesday, November 23, 1982, approved the recommendation of the City Manager as contained in the attached clause of his report dated November 19, 1982, with regard to the above matter.

*R Henry*  
CITY CLERK  
*off*

**RECEIVED**  
CITY PLANNING DEPT.  
NOV 25 1982  
NUMBER *D6322*  
REFERRED TO *RJS/DMC*  
ANSWER REQD.  
FILE No. ....

GLevine:mfm  
Att.

Also sent to:

United Properties, #600 - 601 West Broadway (Attention: Mr. Victor D. Setton),  
President) Vancouver, B.C. V5Z 4C2

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Pending CD-1 Rezoning -  
West 4th Avenue and Discovery Street

The Director of Planning reports as follows:

**PURPOSE**

The purpose of this report is to recommend that Council revise the remaining 'prior-to' condition before enactment of the CD-1 By-law for the site bounded by West 4th Avenue, the 4th Avenue Diversion and Discovery Street - 4255 West 4th Avenue (Block 'D', D.L. 176, Plan 18077).

**BACKGROUND**

Following consideration at a Public Hearing on October 22, 1981, Council approved in principle a proposed rezoning from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District of the lands at 4255 West 4th Avenue. The rezoning 'approval in principle' was subject to three conditions established by Council resolution.

The applicant has satisfied two of the 'prior-to' conditions in that development permit approval has been received for the proposed scheme of development and the detailed scheme of development is not materially different from the plans posted at the Public Hearing.

Council's resolution establishing the third 'prior-to' condition of rezoning states as follows:

That the applicant first submit a letter of irrevocable credit, in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within six months of the date of any use or occupancy of the proposed development.

The figure of \$15,000 for each dwelling unit is the amount which the applicant indicated he intended to spend for landscaping. In response to community concern as expressed at the Public Hearing, the applicant indicated his willingness to submit the irrevocable letter of credit.

**LETTER OF CREDIT**

The proposed development under the new CD-1 zoning comprises 16 dwelling units. In accordance with Council's resolution above, an irrevocable letter of credit in the amount of \$240,000 is required from the applicant before the CD-1 By-law can proceed to Council for enactment.

Under letter dated October 25, 1982 (Appendix 'A' attached) the applicant has confirmed his desire to proceed with the CD-1 zoning and has outlined his difficulty in securing the required letter of credit prior to enactment of the CD-1 By-law. The applicant requests that the irrevocable letter of credit not be required until the issuance of the development permit or the building permit.

Clause No. 1 Continued

Should Council wish to revise its resolution to defer requirement of the irrevocable letter of credit, it is important to note that Council has no authority to establish such a requirement as a condition of building permit issuance. The letter of credit could, however, be required as a condition of development permit issuance (i.e., the development permit is not to be issued until the letter of credit is received). Should Council desire to amend its resolution in this fashion, the above-noted condition should be amended to read as follows:

That the applicant submit, prior to development permit issuance, a letter of irrevocable credit in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within six months of the date of any use or occupancy of the proposed development.

In considering possible amendment of the resolution, Council should be aware of the following:

- (a) 'Prior-to' conditions to CD-1 rezoning are established in part to ensure, through compliance by the applicant, that there is a commitment to proceed with the proposed development, thereby reducing the likelihood of subsequent rezoning before alternate development can be permitted;
- (b) As a consequence of current market conditions, the applicant has indicated that he is not likely to immediately pursue the intended scheme of development as presented at Public Hearing. Amendment of Council's resolution as discussed would allow the CD-1 By-law to proceed to enactment. A financial commitment to proceed would be required of the applicant via the letter of credit only at such time as the market improves and the applicant decides to proceed as originally intended. Alternatively, the applicant could pursue an amendment to the CD-1 By-law in order to pursue a revised, more marketable scheme of development. In this regard, the applicant has indicated a desire to explore an alternative to the costly (\$60,000 per dwelling unit) underground parking originally proposed, with the same number of dwelling units (16) at a reduced floor space ratio and lower site coverage.

SUMMARY

This report addresses a request by the applicant to defer the rezoning requirement for an irrevocable letter of credit to ensure that landscaping, an integral component of the development, be satisfactorily completed.

Council could amend its resolution regarding the irrevocable letter of credit to require that this letter be required prior to issuance of a development permit for the proposed development. Council's resolution, amended in this fashion, would allow for enactment of the CD-1 By-law as approved in principle following Public Hearing.

To proceed with enactment of the CD-1 By-law following amendment of Council's resolution would allow the applicant the option of either submitting the letter of credit and obtaining a development permit for the scheme of development presented at the Public Hearing, or proceeding with an application to amend the text of the CD-1 zoning by-law for this site in order to accommodate a revised scheme of development. The applicant would prefer to retain the right to develop the original proposal should market conditions improve, while at the same time facilitate consideration of an alternate scheme through a CD-1 text amendment.

Clause No. 1 Continued

CONCLUSION

The following two options are open for Council's consideration:

(1) Retain Present Resolution re: Letter of Credit

It is anticipated that the applicant would abandon the current CD-1 rezoning and submit a new application for rezoning the site from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District in order to accommodate a different scheme of development than that previously proposed.

(2) Amend Wording of Resolution re: Letter of Credit

The draft CD-1 By-law could proceed to Council for enactment. It is anticipated that the scheme of development reflected in the CD-1 By-law would be abandoned. The applicant would most likely pursue an alternate scheme of development through submission of a rezoning (CD-1 text amendment) application.

Although the draft CD-1 By-law may be 'delinquent' upon enactment insofar as the scheme of development upon which this CD-1 By-law is based may never be pursued, the present RS-1 zoning on the site is also not the most beneficial to either the City or the applicant. Despite the uncertainty of development with the scheme originally contemplated, enactment of the draft CD-1 By-law is preferred to retention of the present RS-1 zoning.

RECOMMENDATION

The Director of Planning recommends:

That Council amend its resolution from the special Council meeting (Public Hearing) on October 22, 1981 to read as follows:

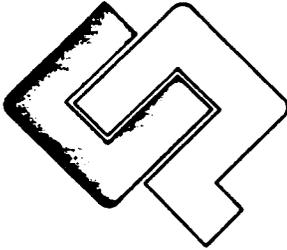
That the applicant submit, prior to development permit issuance, a letter of irrevocable credit in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within 6 months of the date of any use or occupancy of the proposed development."

The City Clerk notes that Mayor Harcourt and Alderman Boyce are not entitled to vote on the foregoing recommendation as they were absent from the Public Hearing on October 22, 1981.

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

APPROVED. Council, November 23, 1982.

APPENDIX "A"



**UNITED  
PROPERTIES LTD.**

Suite 600-601 West Broadway, Vancouver, B.C. V5Z 4C2 Telephone (604) 875-1281

October 25, 1982

City of Vancouver,  
Planning Department,  
453 West 12th Avenue,  
Vancouver, B.C.  
V5Y 1V4

Attention: Mr. R. Scobie

Dear Sirs,

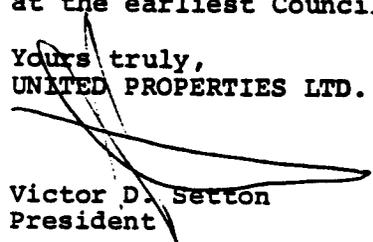
re: Re-zoning of DISCOVERY POINT, 4th & Discovery to CD1

Further to the above re-zoning, we wish to proceed with the enactment of the By-law. We request that the Letter of Credit for \$250,000 required as one of the provisions for this enactment be deferred until such time as the Building Permit or the Development Permit application is issued to the developer.

The reason for this request is that due to the prevailing economic conditions, financial institutions are unwilling to provide Letters of Credit, etc., until such time as construction on the project proceeds. It would, therefore, be accommodating to us if the issuance of the Letter of Credit could be relaxed until the issuance of the Development Permit or the Building Permit.

We would appreciate it if this By-law could be put forward at the earliest Council meeting for its enactment.

Yours truly,  
UNITED PROPERTIES LTD.

  
Victor D. Setton  
President

j1

CITY OF VANCOUVER  
MEMORANDUM

Plan filed in  
Envelope File  
CO-1 # 153

From: CITY CLERK

Date: 16th March 1983

To: CITY MANAGER  
DIRECTOR OF PLANNING  
CITY ENGINEER  
CLERK, PUBLIC HEARING

Refer File: 5304

Subject: REZONING APPLICATION: 4255 WEST 4TH AVENUE (AT DISCOVERY STREET)

---

Please be advised that City Council at its meeting on Tuesday, March 15, 1983, approved the recommendation of the City Manager as contained in his attached report dated March 10, 1983, with regard to the above matter.

  
CITY CLERK

GLEvine:mfm  
Att.

Also sent to:

Mr. Victor Setton, United Properties  
#600 - 601 West Broadway, Vancouver, B.C. V5Z 4C2

MANAGER'S REPORT

C

DATE March 10, 1983

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rezoning Application: 4255 West 4th Avenue  
(at Discovery Street)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report is an assessment of an application submitted by Mr. Michael Craigen of United Properties Ltd., requesting amended by-law provisions and conditions of development pertaining to lands located at West 4th Avenue and Discovery Street (Block 'D', D.L. 176, Plan 18077) as follows:

Present Zoning: CD-1 Comprehensive Development District under CD-1 By-law No. 5597.

Requested Zoning: Amended By-law provisions and conditions of development to CD-1 By-law No. 5597

Stated Purpose: To amend the text of the CD-1 By-law to provide parking 'in garages' rather than 'underground'.

The alteration in the proposed scheme from underground to at-grade parking in garages is attributed largely to the current economic situation and the relatively high costs of providing underground parking.

In assessing the proposed scheme and recommending that the text amendment be approved, the following matters are addressed:

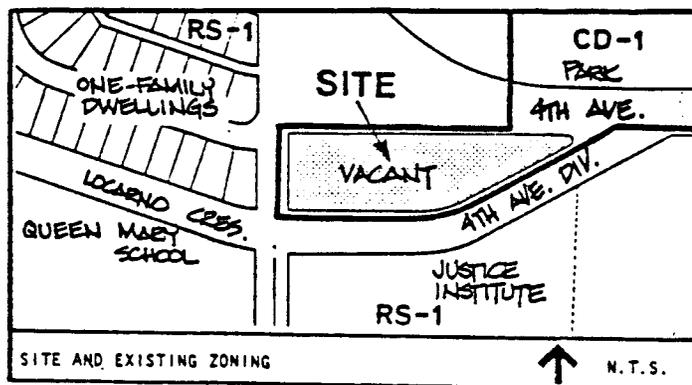
- Applicant's Justification; and
- Differences Between Previous and Current Scheme -
  - (i) Underground Parking Versus At-Grade Parking in Garages;
  - (ii) Useable Open Space;
  - (iii) Building Height, Separations and Setbacks, and
  - (iv) Off-Street Parking.

SITE AND EXISTING ZONING

The site comprises an area of 0.65 ha (1.62 ac.).

The site and existing zoning are illustrated in Diagram 1

Diagram 1



The site generally slopes downward from its southwest corner to the north at about 12 percent and to the east at about 5 percent. An embankment exists along the 4th Avenue Diversion, sloping down into the site. To the west, the Discovery Street road allowance remains unopened and overgrown with natural vegetation.

Lands to the immediate northwest and west are zoned and developed with one-family dwellings. Although lands to the south are zoned RS-1, they are developed with institutional uses including Queen Mary Elementary School, the Justice Institute and the School for the Deaf. Jericho Park, to the immediate north, is zoned RS-1 and CD-1.

BACKGROUND

At a Public Hearing in October, 1981 Council approved in principle the rezoning of the subject site from RS-1 to CD-1 to accommodate the development of 16 family-oriented, single-family detached units with underground parking. A number of conditions prior to enactment of the draft by-law were adopted by Council resolution.

Of particular note was the condition pertaining to landscaping. This condition required the applicant to submit an irrevocable letter of credit, equal to \$15,000 per dwelling unit, to ensure that landscaping and treatment of the open portions of the site be completed within six months of occupancy of the development.

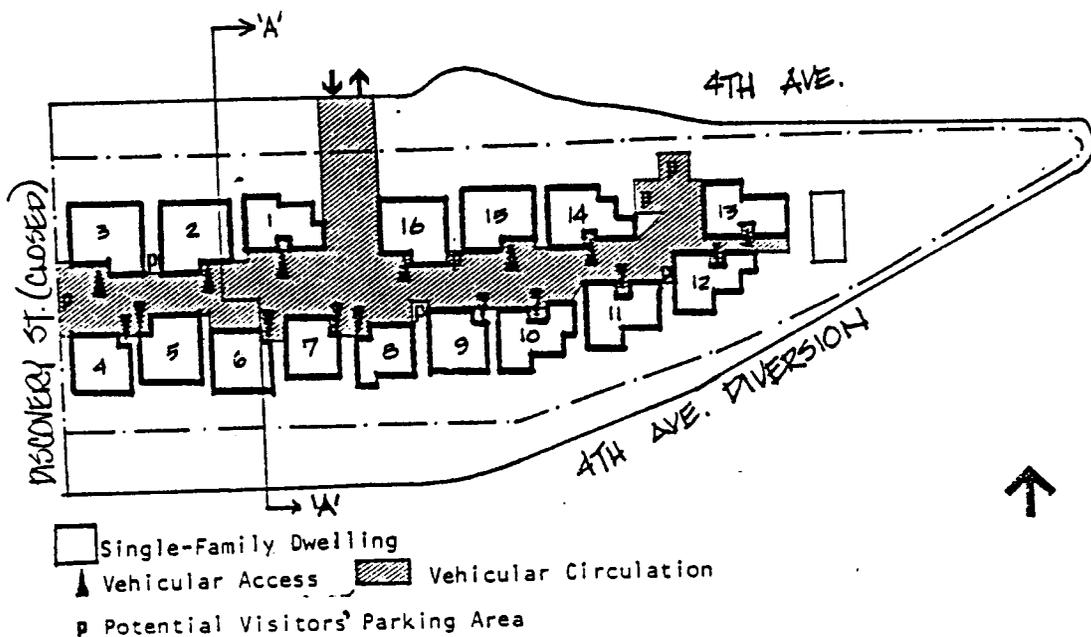
In October, 1982 this remained the only outstanding condition prior to enactment. The applicant requested that the letter of credit not be required until the issuance of the development or building permit. Council agreed to amend its resolution and the CD-1 By-law was subsequently enacted on November 23, 1982.

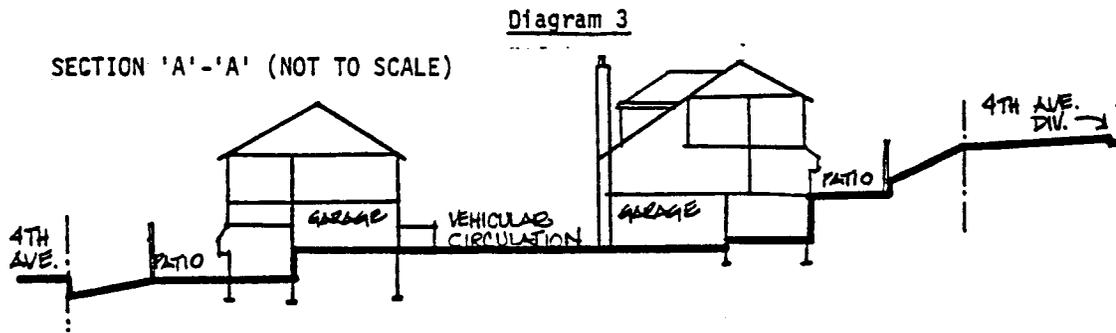
PROPOSED DEVELOPMENT

The proposed scheme of development, incorporating alterations to the approved parking configuration, as indicated in drawings stamped 'Received, City Planning Department, January 25, 1983' is diagrammatically illustrated in Diagram 2 (Site Plan) and Diagram 3 (Section) below:

Diagram 2

SCHEMATIC SITE PLAN (NOT TO SCALE)





The proposal consists of 16 family-oriented, single-family detached dwellings, set back from but parallel to the 4th Avenue and Diversion street edges. A landscaped open space area with a swimming pool comprises development at the easterly, angular 4th Avenue/Diversion intersection. Parking for residents is provided on grade, in garages withing the individual dwelling units, with direct street ingress and egress from a single point along 4th Avenue. The proposed building heights are below 10.67 m (35.0 ft.).

Visitors' parking is presently indicated at two locations - four spaces at the northeast portion of the site and two spaces at the westerly end. Recent discussions with the applicant indicate the desire to provide more visitors parking. Additional parking areas with this potential are indicated on Diagram 2. The applicant agrees that provision for a total of 10 visitors' spaces may be made with associated landscaping, but the precise location of these spaces is to be determined at the Development Permit Stage.

Table 1 illustrates the comparative statistics of the existing CD-1 development provisions under CD-1 By-law, No. 5597 and the CD-1 development now proposed.

Table 1

COMPARATIVE STATISTICS OF THE DEVELOPMENT PROVISIONS UNDER CD-1 BY-LAW, NO. 5597 AND THE CD-1 DEVELOPMENT NOW PROPOSED		
	EXISTING CD-1 BY-LAW, NO. 5597	PROPOSED DEVELOPMENT AS ILLUSTRATED ON PLANS STAMPED 'RECEIVED CITY PLANNING DEPT., JANUARY 25, 1983'
USES	16 family-oriented detached dwelling units	16 family-oriented, detached dwelling units
FLOOR SPACE RATIO	0.60 maximum	0.593
HEIGHT	2 storeys plus cellar but not to exceed 10.668 m (35.0 ft.)	2 storeys plus cellar or 2 storeys plus basement ranging from 9.14 to 10.36 m (30.0 to 34.0 ft.)
SITE COVERAGE	35% maximum (actually presented in submitted drawings as 25%)	25% building areas - 19% surface parking & maneuvering / 44% total
USEABLE OPEN SPACE	65% minimum (75% submitted)	56%
SEPARATIONS AND SETBACKS	Building Separations: 2.438 m (8.0 ft.) Setback: 53.627 m (176.0 ft.) from the junction of West 4th Avenue and the Diversion	Building Separation: 2.438 m (8.0 ft.) including bay window projections Setback: 52.73 m (173.0 ft.) from the junction of West 4th Avenue and the Diversion
OFF-STREET PARKING	minimum of 2 spaces/unit with at least 75% provided underground	2 spaces/unit provided in garages for residents; 10 surface spaces for visitors

## COMMENTS FROM REVIEWING AGENCIES

### City Engineer

In a memorandum dated February 4, 1983, the City Engineer commented that he had no objection to the proposed text amendment.

### Urban Design Panel

At its meeting of February 16, 1983, the Urban Design Panel indicated support of the proposal. Specific comments are contained in Appendix 'A' to this report.

## ANALYSIS AND ASSESSMENT

### Applicant's Justification

The applicant has submitted a letter indicating his justification for the text amendment pertaining to off-street parking (see Appendix 'B').

Deletion of the parking structure, as was indicated in the previous scheme, results in a combining of interior driveway and pedestrian circulation. A minimal effect will result when the project is viewed externally. Internally, extensive use of paving materials, hard and soft landscaping, and screening would, according to the applicant, enhance the treatment of the interior circulation.

Through these revisions, the applicant notes that individual units may be fitted into existing grades thereby retaining a full perimeter band of trees. Various design improvements are also noted including:

- reduction in floor space ratio and site coverage of buildings;
- lower building height;
- softer roof forms;
- reduction in scale of individual units;
- greater variety in unit types;
- varied street setbacks;
- greater individuality to units including window elements, finishing materials and colors; and
- increased market potential.

Staff note, in response, that the scheme is a compromise to that which was approved. However, the above-mentioned revisions are recognized as positive changes to the scheme. In the current economic situation, slightly smaller units and a greater diversity in unit types may in fact be more marketable and may increase the potential to achieve the desired family orientation of units. The potential for retaining more of the peripheral natural vegetation is of most significance.

### Differences Between Previous and Current Scheme

#### (i) Underground Parking Versus At-Grade Parking in Garages

In the previous scheme, vehicular and pedestrian circulation were distinct and separate. Vehicular circulation and parking areas were located completely below grade. The roof deck of the parking structure was developed as a pedestrian mews incorporating various landscape elements for the use and enjoyment of on-site residents. This area functioned as truly useable pedestrian open space.

Adjacent residents to the west and passers-by would not notice the deletion of underground parking, but on-site residents would be faced with vehicular traffic level with their units and potential conflicts with pedestrian circulation, requiring remedial landscaping. This is a common feature in many townhouse developments and need not present a problem as long as suitable surface treatment, landscaping and screening is provided.

(ii) Useable Open Space

Site planning revisions eliminating the need for the extensive excavation needed to accommodate underground parking will result in the retention of many more peripheral trees enhancing the exterior appearance of the site for adjacent residents and passing motorists and providing useable open space along the site periphery. Internally, however, the landscaping elements, including terraces, fountains, arbours, and sculptures, comprising the original 'pedestrian mews', are now lost in part to the shared function of vehicular circulation.

The revised scheme results in a lower building site coverage, however, the amount of open space now committed to vehicular circulation reduces the useable open space by 19 percent.

Useable open space has, therefore, decreased from approximately 75 percent of the total site area to 56 percent when vehicular circulation areas are taken into account. In order that this area function as effectively as possible for both circulation and open space, sensitive treatment of these areas is required.

(iii) Building Height, Separations and Setbacks

Three of the proposed units (units number 8, 9, and 13) maintain a height of two storeys plus basement rather than two storeys plus cellar as stipulated. In these cases, the basement floors could be about 0.9 m (3.0 ft.) below grade instead of 1.52 m (5.0 ft.) or more. The buildings would in no case exceed the 10.668 m (35.0 ft.) height provision. Staff conclude that such an alteration would not substantially alter the scheme. Flexibility for three of the units to maintain either two storeys plus cellar or two-storeys plus basement is therefore supported.

Building separations and setbacks are 2.438 m (8.0 ft.) and 52.73 m (173.0 ft.) from the corner, respectively. Some modification to the size of the bay window projection included in the 2.438 m (8.0 ft.) separation would be required as well as an increase in the setback from the 4th Avenue/Diversion junction to maintain the required 53.627 m (176.0 ft.). The applicant is apprised of these alterations and agrees to make the necessary modifications to meet the existing By-law provisions.

(iv) Off-Street Parking

The off-street parking proposed meets the minimum requirement of two spaces per unit. In addition to this requirement and subsequent to an informal meeting held on February 10, 1983 with some neighbourhood residents, the developer has indicated a desire to provide 10 spaces for visitor parking, approximately as indicated in the locations on Diagram 2 in order to avoid any possibility of overspill onto surrounding streets. This exceeds the amount commonly provided in townhouse developments for the number of units proposed.

The location of the visitors' parking contemplated, sprinkled throughout the development and in between buildings has negative aspects associated with it. Firstly, visitors arriving on site would be forced to traverse the internal circulation area in order to find a parking space and secondly, the privacy of units which have an intervening parking space would be promised. Even landscaping may not be able to satisfactorily alleviate this problem in the interest of maintaining an appropriate level of privacy.

A collective visitor parking area located near the entrance would have the advantage of providing a visible and easily accessible parking configuration with minimal infringement of privacy. Further development of the location and distribution of visitor parking is recommended in preparation of Development Permit drawings to determine a satisfactory configuration which does not compensate aspects of accessibility or privacy.

## SUMMARY AND CONCLUSION

This report assesses an application to amend the text of the CD-1 By-law now governing the site to permit parking 'in garages' rather than 'underground'.

The applicant justifies the deletion of the underground parking requirement by incorporating various design improvements into the revised proposal including reduced floor space ratios, site coverage, overall building heights, and unit sizes, softer roof forms; greater street setbacks, more varied unit types, unit individuality and improved market potential. These changes are recognized as improvements to the scheme. Of greater significance is the potential for the retention of peripheral natural vegetation.

All residents' parking is proposed in individual garages within the units. When viewed externally, adjacent residents to the west would not readily perceive the deletion of the underground parking. The impacts of the shared vehicular and pedestrian circulation area at grade for on-site residents would be minimized with suitable landscaping of the interior circulation area.

The revised scheme results in a reduction of the useable open space by 19 percent. Sensitive treatment of the shared vehicular and pedestrian circulation area is required to assure that this area functions effectively.

Building separation and setbacks are to be altered slightly.

Except for the proposed height of three buildings at two storeys plus basement rather than two storeys plus cellar, all other aspects of the scheme could be accommodated under the existing CD-1 By-law. This means that the basement floors could be about 0.9 m (3.0 ft.) below grade rather than 1.52 m (5.0 ft.) or more and is not a significant alteration. All other units would maintain two storey plus cellar height.

Further consideration of the location and distribution of visitors' parking is called for in preparation of Development Permit drawings in order to result in a satisfactory parking configuration with regard to accessibility, visibility, and a compatible level of privacy.

Alterations to the CD-1 By-law to accommodate the foregoing height and parking alterations are supported.

## RECOMMENDATION

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

That the application to amend the text of CD-1 By-law No. 5597 pertaining to lands located at West 4th Avenue and Discovery Street (Block 'D', D.L. 176, Plan 18077) for height and parking provisions be approved as follows:

- (a) The maximum height of any building shall be 10.668 m (35.0 ft.) measured in accordance with the provisions of the Zoning and Development By-law but unit numbers 8, 9, and 13 shall not encompass more than two storeys plus basement, as numbered in Diagram 2 in this report, and all other buildings shall not encompass more than two storeys plus cellar; and
- (b) Two off-street parking spaces per unit shall be provided in garages located within each dwelling unit, and provision shall be made for a minimum of 10 off-street parking spaces for visitors."

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

The City Manager notes that a Public Hearing is scheduled for March 31, 1983 for several other items. Should Council approve the foregoing recommendation at its meeting on March 15, 1983, this application could also proceed to the March 31st Public Hearing. Council should, however, waive its normal 21-day courtesy notification requirement by the Director of Planning to allow for a lesser notification period in this instance.

EXTRACT FROM THE MINUTES OF THE URBAN DESIGN PANEL MEETING  
FEBRUARY 16, 1983

3. Rezoning Application  
4250 West 4th Avenue (at Discovery)  
Zoning: CD-1  
Submission: Complete  
Architect: Larry Laidlaw  
Delegation: L. Laidlaw, Victor Setton, Michael Craigen

The Panel reviewed the new proposal for this site and noted that there are acceptable alternatives to underground parking. They generally agreed with the approach being taken by the applicant, but forward the following comments and concerns:

1. Visitor Parking

Where would visitors park? Parking should be discouraged in the entry court area and the narrow space between units was inadequate and inappropriate for parking. (It was noted that the parking provision already exceeded the requirement in RS-1 areas).

2. Size of Entry Court

The court appeared a bit narrow. There could be acoustic and privacy problems in the space as presented. Surveillance characteristics were good.

3. Access and Legibility

The Panel felt that there could be a problem of legibility of address from the street. The entry court should have alternate pedestrian access from the streets. Each home should have both a front and back door.

4. Amenity

There was more than adequate neighbourhood amenity in this area with Locarno Beach nearby and the Jericho Lands across the street. The Panel again noted the on-site swimming pool location and felt this location might be noisy. Alternatives should be investigated.

5. Complete Application

The material submitted for a complete development permit should include a model of the project showing the contextual relationship to the existing homes to the west.

January 24, 1983

APPENDIX "B"

Director of Planning  
City of Vancouver  
453 West 12th Avenue  
Vancouver, B.C.  
V5Y 1V4

L.D. LAIDLAW  
m.a.i.b.c. m.r.a.i.c.  
ARCHITECTURE

Attention: Mr. Rick Scobie

Dear Sir:

RE: DISCOVERY POINT - CD-1 BY-LAW #5304

Please find enclosed six sets of design drawings submitted in request of an amendment to the CD-1 By-Law as follows. The drawings include:

R1 Site plan and landscape concept plan  
R2 Streetscape and site section  
R3 Streetscape and site section  
R4 Plot plan and free preservation zones  
R5 Entry court details  
R6-R9 Unit plans

The amendment requested is a substitution of the words "in garages" for the word "underground" in Article 7 of the By-Law. We believe that this is the only text amendment necessary to permit development approval for the scheme now presented.

The text amendment requirement results from the deletion of the parking structure, resulting in a combined interior driveway and pedestrian circulation. The required parking of two spaces per unit remains underground within the individual homes. The auto circulation, however, is on grade internal to the project.

Although this revision should have minimal effect external to the project, insofar as the driveway will not be externally visible, every effort should be made to enhance the interior treatment with the creation of individual entry courtyards, with the use of premium paving materials and with intensive hard and soft landscape element including brick walls, wrought iron gates and wood screening. (Ref. Drawing R5) We would also note that the deletion of the parking structure allows the individual units to be carefully fitted into the existing grades, thereby permitting the retention of a full perimeter band of existing trees. All trees outside ten feet of the street facing walls may be saved.

While the scheme of development is not materially different in other respects from the scheme presented at the local meetings, the public hearing, and as approved by Council, it may be relevant to note certain developments in the design normally received at development permit stage which are commonly construed as design improvements, listed as follows:

(I) Reduced Scale of Development

- a) F.S.R. reduced from .6 allowed to .585 calculated. (This represents a building bulk reduction. It is more significant perhaps that the cellar areas are now much increased, with the building areas above grade decreased correspondingly.)

...../2

2285 East Sixty-First Avenue Vancouver V5P2K5 324-3875

- b) Site Coverage reduced from .35 allowed to .29 calculated. (This represents a building footprint reduction of 17%)
- c) Increased interior unit spacing.
- d) Lower units-roof ridge approx. 2' lower on south side and 4' lower on north side.
- e) Courtyard fronts reduced from 2 storey face above parking to 1 storey face above parking.
- f) yards on 4th Avenue (north) streetscape lowered by approx. 2' to existing grades. Maximized tree retention.
- g) Splitlevel plans tie into existing grades and provide softer roof forms. Articulated footprints further reduce scale of individual homes and open spaces at main entry and at east corner of development.

(II) Increased Individuality

- a) Increase in unit plan types from 2 to 4 responding to specific siting conditions.
- b) Varied street setbacks and stepped footprints present undulating streetscape.
- c) With two roof designs, varied window elements for each unit type, and four co-ordinated siding colors no two units are identical.
- d) Individualization of patio yard features which tie into existing perimeter vegetation. Reduction in height and extent of retaining provides more front yard setting consistent with neighbourhood conditions.
- e) More varied plan programmes to meet a broader range of buyer/user profiles.

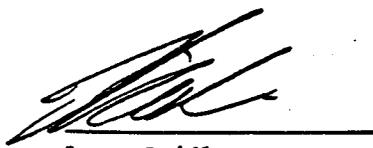
While the changes taken individually do not appear substantive, the developer is very enthusiastic about the improvement brought about by the combined effect of the number of small adjustments incorporated. He feels the design now responds much more realistically to the needs of the buyers and in obvious ways is even more compatible with the local residential neighbourhood.

The developer now appears fully committed to proceed with construction following the necessary approvals.

Please advise if you require further design input from this office.

Yours truly

LAILAW ARCHITECTURE



Larry Laidlaw  
LDDL: cl

Enclosures: Six Sets of Design Drawings  
Data Sheet  
cc: United Properties Ltd.

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: APRIL 8, 1983

To: CITY MANAGER  
 DIRECTOR OF PLANNING  
 DIRECTOR OF LEGAL SERVICES  
 ASSOCIATE DIRECTOR - ZONING  
 CITY ENGINEER

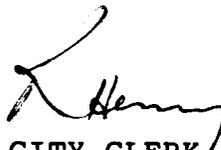
<b>RECEIVED</b>	
CITY PLANNING DEPT.	
APR 11 1983	
NUMBER	E 1485
REFERRED TO	RJS/
ANSWER REQD.	
FILE No.	

Refer File: P/H

Subject: PUBLIC HEARING - MARCH 31, 1983

I wish to inform you of the attached minutes from the Special Council Meeting (Public Hearing) held on March 31, 1983.

Please note any matters contained therein for your attention.

  
CITY CLERK

RHenry:ss  
Att.

Also sent to: Mr. N. Baldwin, Roger Hughes Architects  
 26 Creekhous, Granville Island  
 VANCOUVER B.C. V6H 3M5

Mr. M. Craigen, United Properties  
 #600 - 601 West Broadway  
 VANCOUVER, B.C. V5Z 4C2

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

MARCH 31, 1983

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 31, 1983, at 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, Chairman  
Aldermen Bellamy, Brown, Ford,  
Rankin, Yee\* and Yorke

ABSENT: Mayor Harcourt (on Civic Business)  
Aldermen Davies, Kennedy and Puil

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

As an aid to the public present, the Clerk read from the agenda which had been circulated previously to Council members.

Mr. D. McDonald, Associate Director of Planning (Zoning Division) and Mrs. Whiting, a Planning Analyst from the Division, gave an oral presentation on each application.

1. South Side of West 1st Avenue Near the  
Southwest Corner of the Burrard Street  
Intersection - 1826 West 1st Avenue

The Council considered an application by Mr. Nigel Baldwin of Roger Hughes Architects to rezone lot 15, Block 217, D.L. 526 situated at 1826 West 1st Avenue:

From: C-2B Commercial District  
To: C-3A Commercial District

- (i) If the proposed rezoning is approved, the applicant proposes to consolidate the subject parcel with the two adjoining properties to the east and to develop in accordance with the C-3A District Schedule.
- (ii) Any consequential amendments.

The Director of Planning recommended approval subject to a condition proposed for adoption by resolution.

cont'd.....

South Side of West 1st Avenue  
Near the Southwest Corner of the  
Burrard Street Intersection -  
1826 West 1st Avenue (cont'd)

There were no speakers who wished to address Council on this application and it was

MOVED by Ald. Bellamy,

THAT the foregoing application be approved subject to the following condition as proposed by the Director of Planning:

- (a) That the south 0.610 m (2.00 ft.) of Lots 15 and adjoining 16 be dedicated for lane purposes with the plan of subdivision to be registered in the Land Title Office.

- CARRIED UNANIMOUSLY

\*(At this point in the proceedings, Alderman Yee arrived.)

2. Block Bounded by 6th and 7th Avenues,  
Burrard and Pine Streets

The Council considered an application by Mr. Nigel Baldwin of Roger Hughes Architects to rezone Block 288, D.L. 526 located as noted above:

From: CD-1 Comprehensive Development District  
under By-law No. 4823

To: C-3A Commercial District

- (i) If the proposed rezoning is approved, the applicant proposes to develop the site in accordance with the C-3A District Schedule.

- (ii) Any consequential amendments.

The Director of Planning recommended approval of the application.

There were no speakers who wished to address Council on this application and it was

MOVED by Ald. Bellamy,

THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)

The Council considered an application by Mr. Michael Craigen of United Properties Ltd. for a text amendment concerning Block 'D', D.L. 176 at the location described above.

- (i) The proposed text amendment to CD-1 By-law No. 5597, if approved, would alter 'Height' and 'Off-street Parking' provisions.

- (ii) Any consequential amendments.

cont'd...

Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)(cont'd)

The Director of Planning recommended approval, subject to a number of conditions proposed for adoption by resolution.

Mr. Hugo Hamm addressed Council and expressed concern as to why the residential aspect of the neighbourhood was being changed. He also expressed concern on the parking which would affect the neighbourhood streets.

Mr. L. Laidlaw, architect for the project, spoke in support of the application indicating that the new scheme would bring more benefit to the neighbourhood, although less benefit to the people living in the project.

Mr. Craigen advised, upon enquiry raised, that an information meeting had been held with the President of the West Pt. Grey Homeowners' Association and had received unanimous approval.

MOVED by Ald. Ford,

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

- (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 following:
  - the overall design concept and its relationship to adjacent development and streets with particular regard to finished grade, generally as indicated on plans stamped "Received, City Planning Department, January 25, 1983";
  - the location of 10 visitors' parking spaces with particular regard to accessibility, visibility, and a compatible level of privacy with adjacent buildings within the development;
  - the retention of present natural landscaping particularly on the peripheral and easterly portions of the site;
  - the provision and maintenance of additional landscaping and screening to ensure adequate levels of privacy, suitable surface treatment for the vehicular ingress and egress and shared vehicular/pedestrian circulation areas, including lighting;
  - the provision, location, and screening 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, January 25, 1983" except as may be required in condition (a);
- (c) That the applicant submit, prior to development permit issuance, a letter of irrevocable credit in an amount equal to \$15,000 for each dwelling unit proposed, to ensure that the landscaping and treatment of the open portions of the site will be completed in accordance with the approved drawings within 6 months of the date of any use or occupancy of the proposed development.

cont'd.....

Text Amendment: CD-1  
Which Pertains to Lands at 4255 West 4th Ave.  
(At Discovery Street)(cont'd)

- (d) 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.

- CARRIED

(Aldermen Rankin, Yee and the Deputy Mayor opposed)

4. Text Amendment: CD-1  
Pertaining to Lands at 4480-4490 Oak St.  
- Shaughnessy Hospital

The Council considered an application by the Director of Planning for a text amendment pertaining to Block 1009, D.L. 526 located as noted above.

- (i) The proposed text amendment to CD-1 By-law No. 5091, if approved, would exclude a 'Provincial Laboratory' as a permitted use.
- (ii) Any consequential amendments.

As there was no one present who wished to address Council on this matter, it was

MOVED by Ald. Ford,  
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,  
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 amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Special Council adjourned at approximately 8:05 p.m.

\* \* \* \* \*

4255 West 4th Avenue

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

BY-LAW NO. 5597

#153  
4255W 4th

(4th + DISCOVERY)

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-258 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 16 dwelling units, which shall be family-oriented, single-family detached units.
- (b) accessory uses customarily ancillary to the above.

3. FLOOR SPACE RATIO

3.1 The floor space ratio shall not exceed 0.60.

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

- (a) all floors having a minimum ceiling height of 1.219 m (4 feet), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8% of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building.

4. SITE COVERAGE

The maximum site coverage for buildings, based on the projected area of the outside of the outermost walls of all buildings including carports but excluding steps, eaves, cantilevered balconies and sundecks, shall be 35% of the site area.

5. SEPARATIONS AND SETBACKS

- 5.1 Buildings shall be placed on the site so that there is a minimum of 2.438 m (8 feet) between them.
- 5.2 No building shall be located within 53.627 m (176 feet) of the junction of West 4th Avenue and West 4th Avenue Diversion.

6. HEIGHT

The maximum height of a building shall be 10.668 m (35 feet) measured in accordance with the provisions of the Zoning and Development By-law, but shall not encompass more than 2 storeys plus a cellar.

7. OFF-STREET PARKING

A minimum of 2 off-street parking spaces shall be provided for each dwelling unit. At least 75% of the total number of spaces shall be located underground, and all spaces shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 23rd day of  
November , 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 23rd day of November, 1982, and numbered 5597.

CITY CLERK"



BY-LAW NO. 5690

A by-law to amend By-law No. 5597,  
being a by-law which amended By-law  
No. 3575 by rezoning an area to CD-1

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

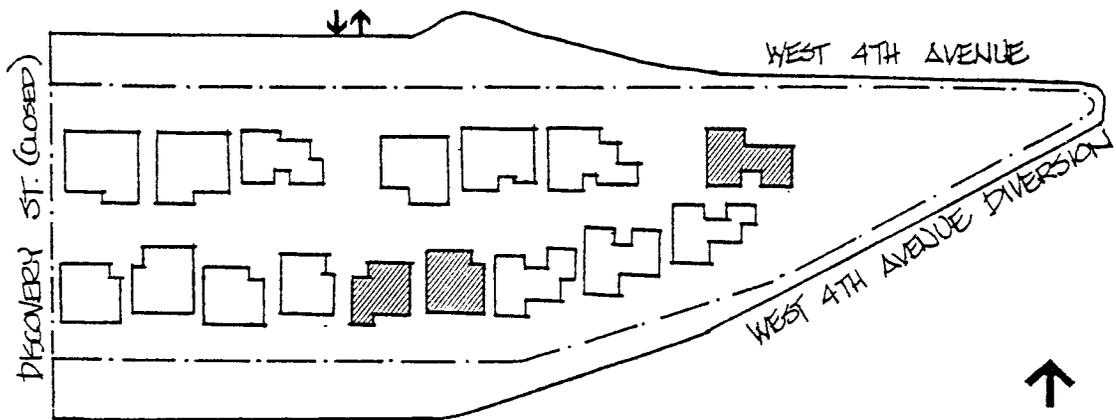
1. By-law No. 5597 is amended

- a) in Section 4 by deleting the words "including carports";  
and
- b) by deleting Sections 6 and 7 and by substituting therefor  
the following:

"6. HEIGHT

The maximum height of a building shall be 10.668 m  
(35 feet) measured in accordance with the provisions  
of the Zoning and Development By-law, but shall not  
encompass more than 2 storeys plus a basement in the  
case of the buildings shown shaded on Diagram 1 below  
nor more than 2 storeys plus a cellar in the case of  
all other buildings.

"Diagram 1"



7. OFF-STREET PARKING

A minimum of 2 fully enclosed off-street parking spaces shall be provided with each dwelling unit, and a minimum of 10 off-street parking spaces shall be provided for the use of visitors. All spaces shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law."

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

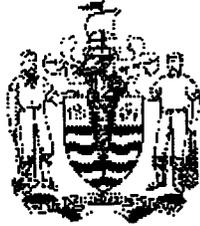
DONE AND PASSED in open Council this 12th day of July , 1983.

(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 12th day of July, 1983, and numbered 5690.

CITY CLERK"



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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**EXPLANATION**

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

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

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

**Director of Legal Services  
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"