



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 (167)

2402-2598 East Broadway

By-law No. 5836

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

Effective October 23, 1984

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

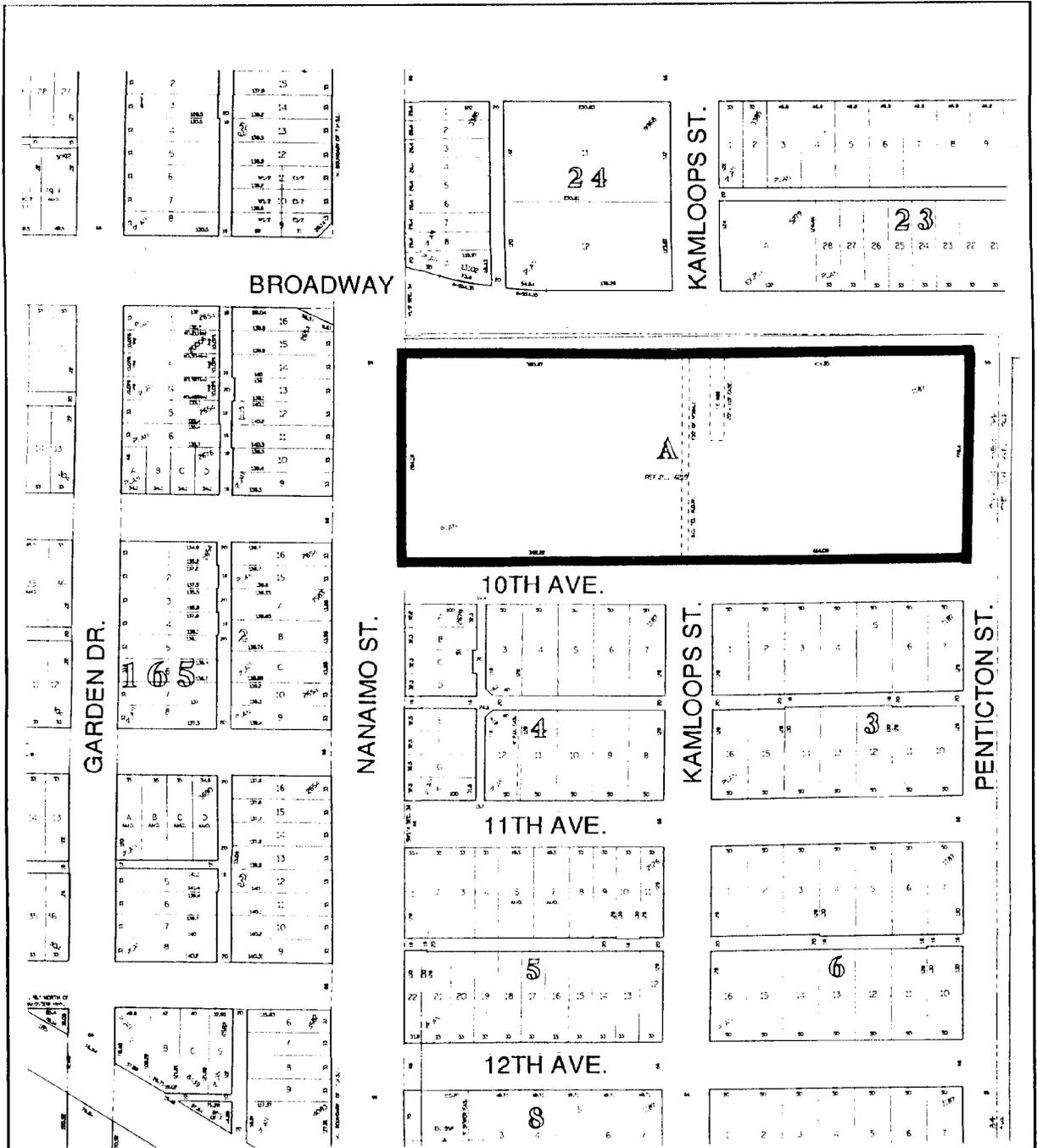
- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- A maximum of 310 dwelling units in multiple or two-family dwellings;
 - Retail Store;
 - Grocery or Drug Store;
 - Barber Shop or Beauty Salon;
 - Laundromat or Dry-cleaning Establishment;
 - Photo finishing or Photography Studio;
 - Repair Shop - Class A;
 - Restaurant - Class 1;
 - School - Arts or Self-Improvement;
 - Financial Institution;
 - General Office, but including only offices of real estate, insurance or travel agencies;
 - Accessory uses customarily ancillary to the above use.
- [6758; 90 11 06] [7165; 93 09 02]
- 3 **Floor Space Ratio**
The floor space ratio, computed in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, shall not exceed 1.45. [6758; 90 11 06]
- 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. [8169; 00 03 14]
- 4 **Height**
The maximum building height, measured above the base surface, shall be the lesser of 24.4 m (80 ft.) or 8 storeys. [6758; 90 11 06]
- 5 **Site Coverage**
The maximum site coverage for all buildings, measured in accordance with the RM-4 and RM-4N Districts Schedule, shall be 42% of the site area. [6758; 90 11 06]
- 6 **Off-street Parking and Loading**
Off-street parking and loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law applicable to the RM-4N District, except that a minimum of 1 loading space, to be located to the satisfaction of the City Engineer, shall be provided to service the residential units. [6758; 90 11 06]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5836 or provides an explanatory note.*

- 7 **Acoustics**
All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
[7515; 96 01 11]	

- 8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*
[6758; 90 11 06]



The property outlined in black (■) was rezoned:
 From **C-2** to **CD-1** by By-law No. 5836

CD-1 (167) 2402-2598 E. Broadway City of Vancouver Planning Department	date prepared: Sept. 1993	
	sectional(s): T,U-13	
	scale: 1:2500	

CITY OF VANCOUVER
MEMORANDUM

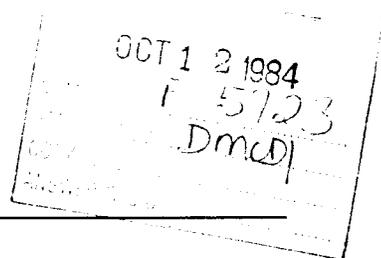
From: CITY CLERK

Date: October 10, 1984

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

Refer File: P.H. 158

Subject: Public Hearing Minutes - October 4, 1984



I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing), held on October 4, 1984.

Please note any matters contained therein for your attention.

A handwritten signature in cursive script, appearing to read "R. Henry". Below the signature, the words "CITY CLERK" are printed in a small, sans-serif font.

Att.

JT:ss

Also Sent To: Mr. Al Waisman, Architect,
Waisman Dewar Grout Architects,
500 Cardero Street,
VANCOUVER, B.C. V6G 1W6

Mr. E. Maquignaz, President,
Pacific G.M.C.,
2410 East Broadway,
VANCOUVER, B.C. V5M 1Y3

The Strata Council,
Hycroft Towers,
1445 Marpole Avenue,
VANCOUVER, B.C. V6H 1S5

CITY OF VANCOUVER
SPECIAL COUNCIL MINUTES

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 4, 1984 in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Brown, Presiding Officer
Aldermen Bellamy, Davies, Eriksen,
Ford, Puil, Rankin, Yee and
Yorke

ABSENT: Mayor Harcourt
Alderman Kennedy

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Yee,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. 1570 Kootenay Street -
Glenayre Electronics Site

The following application was submitted by Mr. Al Waisman, Waisman, Dewar, Grout, Architects for Council's consideration:

LOCATION: 1570 KOOTENAY STREET - GLENAYRE ELECTRONICS SITE (Lot "G",
Block 113, Section 28, T.H.S.L., Plan 13174)

Present Zoning: M-2 Industrial District
Proposed 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:
- Manufacturing Plant - Electrical Products which means the use of the premises for the manufacturing, assembly, or rebuilding of small electrical appliances, both electrical and non-electrical major household appliances, lighting fixtures, lamps, radios, televisions, communication equipment, electronics, computers, electrical wire or cable or transmission cable but not including electrical automotive parts or batteries; accessory office uses and other accessory uses customarily ancillary to the above;
 - Maximum of 66 2/3 percent of the total floor space as accessory office uses;
 - Maximum floor space ratio of 1.0; and
 - Provisions regarding off-street parking and loading.

Cont'd.....

1570 Kootenay Street -
Glenayre Electronics Site (cont'd)

- (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 condition proposed for adoption by resolution of Council:

- (a) That the approved form of development shall be generally as illustrated in the drawings prepared by Waisman, Dewar, Grout, Architects, which form part of Development Permit No. 97426.

Mr. Waisman made reference to his request for an amendment to the draft By-law as contained in a letter dated October 4, 1984 (circulated to Council members) for deletion of the following words:

"but not including electrical automotive parts or batteries".

Mrs. D. Whiting, Zoning Division, advised the Director of Planning supported the proposed amendment.

MOVED by Ald. Bellamy,

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

- carried unanimously

MOVED by Ald. Eriksen (in amendment),

THAT the draft CD-1 by-law be amended by deletion of the words:

"but not including electrical automotive parts or batteries".

- CARRIED UNANIMOUSLY

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

2. 2410 East Broadway - Pacific G.M.C. Site

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

LOCATION: 2410 EAST BROADWAY - PACIFIC G.M.C. SITE (Block "A", Southwest 1/4, Section 34, T.H.S.L., Plan 1187, Reference Plan 4219)

Present Zoning:	C-2 Commercial District
Proposed 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:
 - Truck and parts showroom;
 - Truck sales lot;
 - Truck repair shop;
 - Accessory buildings and uses ancillary to the above uses.

Cont'd....

2410 East Broadway - Pacific G.M.C. Site (cont'd)

- (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 condition proposed for adoption by resolution of Council:

- (a) That the approved form of development shall be generally as illustrated on the site plan (G-5605-A1) prepared by the Bentall Engineering Corporation Ltd. dated September 25, 1967.

Mr. D. Thomsett, Zoning Division, advised the site was the largest single C-2 zoned property in the City. The application for CD-1 Comprehensive Development District zoning was sought because enquiries were being received about potential redevelopment of the site and it had been discovered that the existing agreement with the owners, G.M.C., which controls the form of development, would expire if the property changed hands. G.M.C. Canada had no particular concerns respecting the proposed rezoning and had not raised objections.

MOVED by Ald. Ford,

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

- CARRIED UNANIMOUSLY

Alderman Puil arrived during consideration of the foregoing application.

3. 1445 Marpole Avenue - Hycroft Towers

The Council considered the following application of the Director of Planning:

LOCATION: 1445 MARPOLE AVENUE - HYCROFT TOWERS (Lot "A", Block 471, D.L. 526, Plan 14877, VR90)

Present Zoning:	RM-4 Multiple Dwelling District
Proposed Zoning:	CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site as follows:
 - Multiple Dwelling and Accessory Buildings or uses customarily ancillary;
 - Maximum floor space ratio of 3.60;
 - Maximum site coverage of 45 percent;
 - Maximum height of 27.432 m (90.00 ft.);
 - 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.

Cont'd.....

#161
RZ 2410 E. BROADWAY

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

2410 E. Broadway

BY-LAW NO. 5836

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-305B 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. 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) Truck and parts showroom;
- (b) Truck sales lot;
- (c) Truck repair shop;
- (d) Accessory buildings and accessory uses customarily ancillary to the uses listed above.

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

DONE AND PASSED in open Council this 23rd day of
October, 1984.

(signed) Michael Harcourt

Mayor

(signed) R. Henry

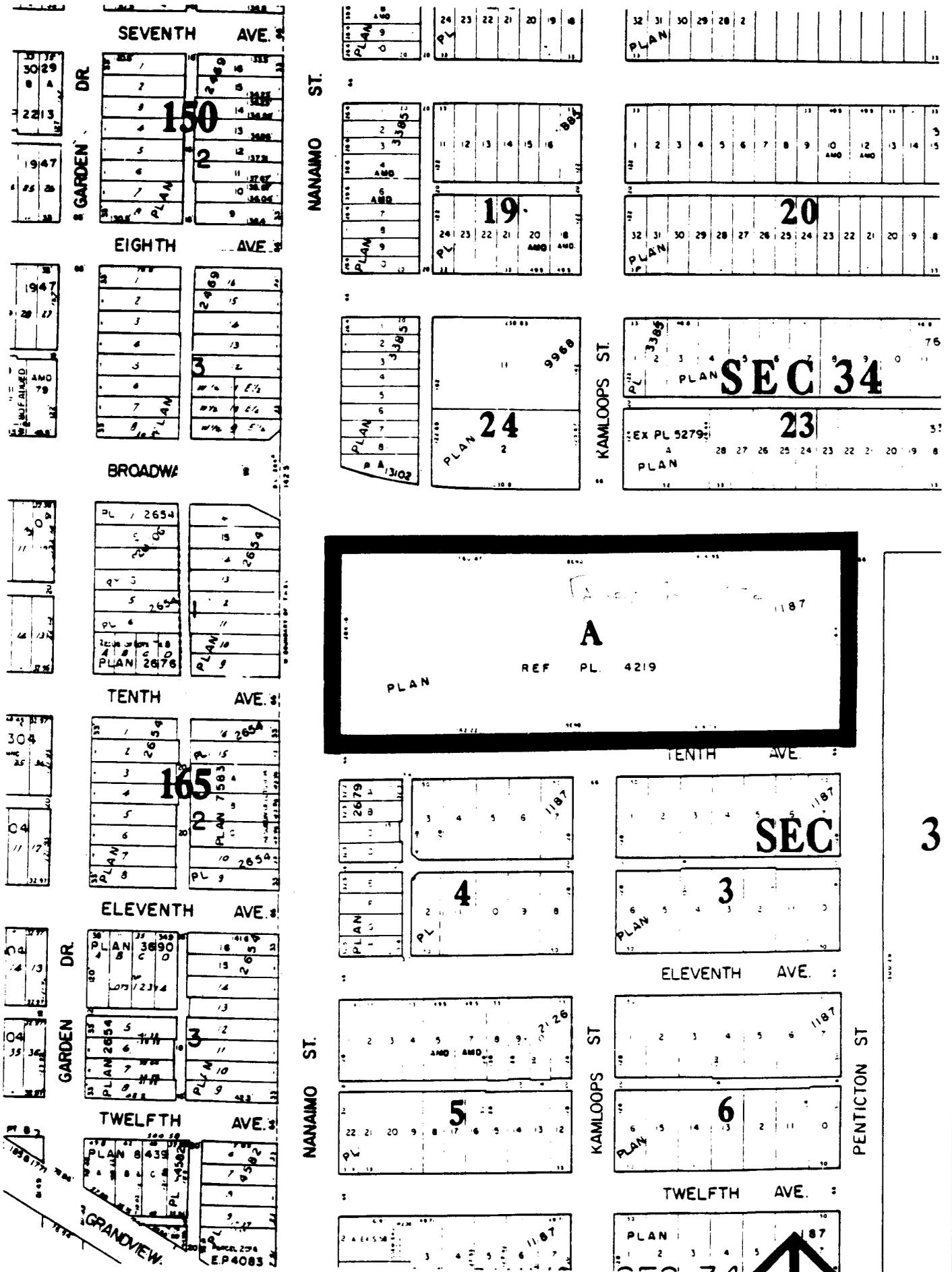
City Clerk

BY-LAW No. 5836 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 **C-2** TO **CD-1**



SCALE 1" = 100'

FILE No. RZ-2410 E. Broadway

Z-305 B

C. Proposed Conditions of Development
- 1570 Kootenay Street

MOVED by Ald. Yee,

SECONDED by Ald. Rankin,

THAT the approved form of development shall be generally as illustrated in the drawings prepared by Waisman, Dewar, Grout, Architects, which form part of Development Permit No. 79486.

- CARRIED UNANIMOUSLY

D. Proposed Conditions of Development
- 2410 East Broadway

MOVED by Ald. Yee,

SECONDED by Ald. Rankin,

THAT the approved form of development shall be generally as illustrated on the site plan (G-5605-A1) prepared by the Bentall Engineering Corporation Ltd. dated September 25, 1967.

- CARRIED UNANIMOUSLY

E. Proposed Conditions of Development
- 1445 Marpole Avenue

MOVED by Ald. Yee,

SECONDED by Ald. Rankin,

THAT the approved form of development shall be generally as illustrated in drawings 1 through 16 prepared by Semmens and Simpson Architects dated August, 1950, or as amended by subsequent approved Building Permits or Development Permits thereby permitting the development existing as of October 4, 1984.

- CARRIED UNANIMOUSLY

BY-LAW NO. 5837

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

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the
following as Map Index No. 167:

"2410 East Broadway By-law No.5836 B"

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

DONE AND PASSED in open Council this 23rd day of
October , 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
23rd day of October, 1984, and numbered 5837.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

00-1
6-11

From: CITY CLERK

RECEIVED		Date: November 4, 1988
CITY OF VANCOUVER		
NOV 07 1988		Refer File: PH 211
NUMBER	35831	
REFERRED	[initials]	
COPY TO	[initials]	
ANSWER REQ'D		

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

Subject: Public Hearing Minutes - October 27, 1988 .

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

Please note any matters contained therein for your information.

[Handwritten signature]

CITY CLERK
[initials]

MC:ci
Att.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

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

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

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

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Text Amendment - 2400 East Broadway

An application by the IBI Group was considered as follows:

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

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

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

Cont'd

Text Amendment - 2400 East Broadway (cont'd)

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

- (a) That the form of development be generally as shown on amended plans prepared by the IBI Group and Weber and Associates and stamped "Received, City Planning Department, October 19, 1988", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That prior to the enactment of the CD-1 By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:
 - design development of the Nanaimo Street evaluation, including the restaurant to provide pedestrian interest;
 - the use of a low wall or landscaping to define the north property line adjacent to the surface parking area;
 - design development of the centre portion of the residential component to provide more usable and defensible open space;
 - development of a landscape buffer along the north, east and south sides of the residential component and along the south side of the commercial component;
 - the provision of parking in accordance with the Parking By-law except parking for co-op housing to be 1.0 space/unit with visitor parking requirement supplied within the commercial parking area during evening hours;
 - modifications required on loading bay design and crossing to reduce impact on residential area on 10th Avenue and Penticton Street.
- (c) That, also prior to enactment, the property owner enters into agreements, at no cost to the City:
 - for the relocation and undergrounding of utilities, to the satisfaction of the City Engineer and the Director of Legal Services;
 - for the provision of sidewalks for the length of the site along Penticton Street and Tenth Avenue, to the satisfaction of the City Engineer and the Director of Legal Services.

Mr. I. Smith, Rezoning and Subdivision Group, outlined the proposal to construct a 48,810 sq. ft. L-shaped one-storey commercial component on the western portion of the site and a residential component of 109 dwelling units of co-operative housing (proposed fsr 1.37) in buildings ranging from two to four storeys in height on the eastern portion.

The commercial component (proposed fsr 0.37) would include a mid-sized supermarket, a liquor store, a pharmacy and a number of smaller commercial units, with 159 parking spaces, as well as a smaller building containing a restaurant, and an additional commercial unit.

Cont'd

Text Amendment: 2400 East Broadway (cont'd)

The residential component would include underground parking for 131 cars, with access from Tenth Avenue.

The proposed mix of commercial and residential use is felt to be appropriate for this site and would reinforce the existing local commercial centre, and not compete with the larger district centres in Hastings-Sunrise. The provision of affordable housing is a public goal supported by the Director of Planning and the Director of Social Planning.

Mr. Smith advised the form of development was not supported by the Urban Design Panel due to its lack of integration and corner definition, and because of anticipated negative impacts on the surrounding development.

The Hastings-Sunrise Citizens Planning Committee has reviewed the proposal and supports the proposed use and development subject to design changes. In addition, the applicants have held two Public Information meetings in the community with similar results. There has been no response to the notification sign.

Mr. Smith advised that design changes have been discussed with the applicant. The submitted drawings on display at the meeting indicate the restaurant would be relocated from the centre of the site to the corner of Broadway and Nanaimo Street, the setback of the buildings from Tenth Avenue would be increased to 13 1/2 feet. The residential setback has been increased to 16 feet and reconsideration has been given to the back-to-back townhouse units - an integrating pedestrian link has been added. The access to underground parking in the residential component has been relocated from Tenth Avenue to Broadway.

At the time Council referred the application to Public Hearing, it expressed concern about the potential inclusion of a liquor store in the development. The draft by-law includes new commercial use terms 'retail, service and office'. Regardless of outright retail uses, a liquor outlet would be subject to approval of the Director of Planning. If Council wishes, the by-law could be worded 'retail, but not including liquor outlet'.

A member of Council noted that at the time of referral to Public Hearing, Council requested that the Public Hearing notice mention that a liquor store may be included in the development. The Public Hearing advertisement did not contain this information. Mr. J. Coates, Rezoning and Subdivision Group, advised the notification letter contained this reference.

A member of Council noted that the model indicated the restaurant contained a drive-thru aisle, and enquired if officials supported this. Mr. P. Pinsker, Transportation Engineering, advised the restaurant location in the centre of the development contained enough queuing space. The relocation to the corner does not allow for sufficient space for queuing. This would be looked at during the processing of the development permit.

Council agreed the drive-thru aspect should be considered as part of the development permit process, but that the affected residents, school associations and citizen planning groups be advised of its possible inclusion in the development. The matter should be referred to Council for advice prior to any approval of inclusion of the drive-thru restaurant.

Cont'd

Text Amendment: 2400 East Broadway (cont'd)

A member of Council expressed concern that the development, being located adjacent to a Secondary School, should specifically exclude arcades.

* * * *

At this point in the proceedings, the Mayor assumed the Chair, and Alderman Baker left on civic business.

* * * *

Mr. D. Thom, on behalf of the IBI Group, applicant, advised that the market study for the development included liquor store as a possible use, but did not specifically suggest arcades. The developer indicated liquor store and arcade could be excluded. However, the developer's preference is for a drive-thru restaurant. When the restaurant was moved to a corner location at the urging of the Planning Department, queuing space was lost. Limited integrated accessibility has been provided in the scheme. The preference is that the spaces be private spaces but they would not be fenced. The Urban Design Panel suggested that it be a more dense and urban project. The community feels the overall density proposed is adequate for a neighbourhood shopping centre, and for this reason the developer does not want a higher density.

Letters from the following, in opposition to inclusion of a liquor store in the development, were circulated and received:

- Mr. and Mrs. P. Fox, area residents
- Mr. K. Jaschke, area resident
- Members of the Laura Secord Elementary School Staff (18 signatures)
- Mrs. A. Tkachenko, Chairperson, Laura Secord School School Consultative Committee
- Mr. D. Sulkers, Chairman Staff Council, on behalf of the Faculty of Vancouver Technical Secondary School

In view of the expressed opposition to the proposed inclusion of a liquor store in the development, and to aid delegations in their presentation, it was

MOVED by Ald. Davies,

THAT the draft by-law be amended to reflect retail uses, except for liquor stores and arcades.

- CARRIED

(Aldermen Bellamy, Caravetta and Owen opposed)

Cont'd

Text Amendment - 2400 East Broadway (cont'd)

The following appeared as delegations:

Mrs. B. Kapelli, Chairman, Broadway Station Citizens Planning Advisory Committee (and area resident) - expressed concern that neither her Committee or the Hastings-Sunrise Citizens Planning Committee had received official notification of the Public Hearing. She also suggested that notices be sent to individual schools, as well as the School Board offices. She requested notification to these groups when the matter goes to the Development Permit Board and Council. The Committee would like to see commercial development along Broadway, and the residential units arranged so there will be no visible blank walls. The Committee is opposed to a drive-thru restaurant.

Mrs. G. Borowick, Casabello Housing Co-operative - opposed to drive-thru restaurant.

Mr. M. Primerano, area resident - opposed to the development. There are small businesses in the immediate vicinity of the Broadway/Nanaimo intersection that will be affected by the new development. The development will cause more traffic problems on streets that are heavily travelled truck routes. Consensus of single family residents is that the area is already a high density area with many low income developments.

Ms. C. Maddalozzo, area resident - opposed to the development. There is a major parking problem in the area that should be addressed. She suggested the 10th Avenue access not be allowed to lessen the amount of additional traffic.

In answer to questions with respect to parking, Mr. Pinsker advised that Engineering could meet with the residents regarding parking controls for the area. He indicated there were sufficient parking spaces for the development but they should not be considered for use as overflow for the area.

Ms. V. Rosa, area resident - opposed to the development.

Mr. G. Lopez, area resident - opposed to the development.

Mr. F. Langton, area resident - opposed to the development. The Planning Department should take a look at the whole area to make it more livable and pleasant.

Mr. K. Jaschke, area resident - supported the development, with exclusion of a liquor store, as it keeps residences in the City.

Mr. N. Davidowicz - the developers should have to provide dedication of property for a left-turn bay at Nanaimo and Broadway; opposed to drive-thru; entrances and exits should only be off Broadway and Nanaimo; need extra large turning bay for trucks; people will try to turn left illegally into the development from westbound Broadway.

Cont'd

Text Amendment - 2400 East Broadway (cont'd)

The following were opposed to inclusion of a liquor store and thanked Council for specifically excluding it from the development:

- Mr. J. Chappelle, representing parents of Vancouver Technical Secondary School
- Mr. B. Winteringham, Vice-Principal, Vancouver Technical Secondary School
- Mr. F. Berg, area resident
- Mr. R. Stradiotto, Principal, Laura Secord Elementary School
- Mr. M. Moino, on behalf of graduating class, Vancouver Technical Secondary School
- Mr. E. Lim, student, Vancouver Technical Secondary School

MOVED by Ald. Davies,

THAT as a matter of policy, the Director of Planning advise affected Citizens Planning Committees, individual schools and their consultative committees, of development permit or rezoning applications which would impact on them.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,

THAT the City Engineer initiate discussions with respect to a parking plan for the area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Eriksen,

THAT the City Engineer report back on installation and costs of advance left turn arrows at the intersection of Broadway and Nanaimo.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,

THAT the application be approved, subject to the exclusion of a liquor store and an arcade from the retail uses and subject to the conditions set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

Cont'd

CD-1 Book
2400 BIK 4
E Broadway

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 23, 1989, in the Auditorium of Vancouver Technical Secondary School, 2600 East Broadway, Vancouver, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Baker
Aldermen Davies, Eriksen, Owen,
Price, Puil, Rankin,
Taylor and Wilking

ABSENT: Mayor Campbell
Alderman Bellamy

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

1. Text Amendment to CD-1 By-law 5836:
South Side 2400 and 2500 Block East Broadway

An application by Mr. J.K.M. Cheng, Architect, was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW 5836: SOUTH SIDE 2400 AND 2500 BLOCKS EAST BROADWAY (Block 'A' Reference Plan 4219 of S.W. 1/4 Section 34, THSL, Plan 1187)

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

- (i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:
 - maximum of 276 dwelling units in multiple dwellings and two-family dwellings;
 - retail, office and service uses as described in the draft by-law;
 - accessory uses;
 - maximum floor space ratio of 1.45;
 - maximum height of 24.4 m (80 ft.);
 - acoustical provisions; and
 - provisions for off-street parking and loading.

- (ii) Any consequential amendments.

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

Cont'd

Clause No. 1 (cont'd)

- (a) That the proposed form of development be approved in principle, generally as prepared by James K.M. Cheng Architects and stamped "Received City Planning Department, November 7, 1989", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in resolution (b) below.
- (b) That, prior to enactment of the CD-1 By-law, the detailed scheme of development in a development permit application be approved by the Director of Planning, having particular regard to resolution of the following:
 - i) the height of the mid-size "C" blocks should be reduced to be more compatible with the height of Vancouver Technical School;
 - ii) each residential building should be oriented to a street as a front entry, although a public pedestrian route along the Kamloops Street corridor could provide this orientation;
 - iii) pedestrian access should be provided from 10th Avenue to Broadway at Kamloops Street;
 - iv) the facades of low-rise buildings facing Broadway should be effectively articulated and reduced to frontage elements of no more than 150 feet;
 - v) greater individuality of architectural character is required for major residential facades;
 - vi) pedestrian access to underground parking must be made more convenient; and
 - vii) shading of the Co-op courtyard must be significantly reduced.
- (c) That, prior to enactment of the CD-1 By-law, the registered property owner shall, at no cost to the City:
 - i) dedicate to the City one or more air-parcel subdivisions satisfactory to the Director of Legal Services and to the Director of Planning, at locations and of a size acceptable to the Director of Planning, to develop 20% of the total dwelling units as dwelling units provided through government funded programs, targetted for core-needy households;
 - ii) obtain and submit to the City a letter from the B.C. Ministry of Environment indicating that a remediation program for soils and construction materials on this site, concurred with by the B.C. Ministry of Environment as being adequate to eliminate any hazard for the proposed use, has been completed as certified by a professional;

The requirement to complete remediation prior to enactment contained in this condition shall not apply if amendments to City of Vancouver By-laws have been enacted to permit a program of remediation approved by the B.C. Ministry of Environment during construction in a sequence of steps to be prescribed, monitored and certified complete by a professional.

Cont'd

Clause No. 1 (cont'd)

- iii) dedicate to the City property needed to provide left-turn bays listed in items (d)(i) and (ii) below, and a 3.0 m x 3.0 m corner cut-off at the north west corner of the site; and
 - iv) register an easement agreement to provide for public pedestrian access along the Kamloops Street corridor referred to in items (b)(ii) and (iii) above, to the satisfaction of the Director of Legal Services.
- (d) That, prior to issuance of a development permit, the registered property owners shall enter into an agreement(s), to the satisfaction of the City Engineer and the Director of Legal Services, to ensure:
- i) provision of left-turn bays on Broadway at Kamloops (25% of construction costs borne by the owner);
 - ii) provision of a raised left-turn bay for north to westbound turns on Nanaimo at Broadway (50% of construction costs borne by the owner);
 - iii) provision of a left-turn advance signal for north to westbound turns on Nanaimo at Broadway (50% of the cost borne by the owner);
 - iv) provision of sidewalks along 10th Avenue and Penticton Street frontages (at no cost to the City); and
 - v) provision of underground B.C. Telephone and B.C. Hydro services (at no cost to the City).

The application was reviewed by Mr. T. Phipps, Planner, who noted the Director of Planning recommended the requirement for a 20-foot setback from property lines be deleted from the draft by-law as it was felt to be unnecessary given that the setback can be controlled through the form of development.

Mr. James Cheng, architect for the project, advised three information meetings had been held in the area and each time neighbours' comments had been taken into account in developing the proposal. The applicant was pleased to comply with the 20% requirement for core-needy housing, however, there had been some confusion at the initial stage of the rezoning proposal as to how the 20% would be determined. The Deputy City Manager had advised it would be 20% of the total number of units. This would bring the total to just under 300 units. Therefore, the applicant requested the figure of 276 units be amended to not exceed 300 units. No increase in fsr would result from this change.

The applicant had no problem with the maximum height of 80 feet proposed by the Director of Planning and the project would meet the constraints of the height of Vancouver Technical School. There would be no objection to the deletion of the 20-foot setback requirement. However, the proposal for a pedestrian route through the project at Kamloops Street was not supported by local residents, the Principal of Vancouver Technical School or local police who felt the area could become a gathering place. Mr. Cheng pointed out the pedestrian route would lead to the middle of Broadway, with no connecting point.

Cont'd

Clause No. 1 (cont'd)

In response to questions regarding increasing the unit maximum to 300, Mr. Phipps advised it would not be a concern provided the additional units could be accommodated within the same building form and density. Parking would not have to be increased. The detailed form of development would be reviewed through the development permit process and would be presented to Council. It was suggested approval be subject to approval through the development permit process.

The Deputy Mayor called for representations for or against the proposal and one speaker addressed the Public Hearing.

Ms. Donna Morgan, Grandview-Woodland Area Council (brief on file), expressed concern respecting building height. The project would be the second in the area with a height exceeding the surrounding neighbourhood. The Area Council had concerns that a trend to a general highrise corridor may be established in this sector of East Broadway if the increased height is approved.

The Area Council was pleased with the 20% allocation of units for core-needy housing but sought assurance the units would be built despite the lack of funds coming through from senior governments. Ms. Morgan also supported some rental housing in the project.

MOVED by Ald. Rankin,

THAT Council approve the application, incorporating the amendment proposed by the Director of Planning this day, subject to the conditions as set out in this Minute of the Public Hearing, except that the requirement for public pedestrian access at Kamloops Street be deleted.

- carried unanimously

MOVED by Ald. Taylor (in amendment),

THAT the figure of 276 for the maximum number of dwelling units be amended to not to exceed 300 dwelling units, subject to approval through the Development Permit process.

- CARRIED UNANIMOUSLY

The amendment having carried, the motion by Alderman Rankin, as amended, was put and CARRIED UNANIMOUSLY.

2. Rezoning - Still Creek - 3000 to 3500
Blocks Grandview Highway and Cornett Road

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

REZONING: LOCATION - STILL CREEK - 3000 TO 3500 BLOCKS GRANDVIEW HIGHWAY AND CORNETT ROAD

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the CD-1 By-law would permit the use and development of the sites generally as follows:

- manufacturing, wholesale, service, transportation and storage, utility and communication, cultural and recreational, and limited dwelling uses as described in the draft by-law;

Cont'd

BY-LAW NO. 6758

A By-law to amend By-law No. 5836, being
a by-law which amended the
Zoning and Development By-law
being By-law No. 3575,
by rezoning an area to CD-1

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

1. By-law No. 5836 is amended:
 - (a) in section 2 by deleting clauses (a) to (d) inclusive and substituting therefor the following:
 - "- A maximum of 300 dwelling units in multiple or two-family dwellings;
 - Retail Store;
 - Grocery or Drug Store;
 - Barber Shop or Beauty Salon;
 - Laundromat or Drycleaning Establishment;
 - Photofinishing or Photography Studio;
 - Repair Shop - Class A;
 - Restaurant - Class 1;
 - School - Arts or Self-Improvement;
 - Financial Institution;
 - General Office, but including only offices of real estate, insurance or travel agencies;
 - Accessory uses customarily ancillary to the above uses.";
 - (b) by renumbering section 3 as section 8; and
 - (c) by inserting the following new sections:

3. Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, shall not exceed 1.45.

4. Height

The maximum building height, measured above the base surface, shall be the lesser of 24.4 m (80 ft.) or 8 storeys.

5. Site Coverage

The maximum site coverage for all buildings, measured in accordance with the RM-4 and RM-4N Districts Schedule, shall be 42% of the site area.

6. Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law applicable to the RM-4N District, except that a minimum of 1 loading space, to be located to the satisfaction of the City Engineer, shall be provided to service the residential units.

7. Acoustics

All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 30, 1990

To: City Manager
Director of Planning
→ Associate Director, Zoning Division

RECEIVED	
PLANNING DEPARTMENT	Refer File: 5303-3
DEC - 3 1990	
NUMBER	L7917
REFERRED TO	FRS1
COPY TO	THFI
ANSWER REQ'D	

Subject: Comprehensive Development District - Form of Development
(South side of 2400 & 2500 Blocks East Broadway)

I wish to advise Vancouver City Council, at its meeting on November 27, 1990, when considering the above matter, approved the following motion:

THAT the approved form of development for the CD-1 zoned site known as South Side 2400 and 2500 Blocks East Broadway be generally as illustrated in DA 211245, prepared by James K.M. Cheng Architects, and stamped "Received, City Planning Department May 18, 1990", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

M. Kinsella

CITY CLERK

H

TT:ci

Clause No. 1 Continued

Consideration

The Director of Planning submits the following for consideration:

THAT Council advise the Development Permit Board it has no objection to the proposed RM-3 development at 1595 West 10th Avenue with respect to 'the rate of change in the neighbourhood and the opinions of tenants who would be displaced by the development'.

The City Manager submits the foregoing for CONSIDERATION.

RECOMMENDATION

2. Amendment of Conditions of Rezoning Enactment - 2410 East Broadway

The Director of Planning, in consultation with the Directors of Legal Services and Housing & Properties, reports as follows:

"Purpose

This report recommends that Council amend a condition of enactment of the CD-1 rezoning of 2410 East Broadway (formerly Pacific GMC site).

Background

This rezoning provided for development of 300 dwelling units in multiple dwellings, 20% of which (60 units) were required to be for core-needy residents. A minor commercial component was also approved.

Council approved at Public Hearing, November 23, 1989, the CD-1 text amendment proposed by James Cheng, Architect, for this five-acre site at Nanaimo and Broadway, subject to conditions as contained in the Public Hearing minute (attached, Appendix I), including the following requirement for creation of a site for core-needy housing through an air-space parcel:

- (c) That, prior to enactment of the CD-1 By-law, the registered property owner shall, at no cost to the City:
 - 1) dedicate to the City one or more air-parcel subdivisions satisfactory to the Director of Legal Services and to the Director of Planning, at locations and of a size acceptable to the Director of Planning, to develop 20% of the total dwelling units as dwelling units provided through government funded programs, targeted for core-needy households.

Clause No. 2 Continued

Discussion

In negotiating the fulfillment of this condition, it has been concluded by both staff and the applicant that it would be preferable to provide a site for core-needy housing on a conventional parcel of land to be subdivided from this site and dedicated to the City, rather than through an air-space subdivision.

The applicant has proposed to dedicate to the City a 1 926.4 m² (20,736 sq.ft.) parcel of land with 174.25 ft. of frontage on Nanaimo Street at 10th Avenue. In the opinion of City staff, this site would be of sufficient size and appropriate shape to accommodate 60 units of core-needy seniors' housing.

Conclusion

This approach would dramatically reduce the legal complexity of providing for a social housing project and commercial development which are likely to proceed at different times on the Nanaimo Street frontage. The original proposal, involving an air-space subdivision, was based on a design involving simultaneous development of ground-floor commercial use and three floors of social housing above. The amended condition proposed in this report would allow these two components to proceed independently.

Recommendation

The Director of Planning, in consultation with the Directors of Legal Services and Housing & Properties, recommends:

THAT condition (c)i) of CD-1 text amendment approval for 2410 East Broadway, approved at Public Hearing November 23, 1989, be reworded to read as follows:

- 1) dedicate one or more conventional parcels or air-space parcels to the City satisfactory to the Director of Legal Services and to the Director of Planning, at locations and of a size acceptable to the Director of Planning, to develop 20% of the total dwelling units as dwelling units provided through government funded programs, targeted for core-needy households. "

The City Manager RECOMMENDS approval of the foregoing.

2400/2500 East Broadway

BY-LAW NO. 7165

A By-law to amend
By-law No. 5836 being a By-law which
amended the Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 5836 is amended by deleting the number "300" and substituting therefor the number "310".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of September ,
1993.

(signed) Gordon Campbell
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 2nd day of September 1993, and numbered 7165.

CITY CLERK"

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, ~~5036~~, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, 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 Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

2. The following By-laws are each amended in section 6 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column:

4037	6688	7087	7180
4397	6710	7155	7189
4677	6713	7157	7209
5852	6731	7163	7246
6272	6738	7166	7381
6363	6768	7173	7425
6421	6787	7174	7431
6582	6827	7175	7434
6663			

3. By-law No. 6730 is amended in section 6.1 by deleting the words "Terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

4. The following By-laws are each amended in section 7 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

5836	6321	6564	7114
6310	6322	6739	7135
6312	6323	6740	7158
6315	6325	6817	7223
6319	6528	6965	7230
6320			

5. By-law Nos. 6313, 6314, 6316, 6317, 6318 and 6361 are each amended in section 7.1 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
6. By-law Nos. 3712, 4049, 6362, 6425, 6489, 6714, 6715, 7193 and 7337 are each amended in section 8 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
7. By-law No. 6779 is amended in section 9 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
8. By-law No. 7198 is amended in section 10 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
9. By-law Nos. 7156, 7200, 7232 and 7248 are each amended in section 11 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
10. By-law No. 6744 is amended in section 12 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
11. By-law Nos. 6747 and 6757 are both amended in section 13 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.
12. By-law No. 5381 is amended in section 4.8.1 by
 - (a) deleting clause (d), and
 - (b) relettering clauses (e) and (f) as (d) and (e), respectively.
13. By-law No. 6533 is amended in section 5.6.1 by deleting clause (d).
14. By-law No. 6475 is amended in section 5.8.1 by deleting clause (d).
15. By-law No. 7006 is amended in section 7 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

16. By-law No. 7317 is amended in section 9 by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

17. By-law No. 7461 is amended in section 9 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

18. By-law No. 7204 is amended in section 12 of Schedule "B" by deleting the words "common-use roof decks and patios" from the left column and the corresponding number "55" from the right column.

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

DONE AND PASSED in open Council this 11th day of
January , 1996.

"(signed) Jennifer Clarke"
Deputy 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 11th day of January 1996, and numbered 7515.

CITY CLERK"

Clause 1(a) and (b) (cont'd)

This development is also in keeping with Council's strategy of reducing traffic congestion by encouraging residential development in this area and reducing commuters. The application also provides for a substantial amount of bicycle parking within the new residential complex.

Staff Closing Comments

Staff offered no additional comments.

Council Decision

Prior to making a decision, several members of Council expressed the view that staff need to reconsider their approach when notifying residents about rezoning applications, as well as other City-related issues. Members of Council also referred to a previously requested report on waterfront tower height and Council expressed a desire to see this report as soon as possible.

MOVED by Cllr. Bellamy,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

THAT the City Manager ensure that when the anticipated report from the Housing Centre on housing affordability comes back, it deals with the issues related to Triangle West and new neighbourhoods.

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

An application by the Director of Land Use and Development was considered as follows:

The proposed amendments to various zoning District Schedules, Official Development Plans and CD-1 Comprehensive Development District By-laws, would either:

- not allow any of the permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies except in buildings existing prior to April 23, 1985 in which case the present regulations would apply; or

cont'd....

Clause No. 2 (cont'd)

- continue to permit a maximum of 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies BUT to permit no more than half of excluded floor area to be enclosed; or
- permit no more than 8 percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for enclosed balconies.

The proposed acoustic amendments would delete the acoustic requirement for balconies, terraces, patios, etc.

Amended Balcony Enclosure Guidelines and Policies are also proposed.

The Director of Land Use and Development recommended approval of this application.

Staff Opening Comments

Mr. Ralph Segal, Planner, provided background on this issue and introduced the options before Council this evening.

In 1964, in order to improve livability in higher density multiple dwelling developments, open balconies were excluded from FSR to a maximum of eight percent of residential floor area. In the early 1980s, the City received numerous requests from owners of units in existing buildings to enclose their balconies for reasons of poor insulation and acoustics, air drafts and other interior problems. In response, Council in 1985 adopted balcony enclosure guidelines by which enclosed balconies would continue to be excluded from FSR.

Subsequently, in response to the development industry's request for equity, Council permitted this exclusion to apply to new construction, subject to adherence to the guidelines. Since then, new buildings have, to an increasing degree, incorporated enclosed balconies as additional interior space displacing the private open space, the open balconies, for which the FSR exclusion had been originally provided.

Since enclosed balcony space has been successfully marketed at the full per square foot price of the rest of the dwelling unit, many developers have been more and more aggressive in seeking the full eight percent exclusion for enclosed balconies. This differs from a mix of open and enclosed balconies that were anticipated when the exclusion was first put in place.

cont'd....

Clause No. 2 (cont'd)

With the aid of photographs distributed to Council (on file in the City Clerk's Office), Mr. Segal explained that enclosure of most or all balconies bulks up buildings by filling in the volumes of open balconies and intends to create less residential, more office-like buildings. Exclusions from FSR are usually given to encourage developers to provide facilities that are considered important for livability but would likely not be provided without that incentive. In this case, bonuses are being permitted when they the negative affect of displacing the private open space for which the FSR exclusion was intended.

Recommendation A1 would eliminate the FSR exclusion for enclosed balconies except in the buildings existing prior to 1985, as per the original intent of the balcony enclosure provisions. Alternatively, should Council consider that enclosed balconies do have merit, A2 is offered which states that no more than half of the excluded balcony area may be enclosed. The third option, A3 is to simply allow outright the full eight percent exclusion to be enclosed.

This application also proposes an acoustic amendment. At present, acoustic requirements in many district schedules and CD-1 by-laws apply to standards in both rooms within the unit as well as exterior balconies and patios. As the current standard often requires balconies to be enclosed, even when this is not desired, the proposed amendment will delete this requirement. Mr. Segal also explained that amendments are proposed to the balcony enclosure guidelines which would delete provisions calling for easy conversion of enclosed balconies back to open balconies, as well as adding several additional clauses which will clarify the design intent in new construction.

Responding to a question from a member of Council, Mr. Segal advised of an error in the memorandum dated July 18, 1995 from the City Clerk, which referred this matter to Public Hearing. Recommendation A1 makes reference to excluding floor space ratio for enclosed balconies except in buildings existing prior to April 23, 1995. This should read April 23, 1985.

A member of Council enquired whether these guidelines would permit a style of balcony sometimes referred to a french balconies. Mr. Segal advised this style would not be permitted under the proposed guidelines.

Council members also enquired whether thresholds will still be required between the interior unit and the closed balconies. It was confirmed the proposed guidelines still contain this threshold requirement.

cont'd....

Clause No. 2 (cont'd)

Correspondence

All correspondence received prior to this matter being referred to Public Hearing was included as Appendix E in the Council report. One additional letter stressing the need for more open balconies in Vancouver and another favouring option A2, were also received.

Speakers

The Mayor called for speakers for and against the application, and the following addressed Council.

Mr. Hans Schmidt, representing the Society of Soundscape Preservation, expressed concern with the proposed deletion of acoustic requirements, on the grounds that if these requirements are deleted, the City is simply accommodating the noise which exists and not attempting to eliminate or reduce it. A greater emphasis should be directed towards elimination of the source of noise.

Mr. Dugal Purdie, on behalf of the Urban Development Institute (UDI), indicated his support for option A2 as it represents an appropriate compromise. The UDI is strongly opposed to A1 as this would affect proformas upon which construction was predicated upon. Mr. Purdie urged Council to support recommendation A2 with an amendment to exclude the applicability of the guidelines to enclosed space, as the Institute believes the total design of the building should be left with the architects and reviewed through the existing development permit process, without the addition of guidelines.

Mr. Stuart Howard, on behalf of the Architectural Institute of British Columbia (AIBC), lent his support to option A2, as it represents a compromise position. AIBC would ultimately prefer option 5 as stated in its May 30, 1995 brief to Council, but is willing to accept the compromise position. Mr. Howard suggested the Planning Department is naive in its support of option A1 because apartments are now significantly smaller in size and the continued requirement of an open balcony would result in a small, unusable space.

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

THAT the City continue to permit a maximum of eight percent of permitted residential floor area to be excluded from Floor Space Ratio (FSR) for balconies, but to permit no more than half of excluded floor area to be enclosed;

FURTHER THAT the requirement that thresholds be included in enclosed balconies be removed.

- CARRIED

(Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

THAT those District Schedules and CD-1 by-laws containing an acoustic regulation be amended, to delete the acoustic requirement for on-site open space (i.e., balconies, terraces, patios, etc.), generally as outlined in Appendix A of the Policy Report dated June 6, 1995.

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

THAT the Balcony Enclosure Guidelines and Policies, amended as noted in Appendix B of the Policy Report dated June 6, 1995, to reflect more practical utilization by residents, be approved.

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

THAT Council advise the Planning Department that it supports "French Balconies" where appropriate and that language be incorporated in the balcony regulations and/or guidelines that would encourage their provision.

- CARRIED UNANIMOUSLY



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"