



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 (162)

*3496-3578 Kingsway
3545 East 43rd Avenue
By-law No. 5762*

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

Effective May 1, 1984

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

BY-LAW NO. 5762

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

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

1 The “Zoning District Plan” annexed by By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-292A and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said 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 100 townhouses or apartment dwelling units all of which shall be eligible for funding under Section 56.1 of the **National Housing Act** and subject to the following:
 - (i) of the total number of dwelling units, a minimum of 55 percent shall have two bedrooms, a minimum of 20 percent shall have three bedrooms and the remainder shall have one bedroom; and
 - (ii) all two and three bedroom units shall be designed for families;
- (b) Common use area for residents of the development, subject to the following
 - (i) the gross floor area shall not exceed 231.979 m² (2,497.00 sq. ft.);
- (c) Commercial uses, limited to office and retail uses, and any other of the commercial uses listed in the C-2 District Schedule provided that the Director of Planning is satisfied that any such commercial use is compatible with any residential uses proposed for the site and adjacent land uses, and subject to the following:
 - (i) the gross floor area shall not exceed 4491.953 m² (48,351.60 sq. ft.);
- (d) Accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The floor space ratio shall not exceed 0.75, excluding the common use area but including a maximum floor space ratio of 0.25 for commercial uses.

3.2 The floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-2A District Schedule.

3.3 The floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-2 District Schedule.

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. [8169; 00 03 14]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5762 or provides an explanatory note.*

4 Height

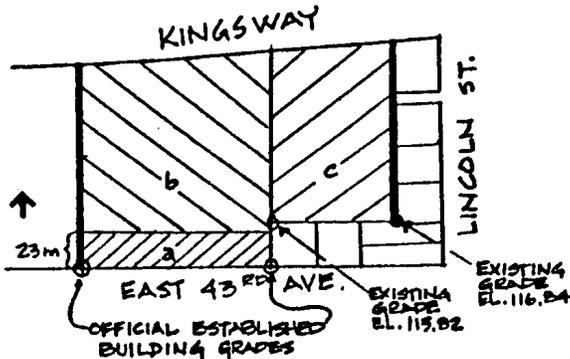
4.1 The maximum height of all buildings containing a commercial component, measured from the base surface, shall be 12.192 m (40.00 ft.).

4.2 The maximum height of architectural appurtenances, including a clock tower, measured from the base surface, shall be 13.564 m (44.50 ft.).

4.3 The maximum height of all other buildings shall be as follows:

- (a) for that portion of the site within area “a” on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the East 43rd Avenue north property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 7.01 m (23.00 ft.) above a line connecting the Official Established Building Grades at the points illustrated on Diagram 1 below;
- (b) for that portion of the site within area “b” on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the East 43rd Avenue north property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 7.62 m (25.00 ft.) above a line connecting the Official Established Building Grades at the points illustrated on Diagram 1 below; and
- (c) for that portion of the site within area “c” on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the southerly property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 6.096 m (20.00ft.) above a line connecting the existing grades noted on Diagram 1 below.

Diagram 1



5 Site Coverage

The maximum site coverage for all buildings and paved areas, excluding areas solely for pedestrian circulation, shall be 50 percent.

6 Off-street parking and loading

Off-street parking and loading spaces for all uses 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) parking spaces for residential uses shall be provided at a minimum ratio of 1.5 spaces for each dwelling unit; and
- (b) parking spaces otherwise allocated for commercial uses shall, after regular working hours, be provided for visitors at a minimum ratio of 0.2 spaces for each dwelling; and
- (c) section 6.1 of the Table 12-1 shall not apply.

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

DONE AND PASSED in open Council this 1st day of May 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 1st day of May, 1984, and numbered 5762.

CITY CLERK”

CD-1 file

CITY OF VANCOUVER

SPECIAL COUNCIL - PUBLIC HEARING

February 9, 1984

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 9, 1984 in the Council Chamber, Third Floor, City Hall, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

ABSENT: Aldermen Bellamy and Kennedy

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. 3496-3578 Kingsway - South Side of Kingsway between Battison and Lincoln Streets

Council considered an application by Mr. Garry Nielsen, Architect, on behalf of the B.C. Labourers Pension Fund as follows:

LOCATION: 3496 - 3578 KINGSWAY - SOUTH SIDE OF KINGSWAY BETWEEN BATTISON AND LINCOLN STREETS (Lots 1 and 2, Block 12 North Portion, D.L. 36 and 49, Plan 5366 and Block 11 North Portion, D.L. 36 and 49, Plan 954)

Present Zoning: RS-1 One-Family Dwelling District, RT-2 Two-Family Dwelling District, and C-2 Commercial District.

Requested Zoning: CD-1 Comprehensive Development District

- (i) The Draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
 - a maximum of 100 townhouse or apartment units, all of which shall be eligible for funding under Section 56.1 of the National Housing Act;
 - a maximum overall floor space ratio (FSR) of 0.75 with a maximum commercial FSR of 0.25;
 - a maximum of 231.97 m² (2,497.00 sq. ft.) of community space;

Cont'd.....

3496-3578 Kingsway - South Side of Kingsway
between Battison and Lincoln Streets (Cont'd)

- a maximum building height of 12.19 m (40.00 ft.) for the mixed-use commercial/residential buildings along Kingsway, measured from the base surface, except for a clock tower which may be permitted to a height of 13.56 m (44.50 ft.); and for all other buildings, a maximum height determined by a limiting plane or planes, perpendicular to a vertical plane along the East 43rd Avenue north property line, with the intersection of the horizontal and vertical planes being parallel to and 7.62 m (25.00 ft.) above lines connecting the official established building grades at points to be illustrated on a map as part of the draft by-law;
 - a maximum site coverage of 50 percent, including surface parking and vehicular facilities;
 - provisions regarding off-street parking;
- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District;
- (iii) Any consequential amendments.

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

- (a) That the site (Lots 1 and 2, Block 12 North Portion, D.L. 36 and 49, Plan 5366 and Block 11 North Portion, D.L. 36 and 49, Plan 954) be first consolidated into one parcel and so registered in the Land Title Office.
- (b) That the detailed scheme of development in a development permit application be first approved by the Development Permit Board, 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 westerly and southerly elevations, including finished grade, and their relationship to adjacent development;
 - roofscape design and exterior building finishes;
 - pedestrian and vehicular circulation within and to/from the site; the accessibility, safety and security of off-street parking facilities and separation of residential and commercial parking areas;
 - the provision and maintenance of landscaping surface treatment, with particular regard to the pedestrian and open space areas and peripheral site treatment;
 - the provision of adequate landscaping of the surface parking area along Kingsway;
 - the provision, location, and screening of garbage facilities;
 - the resolution, to the satisfaction of the City Engineer and Fire Chief, of hydrant and fire and emergency vehicle access;
 - noise abatement for residential units adjacent to Kingsway;
 - the provision of suitable outdoor lighting; and
 - the provision of a comprehensive sign plan.

Cont'd.....

3496-3578 Kingsway - South Side of Kingsway
between Battison and Lincoln Streets (Cont'd)

- (c) That the approved form of development be generally as presented in the drawings prepared by Garry Nielsen Architect stamped 'Received, City Planning Department, July 7, 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.
- (d) That the applicant enter into an agreement to the satisfaction of the Director of Legal Services and City Engineer for the provision of underground electrical and telephone services, the costs of which are to be borne by the developer.
- (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.

At its meeting on January 17, 1983, Council considered a Manager's Report dated January 11, 1984 in which the Director of Planning, on behalf of the Development Permit Board, sought Council approval on matters arising from the Board's consideration of the development permit application respecting 3496-3578 Kingsway, i.e. the number of vehicles accessing 43rd Avenue, the method of height measurement and approval of the height of buildings along 43rd Avenue. Council received the following recommendations and referred them to the Public Hearing:

"THAT Council endorse the provision of 69 off-street parking spaces below Cluster 'C' accessing to 43rd Avenue;

THAT the City Engineer be instructed to consult with the residents of the district and officials of the B.C. Telephone Company to establish the feasibility of creating a residents-only parking (RPO) zone within the area, specifically to reduce the impact of spill-over parking on the immediate residential community;

THAT Council endorse the north property line of 43rd Avenue as the base line for measuring the maximum height of 25 feet for all buildings not containing a commercial component being contained within an envelope created by a plane or planes extending northward at right angles from the reference height line or lines 25 feet above the existing grades of the 43rd Avenue north property line.

THAT Council endorse the maximum clock tower elevation of 124.5 m (City datum) (44.06 ft.) above base surface."

Cont'd.....

3496-3578 Kingsway - South Side of Kingsway
between Battison and Lincoln Streets (Cont'd)

Mr. D. MacDonald, Associate Director, Zoning Division, said the application was before Council at a Public Hearing on August 30, 1983 when it was given endorsement and the City Engineer was requested to report back on the parking access proposed for East 43rd Avenue. The matter proceeded to the Development Permit Board at which time it was determined the by-law reference regarding height had not been properly drafted to accommodate the scheme as presented in August. The intention in August was that none of the residential structures should be higher than the 25 feet as viewed from 43rd Avenue. The by-law should have been drawn in such a way as to limit the height to 25 feet but to allow for higher buildings within the site as it slopes down towards Kingsway.

Mr. R. Scobie, Zoning Division, submitted the following technical amendment to Section 4.3 of the by-law, proposed for adoption by Council, which would deal with the question of height measurement:

"4.3 The maximum height of all other buildings shall be determined by a limiting plane or planes, perpendicular to a vertical plane along the East 43rd Avenue north property line, with the line of intersection of the vertical and perpendicular plane or planes being parallel to and 7.62 m (25.00 ft.) above lines connecting the Official Established Building Grades at the points illustrated below."

*underlining denotes altered wording

Mr. J. Lehto, Development Planner, with the aid of a site diagram, explained the effect of the height measurement now proposed.

Mr. Garry Nielsen reviewed his application and with slides discussed details of vehicular access, parking spaces, building heights and view impact. Mr. Nielsen also noted that although the parking for the project would be accommodated on-site at a 1.5 ratio, he appreciated there was a parking problem on streets in the area largely generated by B.C. Telephone Company employees and patrons of a nearby Kingsway hotel. He supported the recommendation of the Development Permit Board that the City Engineer discuss the problem with residents of the district and B.C. Telephone Company officials.

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

- Mr. Anthony Salfi, 3575 East 43rd Avenue, objected to using 43rd Avenue as the base level for height measurement stating it would be detrimental and result in the units adjacent to his property being 9 feet higher than his house. He would suffer loss of privacy and views. A legal survey was requested before the building permit was approved.

- Ms. Sonja Steigenberger-Baker, 3535 East 45th Avenue, requested the five units on 43rd be scaled down so the roof peaks were lowered - flat roofs would be preferred. Three letters from other residents in the vicinity citing objections were read by the speaker.

Cont'd.....

3496-3578 Kingsway - South Side of Kingsway
between Battison and Lincoln Streets (Cont'd)

- Mr. Roland Gordon, B.C. Labourers Pension Fund, stated the architect had assured him the units adjacent to Mr. Salfi's residence would be at the same level, not several feet higher, as alleged. He agreed parking in the area was a disaster and this was one of the reasons the Pension Fund had tripled its parking and placed it underground. Mr. Gordon said the architect would be instructed to do something about some of the neighbourhood concerns.

- Lillian Martin, Secretary, H. W. Flesher Housing Co-op, said there was no change in the height originally proposed, only in the method of measurement. She noted the parking spaces being provided were in excess of the minimum requirement.

- Mr. A. Renshaw, 3545 East 45th Avenue, requested lower roof heights on 43rd Avenue.

- Mr. Vince Prasad, 5849 Lincoln, objected to loss of views and privacy.

- Marvyn Thompson, 5878 Toderick, stated the residents' main concerns had not changed in the four years of discussion on the development of the site - height of buildings and vehicular access on 43rd Avenue. His particular concern was on-street parking - in the daytime the streets were plugged with B.C. Tel cars and at night with the cars of Mr. Sport Hotel patrons.

- Mr. Lance Steigenberger, 3535 East 45th Avenue, circulated several pieces of documentation and a series of photographs in support of his contention that the units proposed for 43rd Avenue would result in considerable view loss. Roofs represented non-usable space and a lower pitch would be more acceptable. He requested the architects consider cutting roof heights by three feet or excavating on-site so the units would sit lower.

- Mr. Pat Harris, Ms. Joan Elliott, Mrs. Cathryn Kotsalis, Ms. Gudrun Langolf (Inner City Housing), all spoke in support.

Questioned by members of Council about the feasibility of lowering the roofs of the units in the S.E. corner and on 43rd, Mr. Nielsen stated while he did not favour changing the slope of roofs, it may be possible to flatten portions of the roofs of the units on 43rd Avenue by two or three feet. A solution would not be easy but it could be done.

Following further discussion, it was

MOVED by Ald. Puil,

THAT this portion of the Public Hearing be adjourned to the next regular meeting of Council to permit Planning Department staff and the applicant an opportunity to study and report back on means whereby the height of the units at the Southeast corner of the site and on 43rd Avenue can be reduced;

FURTHER THAT the City Engineer be instructed to report at that time on the feasibility of parking restrictions in the area and specifically on the south side of 43rd Avenue.

- CARRIED UNANIMOUSLY

#162
R2.3496-3578
KINGSWAY
(between BATTISON
& LINCOLN)

EXPLANATION

RE: ZONING & DEVELOPMENT BY-LAW - 3496-3578
KINGSWAY - REZONING TO CD-1

Council, following a Public Hearing held on February 9 and February 21, 1984, approved a recommendation to rezone the above described property to CD-1 provided that amendments were made to the regulations regarding height. The Director of Planning advises that all prior to conditions have been met and it is, therefore, in order to enact the attached by-law which has been amended with respect to height.

Director of Legal Services

April 17, 1984

BY-LAW NO. 5762

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

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

1. The "Zoning District Plan" annexed by By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-292A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. USES

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said 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 100 townhouses or apartment dwelling units all of which shall be eligible for funding under Section 56.1 of the National Housing Act and subject to the following:
 - (i) of the total number of dwelling units, a minimum of 55 percent shall have two bedrooms, a minimum of 20 percent shall have three bedrooms and the remainder shall have one bedroom; and
 - (ii) all two and three bedroom units shall be designed for families;
- (b) Common use area for residents of the development, subject to the following:
 - (i) the gross floor area shall not exceed 231.979 m² (2,497.00 sq. ft.);
- (c) Commercial uses, limited to office and retail uses, and any other of the commercial uses listed in the C-2 District Schedule provided that the Director of Planning is satisfied that any such commercial use is compatible with any residential uses proposed for the site and adjacent land uses, and subject to the following:
 - (i) the gross floor area shall not exceed 4491.953 m² (48,351.60 sq. ft.);
- (d) Accessory uses customarily ancillary to the above uses.

3. FLOOR SPACE RATIO

- 3.1 The floor space ratio shall not exceed 0.75, excluding the common use area but including a maximum floor space ratio of 0.25 for commercial uses.

3.2 The floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-2A District Schedule.

3.3 The floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-2 District Schedule.

4. HEIGHT

4.1 The maximum height of all buildings containing a commercial component, measured from the base surface, shall be 12.192 m (40.00 ft.).

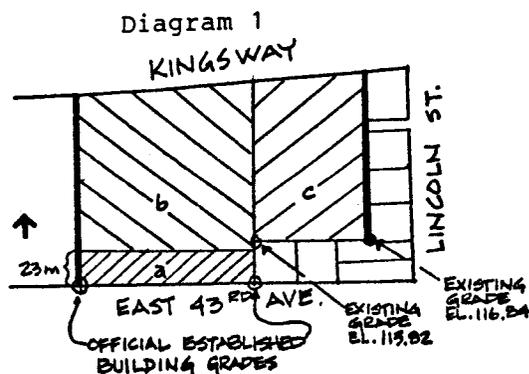
4.2 The maximum height of architectural appurtenances, including a clock tower, measured from the base surface, shall be 13.564 m (44.50 ft.).

4.3 The maximum height of all other buildings shall be as follows:

(a) for that portion of the site within area "a" on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the East 43rd Avenue north property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 7.01m (23.00 ft.) above a line connecting the Official Established Building Grades at the points illustrated on Diagram 1 below:

(b) for that portion of the site within area "b" on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the East 43rd Avenue north property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 7.62m (25.00 ft.) above a line connecting the Official Established Building Grades at the points illustrated on Diagram 1 below; and

(c) for that portion of the site within area "c" on Diagram 1 below, maximum building height shall be determined by a limiting plane perpendicular to a vertical plane along the southerly property line, with the line of intersection of the vertical and perpendicular plane being parallel to and 6.096m (20.00 ft.) above a line connecting the existing grades noted on Diagram 1 below.



5. SITE COVERAGE

The maximum site coverage for all buildings and paved areas, excluding areas solely for pedestrian circulation, shall be 50 percent.

6. OFF-STREET PARKING AND LOADING

Off-street parking and loading spaces for all uses 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) parking spaces for residential uses shall be provided at a minimum ratio of 1.5 spaces for each dwelling unit; and
- (b) parking spaces otherwise allocated for commercial uses shall, after regular working hours, be provided for visitors at a minimum ratio of 0.2 spaces for each dwelling; and
- (c) section 6.1 of the Table 12-1 shall not apply.

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

DONE AND PASSED in open Council this 1st day of May ,
1984.

(signed) Michael Harcourt

Mayor

(signed) R. Henry

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 1st day of May, 1984, and numbered 5762.

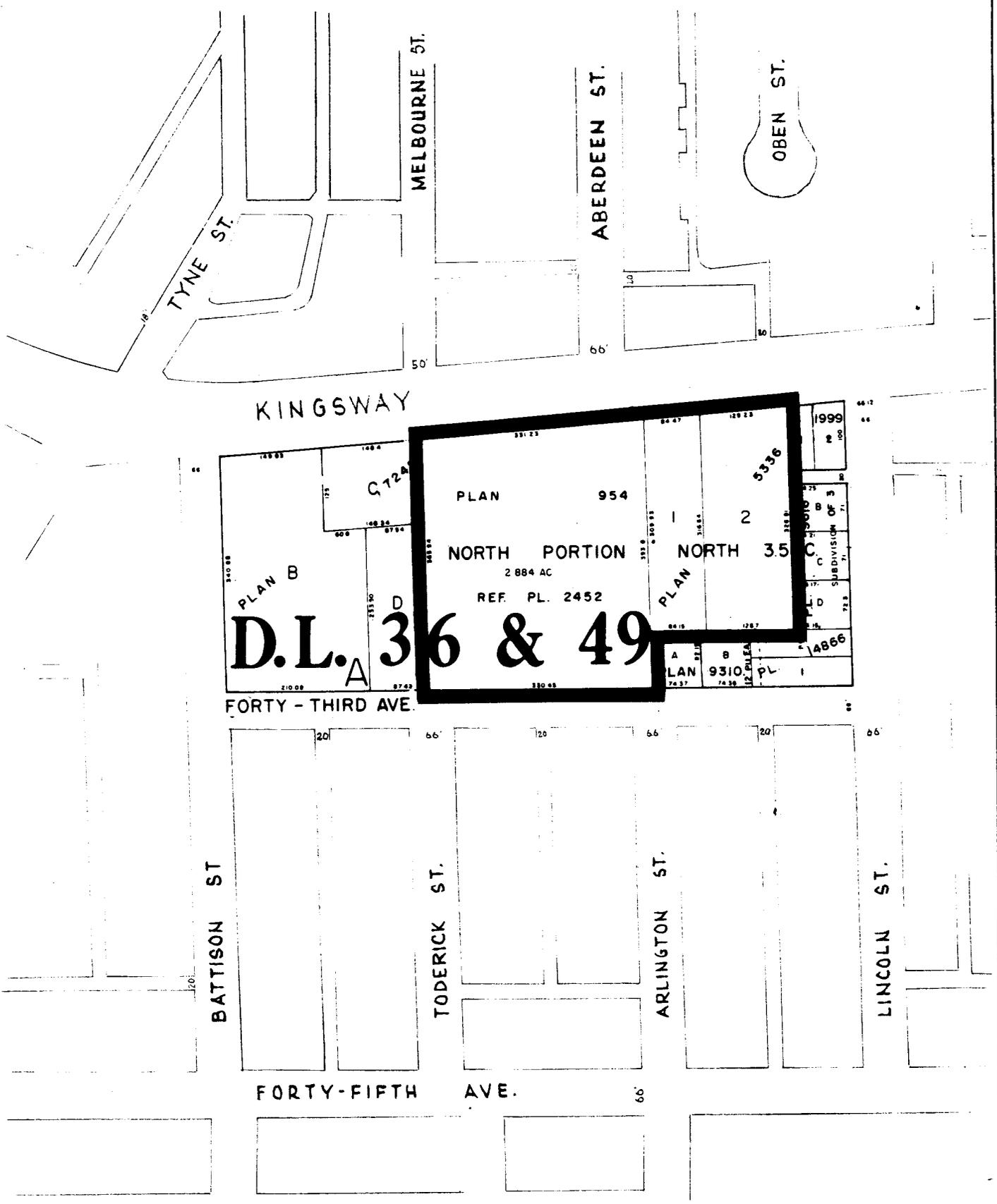
CITY CLERK"

BY-LAW No. 5762 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

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

FROM **RS-1,RT-1,C-2** TO **CD-1**



SCALE 1" = 200'

FILE No. RZ 3496-3578 Kingsway

Z-292A

3496-3578 Kingsway

BY-LAW NO. 5763

A By-law to amend the Sign By-law,
being By-law No. 4810
"Superseded by Sign-Bylaw 6510"

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

1. Schedule "I" of By-law No. 4810 is amended by inserting
the following as Map Index No. 162:

"3496-3578 Kingsway By-law No. 5762 A"

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

DONE AND PASSED in open Council this 1st day of
May, 1984.

(signed) Michael Harcourt
Mayor

(signed) R. Henry
City Clerk

"I hereby certify that the foregoing is a correct copy of
a By-law passed by the Council of the City of Vancouver
on the 1st day of May, 1984, and numbered 5763.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: May 17, 1984

To: Director of Planning
(Attention: Zoning Planner)

Refer File:

Subject: Proposed Conditions of Development for
3301 West 16th Avenue and 3496-3578 Kingsway

I wish to advise you of the attached extract from the minutes of the Vancouver City Council meeting of May 15, 1984, respecting motions on the above matter.

Hinsella
DEPUTY CITY CLERK

MK:ci
Att.

RECEIVED	
CITY OF VANCOUVER	
MAY 18 1984	
NUMBER	F 3274
REF	RJS/DMED
COPIES	
ANSWER REQ'D	

MOTIONS

A. Proposed Conditions of Development
(3301 West 16th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,

THAT the approved form of development be generally as presented in the drawings prepared by Joe Yamaguchi Architect stamped "Received, City Planning Department, November 10, 1983", provided that the Director of Planning may allow minor iterations to this approved form of development when approving the detailed scheme of development;

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

B. Proposed Conditions of Development
(3496-3578 Kingsway)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,

THAT the approved form of development be generally as presented in the drawings prepared by Garry Nielsen Architect stamped "Received, City Planning Department, July 7, 1983", except as provided for the revised height provision in the CD-1 By-law, provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development;

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

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.

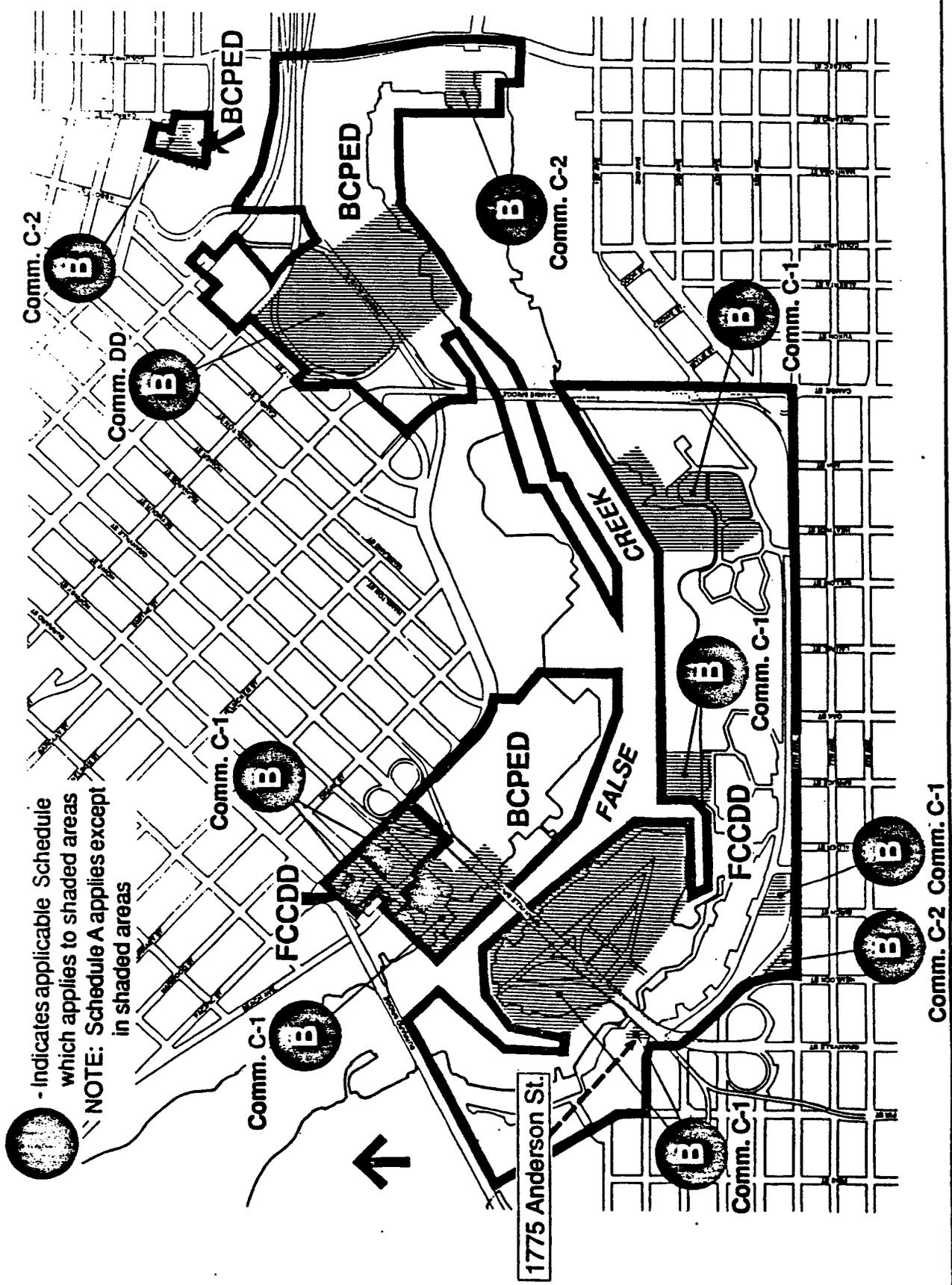
"(signed) Philip W. Owen"
Mayor

"(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.

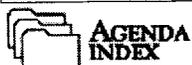
CITY CLERK"

MAP 4: False Creek Comprehensive Development District (FCCDD) and B.C. Place/Expo District (BCPED)



- Indicates applicable Schedule
 which applies to shaded areas
 NOTE: Schedule A applies except
 in shaded areas

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**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"