

City of Vancouver *Zoning and Development By-law*

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

planning@city.vancouver.bc.ca

CD-1 (157)

3390 School Avenue

By-law No. 5702

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

Effective August 30, 1983

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

BY-LAW NO. 5702

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

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

- 1 By-law No. 4824 is repealed.
- 2 The "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-259C and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law 3575.
- 3 **Uses**
The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are -
 - (a) a maximum of 37 townhouse dwelling units subject to the following:
 - (i) at least 50% of the total number of units shall contain 3 or more bedrooms and shall be located so as to provide direct access at or generally near grade; and
 - (ii) no part of the floor of any dwelling unit shall be more than 0.762 m (2-1/2 feet) AI below the finished grade of the surrounding ground.
 - (b) accessory buildings and accessory uses customarily ancillary to the above.
- 4 **Floor Space Ratio**
 - 4.1 The floor space ratio shall not exceed 0.60.
 - 4.2 The following shall be included in the computation of floor space ratio:
 - (a) all floors having a minimum ceiling height of 1.219 m (4 feet), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
 - (b) stairs, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
 - 4.3 The following shall be excluded in the computation of the floor space ratio:
 - (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8% of the permitted floor area;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5702 or provides an explanatory note.

- (d) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.219 m (4 feet), and to which there is no permanent means of access other than a hatch;
- (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. [8169; 00 03 14]

5 **Site Coverage**

The maximum site coverage for buildings shall be 50% of the site area, provided that until such time as the lane forming the southerly boundary of the site is opened for traffic, the Director of Planning may permit a site coverage in excess of the maximum in order to accommodate southerly vehicular access.

6 **Height**

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.14 m (30.00 feet) except that no building shall encompass more than two storeys plus a basement or two and one-half storeys.

7 **Off-street Parking**

A minimum of 1.5 off-street parking spaces shall be provided for each dwelling unit and shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 30th day of August 1983.

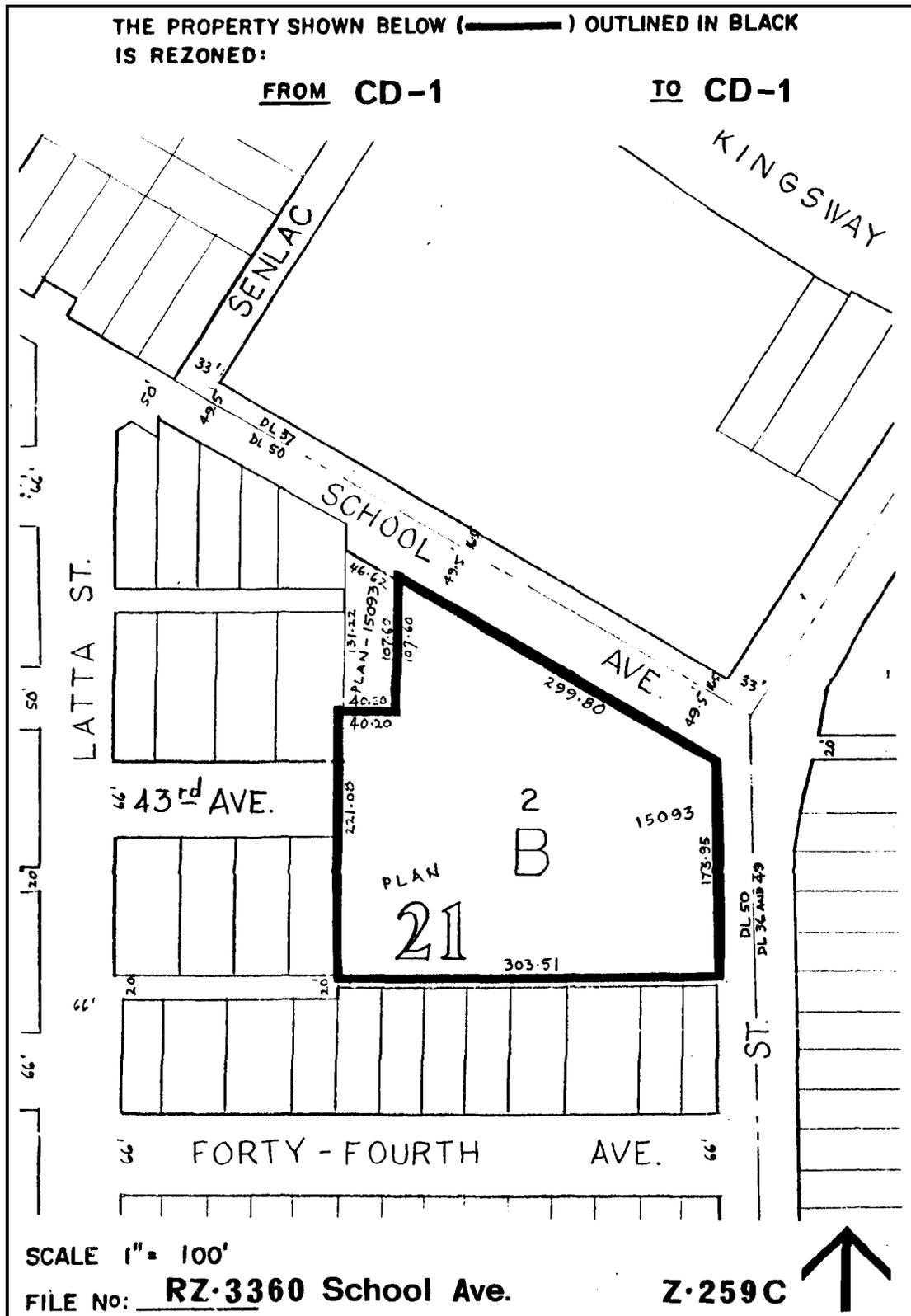
(signed) Michael Harcourt
Mayor

(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 30th day of August, 1983, and numbered 5702.

CITY CLERK”

By-law No. 5702 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



Various Lands on the South Side of Kingsway between Battison and Lincoln Streets (Cont'd.)

MOVED by Ald. Boyce,

THAT further consideration of this application be adjourned pending the submission of a further revised proposal by the applicant, taking into account the concerns expressed this day and following consultation between the developer and the Director of Planning.

- LOST

(Aldermen Harcourt, Kennedy, Little, Marzari and Rankin opposed.)

MOVED by Ald. Little,

THAT the revised rezoning application as submitted be approved subject to conditions set out above and subject to no balconies being permitted which would overlook present residences.

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari and Rankin opposed.)

2. Southwest Corner of School Avenue and Tyne Street (Lot 2, Block B of Block 21, D.L. 50, Plan 15093)

An application was received from Mr. V. Delgatty, architect on behalf of Voth Brothers Construction Limited to rezone the South West Corner of School Avenue and Tyne Street

FROM: CD-1 Comprehensive Development District (By-law No. 4824) permitting senior citizen dwelling units or personal care units.

TO: CD-1 Comprehensive Development District permitting a market apartment development intended for senior citizens.

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

- a maximum of 54 apartment units and accessory uses customarily ancillary thereto;
- floor space ratio not to exceed 0.60;
- height not to exceed 37 feet;
- site coverage not to exceed 50 percent;
- a minimum of 57 off-street parking spaces;

and subject to such conditions as Council may by resolution prescribe.

And subject to the following conditions:

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having due regard to the overall design and its relationship to adjacent development, design features normally incorporated into a residential facility for seniors, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading, garbage collection facilities, and the provision of useable open space.

Southwest Corner of School Avenue
and Tyne Street (Lot 2, Block B of
Block 21, D.L. 50, Plan 15093) (Cont'd.)

- (b) That the detailed scheme of development is not to be materially different from the plans stamped "Received, City Planning Department, December 7, 1979", prepared by Vern H. Delgatty, Architect.
- (c) Should condition (a) above not be complied with by the applicant within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.
- (ii) Any consequential amendments.
- (iii) Amend the Sign By-law no. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended that the proposed rezoning be not approved, noting that favourable consideration would be given to a well designed low-rise, medium-density townhouse development providing family accommodation at a maximum density of 0.6 floor space ratio and 22 dwelling units per acre, or to a well designed, low-rise, specifically designed seniors market housing development at a maximum density of 0.6 floor space ratio and 28 dwelling units per acre.

Mr. R. Scobie, Zoning Division, outlined for Council the background of this application. Council on October 2, 1979 resolved that the applicant be informed that this proposal (market housing for senior citizens at a floor space ratio of 1.0) does not meet the intent of the By-law but Council would be willing to consider (at a Public Hearing) an amendment for the proposed project at a reduced floor space ratio of 0.6. The present application, while at a reduced floor space ratio would maintain a high dwelling unit density and cannot legally be restricted to occupancy by any particular age group. If the proposal is approved Council may wish to impose a restrictive covenant against the property enabling action to be taken should other than seniors occupy the development.

Mr. V. Delgatty spoke to Council on this proposal regarding the reduction of floor space ratio from 1.0 to 0.6 and the density of the overall development. He said that should the number of units be reduced, it could be economically prohibitive as market apartment development for seniors and would tend to force return to townhouse use. The present proposal will include special hardware and accessories in the kitchen and bathroom designed specifically for seniors. There will also be one parking space per unit provided.

Following presentations by Mr. Scobie and Mr. Delgatty, the Mayor called for delegations for or against and the following persons appeared:

- Mr. Herald Budd, a director of the Calling Foundation advised Council that because of inability to obtain financing they had been unable to construct the three-storey senior citizens personal care development building originally planned for the site. The site has now been sold.

- Mr. G. Stump, G.V.R.D., referred to the extensive waiting lists for intermediate and extended care. The G.V.R.D. would be willing to erect extended care housing on this site if the land were made available to them at a favourable price.

Southwest Corner of School Avenue
and Tyne Street (Lot 2, Block B of
Block 21, D.L. 50, Plan 15093) (Cont'd.)

- Mr. L. Carver spoke in favour of this application.
- Mr. R. E. Free also spoke in favour of the proposal but recommended a greater density.

MOVED by Ald. Kennedy,
THAT the application of Mr. V. Delgatty to rezone the Southwest
Corner of School Avenue and Tyne Street be approved subject to the
conditions set out above;

FURTHER THAT a restrictive covenant be applied to this
development to ensure occupancy by senior citizens.

- LOST (tie vote)

(Aldermen Ford, Harcourt, Marzari and Rankin opposed.)

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:40 p.m.

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3360 School Avenue

BY-LAW NO. 5702

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

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

1. By-law No. 4824 is repealed.
2. The "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-259C and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law 3575.

3. USES

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

- (a) a maximum of 37 townhouse dwelling units subject to the following:
 - (i) at least 50% of the total number of units shall contain 3 or more bedrooms and shall be located so as to provide direct access at or generally near grade; and
 - (ii) no part of the floor of any dwelling unit shall be more than 0.762 m (2-1/2 feet) below the finished grade of the surrounding ground.
- (b) accessory buildings and accessory uses customarily ancillary to the above.

4. FLOOR SPACE RATIO

- 4.1 The floor space ratio shall not exceed 0.60.
- 4.2 The following shall be included in the computation of floor space ratio:

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

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8% of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (d) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.219 m (4 feet), and to which there is no permanent means of access other than a hatch.

5. SITE COVERAGE

The maximum site coverage for buildings shall be 50% of the site area, provided that until such time as the lane forming the southerly boundary of the site is opened for traffic, the Director of Planning may permit a site coverage in excess of the maximum in order to accommodate southerly vehicular access.

6. HEIGHT

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 9.14 m (30.00 feet) except that no building shall encompass more than two storeys plus a basement or two and one-half storeys.

7. OFF-STREET PARKING

A minimum of 1.5 off-street parking spaces shall be provided for each dwelling unit and shall be developed

and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law.

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

DONE AND PASSED in open Council this 30th 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 30th day of August, 1983, and numbered 5702.

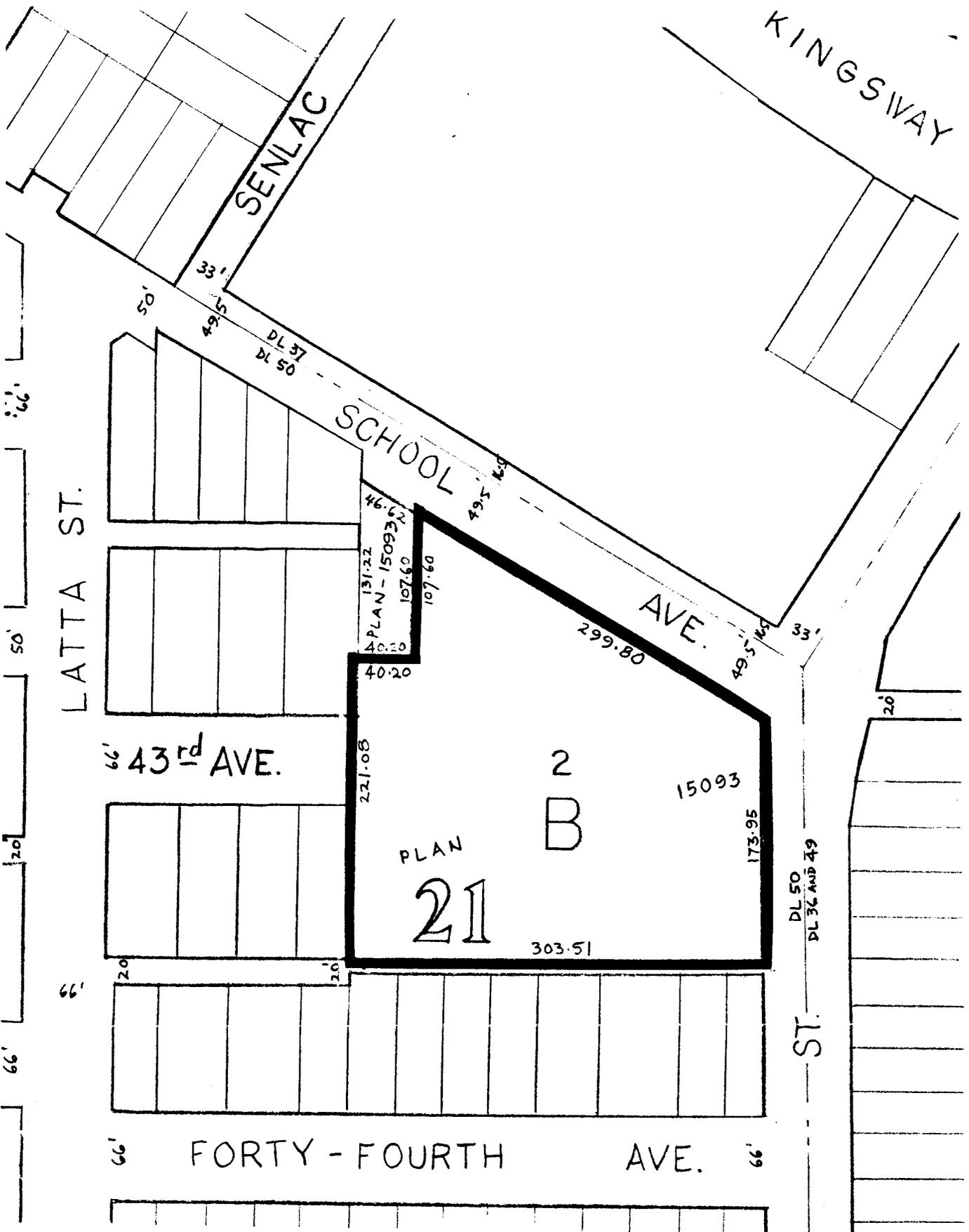
CITY CLERK"

BY-LAW NO 5702 BEING A BY-LAW TO AMEND BY-LAW NO 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW 157

SCHEDULE "A"

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

FROM **CD-1** TO **CD-1**



SCALE 1" = 100'

FILE NO: RZ-3360 School Ave.

Z-259C



3360 School Avenue

BY-LAW NO. 5703

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

" Superseded by Sign By-law 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:
 - (a) deleting all of the following:

"92. Southwest corner of School and Tyne 4824 A"
and
 - (b) inserting the following as Map Index No. 157:

"3360 School Avenue By-law No. 5702 Schedule A"
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 30th 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 30th day of August, 1983, and numbered 5703.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 22nd July 1981

CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF SOCIAL PLANNING
CITY ENGINEER
CLERK, PUBLIC HEARING

Refer File: 5311

URBAN DESIGN PANEL
KINGSWAY TASK FORCE

Subject: PROPOSED REZONING: 3360 SCHOOL AVENUE (SOUTHWEST CORNER OF
SCHOOL AVENUE AND TYNE STREET)

City Council on Tuesday, July 21st, 1981, approved the recommendation of the City Manager contained in the attached clause of his report dated July 17, 1981, with regard to the above matter.

R. Henry
CITY CLERK

GLEvine:mfm
Att.

Also sent to:

Mr. V. Delgatty, Architect, #100, 4400 Dominion, Burnaby, B.C. (438-8244)

RECEIVED
CITY PLANNING DEPT.
JUL 27 1981
C 2463
RSS/DMC/FAS

3. Proposed Rezoning -
3360 School Avenue
(Southwest Corner of
School Avenue and Tyne Street)

The Director of Planning reports as follows:

"An application has been received from Mr. V. Delgatty, Architect, requesting an amendment to Zoning and Development By-law, No. 3575 whereby the lands at the southwest corner of School Avenue and Tyne Street (Lot 2, of Lot B, Block 21, D.L. 50, Plan 15093) would be rezoned as follows:

Present Zone: CD-1 Comprehensive Development District (By-law No.4824)
Requested Zone: A new CD-1 Comprehensive Development District
Stated Purpose: 'Developing residential housing (37 units) in accordance with the Kingsway Task Force Guidelines.'

SITE DESCRIPTION and BACKGROUND

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

In December, 1974, the site was rezoned from RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District permitting a non-market senior citizens' or personal care facility at a maximum floor space ratio of 1.0. In January, 1975, the Calling Foundation received development permit approval for the construction of a three-storey senior citizens' personal care development comprising 167 personal care dwelling and sleeping units in compliance with the provisions of the CD-1 By-law. The development was not built and this development permit expired on January 9, 1977.

As a result of concerns regarding a number of rezoning applications and zoning inquiries for lands along the eastern portion of Kingsway, Council established the Kingsway Task Force to formulate general guidelines for the area and specific development guidelines for four sites in the East Kingsway area, one of these being the site at School Avenue and Tyne Street. A general concept, design guidelines, and specific conditions for development were prepared for this site and subsequently adopted by Council on October 17, 1978 as part of the Kingsway Task Force Report.

The general concept for this site, as approved by Council, was for a low-rise, medium-density family housing development. The specific conditions for development of this site include a suggested floor space ratio maximum of 0.60 and a maximum of 22 residential units per acre (approximately 37 units in total).

Despite Council's 1978 approval of guidelines for development of this site, the original CD-1 By-law (By-law No. 4824) enacted by Council in December, 1974 remains as the current By-law regulating development of this site and it was on the basis of this present zoning that Council recently considered a proposed amendment to permit the development of 'senior citizens' market housing.' This rezoning application, seeking an amendment to the present CD-1 By-law, originated as a development permit application in an attempt to secure approval for a senior citizen market development at a floor space ratio of 1.0. Following a report to Council, the market senior citizens' housing development was reduced to a floor space ratio of 0.60 and referred to a public hearing for consideration on the basis that the proposed use would require an amendment to the present CD-1 By-law which was established for the purpose of non-market senior citizen or personal care development.

The proposed rezoning to facilitate a non-market senior citizens' development was refused by Council at a public hearing on July 10, 1980.

The site has subsequently been sold, the new application for rezoning submitted being in general compliance with the Kingsway Task Force Guidelines for this site as established by the Council in 1978.

Clause No. 3 Continued

PROPOSED DEVELOPMENT

The plans submitted in support of the rezoning application and stamped "Received, City Planning Department, January 30, 1981" indicate a 37-unit townhouse development which has been developed on the basis of the Kingsway Task Force Guidelines.

CALCULATIONS

The following calculations have been derived from the drawing submitted with the application and present a comparison of the proposal with the site specific Kingsway Task Force Guidelines as approved by Council.

	KINGSWAY TASK FORCE GUIDELINES	CURRENT CD-1 PROPOSAL
Use	Townhouse and/or semi-detached dwellings; one-half of units (50%) should have three or more bedrooms	Townhouse Development; 43% (16 units) have three bedrooms
Density	22 units/acre (37 units total)	21.73 units/acre (37 units total)
F.S.R.	0.60 (maximum)	0.614
Site Coverage	Surface parking, carports, maneuvering aisles, drive-ways, loading and vehicular facilities and buildings not to exceed 50% of site area	58.77%
Height	Maximum two storeys plus basement and 30 feet	Two storeys plus basement* and 30 feet
Off-Street Parking	Minimum 1.5 spaces/unit (minimum 56 spaces for 37 units)	1.48 spaces/unit (55 spaces)
Setbacks	20 feet from Tyne Street, School Road and westerly property line	20 feet from Tyne Street, School Road and westerly property line

*depending upon finished grades, basement may actually be a storey.

URBAN DESIGN PANEL

The Urban Design Panel considered the application at its meeting on June 10, 1981 and commented as follows:

Recommendation: Approval of rezoning.

In the development permit application stage of this project, the Panel would like to see information related to the character of the existing RS-1 Residential Development surrounding this project on three sides.

Clause No. 3 Continued

CITY ENGINEER

The City Engineer, in a memorandum dated May 26, 1981, commented as follows:

We have no objections to the proposed CD-1 rezoning of this site provided the development permit, once submitted:

- 1) complies fully with all relevant sections of the Zoning and Development By-law for the type of housing proposed;
- 2) includes the provision of extra visitor parking;
- 3) includes the provision of garbage storage/pick up facilities satisfactory to the City Engineer.

ANALYSIS

In recommending against the previous rezoning application for a market senior citizens' development, the Director of Planning noted that favourable consideration would be given to a well-designed, low-rise, medium-density townhouse development providing family accommodation at a maximum density of 0.60 floor space ratio and a maximum of 22 dwelling units per acre. This recommendation supported the Kingsway Task Force Guidelines as established by Council for this site in 1978.

As indicated in the calculations earlier in this report, the proposed rezoning and scheme of development is generally consistent with the site specific guidelines as established by Council. Various areas of deviations are apparent, however, and warrant examination.

(a) Floor Space Ratio

The drawings submitted indicate a floor space ratio of 0.614 as compared to the maximum floor space ratio guideline of 0.60. The floor space ratio deviation amounts to approximately 97 m² (1,044 sq.ft.). The applicant has indicated that the floor space ratio will be reduced to a maximum of 0.60 during the preparation of drawings for submission of a development permit application.

(b) Site Coverage

The guidelines established a maximum site coverage of 50 percent, whereas the drawings submitted indicate a proposed site coverage of 58.77 percent. The calculation includes those portions of the site devoted to vehicular circulation and parking.

As the lane to the south of the site is presently unopened and vehicular access is required in this area, the applicant has proposed a driveway parallel and immediately adjacent to the future lane. The proximity of the proposed driveway and the adjacent lane would normally not be accepted by the City Engineer; however, as this lane is most likely to remain unopened pending lane dedication from adjacent property owners, the City Engineer has concurred with the proposed driveway location on the understanding that this driveway will be closed when the lane is opened in the future and vehicular access will be taken directly from the lane. Future revision of the vehicular access in this fashion will allow for landscaping of this driveway area along the southerly boundary of the site, thereby improving the amenity of the scheme, its relationship to adjacent residential development to the south and will result in a marginal reduction in the site coverage as presently proposed.

Clause No. 3 Continued

Despite the marginal reduction in site coverage which may be achieved in the future, the proposed site coverage exceeds the guideline and, indeed, reveals a slightly cramped development with few useable open spaces. This raises a significant concern insofar as many of the units will likely be occupied by families with children and there is little opportunity in the present scheme for provision of children's play space. Site coverage will require further examination by the architect in preparing development permit application drawings in order to submit a proposal with a site coverage not exceeding the Council established guideline of 50 percent and in fact providing adequate useable open space.

(c) Family Units

Whereas the guidelines establish a minimum of 50 percent of the residential units having three or more bedrooms, the scheme submitted proposes 16 (43 percent) three-bedroom units, all of these being less ground-oriented than units proposed on the main floor of the various townhouse clusters. There are 16 ground-oriented, main floor units proposed, all of which are two-bedroom units, five having optional, additional floor area in the form of a den. The configuration and location of the den in these five main floor dwelling units would not readily lend itself to conversion to a third bedroom.

There is sufficient floor area provided for at a maximum floor space ratio of 0.60 to facilitate the provision of a minimum of 50 percent of the total units having three bedrooms. These family-oriented units should be given priority of location regarding ground orientation. Revisions to the scheme in this regard can be undertaken by the applicant in preparation of drawings for a development permit application.

SUMMARY and CONCLUSION

The proposed rezoning is generally consistent with the concept and site-specific guidelines for development as established by Council. Minor revisions to reduce the proposed floor space ratio and site coverage, as well as to increase the number of ground-oriented, three-bedroom townhouses, should be undertaken by the applicant in preparing drawings for a development permit application.

RECOMMENDATION

The Director of Planning recommends that the following be received and the matter be referred directly to a public hearing:

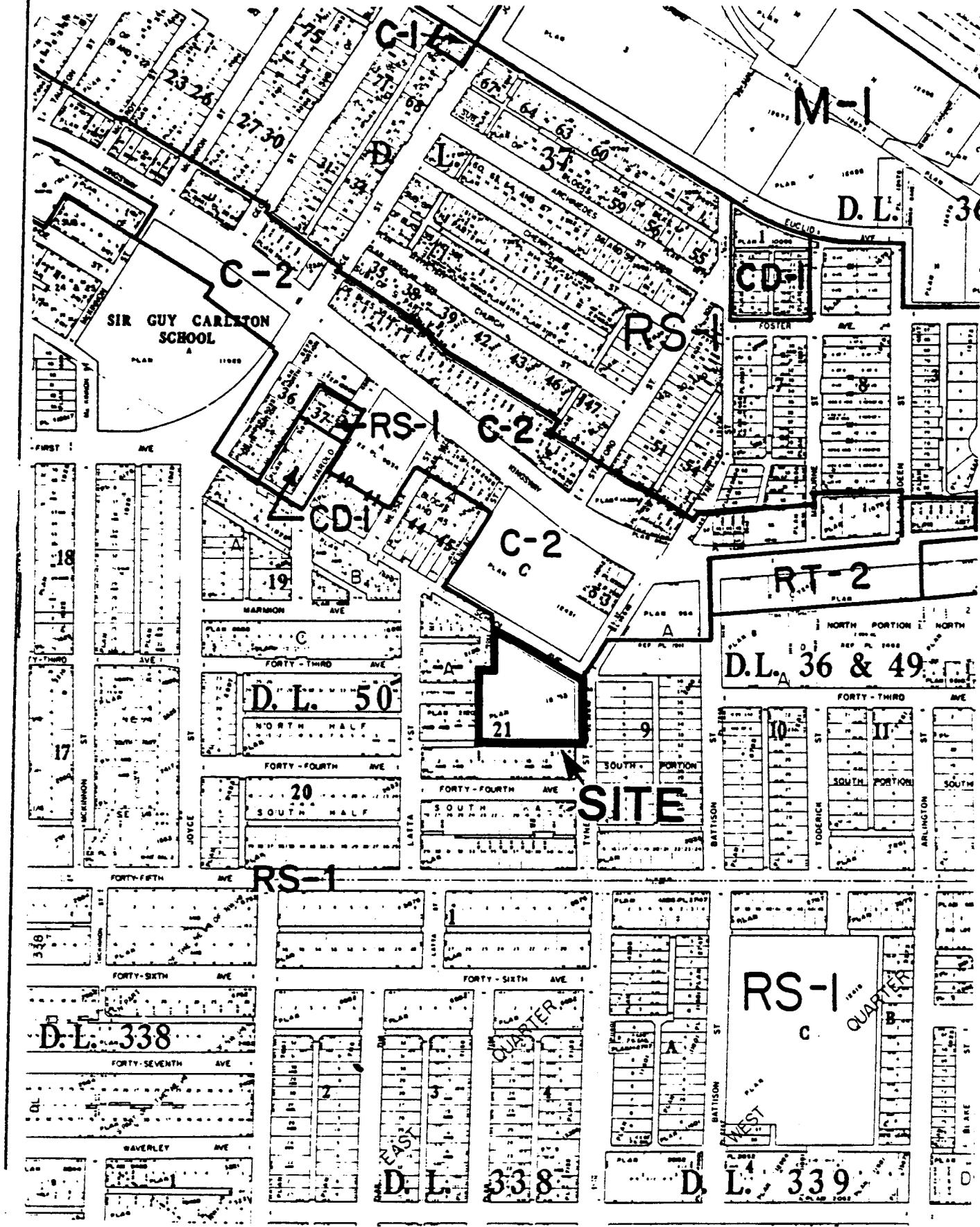
That the application to rezone the site at the southwest corner of School Avenue and Tyne Street to a new CD-1 District be approved, with the CD-1 By-law restricting use and development of this site as follows:

- a) a maximum of 37 townhouses with a minimum of 50 percent of the total units having three or more bedrooms and given priority of location regarding ground orientation;
- b) a maximum floor space ratio of 0.60;
- c) a maximum site coverage of 50 percent, noting that a slight increase may be allowed to accommodate southerly vehicular access until the southerly adjoining lane is opened;
- d) a minimum of 1.5 off-street parking spaces per dwelling unit;
- e) a maximum building height of two storeys plus basement and 30 feet, provided that no dwelling unit shall be located in a basement having a floor located more than 2.5 feet below the finished grade around the dwelling. "

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

APPROVED.
Council, July 21, 1981.

APPENDIX A



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

DRAWN *R Hm*
 DATE MAY 27 1981

REVISED

scale: 1" = 400'

file no.
 20-117



Vancouver City Planning Department



CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

October 29, 1981

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 29, 1981, at approximately 7:30 p.m. in the Council Chamber for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Harcourt
Aldermen Bellamy, Brown, Divinsky,
Eriksen, Ford, Rankin and
Yorke

ABSENT: Alderman Boyce (Leave of Absence)
Aldermen Kennedy and Puil

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,

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

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

1. Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue)

The Council considered an application by Mr. V. Delgatty, architect, to rezone the Southwest corner of School Avenue and Tyne Street (3360 School Avenue, Lot 2 of B, Block 21, D.L.50, Plan 15093) as follows:

Present Zone: CD-1 Comprehensive Development
District (By-law No. 4824)

Requested Zone: A new CD-1 Comprehensive Development
District

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

- a maximum of 37 townhouse dwelling units subject to the following:

(i) at least 50% of the total number of units shall contain 3 or more bedrooms and shall be located so as to provide direct access at or generally near grade; and

(ii) no part of the floor of any dwelling unit shall be more than 0.762m (2½ feet) below the finished grade of the surrounding ground;

- accessory buildings and accessory uses customarily ancillary to the above;

Cont'd...

Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue
(Cont'd))

- various other provisions pertaining to floor space ratio, height, site coverage and off-street parking, as detailed in the draft CD-1 By-law;

and subject to such conditions as Council may by resolution prescribe.

(ii) Any consequential amendments.

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

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

(a) That the scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the overall design and its relationship to adjacent development; the provision, location and maintenance of off-street parking including the design of any parking structures; materials and design of building facades; vehicular ingress and egress; the provision and maintenance of landscaping, including peripheral site treatment and the location and design of any fences or similar structures; the distribution and design of open space; and garbage collection facilities.

 (b) That the detailed scheme of development is not to be materially different than the plans prepared by Vern Delgatty, Architect, and stamped "Received, City Planning Department, January 30, 1981".

(c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one year from the date of enactment of the proposed By-law.

Mr. Delgatty briefly addressed the Council and invited questions on aspects of the proposed townhouse project.

Mr. R. Scobie, Zoning Division, advised the application was in general compliance with the Kingsway Task Force guidelines for this site established by Council in 1978. A further report would be submitted to Council by the City Engineer at a future date respecting future widening of School Avenue and Tyne Street.

The Mayor called for speakers for or against the application and the following made representations:

- Mr. R. E. Free, 5821 Latta Street, opposed the application on the ground of economics, submitting the property was far too valuable to house only 37 townhouse units and density should be increased to permit at least 200 units. Mr. Free circulated a petition (on file) with 13 signatures opposing townhouses and supporting single family or high density development.

Cont'd....

Southwest Corner of School Avenue
and Tyne Street (3360 School Avenue
(Cont'd)

- Mr. R. A. Baxter, 3361 East 44th Avenue, felt traffic problems would be increased in the area. He asked what had happened to a previous proposal for senior citizens housing on the subject site. Mr. Scobie advised the previous application had been abandoned due to funding problems at senior government levels.

- Mr. O. D. Smith, an area resident for 70 years expressed concern respecting the heavy traffic flow on Tyne Street and the hazard it would present to children living in the new townhouses.

MOVED by Ald. Bellamy,

THAT the foregoing rezoning application be approved subject to the conditions submitted by the Director of Planning.

- CARRIED UNANIMOUSLY

2. 176 East 18th Avenue

The Council considered an application by Mr. S. Pešić owner, to rezone 176 East 18th Avenue as follows:

Present Zone: C-1 Commercial District

Requested Zone: CD-1 Comprehensive Development District

- (i) The proposed CD-1 By-law, if approved, would restrict the use of the site as follows:
 - automobile transmission repair shop subject to the following:
 - (i) the storage of motor vehicles or parts shall be permitted only within a completely enclosed building;
 - (ii) no sign shall be permitted on the northerly facade of any building; and
 - (iii) no free standing sign shall be permitted within any front yard;
 - accessory uses customarily ancillary to the above;
 - various other provisions pertaining to floor space ratio, height, yards, site coverage and off-street parking, as detailed in the draft CD-1 By-law;and subject to such conditions as Council may by resolution prescribe.
- (ii) Any consequential amendments.
- (iii) Amend Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 District.

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

- (a) That the scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to the overall design and its relationship to adjacent development; vehicular ingress and egress; the provision and maintenance of off-street parking and loading; the provision and maintenance of landscaping including the quantity and quality of planting along the westerly site boundary; and garbage collection facilities.

Cont'd....

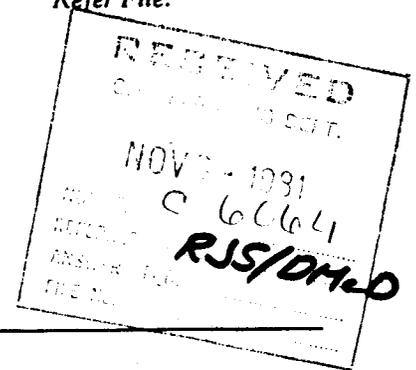
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 4, 1981

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

Refer File: P.H. No. 112



Subject: Public Hearing Meeting - October 29, 1981
Various Rezoning

I wish to inform you of the attached minutes from the Special Council Meeting (Public Hearing) held on October 29, 1981.

Please note any matters contained therein for your attention.

[Handwritten Signature]
CITY CLERK
BT

Att.

JT:ss

Also Sent To: Mr. V. Delgatty, Architect,
100 - 4400 Dominion, Burnaby, B.C.

Mr. S. Pesic, 5153 Ewart Street,
Burnaby, B.C. V5J 2W3

Qestar Developments Ltd.,
700 West Georgia Street,
VANCOUVER, B.C.

INFORMATION

3. Proposed Rezoning: S.W. Corner of
School Avenue and Tyne Street
(3360 School Avenue)

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to:

- (a) advise Council on the status of redevelopment at 3360 School Avenue;
- (b) advise Council that a non-substantive amendment will be undertaken to the height provisions of the draft by-law for this site, prior to the by-law proceeding for enactment.

BACKGROUND

The site is presently zoned CD-1 and has been zoned as such for several years, the intent of the existing zoning being to accommodate a senior citizens' development. For reasons of funding, the contemplated development was not pursued and the site was sold.

At a Public Hearing on October 29, 1981, Council considered amendments to the existing CD-1 By-law to permit development of this site with a maximum of 37 townhouse dwelling units. Regulations governing the form of development (e.g., maximum floor space ratio, maximum building height, minimum off-street parking requirements) were incorporated in the draft By-law before Council at the Public Hearing.

Following conclusion of the Public Hearing, Council approved in principle the proposed CD-1 By-law amendments. This approval was subject to several 'prior-to' conditions. Two of these conditions stated as follows:

'That the scheme of development in a development permit application be first approved by the Director of Planning...; and

That the detailed scheme of development is not to be materially different from the plans prepared by Vern Delgatty, Architect, and stamped 'Received, City Planning Department, January 30, 1981'.'

For financial reasons, the applicant elected not to proceed. B.I.L.D. (Building Independent Living with the Disabled) hold an interim agreement to purchase the site on behalf of the Chilean Housing Co-operative for the purpose of constructing a 37-unit townhouse project. B.I.L.D. has assumed the earlier rezoning initiative and is working to satisfy the 'prior-to' conditions so the CD-1 By-law amendments may be enacted.

ANALYSIS

The scheme of development prepared by Vern Delgatty Architects in support of the application to amend the existing CD-1 By-law would have required clarification and possible modifications at the development permit application stage with respect to proposed building height. The draft by-law which was approved in principle by Council would restrict building height to a maximum of 30 feet, except that no building was to encompass more than two storeys plus a basement.

Under Development Permit Application No. 95992, Gomberoff-Policzer Architects submitted drawings stamped 'Received, City Planning Department, August 8, 1983' illustrating a 37-unit townhouse project which exhibits many of the site planning characteristics presented in the Vern Delgatty scheme displayed at the Public Hearing. The

Clause No. 3 Continued

co-operative housing scheme now proposed fully complies with the provisions in the draft by-law approved in principle by Council, with the possible exception of maximum building height. On this aspect, eight of the 37 units proposed will be two and one-half storeys in height. All of the units now proposed would have less visible mass than the two storey plus basement units in the Vern Delgatty scheme. The building height proposed is considered to be consistent with the intended building character on the site. There is no substantive change from the draft By-law and scheme of development at Public Hearing in that a building height of two and one-half storeys is more or less equal to two storeys plus a basement, and the maximum height restriction of 30 feet continues to prevail. Nonetheless, the draft By-law should be altered prior to enactment to include the alternate means of expressing the building height.

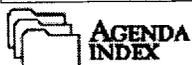
The Director of Planning has reviewed the development permit application and is prepared to approve the scheme submitted, subject to various conditions. Subject to development permit application approval, the draft By-law for this site may be presented to Council for enactment.

SUMMARY AND CONCLUSION

When Council considered and approved in principle amendments to the existing CD-1 zoning on this site on October 1981, the development contemplated was market townhouse dwelling units. A co-operative townhouse project with an equal number of dwelling units has now been proposed. This initiative to carry forward the CD-1 By-law amendments approved in principle by Council is consistent with the intended development on this site. Prior to approving this development permit application for the proposed co-operative housing development, Council is advised of a non-substantive amendment which will be made to building height provisions in the draft By-law prior to presentation for enactment."

The City Manager submits the foregoing report of the Director of Planning for Council's INFORMATION.

RECEIVED FOR INFORMATION. Council
August 23, 1983.



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](#).

[CITY HOMEPAGE](#)

[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"