

City of Vancouver *Zoning and Development By-law*

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CD-1 (156)

Riverside

By-law No. 3865

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

Effective August 2, 1960

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

Guidelines:

Riverside CD-1

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.] [5695; 83 08 09]*

2 **Intent**

The intent of this By-law is to facilitate the development of a medium-density residential neighbourhood with a mixture of housing, forms and tenures in a manner that is compatible with the adjacent industrial zone. In addition, retail and other commercial uses of a scale and character consistent with that of a neighbourhood convenience shopping area may be permitted. [5695; 83 08 09]

3 **Uses**

The area shown outlined by a continuous black line on the plan attached to this By-law is rezoned CD-1, and the only uses permitted within the said area and within the area shown outlined by a dotted black line on the said plan, and the only uses for which development permits will be issued, are:

- One-family dwelling, subject to the RS-1B District Schedule regulations;
- Semi-detached dwellings;
- Townhouse, including stacked townhouses;
- Apartment buildings;
- Retail stores or businesses, offices, restaurants (but not including drive-in restaurants) or service commercial uses, primarily catering to the day-to-day needs of the residents of the local neighbourhood;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this Schedule and any conditions of development established by Council resolution;
- Accessory buildings and accessory uses, customarily ancillary to above, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

Uses shall be as defined in Section 2 of the Zoning and Development By-law No. 3575. In addition, a stacked townhouse means a dwelling unit in a building containing three or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway but shall include a unit having its principal living area above or below another townhouse. [5695; 83 08 09]

4 **Sub-areas and Precincts**

4.1 The District shall comprise nine sub-areas as illustrated in Diagram 1 below. [5695; 83 08 09]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3865 or provides an explanatory note.*

Table 1

Permitted Uses	Sub-Area	1	2	3	4	5	6	7	8	9
	Density Area	A B C	B C	A	A	B C	A B C	A	A B	C
One-family								X	X X	X
Semi-detached dwelling		X X X	X X			X X	X X X	X	X X	X
Townhouse		X X X	X X	X	X	X X	X X X	X	X X	X
Townhouse-stacked		X X	X	X	X	X	X	X	X	
Apartments		X		X	X		X	X	X	
Retail/Commercial				X						

5 Regulations

5.1 Maximum Use Percentage

- 5.1.1 Within sub-areas 1, 2, 5 and 6, stacked townhouses shall, in each sub-area, comprise a maximum of 50 percent of the total dwelling units.
- 5.1.2 Within sub-areas 1 and 6, apartments shall, in each sub-area, comprise a maximum of 30 percent of the total dwelling units.
- 5.1.3 Within sub-areas 1 and 6, stacked townhouses and apartments, in each sub-area, shall comprise a maximum of 60 percent of the total dwelling units. [5695; 83 08 09]

5.2 Site Area

- 5.2.1 The minimum site area for an apartment building shall be 900.0 m² (9,688 sq. ft.).
- 5.2.2 The minimum site area for a townhouse building shall be 560.0 m² (6,028 sq. ft.).
- 5.2.3 The minimum site area for a semi-detached dwelling shall be 445.0 m² (4,790 sq. ft.).
- 5.2.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the foregoing minimum site area requirements where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution. [5695; 83 08 09]

5.3 Floor Space Ratio, Dwelling Unit Density and Site Coverage

- 5.3.1 The maximum floor space ratio, dwelling unit density and site coverage for each sub-area shall be as illustrated in Table 2 below. [5803; 84 07 24]

Table 2

Density	Sub-Areas								
	1	2	3	4	5	6	7	8	9
Maximum Units Per Acre	22	18	N/A	67	18	18	30	18	18
Maximum Floor Space Ratio	0.60	0.65	1.00	1.10	0.60	0.65	1.00	0.65	0.65
Maximum Site Coverage	50%	50%	50%	50%	45%	50%	50%	50%	50%

- 5.3.2 For the purpose of Section 5.3.1, the following shall be included in the computation of floor space ratio:
- All floors having a minimum ceiling height of 1.22 m (4.00 ft.), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - Stairways, 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.
- 5.3.3 For the purpose of Section 5.3.1, the following shall be excluded in the computation of floor space ratio:
- Balconies, canopies, sundecks and other features which the Director of Planning considers similar;
 - Patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - Parking areas, the floors of which are at or below the highest point of the finished grade around the building;
 - Amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area, subject to the approval of the Director of Planning;
 - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but 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]
- 5.3.4 For the purpose of Section 5.3.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.
- 5.3.5 The maximum site coverage for off-street parking, off-street loading, and associated vehicular manoeuvring aisles shall be 20 percent.
- 5.3.6 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum site coverage provision of Section 5.3.5 up to a maximum site coverage of 30 percent where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution. [5695; 83 08 09]

5.4 Building Envelope

- 5.4.1 The maximum permitted height for any building, measured in accordance with provisions of Zoning and Development By-law No. 3575, including Section 10.10 and 10.11, shall be as follows:
- (a) one-family dwellings, semi-detached dwellings or townhouses: 10.00 m (32.81 ft.) or 2 ½ storeys, whichever is the lesser;
 - (b) apartments, within sub-area 4 only: 11.52 m (37.81 ft.); and [6426; 88 11 08]
 - (c) for all other uses: 10.00 m (32.81 ft.). [5695; 83 08 09]
- 5.4.2 Buildings shall be set back as follows:
- (a) for one-family dwellings or semi-detached dwellings, a minimum of 1.5 m (4.92 ft.) from all property boundaries, except as provided in 5.4.2(c) below; and
 - (b) for all uses except one-family dwellings or semi-detached dwellings, a minimum of 3.0 m (9.84 ft.) from all property boundaries, except as provided in 5.4.2(c) below; and
 - (c) a minimum of 3.0 m (9.84 ft.) from any dedicated street or lane, except that this shall be increased to:

- (i) a minimum of 8.0 m (26.25 ft.) from Marine Drive; and
- (ii) a minimum of 10.0 m (32.81 ft.) from Kent Avenue North.
- (d) the Director of Planning may relax the required building setback requirements of 5.4.2(a), (b) and (c) after considering the intent of this Schedule, the recommendations of any advisory groups and any plans or guidelines approved by Council. [5695; 83 08 09]

5.5 Off-Street Parking and Loading

5.5.1 Off-street parking shall be provided and maintained in accordance with Section 12 of this By-law, except as otherwise set out in this Section and Table 3:

- (a) Tandem parking may be permitted as a part of the off-street parking requirement subject to the approval of the Director of Planning.
- (b) Minimum parking requirements are as set out in Table 3.
[5695; 83 08 09]

Table 3

Minimum Number of Parking Spaces Required	Sub-Areas								
	1	2	3	4	5	6	7	8	9
Minimum number of total off-street parking spaces per unit required to be adjacent to or beneath each dwelling unit	1.0	1.0	N/A	N/A	1.0	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces per unit required to be covered at each dwelling unit	N/A	1.0	N/A	N/A	N/A	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces required to be provided per dwelling unit*	Sec. 12 or 1.5**	2.0	Sec. 12	Sec. 12	Sec. 12 or 1.5**	2.0	2.0	2.0	2.0

* Includes allowance for visitor parking and the required adjacent and covered parking.

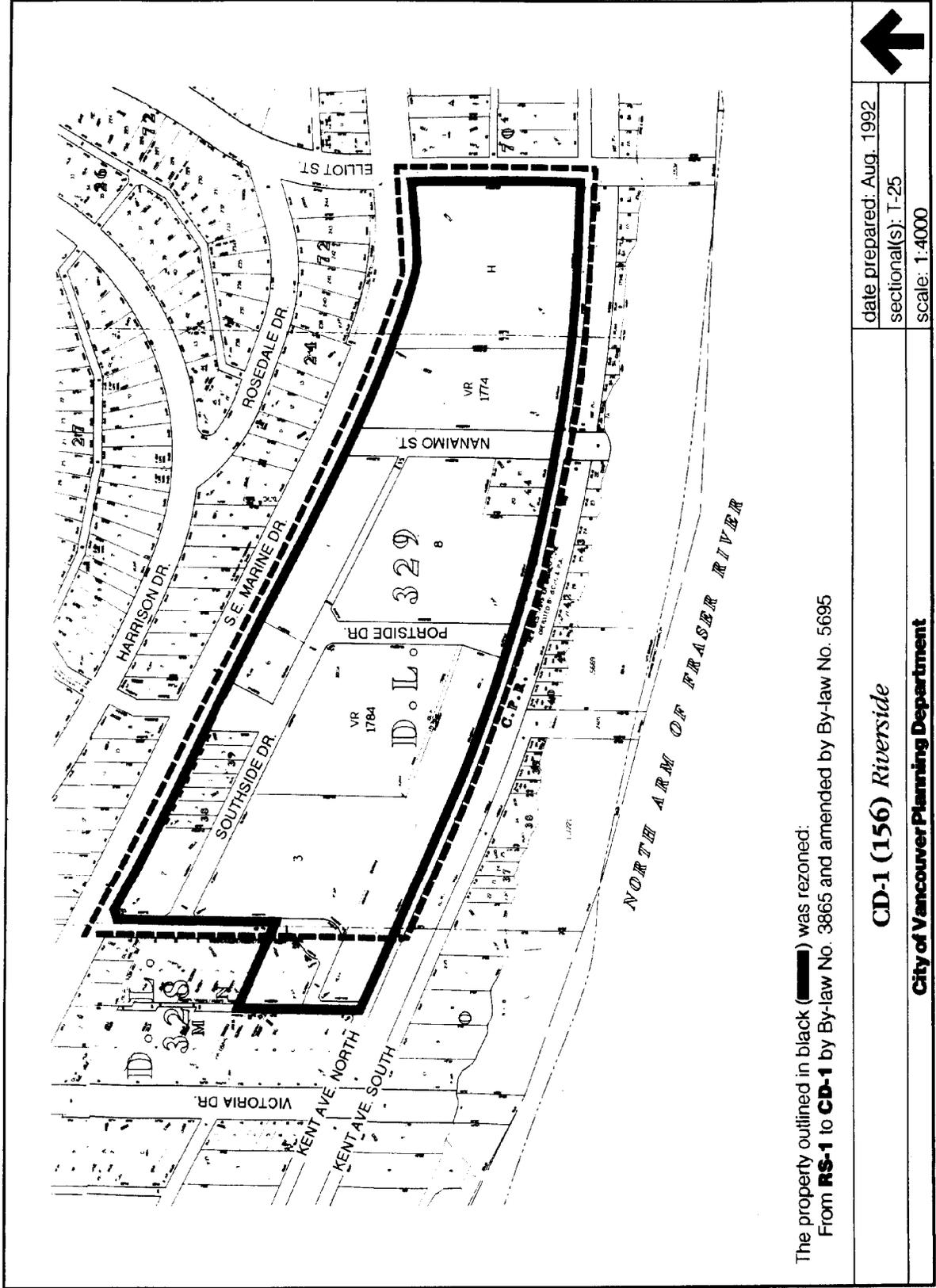
** Whichever is greater.

5.6 Acoustics

5.6.1 All development permit applications shall be accompanied by evidence, prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the ultimate acoustic environment will be satisfactory. In evaluating the application, the Development Permit Board shall be guided by the recommendations of the Medical Health Officer.

5.6.2 Acoustic criteria established by Canada Mortgage and Housing Corporation shall be used to evaluate the ultimate residential acoustic environment with respect to traffic and rail noise.

- 5.6.3 The following acoustic criteria shall be used to evaluate the ultimate residential acoustic environment with respect to industrial noise:
- (a) Daytime - The maximum “fast response” noise levels from externally generated noise shall not exceed 60 dBA L-1 (over 1 hour) as measured or predicted in the designated outdoor space at the facade of the unit.
 - (b) Nighttime - The maximum “fast response” noise levels from externally generated noise shall not exceed the background noise levels as measured or predicted within bedrooms, given a baseline background level of 32 dBA. [5695; 83 08 09]
- 6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*



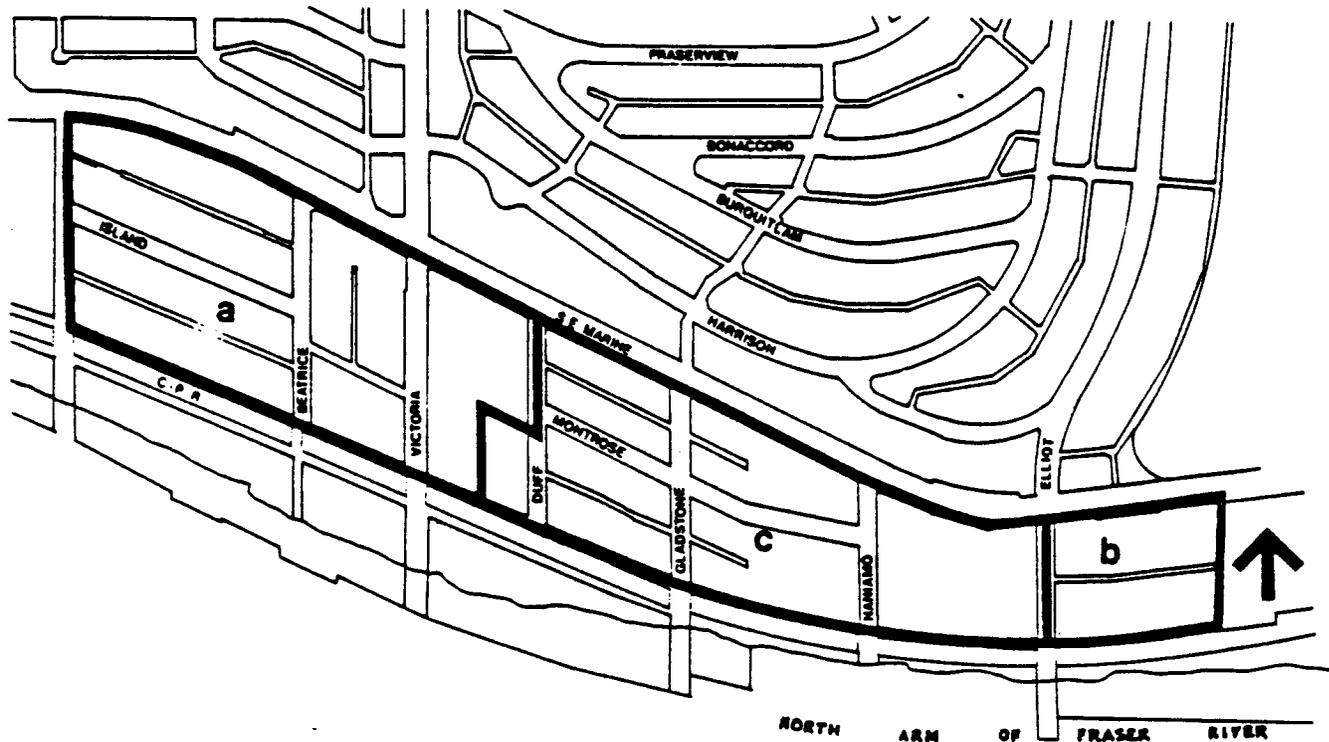
The property outlined in black () was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3865 and amended by By-law No. 5695

date prepared: Aug. 1992
 sectional(s): T-25
 scale: 1:4000

CD-1 (156) Riverside
 City of Vancouver Planning Department

Riverside Neighbourhood (cont'd)

B. LOCATION: RIVERSIDE NEIGHBOURHOOD (Lands Between Southeast Marine Drive, the Canadian Pacific Railway, Argyle Street, and a Line Parallel to and Approximately 174 m (570 ft.) East of Elliott Street, Being those Lands within the area outlined by the solid black line on the map below)



Present Zoning:	RS-1 One-Family Dwelling District and CD-1 Comprehensive Development District
Requested Zoning:	RS-1B One-Family Dwelling District and CD-1 Comprehensive Development District

Cont'd.....

Riverside Neighbourhood (cont'd)

- (i) If approved, the three areas identified by the letters "a", "b" and "c" on the map above would be rezoned as follows:
 - Area "a": from RS-1 One-Family Dwelling District and CD-1 Comprehensive Development District to RS-1B One-Family Dwelling District
 - Area "b": from RS-1 One-Family Dwelling District to RS-1B One-Family Dwelling District
 - Area "c": from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District, with the uses and provisions of this CD-1 District also to be applied to lands within Area "c" presently zoned CD-1 by By-law No. 3865.

The proposed CD-1 Comprehensive Development District in the central, largely undeveloped portion of the Riverside Neighbourhood, will, if approved, accommodate a variety of residential uses, plus commercial uses primarily catering to the day-to-day needs of the residents of the local neighbourhood.

The proposed RS-1B and CD-1 zonings, if approved, will implement the Riverside Neighbourhood Concept Plan as approved in principle by Council on April 28, 1983;

- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the CD-1 District;
- (iii) Any consequential amendments.

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council pertaining to the CD-1 zoned site:

- (a) Any development approved is to be in accordance with the Riverside Neighbourhood Concept Plan (illustrated as Conceptual Plan B, prepared by Downs-Archambault Architects), as approved in principle by Council on April 28, 1983; and
- (b) Any development is to be first approved by the Director of Planning under a Development Permit Application. In considering such application, the Director of Planning shall, after having received advice from the Urban Design Panel, have due regard to the overall design, the Concept Plan and any other conditions of development as Council may by resolution prescribe.

Cont'd.....

Riverside Neighbourhood (cont'd)

It was noted also before council for approval in principle by resolution were draft design guidelines for both the proposed RS-1B and CD-1 zoned portions of the Riverside Neighbourhood. Following enactment of the proposed RS-1B and CD-1 Districts, these guidelines will be formally presented to Council for adoption by resolution.

In his review of the applications, Mr. R. Scobie, Zoning Division, made reference to a memorandum dated July 7, 1983 (on file) also before the Council, in which the Director of Planning recommended the following amendments to the draft RS-1B District Schedule and the draft CD-1 District. The amendments would have the effect of clarifying intent and improving administration:

"RS-1B

1. In section 3.2.5, the new use description "Secondary dwelling" should be amended to read:
 - 3.2.5 Secondary dwelling, being an additional one-family dwelling to the principal one-family dwelling, provided that the registered owner or registered owner under agreement of the property has entered into an agreement, in a form satisfactory to the Director of Legal Services, registered against the property covenanting that an owner of a dwelling unit on the site shall occupy that dwelling unit. Any development permit granted shall be subject to the following:
 - (a) (as per draft By-law)
 - (b) The additional dwelling shall have a minimum floor area of 400 square feet.
2. Section 4.3.3 should be amended to read:
 - 4.3.3 Notwithstanding sections 4.3.1 and 4.3.2, the maximum height of both the principal one-family dwelling and the secondary dwelling shall not exceed lines described by vertical angles of 30 degrees subtended above the base surface at and perpendicular to all exterior walls which face the opposite secondary or principal dwelling.
3. Section 4.3.4 should be amended to indicate that the line is described by a vertical angle of 60 degrees subtended above the horizontal.
4. Section 4.3.5 should be amended to read:
 - 4.3.5 For the purpose of calculating half-storey in sections 4.3.1 and 4.3.2, the floor area of the storey immediately below shall include any area used for parking within the outermost walls of the building unless the parking is located in a basement or cellar.

Cont'd.....

Riverside Neighbourhood (cont'd)

5. Section 4.5.2 should be amended to read:

4.5.2 The other side yard shall have a minimum width of 10 percent of the width of the site, but need not be more than 5 feet in width.

6. Section 4.7.1 should be amended to include recent amendments regarding narrow lots, with the amended section reading:

4.7.1 The total floor space ratio shall not exceed 0.60 and the area of any secondary dwelling shall not exceed 40 percent of the total floor area, except that where an existing lot is less than 7.315 m (24 ft.) in width the floor space ratio shall not exceed 0.45.

7. Section 4.7.3(c) should be amended as follows to reflect recent By-law amendments concerning floor space ratio exclusion of certain off-street parking areas:

4.7.3(c) where a portion of a floor is used for off-street parking and loading, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, that area of the floor so used, where it:

(i) is at or below the lowest official established building grade; and

(ii) on a sloping site, has a ceiling, measured to the lowest point, at or below the base surface.

8. Section 4.8.1 should also be amended as follows to reflect recent By-law amendments regarding narrow lots:

4.8.1 The maximum site coverage for buildings shall be 45 percent of the site area, except that where an existing lot is less than 7.315 m (24 ft.) in width the maximum site coverage for buildings shall be 35 percent of the site area.

Cont'd.....

Riverside Neighbourhood (Cont'd)

CD-1

Also for the purpose of clarification and consistency, the following amendments are proposed to the draft CD-1 District:

1. In Table 2, the maximum site coverage specified for the various sub-areas should be expressed as percentages (e.g., 0.50 should read 50%).
2. In section 5.4.2(d), the word "reduce" should be replaced by the word "relax".

In addition, the first sentence in Section 5.6.1 pertaining to acoustics is non-regulatory in nature and should be deleted; however, given the political sensitivity of the acoustic environment regarding residential development in this area, deletion of this sentence, while recommended, is not critical."

Mr. J. Moodie, the City's Development Consultant reviewed the two zonings proposed, namely the RS-1B zone designed to allow some densification of the existing residential area while preserving its single-family character; and the CD-1 zone which would permit development of a medium-density neighbourhood comprising a mix of market and non-market family housing with a seniors and commercial component. Mr. Moodie also commented on a number of specific concerns identified by Council members including acoustic protection, berms and ground lease covenants to ensure peaceful co-existence between industry on the waterfront and the residents of the Riverside neighbourhood. The intent of the RS-1B zoning was also discussed.

The Mayor called for speakers for or against the proposal and representations were made by the following:

Don Jantzen, I.W.A. Local 1-217, opposed the application and referred to the probability that co-existence between industry located on the Fraser River and the new Riverside residents would be far from peaceful with the result that industrial operations would be driven out.

Harold Jaeck, I.W.A. and a long time Canadian White Pine worker/resident, advised lumber workers were opposed to the project, feeling it would eventually threaten their livelihood. He submitted the location presented hazards for the young children who would live in the Riverside community.

Sandor Gyarmati, Canadian Hungarian Seniors Housing Society spoke in support and requested allocation of a site for the Society's Seniors housing project.

Adolph Welk, 8383 Elliott, opposed the application.

Gordon McRay, Plant Foreman, MacMillan Bloedel, opposed. He noted that his plant was over a mile from the Riverside site but he could foresee future problems from the residential community as he already received many complaints from Champlain Heights about smoke generated by the MacMillan Bloedel operation.

Cont'd.....

Riverside Neighbourhood (Cont'd)

Ron Cook, 2025 East North Kent Avenue, circulated a brief (on file) expressing serious reservations about the concept in three major areas: the non-continuous nature and lack of height specification in the draft CD-1 By-law for the acoustic berm; possibility of increased traffic flow past his residence; and the importance of Kent Avenue remaining discontinuous.

Paddy Neale, Vancouver and District Labour Council, opposed.

Norman Cosulich, Rivtow Straits, spoke to brief (on file) and advised he was not appearing in the hope of reversing Council's decision on the Riverside Neighbourhood proposal but to urge the absolute necessity for an effective system of sound barriers. He was pleased the "hole" in the berm at Gladstone would be plugged but noted no noise barriers were suggested for the new infill housing and given the sensitivity of this issue, it was questionable whether Riverside was the appropriate site for this housing experiment.

John Gordon & Adolph Ingre, Affordable Housing Association, expressed their belief that compatibility between industry and housing was possible.

Rosemary VanGalen, 8431 Duff, requested information on the boundaries of the proposed rezonings as they impinged on her property.

Mr. Moodie and Mr. Scobie responded.

Isabell Bougie, 8367 Beatrice, urged Council to approve the rezoning so the Plan could proceed, thus ending neighbourhood uncertainty.

Christopher Richardson, Champlain Heights Recreation Advisory Committee and Killarney Community Centre, advised it was the desire of the two organizations to become involved in a review of the site specifics for recreational opportunities in the new community of Riverside. Park Board had had no opportunity to officially comment on the Plan. The isolation of the site made it imperative that some study be initiated of park needs and access requirements to community facilities and schools north of Marine Drive. A neighbourhood pathway system should link each of the residential parcels with Kent Avenue, the neighbourhood parks to the north and potential parks to the east and west, similar to those in Champlain areas E and F.

It was also suggested the existing Gladstone Park be dedicated.

The staff members present advised that Park Board staff had been involved in the planning process but the Plan had not yet been formally considered by the Board.

Essie Sanderson, 8367 Beatrice, supported the rezoning.

Ian Sanderson, 8367 Beatrice, spoke on behalf of area residents who supported the rezoning. Mr. Sanderson requested consideration be given to certain amendments to the draft by-laws.

Cont'd.....

Riverside Neighbourhood (Cont'd)

Cec Cosulich, Rivtow Straits Ltd., felt the problems of noise and traffic access had not been adequately addressed. He urged all possible steps be taken to avoid possible conflict between industry on the Fraser and the Riverside residential community and urged some commitment by Council to ensure the continuation of the industrial uses in the future.

Shirely Schmid, Columbia Housing, supported the proposal.

Mr. Scobie referred to the concern expressed by a member of Council that the minimum lot size of 3,600 sq. ft. required in the RS-1B by-law was inadequate. He noted the vast majority of lots were in excess of that figure. A suitable amendment could be accomplished through the subdivision by-law and this would be the subject of a report to Council prior to enactment. Prior notice had been obtained of the amendments proposed by Mr. Sanderson respecting compatibility with adjacent industrial operations. Copies of the proposed by-law amendments were circulated to members of Council.

A member of Council referred to the concerns expressed by the Fraser River industry representatives who felt threatened by the encroachment of residential development, and requested the Vancouver Economic Advisory Commission be asked to study and report on means whereby the existing woodworking, shipbuilding and associated industrial operations can be retained in that area. The Mayor so directed.

MOVED by Ald. Brown,

THAT the RS-1B zoning be deferred at the present time in order that a zoning, specifically tailored for this area, can be introduced.

- LOST

(Aldermen Bellamy, Davies, Eriksen, Ford, Kennedy, Rankin, Yee, Yorke and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT the application be approved subject to following:

- (i) the conditions proposed by the Director of Planning;
- (ii) the clarifying amendments proposed by the Director of Planning in his memorandum dated July 7, 1983;
- (iii) the further amendments outlined below as introduced at the Public Hearing this day:

RS-1B

Add the following words to the Intent Statement:

"in a manner compatible with the adjacent industrial zone".

Cont'd.....

Riverside Neighbourhood (Cont'd)

Delete from Conditional Approval Uses all uses except:

3.2.A Accessory Buildings and accessory uses customarily ancillary to any of the uses listed in this Section, subject to the same provisions as Subsection 2.2.A.

Accessory Buildings and accessory uses not in compliance with the provisions of Subsection 2.2.A.

3.2.B Boarding House or Rooming House resulting from the conversion of a building where the conversion took place prior to June 18, 1956 and the use has been continual since that time, provided that any development permit granted shall be limited in time.

3.2.D Deposition or extraction of material so as to alter the configuration of the land.

Dwelling Unit or Housekeeping Unit which existed prior to June 18, 1956, provided that any development permit granted shall be limited in time.

3.2.P Park or Playground.

Public Authority Building or use essential in this district.

Public Utility.

3.2.S Secondary dwelling, being an additional one-family dwelling, to the principle one-family dwelling, provided that the registered owner or registered owner under agreement of the property has entered into an agreement, in a form satisfactory to the Director of Legal Services, registered against the property covenanting that an owner of a dwelling unit on the site shall occupy that dwelling unit. Any Development Permit granted shall be subject to the following:

(a) The site has a secondary access, namely a lane or a flanking street.

(b) The additional dwelling shall have a minimum floor area of 400 square feet.

Social Service Centre operated by a non-profit Society.

Special Needs Residential Facility, subject to the provisions of Section 11.9

Cont'd.....

Riverside Neighbourhood (Cont'd)

Add the following section 4.12 to the regulations:

4.12 Acoustics

- 4.12.1 All development permit applications for residential uses listed in Section 3 shall be accompanied by evidence, prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the ultimate acoustic environment will be satisfactory. In evaluating the application, the Development Permit Board shall be guided by the recommendations of the Medical Health Officer.
- 4.12.2 Acoustic criteria established by Canada Mortgage and Housing Corporation shall be used to evaluate the ultimate residential acoustic environment with respect to traffic and rail noise.
- 4.12.3 The following acoustic criteria shall be used to evaluate the ultimate residential acoustic environment with respect to industrial noise:
 - (a) DAYTIME - The maximum "fast response" noise levels from externally generated noise shall not exceed 60 dBA L-1 (over 1 hour) as measured or predicted in the designated outdoor space at the facade of the unit.
 - (b) NIGHTTIME - The maximum "fast response" noise levels from externally generated noise shall not exceed the background noise levels as measured or predicted within bedrooms, given a baseline background level of 32 dBA.

CD-1

Amend section 5.6 of the CD-1 By-law to read as follows:

5.6 Acoustics

- 5.6.1 All development permit applications shall be accompanied by evidence, prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the ultimate acoustic environment will be satisfactory. In evaluating the application, the Development Permit Board shall be guided by the recommendations of the Medical Health Officer.

Cont'd.....

Riverside Neighbourhood (Cont'd)

5.6.2 Acoustic criteria established by Canada Mortgage and Housing Corporation shall be used to evaluate the ultimate residential acoustic environment with respect to traffic and rail noise.

5.6.3 The following acoustic criteria shall be used to evaluate the ultimate residential acoustic environment with respect to industrial noise:

(a) DAYTIME - The maximum "fast response" noise levels from externally generated noise shall not exceed 60 dBA L-1 (over 1 hour) as measured or predicted in the designated outdoor space at the facade of the unit.

(b) NIGHTTIME - The maximum "fast response" noise levels from externally generated noise shall not exceed the background noise levels as measured or predicted within bedrooms, given a baseline background level of 32 dBA.

FURTHER THAT the draft design guidelines be approved in principle.

- CARRIED

(Aldermen Brown and Kennedy opposed)

MOVED by Ald. Bellamy,
THAT staff be instructed to report back on

- (i) Acoustic berm treatment and berm height requirements
- (ii) Park requirements

- CARRIED

(Aldermen Brown and Kennedy opposed)

BY-LAW NO. 5695

A By-law to amend By-law No. 3575,
being the Zoning and Development By-law,
and to provide uses and regulations for
an area zoned CD-1 by By-law No. 3865

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

1 The "Zoning and District Plan" annexed to By-law No. 3575 as Schedule D is hereby amended according to the plan marginally numbered Z-286b and attached to this By-law as Schedule A, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule A of this By-law, and Schedule A of this By-law is hereby incorporated as an integral part of Schedule D of By-law No. 3575.

2 INTENT

The intent of this By-law is to facilitate the development of a medium-density residential neighbourhood with a mixture of housing, forms and tenures in a manner that is compatible with the adjacent industrial zone. In addition, retail and other commercial uses of a scale and character consistent with that of a neighbourhood convenience shopping area may be permitted.

3 USES

The area shown outlined by a continuous black line on the plan attached to this By-law is rezoned CD-1, and the only uses permitted within the said area and within the area shown outlined by a dotted black line on the said plan, and the only uses for which development permits will be issued, are:

- One-family dwelling, subject to the RS-1B District Schedule regulations;
- Semi-detached dwellings;
- Townhouse, including stacked townhouses;
- Apartment buildings;
- Retail stores or businesses, offices, restaurants (but not including drive-in restaurants) or service commercial uses, primarily catering to the day-to-day needs of the residents of the local neighbourhood;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this Schedule and any conditions of development established by Council resolution;
- Accessory buildings and accessory uses, customarily ancillary to above, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

Uses shall be as defined in Section 2 of Zoning and Development By-law No. 3575. In addition, a stacked townhouse means a dwelling unit in a building containing three or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway but shall include a unit having its principal living area above or below another townhouse.

TABLE 1

Permitted Uses	Sub-Area	1			2		3	4		5			6			7	8			9
		A	B	C	B	C	A	A	B	C	A	B	C	A	A	B	C			
One-family dwelling															X	X	X	X		
Semi-detached dwelling		X	X	X	X	X			X	X	X	X	X	X	X	X	X	X		
Townhouse		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Townhouse-stacked		X	X		X		X	X	X		X	X			X	X	X			
Apartments		X					X	X			X				X	X				
Retail/Commercial							X													

5 REGULATIONS

5.1 Maximum Use Percentage

- 5.1.1 Within sub-areas 1, 2, 5 and 6, stacked townhouses shall, in each sub-area, comprise a maximum of 50 percent of the total dwelling units.
- 5.1.2 Within sub-areas 1 and 6, apartments shall, in each sub-area, comprise a maximum of 30 percent of the total dwelling units.
- 5.1.3 Within sub-areas 1 and 6, stacked townhouses and apartments, in each sub-area, shall comprise a maximum of 60 percent of the total dwelling units.

5.2 Site Area

- 5.2.1 The minimum site area for an apartment building shall be 900.0 m² (9,688 sq. ft.).
- 5.2.2 The minimum site area for a townhouse building shall be 560.0 m² (6,028 sq. ft.).
- 5.2.3 The minimum site area for a semi-detached dwelling shall be 445.0 m² (4,790 sq. ft.).
- 5.2.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the foregoing minimum site area requirements where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution.

5.3 Floor Space Ratio, Dwelling Unit Density and Site Coverage

- 5.3.1 The maximum floor space ratio, dwelling unit density and site coverage for each sub-area or site therein shall be as illustrated in Table 2 below.

TABLE 2

Density	Sub-areas								
	1	2	3	4	5	6	7	8	9
Maximum Units Per Acre	22	18	N/A	67	18	18	30	18	18
Maximum Floor Space Ratio	0.60	0.65	1.00	1.10	0.60	0.65	1.00	0.65	0.65
Maximum Site Coverage	50%	50%	50%	50%	45%	50%	50%	50%	50%

5.3.2 For the purpose of Section 5.3.1, the following shall be included in the computation of floor space ratio:

- All floors having a minimum ceiling height of 1.22 m (4.00 ft.), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- Stairways, 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.

5.3.3 For the purpose of Section 5.3.1, the following shall be excluded in the computation of floor space ratio:

- Balconies, canopies, sun decks and other features which the Director of Planning considers similar;
- Patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- Parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- Amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area, subject to the approval of the Director of Planning.

5.3.4 For the purpose of Section 5.3.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sun decks.

5.3.5 The maximum site coverage for off-street parking, off-street loading, and associated vehicular manoeuvring aisles shall be 20 percent.

5.3.6 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum site coverage provision of Section 5.3.5 up to a maximum site coverage of 30 percent where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution.

?

5.4 Building Envelope

5.4.1 The maximum permitted height for any building, measured in accordance with provisions of Zoning and Development By-law No. 3575, including Section 10.10 and 10.11, shall be as follows:

- (a) one-family dwellings, semi-detached dwellings or townhouses: 10.00 m (32.81 ft.) or 2½ storeys, whichever is the lesser; and
- (b) for all other uses: 10.00 m (32.81 ft.).

5.4.2 Buildings shall be setback as follows:

- (a) for one-family dwellings or semi-detached dwellings, a minimum of 1.5 m (4.92 ft.) from all property boundaries, except as provided in 5.4.2 (c) below; and
- (b) for all uses except one-family dwellings or semi-detached dwellings, a minimum of 3.0 m (9.84 ft.) from all property boundaries, except as provided in 5.4.2 (c) below; and
- (c) a minimum of 3.0 m (9.84 ft.) from any dedicated street or lane, except that this shall be increased to:
 - (1) a minimum of 8.0 m (26.25 ft.) from Marine Drive; and
 - (11) a minimum of 10.0 m (32.81 ft.) from Kent Avenue North.
- (d) the Director of Planning may relax the required building setback requirements of 5.4.2 (a), (b) and (c) after considering the intent of this Schedule, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5 Off-Street Parking and Loading

5.5.1 Off-street parking shall be provided and maintained in accordance with Section 12 of this By-law, except as otherwise set-out in this Section and Table 3:

- (a) Tandem parking may be permitted as a part of the off-street parking requirement subject to the approval of the Director of Planning.
- (b) Minimum parking requirements are as set out in Table 3.

TABLE 3

Minimum Number of Parking Spaces Required	Sub-areas								
	1	2	3	4	5	6	7	8	9
Minimum number of total off-street parking spaces per unit required to be adjacent to or beneath each dwelling unit	1.0	1.0	N/A	N/A	1.0	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces per unit required to be covered at each dwelling unit	N/A	1.0	N/A	N/A	N/A	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces required to be provided per dwelling unit *	Sec. 12 or 1.5**	2.0	Sec. 12	Sec. 12	Sec. 12 or 1.5**	2.0	2.0	2.0	2.0

* Includes allowance for visitor parking and the required adjacent and covered parking.

** Whichever is greater.

5.6 Acoustics

5.6.1 All development permit applications shall be accompanied by evidence, prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the ultimate acoustic environment will be satisfactory. In evaluating the application, the Development Permit Board shall be guided by the recommendations of the Medical Health Officer.

5.6.2 Acoustic criteria established by Canada Mortgage and Housing Corporation shall be used to evaluate the ultimate residential acoustic environment with respect to traffic and rail noise.

5.6.3 The following acoustic criteria shall be used to evaluate the ultimate residential acoustic environment with respect to industrial noise:

(a) DAYTIME - The maximum "fast response" noise levels from externally generated noise shall not exceed 60 dBA L-1 (over 1 hour) as measured or predicted in the designated outdoor space at the facade of the unit.

(b) NIGHTTIME- The maximum "fast response" noise levels from externally generated noise shall not exceed the background noise levels as measured or predicted within bedrooms, given a baseline background level of 32 dBA.

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

DONE AND PASSED in open Council this 9th day of August , 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 9th day of August, 1983, and numbered 5695.

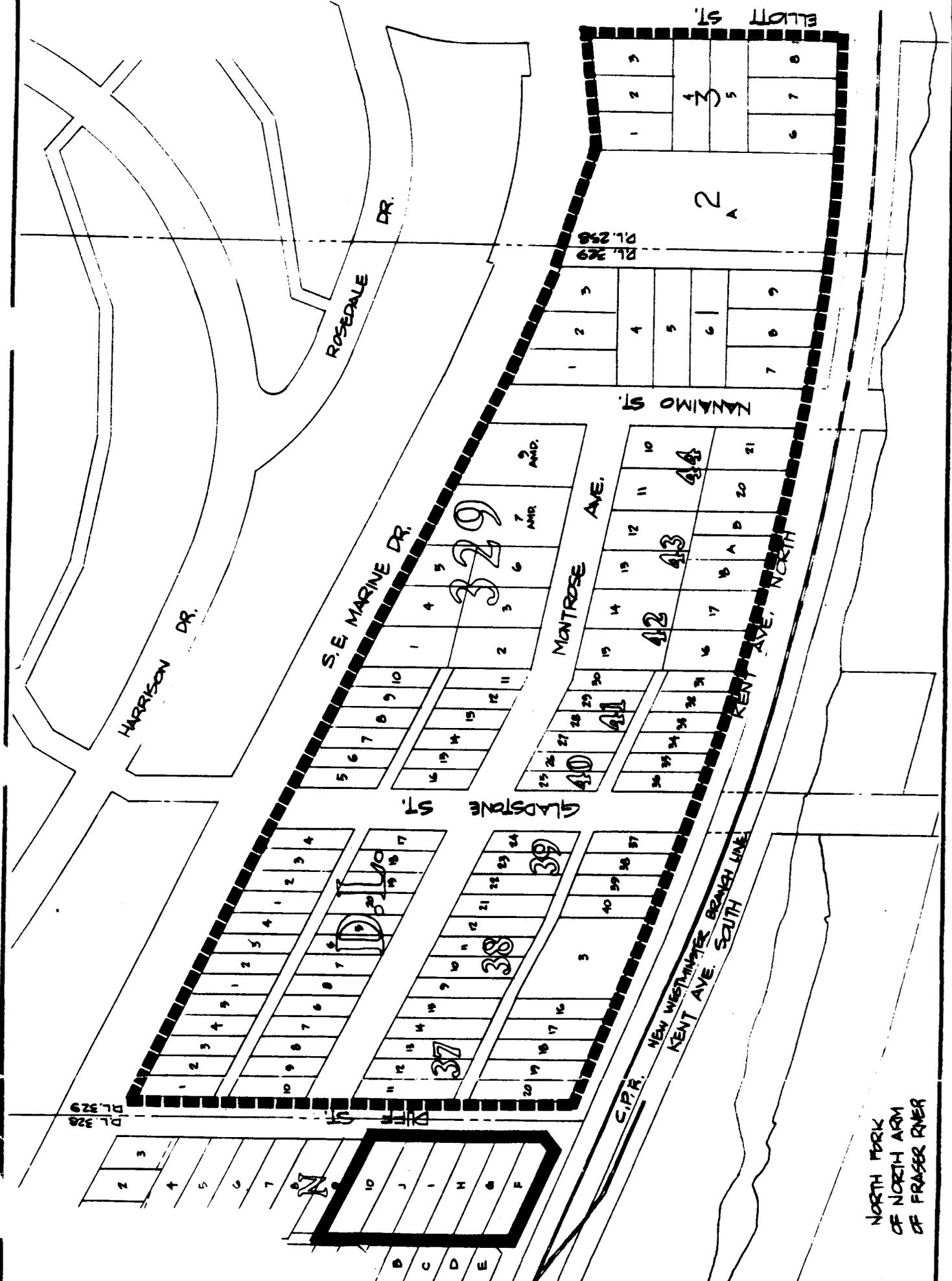
CITY CLERK"

BY-LAW NO 5695 BEING A BY-LAW TO AMEND BY-LAW NO 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW # 156

Fineside Neighbourhood
 SCHEDULE "A"

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK IS REZONED:

FROM RS-1 TO CD-1



NORTH PARK
 OF NORTH ARM
 OF FRASER RIVER

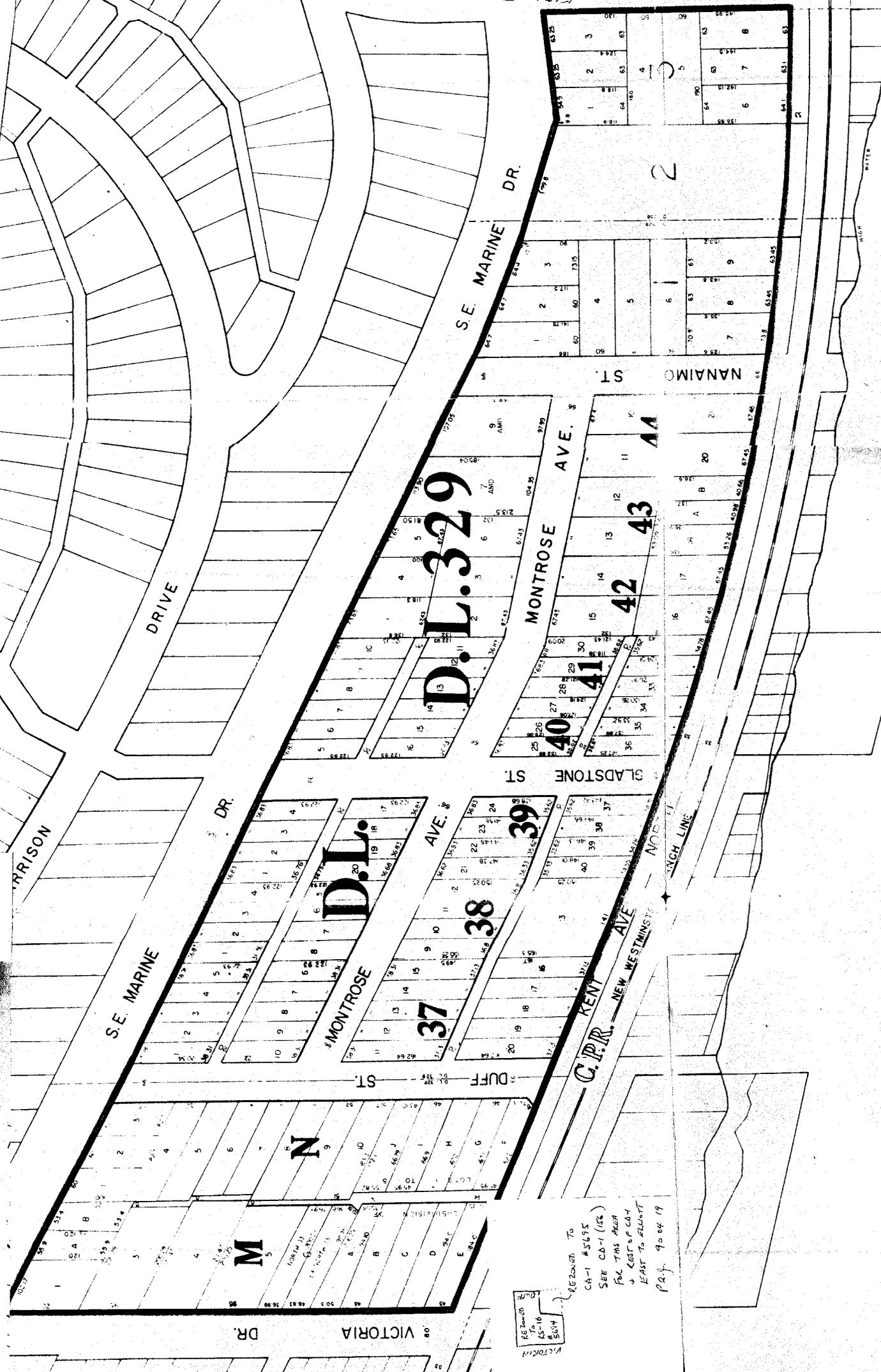
SCALE 1" = 200'

FILE NO: RZ Area 10/83

Z-286b



THE AREA SHOWN BELOW OUTLINED AND (H.S.-1) ONE FAMILY DWELLING DISTRICT TO (H.S.-1) DISTRICT



REZONED TO
 CA-1 #5695
 SEE CA-1 (102)
 FOR THIS AREA
 + EAST OF CA-1
 EAST TO ALBERT
 P.A. 9-84-19

RIVERSIDE CD-1
DESIGN GUIDELINES

Adopted by City Council, August 9th 1983

CITY OF VANCOUVER PLANNING DEPARTMENT

AUGUST 1983

#156
RIVERSIDE

DESIGN GUIDELINES

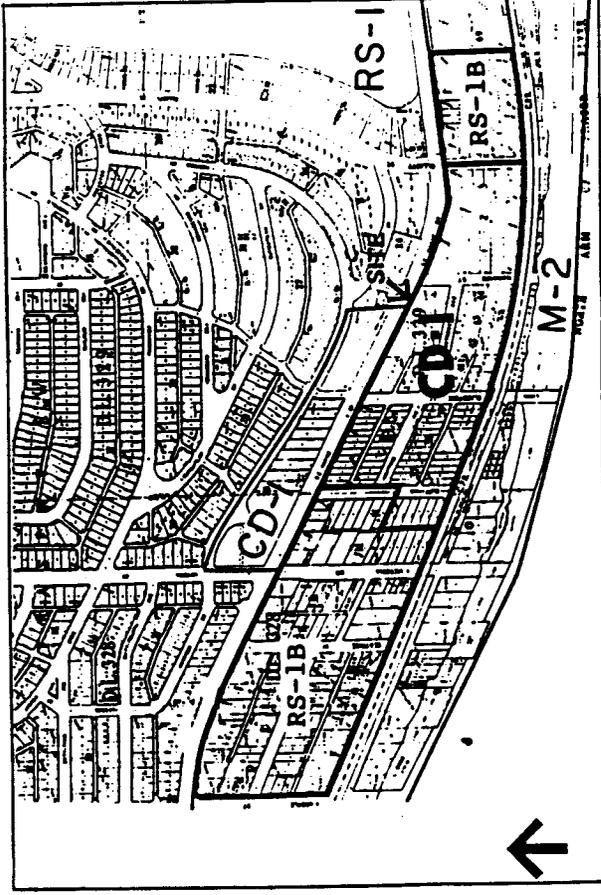
PURPOSE

These guidelines are to be used in conjunction with CD-1 By-law No. 5695 for developments in Riverside.

The purpose of these design guidelines is to provide a series of design criteria that will enhance the quality of the development and will ensure a reasonable transition from/to the existing land uses.

The design guidelines outline a set of objectives for the area and the development and should be considered from the outset of the design/planning process.

Attainment of the objectives will ensure that a high-quality residential environment exists for both the new and the existing residents of the Riverside Neighbourhood.

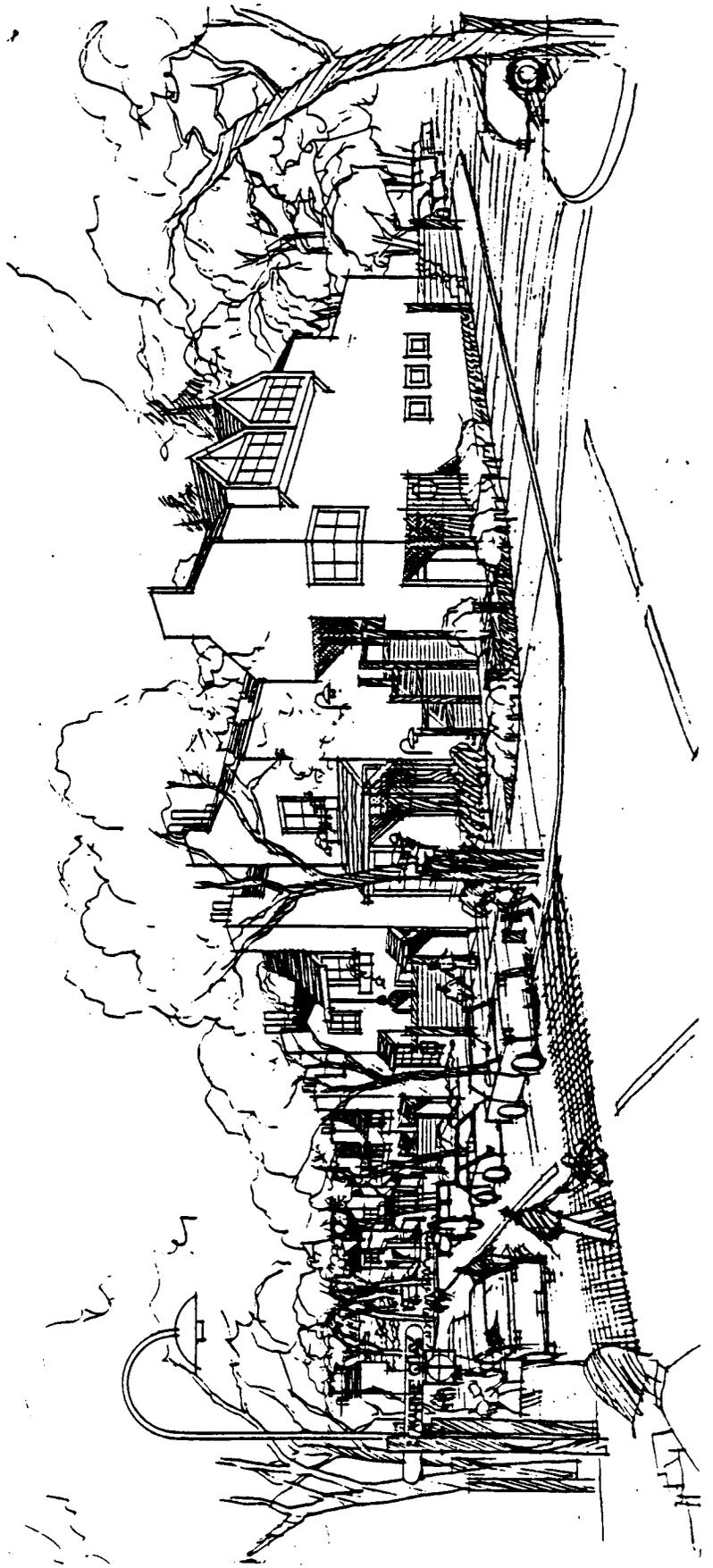


Riverside CD-1 Zoning District

URBAN DESIGN CHARACTER

The Riverside Neighbourhood has over many years developed a particular mix of rural and marine/industrial character. While new developments, particularly in the central area around Gladstone Street, will pull the community more squarely into the urban fabric, it is hoped that some of the qualities of the neighbourhood's ambience and historical associa-

tions will provide a strong physical, social and environmental base for new and existing residents. Of particular importance is the need to ensure that the pre-eminence of the existing marine and industrial area at the waterfront is understood and appreciated in the design of new residential parcels so that an integrated multi-use community can continue to flourish.



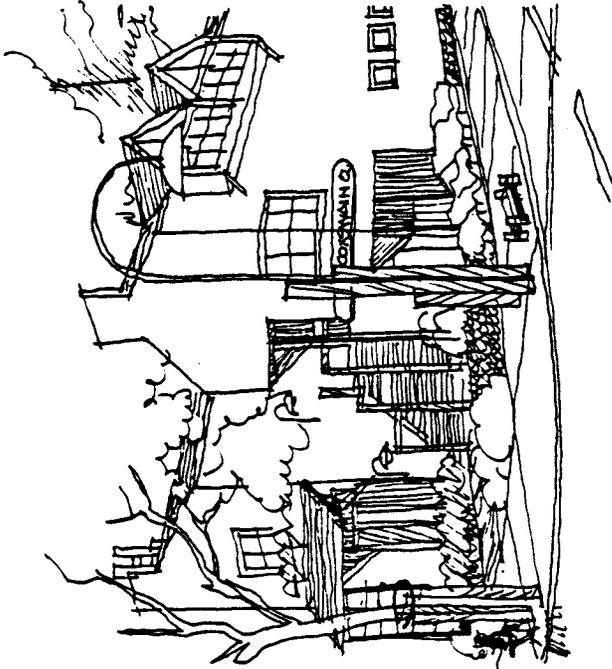
Village Character of House Forms and Marine/Industrial Character of Streetscape:

-The zoning and design guidelines address this with a vocabulary of housing types, forms and details. It is intended that the house forms themselves echo, within the constraints of increased densities, the village character established in the infill areas. The marine theme of the streetscape elements should tie in the residential features with those of the industrial area and the River.

-Street signage and street lighting of brilliant marine colours and industrial ship-like design is encouraged.

-Wharf-like, wood timbers should be utilized on ground base elements, street furniture, decks, entrances and privacy fencing.

-Marine and industrial artifacts should be evident as part of street end landscaping, feature areas, and tot lots.



BUILDING MASSING

North/South Transition:

-There should be a transition in building scale and density from higher density buildings in the northern portion of the site to ground oriented lower density buildings in the southern portion.

Respect Transition from Neighbouring Uses:

-Massing should provide a sensitive transition between each development and its surrounding context. Consideration should be given to vegetation; streetscape; modelling of building form; related details and scale; and character expression.

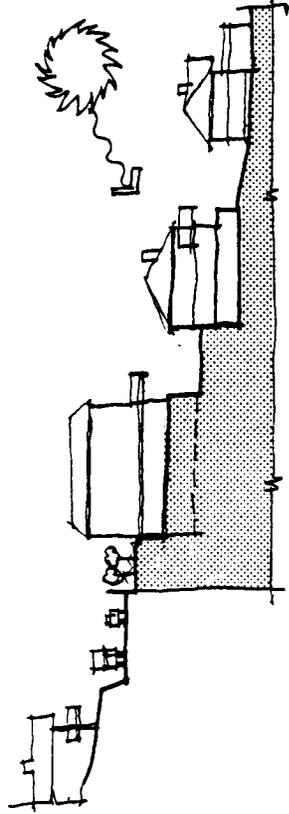
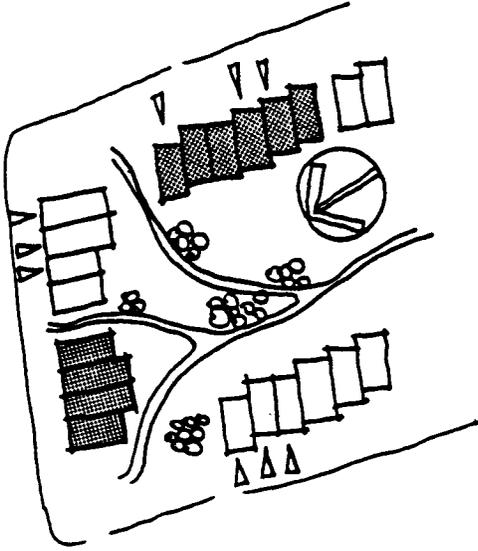
Provide a Variation in Heights:

-Building blocks on the south side of east/west streets should provide a peaks-and-valleys silhouette to allow views through and over.

Avoid Long Rows of Buildings:

-Rows of buildings, especially where the buildings are fronting north/south, should be broken up to provide open spaces between blocks of buildings.

-Building facades need not be perpendicular to the street.



ORIENTATION AND VIEWS

Buildings should be sited to realize the natural opportunities of the site and to maintain a dynamic relationship to the street and neighbours.

Optimize View Corridors:

-Views through the residential area to the industrial sector are not encouraged because of the potential acoustic problems. However, the landscaped berm and Gladstone Park will be major focal points of visual interest and recreational activity and this should be reinforced.

-Each dwelling unit should benefit from a broad and deep view axis either down a street or lane or through the semi-private open space.

Respect Privacy:

-Habitable rooms should have a significant view cone into the public domain but without intruding into the privacy of other dwellings.

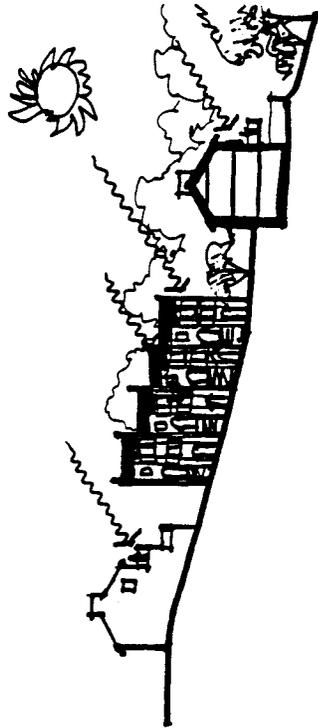
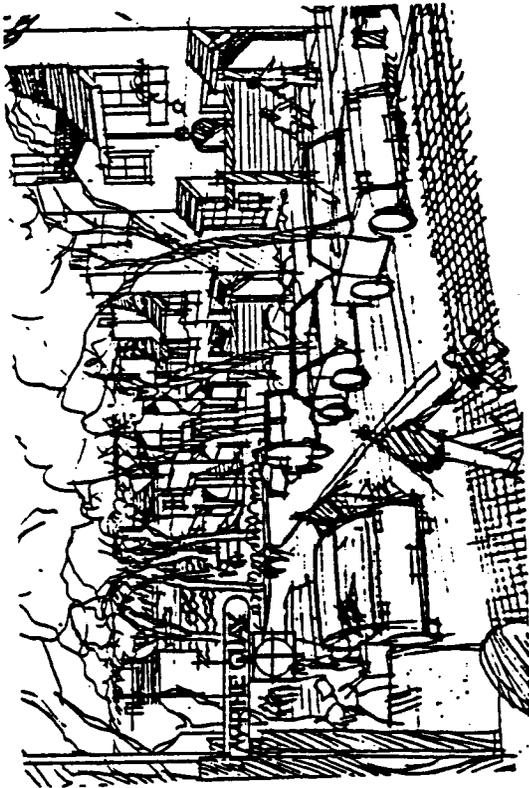
Optimize Daylight Angles:

-Maximum advantage should be taken of the downhill/southern exposure, bearing in mind that orientation of noise-sensitive rooms away from industrial noise sources is a prime concern.

-Optimize the opportunity for habitable rooms to receive direct sun.

Acoustic Priority:

-In acoustically sensitive areas, when a conflict between orientation for views and for acoustics exists, the acoustic considerations shall prevail.



OPEN SPACE

Consolidate for Usefulness:

- Consolidate open spaces on each site in special areas in order to increase their usefulness and to provide a focus for overview.
- Orient open spaces to maximize southern exposure and/or views.
- Orient units around common garden areas or terraces.

Vary the Size and Type of Spaces:

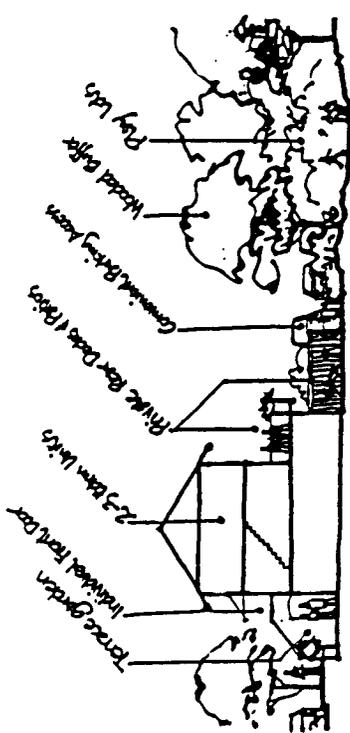
- A variety of open spaces should be provided of sufficient size to cater to differing uses.
- Allow for both hard and soft surfaces for play areas and provide for the varying needs of different age groups.

Provide Useable Private Open Space:

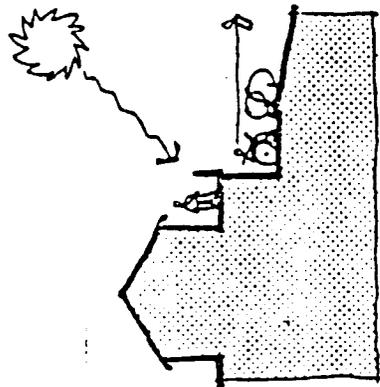
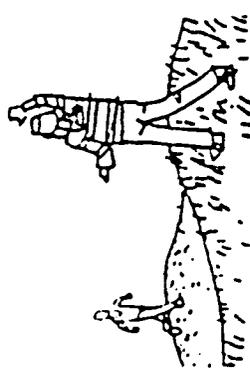
- For family housing, adequate private open space should be provided at grade and on sundecks or roof decks.
- For smaller units, adequate private open space should be provided adjacent to the major living area.
- Private open space should be oriented to optimize sunlight and be linked to other major activity areas.

Neighbourhood Pathway System:

- Provision should be made to link each parcel into a continuous pedestrian pathway system that has the Kent Avenue berm and Gladstone Park as a destination.



19



LANDSCAPE CONCEPTS

It is evident that much of the existing native landscaping will have to be removed during the development of the residential parcels. This will occur because of its age and condition and the need to build a berm for improved acoustical buffering.

Rural/Urban Duality:

-New landscaping should therefore take advantage of the duality of the neighbourhood's rural-urban nature. It should strive to re-create a sense of the pre-existing ambience by careful placement of groupings of mature native planting in a naturalistic setting within the semi-private centres of the parcels and on the berm. Other landscaping should reflect the more formal, enclosed and hard-edged urban mews type of environment.

Landscape to define open spaces:

-Landscaping treatment should be used to provide areas of interest and definition in the public realm and to enhance privacy and amenity in the private realm.

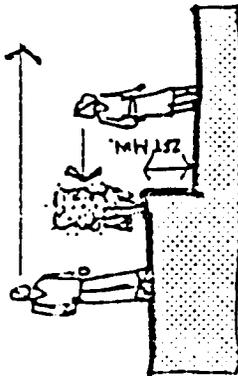
-Use landscaping to identify main entrances.

-Use landscaping to separate private terraces or to define play areas.

-Use landscaping to screen parking areas.

Landscape to Interface between Public and Private Realms:

-Separate the resident's common areas on each site from the public realm for reasons of privacy and security. A physical separation can be provided by hedges, fencing and/or grade changes.



BUILDING CHARACTER

These guidelines are in addition to the earlier statements about the marine/industrial streetscape and about sensitivity to the transition between uses.

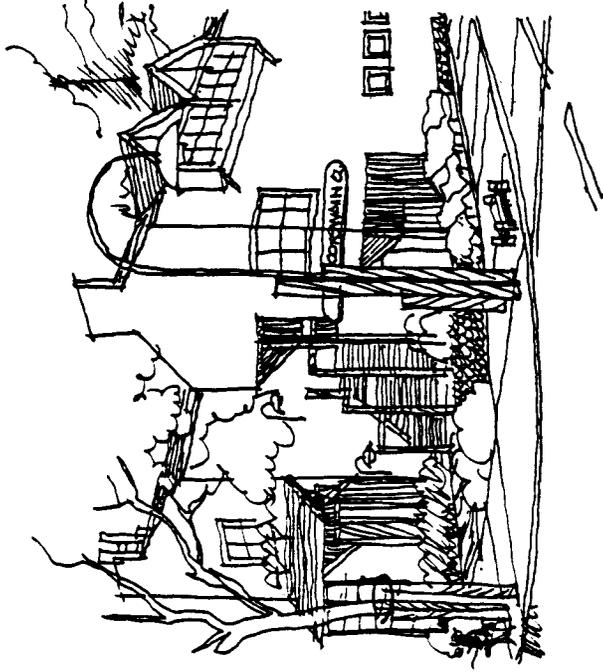
-A limited palette of colours and finishes is recommended for each parcel. Colour variety should be used to provide areas of interest and accent and to prevent a monolithic appearance throughout a project.

-Use colour to reinforce the marine theme.

-Each dwelling unit need not be distinct from its immediate neighbours but should have a clear identity at its main street entry.

-Wherever possible, separate exterior entries to dwellings and provide protective roof canopy or overhang.

-Gateways, freestanding screens and entry canopies may encroach into the required setbacks to reinforce the village concept.



ACOUSTICS

In order to provide a good quality acoustic environment, careful attention must be given to siting, orientation, design, and construction. The following list provides some indication of possible noise attenuation procedures:

- Orienting outdoor areas/bedrooms away from noise sources.
- Sheltering doors and windows from noise sources.
- Fencing.
- Glass walls around outdoor balconies.
- High walls around outdoor decks/patios.
- Glass block walls.
- Acoustically rated glazing.
- Sheltering of openable portions of windows.
- Provision of alternate ventilation.
- Managing interior noise levels.

Riverside Village

BY-LAW NO. 5803

A By-law to amend By-law No. 5695.
being a by-law which amended
By-law No. 3575 by rezoning
an area to CD-1

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

1. Section 5.3.1. of By-law No. 5695 is amended by deleting
the words "or site therein".

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

DONE AND PASSED in open Council this 24th day of
July, 1984.

(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 24th day of July, 1984, and numbered 5803.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 26, 1984

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

Refer File: P.H. 154

Subject: Text Amendment - Riverside Neighbourhood

I wish to advise you of the attached minutes from the Special Council Meeting (Public Hearing) held on July 24, 1984.

Please note any matters contained therein for your attention.

R. Henry
CITY CLERK

Att.
JT:ss

RECEIVED	
CITY	DEPT.
JUL 31 1984	
NUMBER	14511
REFERRED TO	Dmcb
COPY TO	RJS/Dmcb
ANSWER REQ'D	

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 24, 1984 in the Council Chamber, Third Floor, City Hall, at approximately 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt
Aldermen Bellamy, Brown, Davies,
Eriksen, Ford, Kennedy, Puil,
Rankin and Yorke

ABSENT: Alderman Yee

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Text Amendment - Riverside Neighbourhood

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

TEXT AMENDMENT: CD-1 BY-LAW NO. 5695 - RIVERSIDE NEIGHBOURHOOD

(i) Section 5.3.1 of the CD-1 By-law presently states:

"The maximum floor space ratio, dwelling unit density and site coverage for each subarea or site therein shall be as illustrated....."

The proposed text amendment, if approved, would delete the words "or site therein", thereby allowing individual sites to exceed maximum floor space ratio, dwelling unit density and site coverage, subject to development permit approval provided that overall maxima for each subarea are not exceeded.

Mr. R. Scobie, Zoning Division, explained the departmental position respecting the application and the effect of the proposed text amendment.

Cont'd.....

Text Amendment - Riverside Neighbourhood (Cont'd)

The Mayor called for speakers for or against the application but no one came forward.

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Eriksen,
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 2:05 p.m.

* * * * *

BY-LAW NO. 5696

A By-law to amend By-law No. 4810
being the Sign By-law

"Superseded by Sign-Bylaw No. 6510"

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the following as Map Index No. 156:

South side of S.E. Marine Drive 5695 A
between Victoria Drive and
Elliot Street

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

DONE AND PASSED in open Council this 9th day
of August, 1983.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

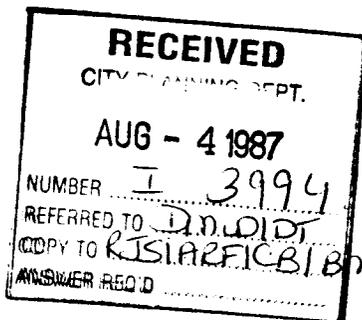
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 9th day of August, 1983, and numbered 5696.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: July 31, 1987

To: CITY MANAGER
DIRECTOR OF PLANNING
→ CC: D. THOMSETT
C. BROOK
B. MAH

Refer File: 8030-1

FIRE CHIEF
MEDICAL HEALTH OFFICERCITY ENGINEER
SUPERVISOR OF PROPERTIESSubject: Riverside Quay Multiple Dwelling Development
CD-1 (Sub-Area 6)

Please be advised of the attached extract from the minutes of the Vancouver City Council meeting held on July 28, 1987, dealing with the attached City Manager's report dated July 24, 1987, with regard to the above matter.

BTwaites:nr
Att.

CITY CLERK
H

Letters to:

Messrs. Fougere & Laidlaw, Architects, 3323 Dunbar Street V6S 2B9

Moodie Consultants, 464 West 13th Avenue V5Y 1W5

Mr. K. Tse, Box 548, Clinton, B.C. V0K 1K0

Mr. R. Chiang (on behalf of residents of Kent Ave. N., Elliott and S.E. Marine)
2533 N. Kent Avenue V5S 2H7

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Riverside Quay Multiple Dwelling Development - CD-1 (Sub-Area 6)

The Director of Planning reports as follows:

" PURPOSE

The purpose of this report is to advise Council of a proposal to construct a multiple dwelling development containing sixty-one (61) dwelling units on this CD-1 site and to recommend that Council approve the form of development on this CD-1 zoned site.

BACKGROUND

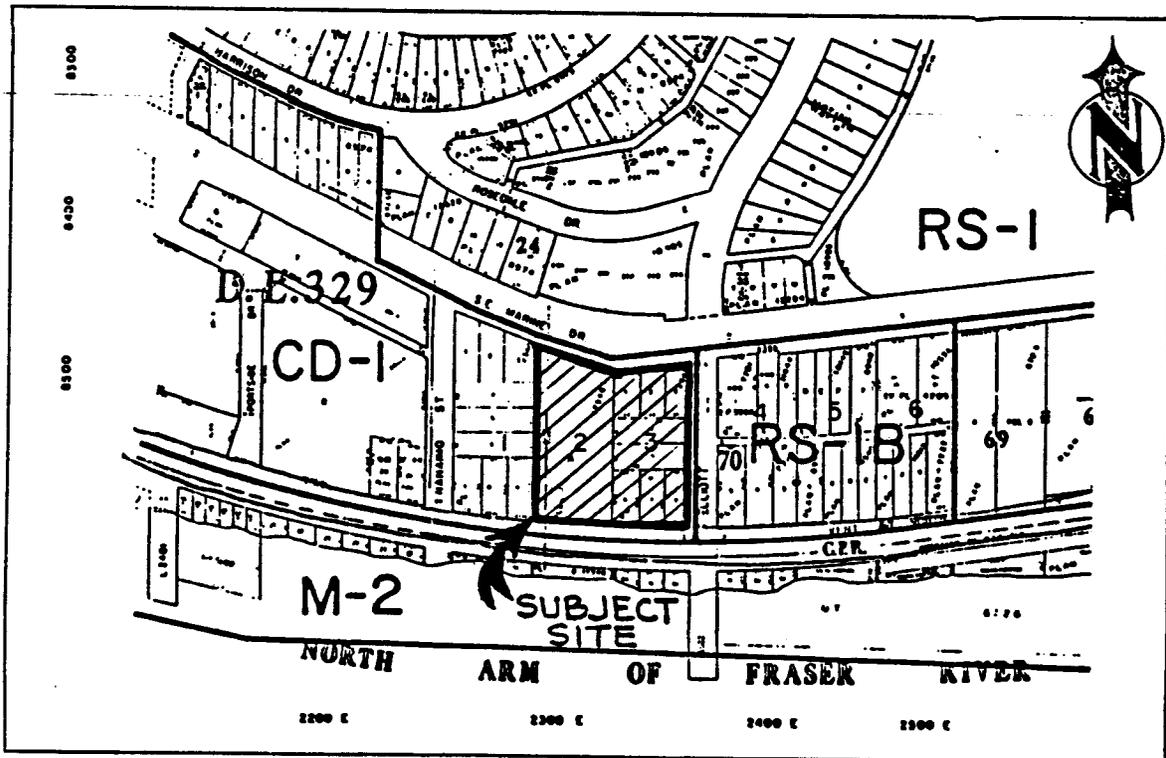
At a Public Hearing on August 9, 1983, City Council approved a rezoning of the District (9 sub-areas) to Comprehensive Development District to allow for mixed-uses (residential/retail/commercial).

Sub-Area 6 (the subject site) specifically permitted residential uses of semi-detached dwellings, townhouses (including stacked townhouses) and apartment buildings on certain portions of the site.

Development permits have been issued for the other sub-areas. The subject site is presently vacant.

PROPOSED DEVELOPMENT

The proposed development involves the construction of a multiple dwelling development containing sixty-one (61) dwelling units.



LOCATION MAP

Clause No. 1 Continued

Stacked townhouses with one level of underground parking are proposed on the northerly portion of the site adjacent to S.E. Marine Drive. Townhouses and semi-detached dwellings with built-in and attached garages are proposed on the remainder of the site. A total of 122 off-street parking spaces is provided. All parking spaces are covered and adjacent to or beneath each dwelling unit. Stacked townhouses comprise approximately 33% of the total number of dwelling units.

The proposed buildings vary in height with the highest being approximately 9.35 m (30.68 ft.). The proposed floor space ratio is 0.65 and the site coverage is 44%. The site coverage for associated vehicular manoeuvring aisles is approximately 17%.

The building setback from the north property line (S.E. Marine Drive) is approximately 6.5/8.0 m (21.25/26.25 ft.), from the south property line (Kent Avenue North) 10.0 m (32.81 ft.), from the west property line 3.0/4.6 m (9.84/15.0 ft.) and from the east property line (Elliott Street) 3.0/5.0 m (9.84/16.5 ft.).

The proposed development basically complies with the CD-1 By-law with the exception of the building setback from the north property line (S.E. Marine Drive). The applicant is seeking a relaxation of the required building setback from 8.0 m (26.25 ft.) to 6.5 m (21.25 ft.) for certain portions of the proposed buildings along S.E. Marine Drive.

STAFF ASSESSMENT

The Planning Department requests detailed, large-scale plans for each semi-public outdoor node, clearly indicating its intended use, planting, surface treatment, lighting and the relationship to adjacent dwelling units. Landscape and streetscape features and details to instill a marine and/or industrial character to the development are required with additional substantial landscaping treatment along both the westerly and easterly edges of the project. Also consideration should be given for the provision of a pathway for pedestrian access to the Elliott Street end entry to Gladstone Park, and the deletion of at least one dwelling unit in blocks 11 and/or 12 for a useable, centrally located safe play area.

The Planning Department does not support the requested relaxation of the building setback from the north property line (S.E. Marine Drive).

The Health Department requests that the applicant provide confirmation that the recommendations of the acoustical consultant's report be implemented to the satisfaction of the Medical Health Officer.

The Fire Department has rejected the fire access due to the excessive gradient drop and lack of information regarding the location of fire hydrants and composition of the roadways.

The Engineering Department has no comment other than a request to have all landscaping and non-standard boulevard treatment (other than grass) deleted from City property.

A petition with 37 signatures has been received from adjacent property owners/tenants requesting that a second crossing be provided on the southwest corner of the site between Blocks 3 and 4 off Kent Avenue North. This request was discussed with the Engineering Department and it was considered impossible due to the steep gradient of that portion of the site. One letter of objection was received from a neighbouring property owner who is against the proposed development.

Clause No. 1 Continued

RECOMMENDATION

The Director of Planning recommends:

THAT Council, by resolution, approve the proposed form of development to construct a multiple dwelling development generally in accordance with the submitted plans under Development Permit Application Number 205901 for Riverside Quay CD-1 District (By-law 5695), subject to the following conditions:

- (1) The submission of detailed large-scale plans for each semi-public outdoor node indicating its intended use, planting, surface treatment, lighting and the relationship to adjacent dwellings (Riverside Design Guidelines);
- (2) The provision of landscape and streetscape features and details to instill a marine and/or industrial character to the development (Riverside Design Guidelines);
- (3) The provision of more substantial landscaping treatment along both the easterly and westerly edge of the project;
- (4) The provision of an 8.0 m (26.25 ft.) building setback from the north property line (S.E. Marine Drive) as required by Section 5.4.2 of the CD-1 By-law;
- (5) Consideration of a pathway between blocks 1 and 2 to provide pedestrian access to the Elliott Street End entry to Gladstone Park;
- (6) Consideration of two useable centrally located safe play areas (this may be achieved by deleting at least one unit in Blocks 11 and/or 12)."

The City Manager RECOMMENDS approval of the above.

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
HELD ON JULY 28, 1987

Riverside Quay Multiple Dwelling Development -
CD-1 (Sub-Area 6) (Clause 1)

The Council also had before it a memorandum dated July 27, 1987, from the City Clerk advising that the Fire Chief was requesting that the following condition be included in the recommendation:

"(7) Submission of detailed large-scale plans regarding fire access, fire hydrants and composition of roadway."

MOVED by Ald. Davies,

THAT the recommendation of the City Manager, as contained in clause 1 of this report, together with the recommendation of the Fire Chief as noted above, be approved.

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER
MEMORANDUM

Item 5 - 2250 S.E. Marina
CD-1 Text Amend.

156

From: CITY CLERK

RECEIVED		Date: November 4, 1988
CITY OF VANCOUVER		
NOV 07 1988		Refer File: PH 211
NUMBER	5-11-31	
REFERENCED	PVE	
COPY TO	ENCC	
ANSWER REQ'D		

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

Subject: Public Hearing Minutes - October 27, 1988

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) of October 27, 1988.

Please note any matters contained therein for your information.

[Handwritten signature]

CITY CLERK
[Handwritten initials]

MC:ci
Att.

See p. 12

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A meeting of the Council of the City of Vancouver was held on Thursday, October 27, 1988, in the Council Chamber, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell (portion of Clause 1 to Clause 5)
Alderman Baker (portion of Clause 1)
Aldermen Bellamy, Boyce, Caravetta, Davies, Eriksen, Owen and Puil

ABSENT: Alderman Baker (Clauses 2 to 5 Civic Business)
Alderman Price
Alderman Taylor (Civic Business)

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Davies,

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

- CARRIED UNANIMOUSLY

1. Text Amendment - 2400 East Broadway

An application by the IBI Group was considered as follows:

Text Amendment: 2400 East Broadway
(Block A, Ref. Plan 4219, S.W. 1/4, Section 34, THSL)

Present Zoning: CD-1 Comprehensive Development District
Proposed Zoning: CD-1 Comprehensive Development District (Amended)

- (i) The amended draft CD-1 by-law, if approved, would permit the use and development of the site as follows:
- maximum of 109 dwelling units in multiple dwellings, all eligible for government funding;
 - retail, service and office uses, provided that the total floor area for these uses does not exceed 4645.15 m² (50,000 sq.ft.);
 - social and recreational uses;
 - accessory uses customarily ancillary to the above uses;
 - maximum floor space ratio for all uses not to exceed 0.75 except that amenity areas for social and recreational purposes may be excluded up to prescribed limits;
 - maximum building height of 14.0 m (46.0 ft.);
 - provisions regarding off-street parking and loading.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

Cont'd

4. Text Amendments - Murals

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

Text Amendments: Murals

- (i) The proposed amendment to the Zoning and Development By-law, if approved, would define the term "mural" and would allow the Director of Planning to permit murals within any zoning district, provided he first considers applicable guidelines and policies, and consults with relevant advisory groups, property owners or tenants.
- (ii) The proposed amendments to the Sign By-law, if approved, would redefine "sign", and regulate signs in conjunction with a mural.
- (iii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against the proposed text amendment.

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

- CARRIED UNANIMOUSLY

5. Text Amendment: CD-1 By-law 5695 - 2250 S.E. Marine Drive

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

Text Amendment: CD-1 By-law 5695 - 2250 S.E. Marine Drive
(Lot 7, Blocks 41, 42 and 43, D.L. 329, Plan 20114)

- (i) The amended draft CD-1 By-law, if approved, would:
 - increase the maximum permitted height from 10.0 m (32.81 ft.) to 11.52 m (37.81 ft.), in this sub-area only.
- (ii) Any consequential amendments. #4

The purpose of the proposed change would be to elevate and thereby improve the livability of the 16 proposed first-floor dwelling units.

The Director of Planning recommended approval.

The following appeared as a delegation:

Mr. N. Davidowicz wanted to ensure the developer pay for sidewalks in the development.

Mr. S. Zuliani, Moodie Consultants Ltd., advised the City is the developer and sidewalks will be constructed using funding from the Riverside Capital Budget.

Cont'd

Text Amendment: CD-1 By-law 5695 - 2250 S.E. Marine Drive (Cont'd)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
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. Puil,
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 11:55 P.M.

BY-LAW NO. 6426

A By-law to amend By-law No. 5695, being
a by-law which amended the
Zoning and Development By-law,
by rezoning an area to CD-1

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

1. By-law No. 5695 is amended in section 5.4.1 by:
 - (a) deleting the final word "and" from clause (a);
 - (b) relettering clause (b) as clause (c); and
 - (c) inserting the following new clause:

"(b) apartments, within sub-area 4 only: 11.52 m (37.81 ft.); and"
2. This By-law comes into force and takes effect on the date of its passing.

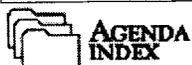
DONE AND PASSED in open Council this 8th day of November
1988.

(signed) Alderman P. Owen
Deputy Mayor

(signed) Dennis Back
Deputy 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 8th day of November, 1988, and numbered 6426.

DEPUTY 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.

* * * * *



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

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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"