



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 (169)

1003 Pacific Street

By-law No. 5852

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

Effective December 11, 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 Uses

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

- (a) in that portion of the outlined area situated north of the lane (SITE A):
 - office commercial
 - retail commercial
 - other commercial
 - residential
 - hotels
 - light industrial
 - public and institutional
 - social, recreational and cultural
 - parks and open space;
- (b) in that portion of the outlined area situated south of the lane (SITE B):
 - dwelling units
 - artist’s studio
 - retail store, grocery store or drugstore
 - office but excluding a health care office
 - barber shop or beauty salon
 - laundromat or drycleaning establishment
 - photofinishing or photography studio
 - repair shop - class B; [6716; 90 08 28] [7211; 93 11 02]
- (c) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued.

3 Floor Space Ratio

3.1 The floor space ratio shall be:

- (a) for SITE A, a maximum of 6.0 for residential uses together with a maximum of 0.14 for non-residential uses; and
- (b) for SITE B, a maximum of 6.0 which figure may include a maximum of 0.5 for non-residential uses. [6716; 90 08 28]

3.2 In computing the floor space ratio, all floors (with ceilings of more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the building) except for:

- (a) parking areas, the floor of which is below the highest point of the finished grade around the buildings;
- (b) elevator shafts, lockers, laundry rooms, entrance lobbies;
- (c) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% (eight percent) of the permitted floor area;
- (d) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning. [6716; 90 08 28]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5852 or provides an explanatory note.*

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. [8169; 00 03 14]

4 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning and Development By-law, except as follows:

- (a) for SITE A, off-street parking for commercial and residential uses shall be provided at a ratio of not more than one parking space for every 1,000 square feet of such use; and
- (b) for SITE B, a minimum of 0.5 parking spaces for every dwelling unit plus one additional space for each 100 square metres of gross floor area in residential use shall be provided. [6716; 90 08 28]

5 Height — Site B Only

The maximum height of a building on SITE B, measured above the base surface, shall be the lesser of 60.4 m (198 ft.) or 21 storeys. [6716; 90 08 28]

6 Acoustics — Site B Only

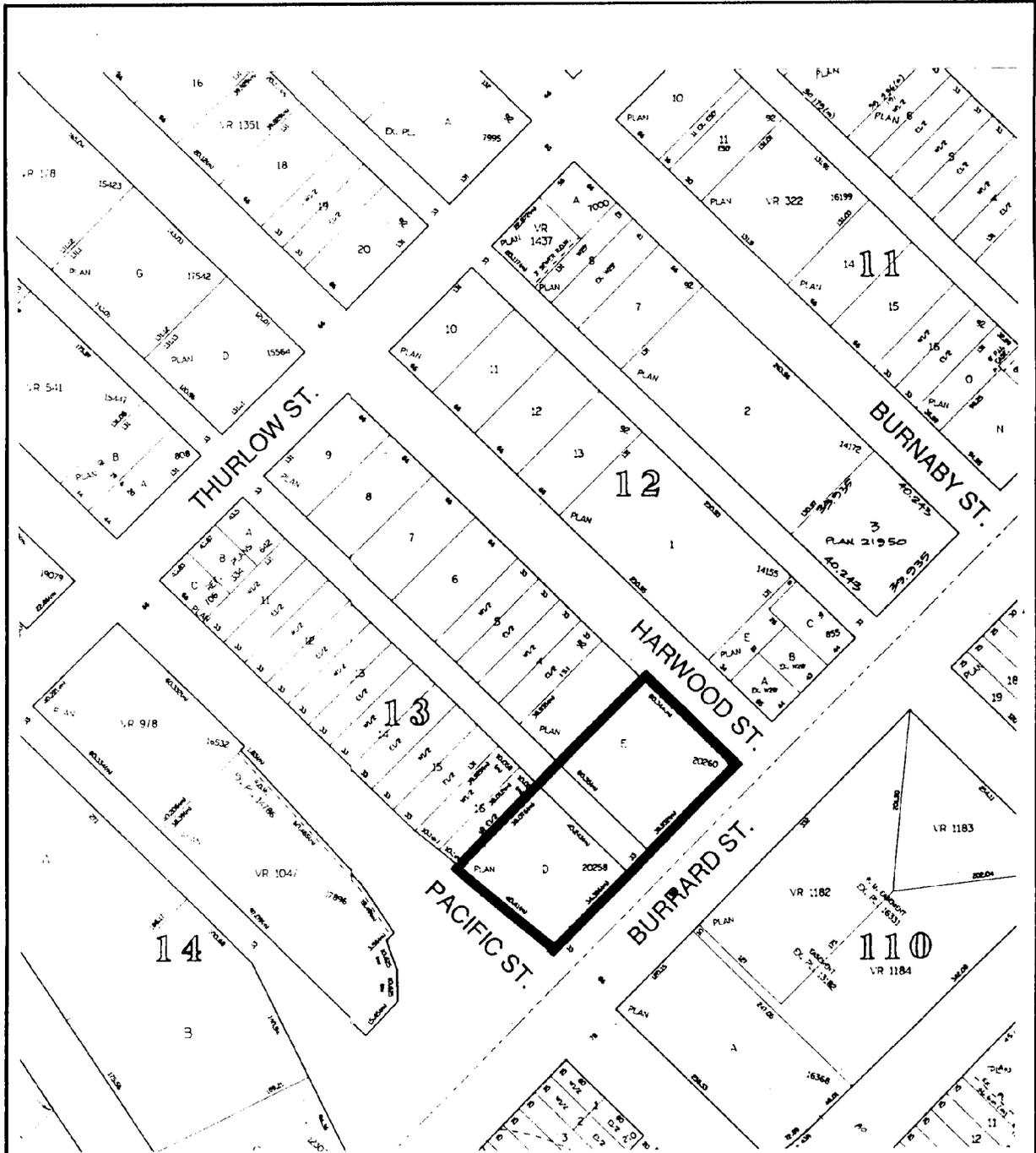
All development permit applications for SITE B shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level 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.

[6716; 90 08 28]

Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]* [6716; 90 08 28]



The property outlined in black (■) was rezoned:
 From **DD** to **CD-1** by By-law No. 5852

CD-1 (169) 1003 Pacific St. City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): N-9	
scale: 1:2500		

#169

W.S. 1300 Burrard
BURRARD
BETWEEN PACIFIC
& HARWOOD

BY-LAW NO. 5852

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

THE COUNCIL OF THE CITY OF VANCOUVER, in open 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-293 and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. USES

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

(a) in that portion of the outlined area situated north of the lane (SITE A):

- office commercial
- retail commercial
- other commercial
- residential
- hotels
- light industrial
- public and institutional
- social, recreational and cultural
- parks and open space;

(b) in that portion of the outlined area situated south of the lane (SITE B):

- office commercial
- retail commercial
- other commercial
- hotels
- light industrial
- public and institutional
- social, recreational and cultural
- parks and open space;

- (c) accessory uses customarily ancillary to any of the above listed uses for which a development permit is issued.

3. FLOOR SPACE RATIO

Based on the combined site area of SITE A and SITE B but after the required dedication along Pacific Street, the maximum combined floor space ratio (FSR) shall not exceed 6.28 comprising 3.14 non-residential FSR and 3.14 residential FSR constituted as follows:

- (a) The floor space ratio on SITE A shall not exceed 3.213, comprised of a maximum of 0.073 for non-residential uses and a maximum FSR of 3.14 for residential uses;
- (b) The floor space ratio on SITE B shall not exceed 3.067, comprised only of non-residential uses.

4. OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be provided, developed and maintained in accordance with Section 12 of the Zoning & Development By-law, except as follows:

- (a) Off-street parking for office or commercial uses shall be provided at a ratio of no more than one parking space for every 1,000 sq.ft. of such use;
- (b) Off-street parking for residential uses shall be provided at a ratio of not more than one parking space for every 1,000 sq.ft. of such use.

5. 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 December, 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 11th day of December, 1984, and numbered 5852.

CITY CLERK"

BY-LAW No. 5852 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 DD TO CD-1



SCALE: 1" = 200'
FILE No. North Side of Burrard
between Harwood & Pacific

Z-293



CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special meeting of the Council of the City of Vancouver was held on Thursday, February 23, 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 Puil, Presiding Officer
Aldermen Bellamy, Brown, Eriksen,
Rankin, Yee and Yorke

Absent: Mayor Harcourt
Aldermen Davies, Kennedy and Ford

Clerk to the Council: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Northwest Corner of Pacific & Burrard
and Southwest Corner of Harwood & Burrard

The Council considered an application by Mr. Roger Hughes, Architect, on behalf of the owners as follows:

LOCATION: NORTHWEST CORNER OF PACIFIC AND BURRARD AND SOUTHWEST CORNER OF HARWOOD AND BURRARD (E½ and W½ of Lot 17, E. 2 ft. of Lot 17, and Balance of 17, and Lot A (Reference Plan 1963) and Lot B, Block 13, D.L. 185, Plan 92 and Lots A and B (Reference Plan 1176 and 1063) and E½ and W½ of 1-3, Block 13, D.L. 185, Plans 92 and 8410).

Present Zoning: Downtown District - DD, with Accompanying Official Development Plan

Requested Zoning: CD-1 Comprehensive Development District

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

- based on the combined site area south and north of the lane of 3 069.14 m² (33,036.00 sq. ft.), after the required dedication along Pacific Street, the maximum combined floor space ratio (FSR) shall not exceed 6.28, comprising a maximum of 3.14 non-residential FSR and a maximum of 3.14 residential FSR, to be distributed in the following manner:

-south of the lane, the floor space ratio shall not exceed 3.067, comprising only non-residential uses;

-north of the lane, the floor space ratio shall not exceed 3.213, comprising a maximum floor space ratio of .073 for non-residential uses and a maximum floor space ratio of 3.14 for residential uses;

Cont'd.....

Northwest Corner of Pacific & Burrard and
Southwest Corner of Harwood & Burrard (Cont'd)

- provisions regarding off-street parking;
- (ii) Amend Sign By-law, No. 4810 to establish sign regulations for the newly created CD-1 District;
- (iii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Development Permit Board, after receiving advice from the Urban Design Panel, having particular regard to the following:
 - the overall design and its relationship to surrounding existing development with particular regard to building height, massing, views, shadowing, open space and street-scape development, and compatibility with urban design themes evident at this intersection;
 - phasing of the development to ensure the residential development proceeds prior to or concurrently with the non-residential development on that portion of the site south of the lane;
 - pedestrian and vehicular circulation within and to/from the site; the accessibility, safety, and security of off-street parking facilities;
 - the provision and maintenance of landscaping, surface treatment and outdoor lighting; and
 - the provision, location, and screening of garbage facilities;
- (b) That prior to enactment of the amending by-law the owners consolidate lands north of the lane and consolidate and dedicate, in accordance with the building line established along Pacific Street, lands south of the lane, with the plan showing the consolidations and dedication to be registered in the Land Title Office;
- (c) That this site be brought to the attention of the Planning and Development Committee of Council if the proposed development has not been started within one (1) year from the date of enactment of the proposed by-law.

Mr. R. Scobie, Zoning Division, made reference to a memorandum dated February 22, 1984, circulated to Council members this day, in which Mr. D. N. McDonald, Associate Director, Zoning, advised the corrected legal description of the parcels involved was

W. 32' of Lot 17, Lot A of 17, E. 2' of Lot 17, Lots A & B of 18, Balance of Lot 18, E 1/2 and W 1/2 of Lot 2, Lots A & B Amd. of 1 and W 1/2 of Lot 1, all in Blk. 13, D.L. 185, Plans 92 and 8410.

Cont'd.....

Northwest Corner of Pacific & Burrard and
Southwest Corner of Harwood & Burrard (cont'd)

The memorandum also referred to the second item in condition (a) respecting phasing of the development, noting that since an increase in non-residential floor area would be provided as a bonus for provision of residential floor area, it is important to ensure that the residential space is in fact developed. Following discussion with the Law Department it was considered more appropriate to insert this item as a provision in the CD-1 By-law itself. Therefore, it was recommended that the item be deleted from condition (a) and the following provision be inserted into the draft CD-1 By-law as Section 3, with subsequent sections re-numbered accordingly:

"3. CONDITIONS OF USE

┌ No portion of Site B shall be used or occupied by a
use permitted in Section 2(b) unless and until the
residential development for Site A, as shown on the
form of development approved by Council, is completed
and has been issued an occupancy permit."

The Deputy Mayor called for speakers for or against the application. There being no one present wishing to address Council, it was

MOVED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

2. Text Amendment - CD-1 By-law No. 5373
Pertaining to sites at 985 West 10th Avenue

The Council considered an application by Mr. William Rhone, Architect, on behalf of the owners, as follows:

TEXT AMENDMENT: CD-1 BY-LAW NO. 5373 PERTAINING TO SITES AT 985 WEST 10TH AVENUE (Lot 19, Block 356, D.L. 526, Plan 590) AND 835-845 WEST 10TH AVENUE (Lots 14 and 15, Block 357, D.L. 526, Plan 590)

(i) The proposed text amendment, if approved, would insert "apartment building" as a permitted use, retaining all other provisions of By-law No. 5373;

(ii) Any consequential amendments.

Cont'd....

BY-LAW NO. 5853

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. 168:

"W. side Burrard, By-law 5852 B (Downtown Comm.DD)"
between Harwood &
Pacific

2. 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
December , 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 11th day of December, 1984, and numbered 5853.

CITY CLERK"

CITY OF VANCOUVER
MEMORANDUM

Item 2. Anne
1003 Pacific
C D-1

From: CITY CLERK

Date: November 3, 1989

To: City Manager
Director of Planning
Director of Legal Services
→ Associate Director - Zoning Division
Associate Director - Central Area Division
City Engineer
Director of Civic Buildings

Refer File: P.H. #224

Subject: Public Hearing - October 19, 1989

RECEIVED	
NOV 06 1989	
NUMBER:	57
REFERRED TO:	TAE/
COPY TO:	
ANSWER REC'D	

I wish to advise you of the attached Minutes from the Special Council meeting (Public Hearing) held on October 19, 1989.

Please note any matters contained therein for your attention.

Lauren
DEPUTY CITY CLERK

DB:ci
Att.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 19, 1989, in the Robson Square Media Centre Theatre at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Bellamy, Davies,
Eriksen, Owen, Price,
Rankin, and Wilking

ABSENT: Alderman Puil (Civic Business)
Alderman Taylor (Civic Business)

CLERK TO THE COUNCIL: D. Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Owen,

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

- CARRIED UNANIMOUSLY

1. Rezoning: Terminal Avenue (Station Site)
and Main Street (LaFarge Site)

An application of Perkins and Cheung Limited Architects and the Director of Planning was considered as follows:

REZONING: LOCATION - 101 TERMINAL AVENUE (STATION SITE) AND 1051 MAIN STREET (LAFARGE SITE)

Present Zoning: FC-1 Commercial District
M-1 Industrial District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft By-law, if approved, would rezone the sites to CD-1 to accommodate use and development generally as follows:

- maximum of 1.23 million square feet of residential use comprising up to 1,000 dwelling units of which 20% will be for core-needy housing and 25% will be suitable for families with children;
- retail uses, as more particularly defined in the draft By-law, limited to a maximum of 70,700 square feet;
- service and office uses, as more particularly defined in the draft By-law, limited to a maximum of 23,150 square feet;
- recreational and cultural uses;
- interim uses under conditions described in the draft By-law;

Cont'd

Clause No. 1 Cont'd

MOVED by Ald. Bellamy,

THAT the application of the Director of Planning be approved, subject to the conditions as set out in this Minute of the Public Hearing, and the further condition that the payment in lieu of park dedication be made to the City within three years of the enactment of the By-law or on or before the time of occupancy of the first dwelling unit, whichever comes first.

- carried unanimously

MOVED by Ald. Eriksen (in amendment),

THAT prior to the enactment of the CD-1 By-law, the developer provide at his cost, an on-site salt water pumping station as an alternative water supply for fire-fighting purposes.

- LOST

(Alderman Baker, Bellamy, Owen, Price, Wilking and the Mayor opposed)

The motion to amend having lost, Alderman Bellamy's motion was then put and CARRIED UNANIMOUSLY.

Mayor Campbell requested staff to report back on the process of how the payment in lieu of park dedication would be allocated.

2. Text Amendment to CD-1 By-Law No. 5852:
1003 Pacific and 1020 Harwood Streets

An application of Davidson Yuen Partners was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 5852: LOCATION - 1003 PACIFIC AND 1020 HARWOOD STREETS (LOTS D AND E, BLOCK 13, D.L. 185, PLANS 20258 AND 20260)

(i) The draft By-law, if approved, would amend provisions for use and development of the sites generally as follows:

- For Site A, - maximum floor space ratio of 6.0 for residential use and an additional 0.14 FSR for non-residential uses;
- For Site B, - maximum of 65 dwelling units in a multiple dwelling;
- non-residential uses described in the draft By-law;
- maximum floor space ratio of 6.0 of which 0.5 FSR may be for non-residential uses;
- maximum height of 60.4 m (198 ft) or 21 storeys;
- 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:

- (a) That, prior to enactment of the CD-1 Text Amendment By-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning, having particular regard to:

Cont'd

Clause No. 2 Cont'd

- further design development to ensure livability within the proposed building and visual privacy and neighbourliness for the Pacific Heights Co-op as outlined in the City Manager's Report dated September 15, 1989.
 - further design development of the tower and grade-level on Burrard Street to address urban design concerns and ensure pedestrian interest, as outlined in the above noted report;
- (b) That the approved form of development be adopted in principle, generally as presented in the drawings prepared by Davidson Yuen Partners and stamped "Received, City Planning Department, May 16, 1989," provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.
- (c) That, prior to enactment of the CD-1 text amendment By-law:
- (i) a 3.0 m x 3.0 m corner cut-off at the southeast corner of the site be dedicated to the City of Vancouver as required by the City Engineer.
 - (ii) agreements be made satisfactory to the Director of Legal Services and the City Engineer for undergrounding of B.C. Hydro and B.C. Telephone services, within and adjacent to the site from the closest suitable existing utilities.
 - (iii) an acoustics consultant's report be submitted and design changes made to the satisfaction of the Medical Health Officer.

AND EITHER

- (d) That vehicular access to the site be from the lane north of Pacific Avenue, as recommended by the City Engineer.

OR

- (e) That vehicular access to the site be from the lane and from Pacific Street as preferred by the applicant, and supported by the Director of Planning subject to appropriate design and treatment.

Mr. P. Wotherspoon, Planner, advised that the intent of the proposal is to amend the CD-1 zoning for two sites on the west side of Burrard between Harwood and Pacific Streets to permit residential use and a form of development on the Pacific site known as 1003 Pacific, and secure the density and uses on the Harwood site which is currently developed with the Crystallis Apartments. The development proposal for 1003 Pacific is a high density residential development consisting of a 21 storey, 198 foot apartment tower containing 65 dwelling units, 122 off-street parking spaces, at a density recommended by the Director of Planning of 6 FSR. This proposal meets the livability guidelines against which all downtown high density residential developments are judged. The applicant has met extensively with residents in the adjacent Co-op and the Crystallis Buildings, and has modified the proposed scheme by reducing the height and density, siting the building close to the Burrard/Pacific corner away from the nearby buildings, increasing the extent of landscaped space and screening visitor parking.

Cont'd

Clause No. 2 Cont'd

While there has been one letter of objection to the density and siting of the proposed development, staff analyses of views from the Crystallis concludes that on balance views are marginally better. The Urban Design Panel has reviewed the application and indicated support except for the aspect of access to the site from Pacific Street. The Director of Planning supports access from Pacific Street to the passenger loading and three visitor spaces on the basis of:

- passenger loading on the street is difficult,
- more landscaped open space is provided on-site under the present arrangement,
- the amount of traffic would be small.

Mr. P. Pinsker, Transportation Engineer, expressed concern regarding the exiting of traffic from the site onto Pacific Street which may have to circulate through the West End or create a hazard in crossing the street to access Burrard Bridge. The City Engineer is opposed to allowing egress onto Pacific Street on the basis of safety as this area has one of the highest accident rates in the City.

Mr. R. Yuen, Davidson Yuen Partners, advised that this project has been a challenge due to the site constraints and the requirements from the Planning Department and the neighbouring residents. It is now considered these requirements have been met. In view of the owner having dedicated a portion of his property for the extension and expansion of Pacific Street he should not now be penalized on the density for this development. The height of the building has been reduced from 25 to 21 storeys. Mr. Yuen requested Council to permit the loading and visitor parking spaces in front of the building off Pacific Street as the greater traffic concern is in the lane to the north.

The Mayor called for speakers for and against the application and the following delegations were heard:

Mr. W. Kiel, 1051 Pacific, appeared on behalf of the Pacific Heights Co-op, and advised that through meetings with the Architect the concerns of the Co-op, which related to traffic and safety, have largely been addressed. The Co-op is not opposed to visitor parking in front of the building as this can be worked out. Any other concerns which the Co-op may have can be dealt with at the development permit stage.

Mr. A. Bergstrom, 1026 Harwood, stated that as a representative of the Crystallis Strata Council he has met with the Architect on eight occasions. It is generally felt that the proposed structure is suitable and is much preferable to a lower, bulkier building which would have a greater impact on views from the lower floors. The applicant has endeavored to address the concerns of the area residents and in particular the Crystallis, whose resident's support the application.

Ms. M. Thompson, 1035 Pacific, also spoke in support of the application.

MOVED by Ald. Eriksen,

THAT the application as recommended by the Director of Planning be approved, subject to conditions (a) (b) (c) and (e) as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

BY-LAW NO. 6716

A By-law to amend By-law No. 5852,
being a By-law which rezoned an area
of the City to CD-1

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

1. Section 2 of By-law No. 5852 is amended in clause (b) by deleting everything occurring after the colon and by substituting therefor the following:

- "
- a maximum of 65 dwelling units in a multiple dwelling
 - artist's studio
 - retail store, grocery store or drugstore
 - office but excluding a health care office
 - barber shop or beauty salon
 - laundromat or drycleaning establishment
 - photofinishing or photography studio
 - repair shop - class B;
- "

2. Section 3 is deleted and the following substituted therefor:

"3. Floor Space Ratio

3.1 The floor space ratio shall be:

(a) for SITE A, a maximum of 6.0 for residential uses together with a maximum of 0.14 for non-residential uses; and

(b) for SITE B, a maximum of 6.0 which figure may include a maximum of 0.5 for non-residential uses.

3.2 In computing the floor space ratio, all floors, (with ceilings of more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the building) except for:

(a) parking areas, the floor of which is below the highest point of the finished grade around the buildings;

- (b) elevator shafts, lockers, laundry rooms, entrance lobbies;
- (c) balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed 8% (eight percent) of the permitted floor area;
- (d) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

3. Section 4 is amended by deleting clauses (a) and (b) and by substituting therefor the following:

- "(a) for SITE A, off-street parking for commercial and residential uses shall be provided at a ratio of not more than one parking space for every 1,000 square feet of such use; and
- (b) for SITE B, a minimum of 0.5 parking spaces for every dwelling unit plus one additional space for each 100 square metres of gross floor area in residential use shall be provided.

4. By-law No. 5852 is further amended by renumbering Section 5 as Section 7 and by inserting the following new sections:

"5. Height - SITE B only

The maximum height of a building on SITE B, measured above the base surface, shall be the lesser of 60.4 m (198 ft.) or 21 storeys.

6. Acoustics - SITE B only

All development permit applications for SITE B 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	
terraces, patios, balconies	60	"

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

DONE AND PASSED in open Council this 28th day of August, 1990.

(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 28th day of August 1990, and numbered 6716.

CITY CLERK"

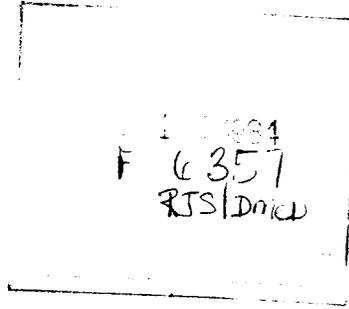
CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: 15th November 1984

To: CITY MANAGER
DIRECTOR OF PLANNING
DIRECTOR OF LEGAL SERVICES

Refer File: 5302



Subject: WEST SIDE 1300 BLOCK BURRARD STREET (PACIFIC, BURRARD AND HARWOOD STREETS)

Further to our memo of November 8, 1984, on the above matter, please substitute the extract from Council's minutes with the attached revised copy.

Thank you for your kind attention.


CITY CLERK *ap*

GLEvine:mfm
Att.

Also sent to:

Mr. M. Degelder, Degelder Project Management Ltd.
200 - 1176 West Georgia Street V6E 4A2 (688-1515)

cc: Mr. Jonathan Baker, Barrister and Solicitor
1058 Seymour Street V6B 3M6 (689-7400)

Mr. H. Kalke, Kalico Developments Ltd., 1520 Alberni V6G 1A3

REVISED

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
NOVEMBER 6, 1984

Northwest Corner of Pacific and Burrard
and Southwest Corner of Harwood and
Burrard

As previously approved, Mr. H. Kalke addressed Council on this matter. He claimed that prior to the Public Hearing on this site, he was unaware that he was required to build the residential component simultaneously with the commercial. The commercial site has now been sold to the Operating Engineers Pension Fund who wished to proceed with commercial building and were unable to do so because of the condition requiring simultaneous concurrent development of the commercial and residential components. This poses a problem with mortgage financing of the commercial development.

MOVED by Ald. Puil,

THAT Council take a view that the development on the West Side 1300 Block Burrard Street is a "pathfinder development" which got into unforeseen difficulties and accordingly lift the conditions in this case;

FURTHER THAT Council instruct staff to ensure all future applicants be fully aware of the risks inherent in a development of this type and that these conditions will be imposed on all future applications.

- CARRIED

(Aldermen Brown and Ford opposed)

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 30, 1993, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Kennedy
Owen, Price, Rankin and
Wilson

ABSENT: Councillor Davies
Councillor Eriksen
Councillor Puil

CLERK TO THE COUNCIL: S. Kautz

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Wilson,
THAT this Council resolve itself into Committee of the Whole,
Mayor Campbell in the Chair, to consider proposed amendments to the
Zoning & Development By-law.

- CARRIED UNANIMOUSLY

- 1. Text Amendment: Comprehensive Development District
By-law No. 5852 (1003 Pacific Street)

An application by Davidson Yuen Simpson Architects, on behalf
of 1003 Pacific Holdings Ltd., was considered as follows:

TEXT AMENDMENT: COMPREHENSIVE DEVELOPMENT DISTRICT BY-LAW NO.
5852 (1003 Pacific Street) (Lot F, Block 13, D.L. 185, Plan
22888).

(i) If approved, this amendment would permit an increase in
the number of dwelling units, within the existing
approved building area. The existing approved form of
development would remain unchanged.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

Clause No. 1 continued

A review of the correspondence received on this application found 35 letters, all from residents of 1020 Harwood Street, as well as from the Strata Management Company for 1020 Harwood Street, opposed to the application. A further letter from the applicant noted the opposition of the residents of 1020 Harwood Street and the support of the Pacific Heights Co-op.

Ms. Linda Challis, Planner, reviewed the application which proposes an amendment to a rezoning approved in August 1990. The application seeks increased numbers of smaller residential units in a 21-storey residential development. The average unit size would be reduced from approximately 1300 square feet to approximately 800 square feet. More one-bedroom and fewer two-bedroom units are proposed. The use, floor space ratio, height and form of development would remain unchanged, with minor alterations to the windows and balconies. The parking ratio would remain the same, increasing the number of parking spaces from 120 to 140.

Ms. Challis noted neighbourhood opposition primarily relates to increased traffic congestion and density. Responding to a question from Council, Ms. Challis indicated the application will not lead to significantly greater density, as the smaller units will attract smaller households; singles instead of couples.

Mr. David Simpson, Davidson Yuen Simpson Architects, spoke on behalf of the applicant and explained the application seeks to make the project economically feasible by responding to the current market demand for smaller units. He pointed out the new average unit size and building density would be compatible with surrounding developments.

The Mayor called for speakers for or against the application, and the following delegations were heard.

Mr. Arnold Bergstrom, 1000 Block Harwood Street, opposed the application in the context of increasing downtown density and traffic. He provided photographs and commented on traffic congestion in the lane between Harwood Street and Pacific Street. Mr. Bergstrom suggested the site would best be utilized as a neighbourhood greenspace.

Mr. Edward Wood, 1000 Block Harwood Street, opposed the application as too many highrises are being built in the neighbourhood, reducing livability.

Clause No. 1 continued

Mr. Robert Watt, 1000 Block Harwood Street, opposed the application as it will increase density, traffic and congestion in the area. Mr. Watt suggested the site should be used for open space.

During Council's deliberation on this application, it was noted the site's current zoning permits a 21-storey residential tower. At issue is the number of dwelling units to be permitted. Consideration of the site for park space is not within the scope of discussion. Moreover, it was noted the City recently approved the nearby Granville Slopes Park.

MOVED by Cllr. Rankin,
THAT this application not be approved.

- LOST

(Councillors Bellamy, Chan, Price and the Mayor opposed)

(Councillors Owen and Kennedy arrived during the foregoing presentation and were excused from voting on this application, as they were not present for the hearing of the entire application.)

MOVED by Cllr. Price,
THAT the application be approved.

- CARRIED

(Councillors Rankin and Wilson opposed)

BY-LAW NO. 7211

A By-law to amend
By-law No. 5852,
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. 5852 is amended in clause (b) by deleting the phrase "- a maximum of 65 dwelling units in a multiple dwelling" and substituting the phrase "- dwelling units".
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 November ,
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 November 1993, and numbered 7211.

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

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend
By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381,
5836, ~~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.

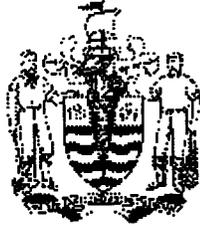
DONE AND PASSED in open Council this 11th day of
January , 1996.

"(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"



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"