



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 (158)

2657-2693 West 10th Avenue

2676-2696 West Broadway

By-law No. 5705

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

Effective September 20, 1983

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

- 1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 **Site**
For the purpose of this By-law “Northerly Portion” shall mean those lands comprising the site situated to the north of the lane, and “Southerly Portion” shall mean lands comprising the site situated to the south of the lane.
- 3 **Uses**
- 3.1 **Northerly Portion**
- (a) A maximum of 21 apartment units, with a total gross floor area not in excess of 2 059.345 m² (22,167.33 sq. ft.);
 - (b) Commercial uses, including retail, office, restaurant, and storage, with a total gross floor area not in excess of 3 608.5 m² (38,843.67 sq. ft.); and
 - (c) Accessory uses customarily ancillary to the above uses including off-street parking and loading.
 - (d) Any other use which the Director of Planning considers similar to the foregoing with regard to uses which may be permitted in adjacent commercial areas .
- 3.2 **Southerly Portion**
- (a) A maximum of 7 townhouses with a total gross floor not in excess of 1 097.98 m² (11,819.00 sq. ft.); and [8112; 99 11 02]
 - (b) Accessory uses customarily ancillary to the above including off-street parking and off-street parking for the adjacent development on the **Northerly Portion**.
- 4 **Floor Space Ratio**
- 4.1 **Northerly Portion**
The floor space ratio shall not exceed 3.0, comprising a maximum floor space ratio of 1.09 for residential uses and a maximum floor space ratio of 1.91 for commercial uses. Floor space ratio for the permitted uses shall be measured in accordance with the C-2C1 District Schedule.
- 4.2 **Southerly Portion**
The floor space ratio shall not exceed 0.93 measured in accordance with the RT-2A District Schedule.[8112; 99 11 02]
- 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. [8169; 00 03 14]
- 5 **Height**
The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law shall be 12.192 m (40.00 ft.) for the Northerly Portion and 10.668 m (35.00 ft.) for the Southerly Portion.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5705 or provides an explanatory note.*

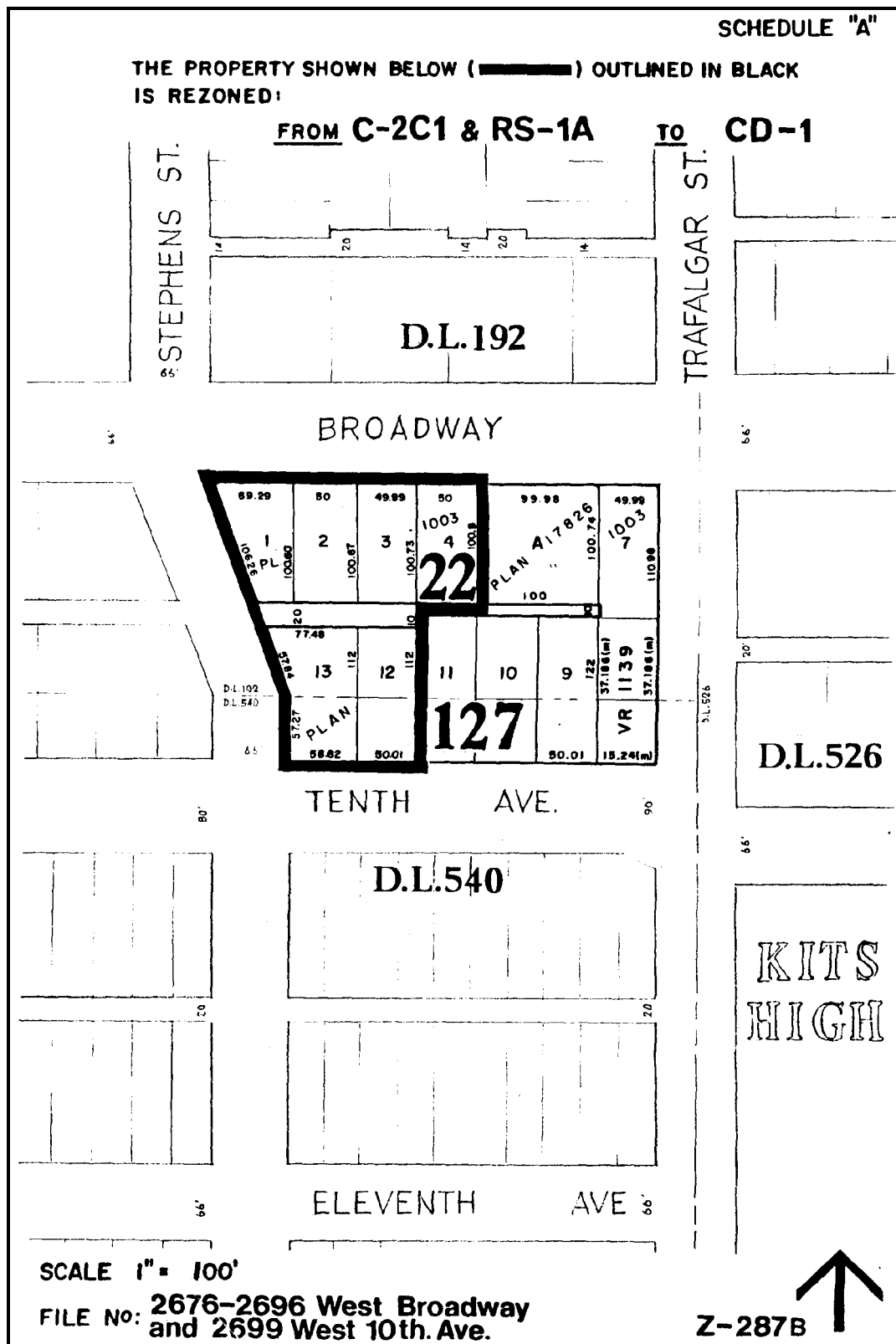
6 Off-street Parking and Loading

A minimum of 112 off-street parking spaces and 2 off-street loading spaces shall be provided, developed, and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except as follows:

- (a) A minimum of 5 parking spaces for residential use shall be located on the Northerly Portion;
- (b) A minimum of 31 parking spaces for residential use, serving both the Northerly and Southerly Portion, shall be located on the Southerly Portion;
- (c) A minimum of 76 parking spaces or in accordance with Table 12.1, whichever is the greater, for commercial use serving the Northerly Portion, shall be located on the Southerly Portion;
- (d) The minimum of 2 loading bays shall be located on the Northerly Portion.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 5705 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

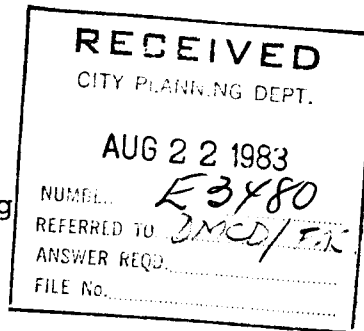


CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: August 18, 1983

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

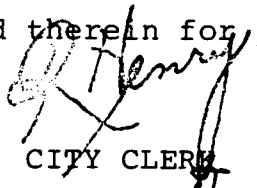


Refer File: P.H. 140

Subject: Various Rezoning - Public Hearing Meeting - August 11, 1983

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on August 11, 1983.

Please note any matters contained therein for your attention.


CITY CLERK

JT:ss

Att.

Also Sent To: Mr. A. Malciewski, Vera Housing Co-operative Assn.,
C/o Henriquez & Partners, 322 Water Street,
Vancouver, B.C. V6B 1B6

Dr. E. Wiebe, 750 West Broadway, Vancouver, B.C.
V5Z 1H1

Mr. S. Rasekh, 1112 West Pender Street, Vancouver, B.C.
V5Z 1H1

Mr. R. Grady, 2635 West 10th Avenue, Vancouver, B.C.
V6K 2J8

Mrs. Alma Dawson, 2810 S.W. Marine Drive,
Vancouver, B.C. V6P 6B2

3. A. 2605-2625 West 10th Avenue
B. 2676-2696 West Broadway and
2699 West 10th Avenue
C. 2635 West 10th Avenue

Council agreed to consider these three separate applications concurrently as the properties are located in the same general area.

The Deputy Mayor acknowledged the following correspondence received for consideration:

Mr. P. L. Reilander, 2716 West 11th Avenue	- Opposed
E. & L. McIsaac, 2726 West 11th Avenue	- Opposed
Mr. James D. Ott, 2770 West 1st Avenue (S. O. K. Holding Ltd.)	- Support

Following consideration of the three applications it was
MOVED by Ald. Brown,

THAT the hearing of applications 3(A) and 3(C) be adjourned.

- LOST

(Aldermen Bellamy, Davies, Eriksen, Kennedy, Yee and the Deputy Mayor opposed.)

For clarity, the three applications are minuted independently as follows:

A. 2605-2625 West 10th Avenue

The Council considered an application by Dr. Ellen Wiebe on behalf of the owners of 2605-2625 West 10th Avenue as follows:

LOCATION: 2605-2625 WEST 10TH AVENUE
(Lots 8-10, Block 127, D.L. 192 and 540, Plan 1003)

Present Zone: RS-1A One-Family Dwelling District

Requested Zone: RT-2A Two-Family Dwelling District

- (i) If the proposed rezoning is approved, a variety of redevelopment alternatives would be provided, subject to conditions, including:
- multiple conversion dwellings and additions to them;
 - dwelling units in basements;
 - infill development (additional building on properties with large yards);
 - increased FSR from 0.60 to 0.75;
 - the potential for small-scale townhouse or apartment developments if meeting site preconditions; and
 - demolition of existing buildings and construction of new two-family dwellings.
- (ii) Any consequential amendments.

Cont'd.....

Clause 3 continued

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

- (a) That prior to enactment of the amending by-law:
 - the owners of Lots 8-10, Block 127, D.L. 192 and 540, Plan 1003 dedicate the northerly 3.048 m (10.0 ft.) to the City for lane purposes with the plan showing the dedication to be registered in the Land Title Office;
 - a Bulkhead Agreement, satisfactory to the City Engineer and Director of Legal Services is registered against the properties;
- (b) Unless condition (a) is first satisfied this approval in principle will be valid for only one (1) year from the date of the Public Hearing unless extended by Council.

The Departmental position was reviewed by Mr. D. McDonald, Associate Director, Zoning, and Mrs. D. Whiting, Planner, Zoning.

There was one speaker respecting this application, namely, Mr. R. Grady, 2635 West 10th Avenue, who expressed general concern about increased densities and the effect of the new zoning on the existing single family area.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED

(Alderman Brown opposed.)

B. 2676-2696 West Broadway and
2699 West 10th Avenue

- . The Council considered an application by Mr. Sid Rasekh, Architect, behalf of the owner as follows:

LOCATION: 2676-2696 WEST BROADWAY AND 2699 WEST 10TH AVENUE
(Lots 1-4, Block 22, D.L. 192, Plan 1003 and Lots 12 and 13, Block 127, D.L. 192 and 540, Plan 1003).

Present Zone: C-2C1 Commercial District and
RS-1A One-Family Dwelling District

Requested Zone: CD-1 Comprehensive Development District

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

- NORTHERLY PORTION (those lands north of the lane):
- a mixed-use residential/commercial development;
 - a maximum of 21 apartment units;
 - a maximum FSR of 3.00, comprising a maximum FSR of 1.09 for residential uses and 1.91 for commercial uses, including retail, office, restaurant and storage;
 - a maximum building height of 12.192 m (40.00 ft.); and
 - provisions regarding off-street parking and loading.

Cont'd.....

Clause 3 continued

SOUTHERLY PORTION (those lands south of the lane):

- a maximum of 7 townhouses;
- a maximum FSR of 0.75;
- a maximum building height of 10.668 m (35.00 ft.); and
- parking provisions pertaining to underground parking spaces for uses on both the northerly and southerly portions.

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

(iii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having particular regard to the following:
- the overall design and its relationship to existing development with particular regard to the 10th Avenue and Broadway streetscapes;
 - increasing the amount of daylight penetration to the second, third, and fourth levels (northerly portion);
 - façade treatment of the townhouses on the southerly portion, particularly along the Stephens Street elevation;
 - phasing of the development to ensure development and opening of the underground parking on the southerly portion as early in the construction phase as possible;
 - pedestrian and vehicular circulation within and to/from the site; the accessibility, safety, and security of off-street parking facilities; and separation of the residential and commercial underground parking;
 - the provision and maintenance of landscaping and lighting;
 - the provision, location and screening of garbage facilities; and
 - the submission of an acceptable comprehensive sign plan for the site.
- (b) That the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983 and June 13, 1983," provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That the applicant enter into an agreement with the City to the satisfaction of the City Engineer and Director of Legal Services, regarding the use and maintenance of the lane;

Cont'd.....

Clause 3 continued

- (d) That the applicant enter into an agreement with the City, to the satisfaction of the City Engineer and the Director of Legal Services, to secure interim parking on a leasehold basis for the existing commercial development, preferably within 45.720 m (150.00 ft.) of the subject site to replace the parking lost during initial construction on the southerly portion;
- (e) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Mr. D. McDonald, Associate Director, Zoning Division, gave a detailed review of the application, explained the relationship of the site to the surrounding RS-1 area, and answered questions from Council members respecting parking uses for both southerly and northerly portions of the parcels.

Mrs. D. Whiting, Planner, Zoning Division, explained the ramifications of RT-2A and CD-1 zoning.

Following the staff presentation Mr. Rasekh explained details of the development proposed for the West Broadway and West 10th Avenue sites and responded to questions respecting a covenant which would guarantee that parking requirements for the northerly portion of the site (2676-2696 West Broadway) would always be available on the southerly portion (2699 West 10th Avenue). Mr. Rasekh stated it was his understanding a covenant had been registered and one property could not be sold without the other.

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

-Mr. Jim Mouzourakis, representing Kitsilano Citizens Planning Committee, advised the Committee supported the application. It was also felt the view factor would not be influenced.

Mr. N. Cole-Morgan, 3635 West 20th Avenue, urged the maintenance of the single family character of the area and felt any increase in density would make the neighbourhood less attractive to families.

Mr. Brian Crowe, Chairperson, Kitsilano Terrace Housing Block, noted the area was presently deficient in parking, was extremely busy and adjacent to Kitsilano High School. His building was next door to the subject site and had only 21 parking spaces for 27 units.

Mr. R. Grady, 2625 West 10th Avenue, spoke in general terms on the effect of the rezoning.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

Clause 3 continued

C. 2635 West 10th Avenue

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

LOCATION: 2635 West 10th Avenue
(Lot 11, Block 127, D.L. 192 and 540, Plan 1003)

Present Zone: RS-1A One-Family Dwelling District

Requested Zone: RT-2A Two-Family Dwelling District

(i) If the proposed rezoning is approved, a variety of redevelopment alternatives would be provided, in accordance with those listed under item 3(a) above.

(ii) Any consequential amendments.

Following a staff presentation by Mr. D. McDonald, Associate Director, Zoning Division, and Mrs. D. Whiting, Planner, Zoning Division, Mr. R. Grady, owner of the subject site, advised Council he would withdraw his opposition to this rezoning application if he could be assured his existing non-conforming suites would retain their current licensed status.

Members of Council requested the City Manager clarify the status of these suites in response to Mr. Grady's concerns. The Deputy Mayor so directed.

MOVED by Ald. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

* * * * *

At this point in the proceedings Alderman Kennedy left the meeting.

* * * * *

4. Portion of 2810 S.W Marine Drive

The Council considered an application by Mrs. Alma J. Dawson, owner, as follows:

LOCATION: A PORTION OF 2810 SOUTHWEST MARINE DRIVE
(Lot 7, Block 1, D.L. 315, Plan 5018)

Present Zone: RA-1 Limited Agricultural District

Requested Zone: RS-1 One-Family Dwelling District

(i) If the proposed rezoning is approved, the applicant proposes to subdivide to create a four-parcel subdivision comprising three parcels within the RS-1 zoning district and one parcel within the RA-1 zoning district.

(ii) Any consequential amendments.

Cont'd.....

Clause 4 continued

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

- (a) That prior to enactment of the amending by-law, the owner dedicate a 5.181 m (17.00 ft.) strip along the northerly boundary of Lot 7 for road purposes with the plan showing the dedication to be registered in the Land Title Office;
- (b) Unless condition (a) is first satisfied this approval in principle will be valid for only one (1) year from the date of the Public Hearing unless extended by Council.

Mrs. D. Whiting, Planner, Zoning Division, advised the owner of 2810 S. W. Marine Drive was requesting the rezoning of a 0.23 acre portion of the site in order to create a four parcel subdivision with three parcels in the RS-1 district and one parcel within the RA-1 district.

Mr. R. J. Dawson, joint owner, stated the subject site was developed with a garden rockery and a portion of swimming pool. The re-alignment would accommodate these facilities in the centre sub-divided parcel. He submitted the projection into the RS-1 district of the triangular RA-1 portion was an anomaly and rezoning would not create a precedent for future rezoning applications in the Southlands area.

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

Mrs. J. McKenzie, Southlands Ratepayers Association, expressed opposition, citing the principal policy of the Association was the preservation of the RA-1 district in Southlands and the continuation of riding and equestrian activities in the area. It was felt any change would be detrimental and create a precedent.

Mr. J. McCrum, Save the Angus Lands, felt Council should defer a decision pending an overall plan for Southlands and the whole of the flat lands.

The Deputy Mayor noted letters from Mr. J. R. Milner, 2890 S. W. Marine Drive opposed to the application and Mr. L. L. G. Bentley Cedarhurst Stables Ltd., 2999 West 53rd Avenue in support.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

5. Text Amendment - First Shaughnessy District (FSD)
Official Development Plan By-law No. 5546

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

TEXT AMENDMENT: FIRST SHAUGHNESSY DISTRICT (FSD) OFFICIAL DEVELOPMENT PLAN,
BY-LAW, NO. 5546

- (i) The proposed amendment to the Official Development Plan, if approved, would amend Sections 2, 4.3.2(c) and 4.4.3(a) to clarify the maximum potential number of conversion units achievable on a given site and delete references to the Land Title Office regarding existing sites.
- (ii) Any consequential amendments.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at approximately 9:45 p.m.

* * * * *

#158
2676-011
1-1011
1117

BY-LAW NO. 5705

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

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

1. The "Zoning District Plan" annexed by By-law No. 3757 as Schedule "D" is hereby amended according to the plan marginally numbered Z-287B 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. SITE

For the purpose of this By-law "NORTHERLY PORTION" shall mean those lands comprising the site situated to the north of the lane, and "SOUTHERLY PORTION" shall mean lands comprising the site situated to the south of the lane.

3. USES

3.1 NORTHERLY PORTION

- (a) A maximum of 21 apartment units, with a total gross floor area not in excess of 2 059.345 m² (22,167.33 sq. ft.);
- (b) Commercial uses, including retail, office, restaurant, and storage, with a total gross floor area not in excess of 3 608.577 m² (38,843.67 sq. ft.); and
- (c) Accessory uses customarily ancillary to the above uses including off-street parking and loading.
- (d) Any other use which the Director of Planning considers similar to the foregoing with regard to uses which may be permitted in adjacent commercial areas.

3.2 SOUTHERLY PORTION

- (a) A maximum of 7 townhouses with a total gross floor not in excess of 884.872 m² (9,525.00 sq. ft.); and
- (b) Accessory uses customarily ancillary to the above including off-street parking and off-street parking for the adjacent development on the NORTHERLY PORTION.

4. FLOOR SPACE RATIO

4.1 NORTHERLY PORTION

The floor space ratio shall not exceed 3.0, comprising a maximum floor space ratio of 1.09 for residential uses and a maximum floor space ratio of 1.91 for commercial uses. Floor space ratio for the permitted uses shall be measured in accordance with the C-2C1 District Schedule.

4.2 SOUTHERLY PORTION

The floor space ratio shall not exceed 0.75 measured in accordance with the RT-2A District Schedule,

5. HEIGHT

The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law shall be 12.192 m (40.00 ft.) for the NORTHERLY PORTION and 10.668 m (35.00 ft.) for the SOUTHERLY PORTION.

6. OFF-STREET PARKING AND LOADING

A minimum of 112 off-street parking spaces and 2 off-street loading spaces shall be provided, developed, and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except as follows:

- (a) A minimum of 5 parking spaces for residential use shall be located on the NORTHERLY PORTION;
- (b) A minimum of 31 parking spaces for residential use, serving both the NORTHERLY and SOUTHERLY PORTION, shall be located on the SOUTHERLY PORTION;
- (c) A minimum of 76 parking spaces or in accordance with Table 12.1, whichever is the greater, for commercial use serving the NORTHERLY PORTION, shall be located on the SOUTHERLY PORTION;
- (d) The minimum of 2 loading bays shall be located on the NORTHERLY PORTION.

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

DONE AND PASSED in open Council this 20th day
of September, 1983.

(signed) Michael Harcourt
Mayor

(signed) M. Kinsella
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 20th day of September, 1983.

DEPUTY CITY CLERK"

150

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

65' STEPHENS ST.

TRAFALGAR ST.

D.L. 192

BROADWAY

22

127

D.L.526

KITS HIGH

D.L.540

ELEVENTH

AVE

B


**FILE No: 2676-2696 West Broadway
and 2699 West 10th. Ave.**

Z-287B

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: September 21, 1983


To:  Director of Planning
(Attention: Zoning Planner)

Refer File: P.H. #140
5303
5308

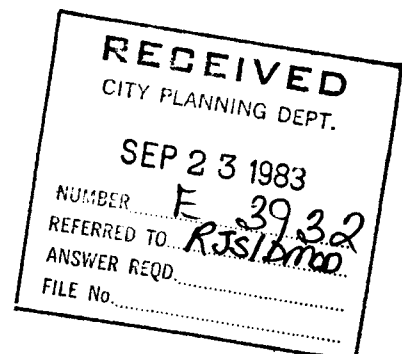
Subject: Motion re Design Guidelines for 2676-2696 West Broadway
2699 West 10th Avenue

I wish to advise you of the attached extract from the Minutes of the Vancouver City Council meeting of September 20, 1983, respecting the above matter.

M Kinsella

DEPUTY CITY CLERK 

JT:ci
Att.



Extract from the Minutes of the Vancouver City Council
meeting of September 20, 1983

A. Proposed Conditions of Development
for 2676-2696 West Broadway and
2699 West 10th Avenue

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

THAT the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983, and June 13, 1983", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development; and

FURTHER THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

- CARRIED UNANIMOUSLY

MOTION

Moved by

Am. Selamy

Seconded by

Ilpita

THAT the approved form of development be generally as presented in the drawings prepared by Sid Rasekh, Architect, stamped "Received, City Planning Department, March 21, 1983 and June 13, 1983," provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development.

AND FURTHER

THAT this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

BY-LAW NO. 7375

A By-law to amend
By-law No. 6510, being the
Sign By-law

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

1. Schedule E to By-law No. 6510 is amended by inserting, in the correct alpha-numeric order for column 2, the following:

"650 West 41st Avenue (Oakridge)	CD-1(1)	3568	B(C-2)"
"2668-2696 W. Broadway	CD-1(158)	5705	B(C-2)"
"3496-3578 Kingsway	CD-1(162)	5762	B(C-2)"

2. By-law No. 6510 is further amended by deleting the diagram labelled "MAP 4" and substituting the identically labelled diagram which is attached to and forms part of this By-law.

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

DONE AND PASSED in open Council this 17th day of
January, 1995.

"(signed) Philip W. Owen"
Mayor

"(signed) Maria C. Kinsella"
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 17th day of January 1995, and numbered 7375.

CITY CLERK"

[illegible]

Comm. C-2 Comm. C-1



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

PRESENT:

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

ABSENT:

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

**CITY CLERK'S
OFFICE:**

Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

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"

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

14. Form of Development: 2799 Yew Street

July 11, 2000 File: 2609/RTS: 1625

MOVED by Cllr. Daniel Lee,

THAT the form of development for the CD-1 zoned site known as 2799 Yew Street be approved generally as illustrated in the Development Application Number DE404825, prepared by Davidson Yuen Simpson Architects and Downs/Archambault & Partners and stamped "Received, City Planning Department January 24, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

15. Form of Development: 2687 West 10th Avenue

July 11, 2000 File: 2609/RTS: 1626

MOVED by Cllr. Don Lee,

THAT the form of development for this CD-1 zoned site known as 2657-2693 West 10th Avenue (2687 West 10th Avenue being the application address) be approved generally as illustrated in the Development Application Number DE405103, prepared by Eric Stine Architect Inc. and stamped "Received, City Planning Department May 5, 2000", provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of this site or adjacent properties.

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

16. Animal Control Services Improvements

June 2, 2000 File: 3507/RTS: 1478

MOVED by Cllr. Puil,

THAT the Administrative Report, dated June 2, 2000, be received for information.

- CARRIED UNANIMOUSLY

(Councillor Bass absent for the vote)

17. Enforcement of Illegal Marijuana Grow Operations