

# **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](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (179)**

*250 West 59th Avenue*

*By-law No. 6039*

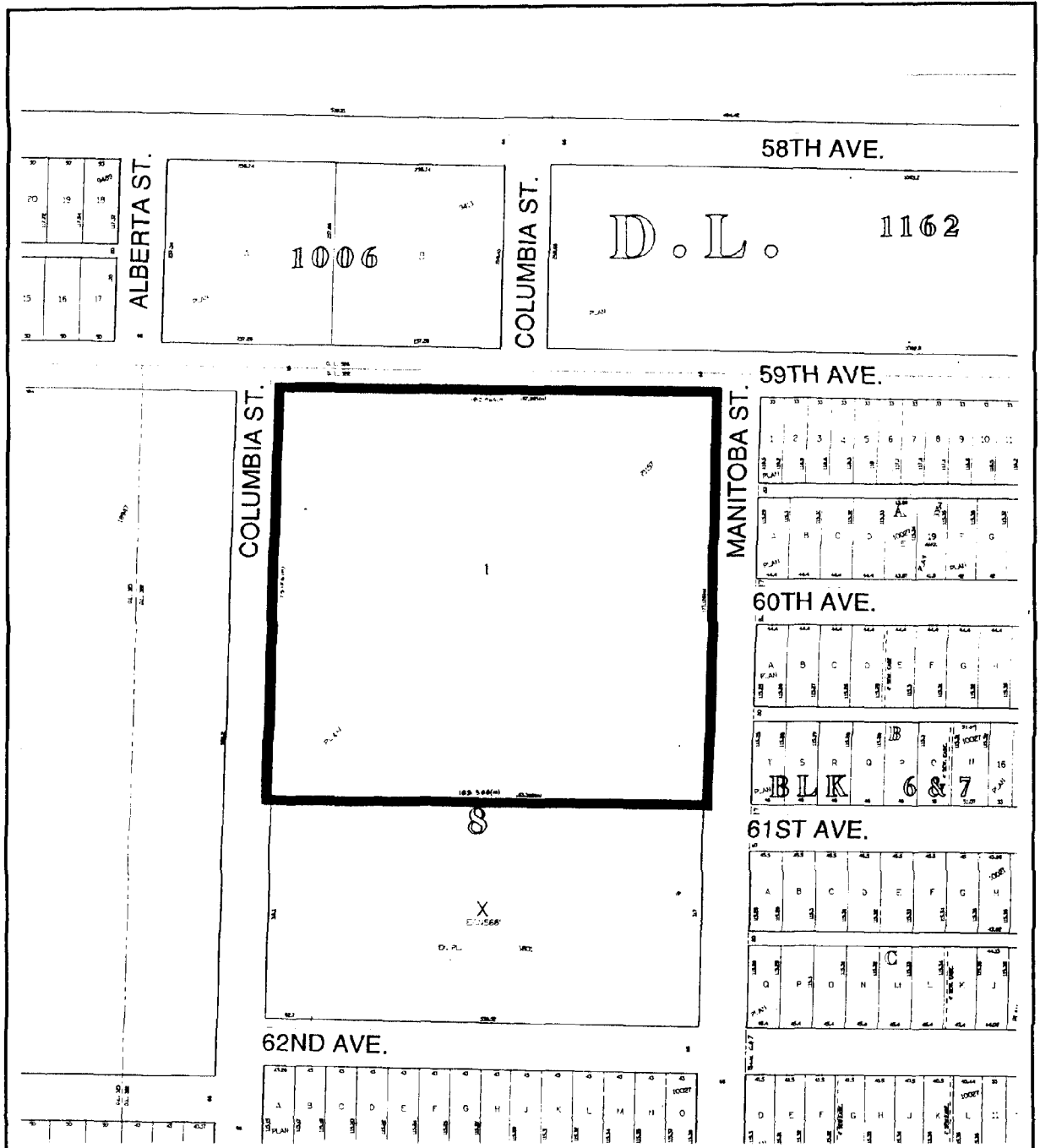
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective September 23, 1986**


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

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- Uses
- (a) multiple dwellings containing a maximum total of 195 dwelling units;
  - (b) common-use amenity area for residents of the development, the gross floor area of which shall not exceed 171.87 m<sup>2</sup> (1,850 sq. ft.); and
  - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**  
The floor space ratio for all uses shall not exceed 0.75, calculated in accordance with the provisions of the RT-5 and RT-5N Districts Schedule.
- The following shall be excluded in the computation of floor space ratio:
- (a) the common-use amenity area referred to in section 2(b) above; and
  - (b) residential storage space provided it is located below grade and does not in total exceed 360 m<sup>2</sup> (3,880 sq. ft.); [6558; 89 09 12]
  - (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. [8169; 00 03 14]
- 4 **Height**  
The maximum built height measured above the base surface shall be 12.9 m (40 ft.).
- 5 **Site Coverage**  
The maximum site coverage for all buildings and roads shall be 60 percent.
- 6 **Off-street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum ratio of 2 off-street parking spaces per unit shall be provided for the townhouse units located on the easterly 108.2 m (355 ft.) of the site. [6558; 89 09 12]
- 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.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6039 or provides an explanatory note.*



The property outlined in black (■) was rezoned:  
 From **CD-1** to **CD-1 (amended)** by By-law No. 6039

<b>CD-1 (179) 250 W. 59th Ave.</b> <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): O,P-23	
scale: 1:2500		

TO: City Manager (for Council)

SUBJECT: Proposed Amendments to CD-1 By-law, No. 3885,  
Pertaining to 250 West 59th (Old Children's Hospital)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**"PURPOSE**

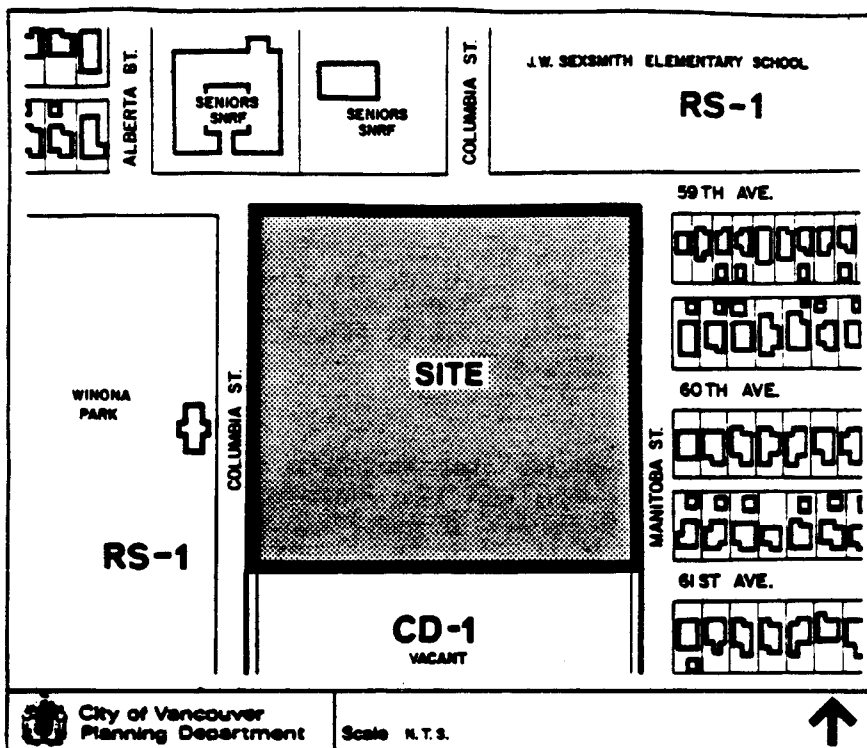
This report assesses an application submitted by United Properties Ltd., requesting an amendment to CD-1 By-law, No. 3885, pertaining to 250 West 59th Avenue (north 568 feet of Parcel X, (Expl. Plan 3801), Block 8, D.L. 322), as follows:

**Stated Purpose:** to change the permitted use from hospital and ancillary purposes only, to permit the development of the site with 195 dwelling units in multiple dwellings.

**SITE, EXISTING ZONING AND DEVELOPMENT**

The site, existing zoning and development are as illustrated in Diagram 1 below:

Diagram 1



The site is bounded by three streets, having a frontage of 182.97 m (600.3 ft.) on 59th Avenue, frontages of 173.13 m (568 ft.) on both Columbia and Manitoba Streets, and an area of 3.17 ha (7.83 ac.). The site is mostly vacant with the exception of a portable unit which is boarded up and in poor condition. The majority of the site is covered with trees and undergrowth.

To the east of the site is an RS-1 neighbourhood. This area is characterized by one-storey-plus-basement bungalows, built mainly in the 1950s. Due to their north-south subdivision pattern, only four of these houses flank Manitoba Street along the east side of the site.

To the south is the remaining 1.59 ha (3.95 acres) of the original Children's Hospital site that maintains the same CD-1 zoning. This separate legal parcel is also vacant and covered with trees and undergrowth. It is presently owned by the Greater Vancouver Regional Hospital District, which is planning to develop this site in the near future with a special-needs residential facility to provide extended care for senior citizens. Lands further to the south, across 67th Avenue, are zoned RS-1 and developed with one-storey-plus-basement bungalows.

To the west is Winona Park, which extends to Yukon Street, where it borders the RS-1 neighbourhood. The park is mainly playing fields, with the exception of a caretaker's dwelling and a children's play area near the centre of the site, off Columbia Street.

Lands to the north are zoned RS-1 and developed with institutional uses. Between Alberta Street and the unopened right-of-way off Columbia Street are two special-needs residential facilities, providing extended care for senior citizens. To the east of the Columbia Street right-of-way is the Sexsmith Elementary School, which has its playing fields located to the north of the subject site.

#### **BACKGROUND**

The original Children's Hospital was constructed in 1933 on the northerly portion of the site. During the following 47 years, until 1980, over twenty additions were approved under various building and development permits. In 1984 the Children's Hospital was demolished, leaving only a portable building.

The site, including the southern portion (not part of the current application), was rezoned from RS-1 and RT-2 to CD-1 for hospital and ancillary purposes in 1960. This rezoning occurred after the City sold the site to the Children's Hospital Society. The CD-1 zoning was intended to guarantee that this site would be developed only with a hospital use, as the property was transferred at a price well under the market value.

Interest in redeveloping the site first occurred in 1981 when the Children's Hospital Society decided to move their new facilities to Shaughnessy Hospital. In response to numerous rezoning enquiries the Planning Department consistently advised of support for low-rise multiple dwellings at an average density of 25 units per acre and a floor space ratio of between 0.60 and 0.75, depending on a design sensitive to the neighbourhood.

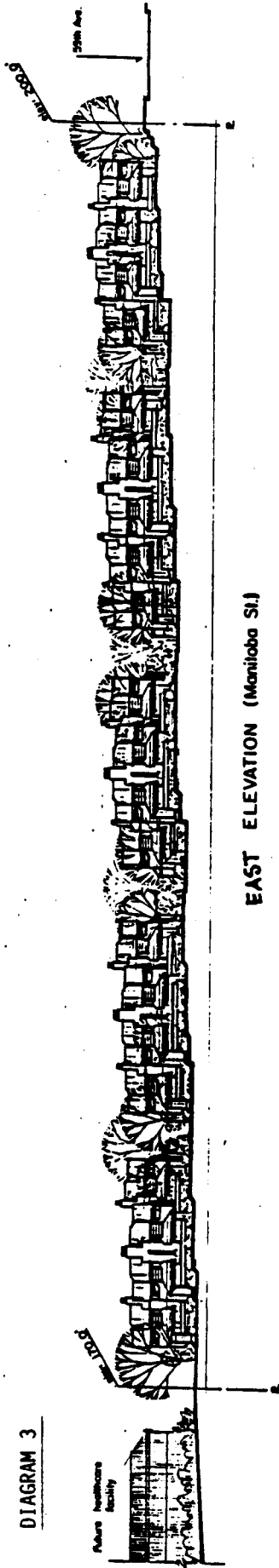
#### **PROPOSED DEVELOPMENT**

The submitted drawings indicate that this site will be developed with 195 dwelling units in multiple dwellings (see Diagrams 2 to 5 below). The easterly portion of the site would contain 68 two-storey-plus-basement townhouse units. These units, averaging 144 m<sup>2</sup> (1,550 sq. ft.), would all have three bedrooms and be located around both sides of a rectangular driveway. The design of the townhouses features sloped roofs, dormers, bay windows and small verandahs. At the centre of the site an open area is proposed which would contain a water feature and a community building. This building would provide amenity space for the development, including a lounge, library, workshop, pool and an exercise area. It would also contain a one-bedroom caretaker's dwelling unit.

The westerly portion of the site would be developed with two four-storey apartment buildings, each containing 63 dwelling units. All units will have two bedrooms and average approximately 108.7 m<sup>2</sup> (1,170 sq. ft.). These apartment buildings are to be set back a minimum of 6.1 m (20 ft.) from the westerly property line and a minimum of 7.6 m (25 ft.) from the north and south property lines. Each building will have a design basically in the shape of a 'C' with internal open space facing the centre of the site. The buildings themselves will be stepped down towards the townhouses, the corners of the site, and the open spaces in the centre of the site. The design features projecting bay windows, balconies and parapets which provide articulation to the façades.

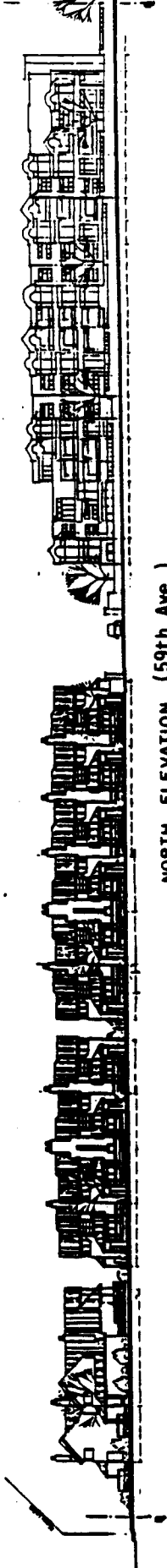


DIAGRAM 3



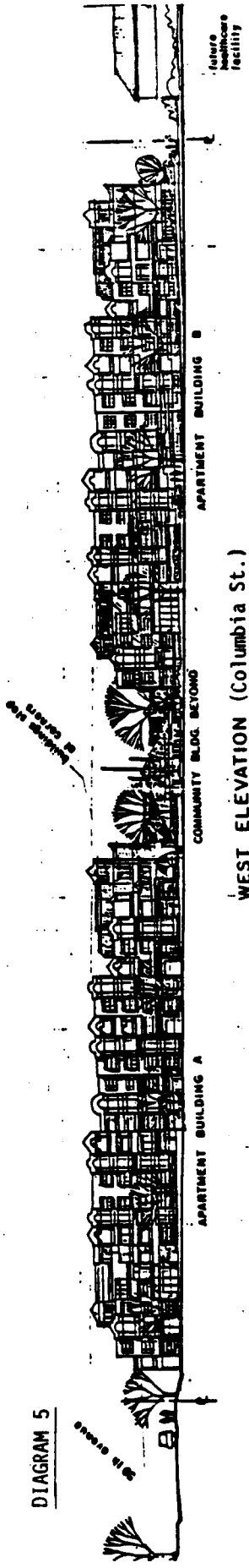
EAST ELEVATION (Manitoba St.)

DIAGRAM 4



NORTH ELEVATION (59th Ave.)

DIAGRAM 5



WEST ELEVATION (Columbia St.)

## COMMENTS FROM REVIEWING AGENCIES

### The Urban Design Panel

The Panel supported the overall planning approach but expressed concerns relating to the massing relationship between the townhouses and the apartment on the northwest corner of the site, the need for a stronger definition of the private/semi-private/public open space, and the potential visual predominance of garage doors and visitor parking on the internal street system. The application was subsequently amended to take care of these concerns and minor items can be taken care of at the development permit stage.

### Engineering Department

This rezoning proposal is acceptable to the Engineering Department providing the development permit application, when submitted, complies with the following requirements:

- A. 1. Although the Columbia Street access is acceptable, the applicant should also consider an alternative access to the second apartment building.
  2. If a second Columbia Street access is not considered, then two 12' roadways must be provided, with a centre median of 6' for the 59th Avenue entrance. With only one access serving 268 vehicles, a wide entrance is required to improve sight distance, separate traffic flows, and keep at least one roadway open for emergency vehicles in the event of a traffic accident, etc.
  3. A 40' centreline radius is required for the southwest corner of the interior roadway to service fire emergency vehicles.
  4. A minimum of 20' road width is required for the west roadway between the cul-de-sac and south roadway.
  5. A 12'-wide access is required into the small courtyards.
  6. The manoeuvring aisle for garage access on the east side of the east roadway at 192' south and at 352' south of the 59th Avenue property line is inadequate and must be modified.
- B. As a further requirement, provision of a sidewalk on the east side of Columbia should be a condition of rezoning approval. At the present time there are sidewalks on two of the three sides of this site. However, with the anticipated heavy pedestrian volumes originating from this development, a sidewalk on Columbia Street will also be required. This would be at the developer's expense, with the design and installation to the satisfaction of the City Engineer.

## PUBLIC INFORMATION MEETINGS

Two information meetings were held by the applicant on October 1 and November 6, 1985 (in advance of the submission of the application) at Sexsmith Elementary School. They have indicated that each meeting was attended by approximately 100 people, who were generally supportive of the proposed rezoning. No staff attended these meetings.

On July 2, 1986, the Planning Department held an additional public information meeting at the Marpole-Oakridge Community Centre. This meeting was attended by approximately 50 residents, who heard a description of the proposals by the applicant and an identification of various planning issues by staff.

Two redevelopment options were considered at that meeting. One being the alternative which is now the subject of this report, the other being a higher-density option, preferred by the applicant. The main concern expressed by the public at this meeting related to the density proposed under the option which has now been dropped. Additional concerns relating to the present proposal were:



1. Traffic - Many of those present expressed concern over the potential for increased traffic on the local streets. Staff indicated that a traffic study had been submitted which indicates that the increase in traffic is insignificant in comparison with an RS-1 subdivision of the site, and could be accommodated on the local streets. The Engineering Department has concurred with this study.

In spite of the study, the residents were not completely satisfied. They noted a large increase in traffic volume on Cambie since the opening of the new bridge, making turns onto Cambie more difficult. Staff indicated that the Engineering Department are prepared to study the 59th and Cambie intersection, but would prefer to delay their study until after Expo, when traffic volumes would be less inflated.

2. Access on Manitoba Street - The meeting was informed of a request from the Engineering Department to add an additional access on Manitoba Street. There was very little support for this access and the residents felt it would add traffic and noise onto their quiet streets.
3. Density - a show of hands indicated that while the majority of people at the meeting supported the redevelopment of the site with some form of multiple dwellings, approximately half would prefer to see this redevelopment occur at a floor space ratio (FSR) of 0.60 or below. However, only a small percentage of those present favoured the redevelopment of the site with single-family dwellings.

As a result of this meeting, the applicants decided to proceed with the lower density option. Since this decision, further amendments have reduced the number of units from 212 to 195. Also, in negotiations with the Engineering Department, the applicants have provided access to one apartment building parking from Columbia Street, deleting the second access which the Engineer had recommended on Manitoba Street.

#### ANALYSIS AND ASSESSMENT

##### Use

With the relocation of the Children's Hospital to the Shaughnessy Hospital complex and the purchase of the southern four acres of the site by the Greater Vancouver Regional Hospital District for a seniors' special-needs residential facility, it became clear that a rezoning to a more appropriate use was in order.

As the site is in the middle of a RS-1 neighbourhood, one option would be the rezoning to RS-1 and subdivision of the site into single-family lots. It would be possible to subdivide this site into approximately 70 lots on a standard grid pattern, with lot widths of 212.19 m (40 ft.). While this rezoning would reflect the existing zoning and subdivision pattern in the neighbourhood, from the City's perspective it is a waste of the site's potential, considering the identified need for alternative forms of housing within the City.

Since the adoption of the Vancouver Plan's Work Program in 1984, the Planning Department has been investigating ways to increase density within existing neighbourhoods. Even before that time, the rezoning of large undeveloped or under-utilized sites has been seen as an opportunity to increase density. In RS-1 neighbourhoods the City has consistently supported rezonings of unusually large sites which permit the redevelopment of this type of site with multiple dwellings, providing that the design is sensitive to the adjacent neighbourhood.

Other than just increasing density, there is a need to provide alternate forms of accommodation in and around RS-1 areas. Through demographic analysis, this particular area has been identified as having the highest proportion of older residents in the city. The applicants, in their rationale, have made reference to this fact and suggested that many people may be "over-housed", but continue living in their single-family dwellings as there are no alternatives in or near their area. It is their belief that, because of the higher proportion of older residents in this area, a majority of the prospective buyers of both the townhouses and the apartment units will be over 50 years old. The Planning Department agrees with this analysis, noting that Langara Gardens and Langara Estates are two notable examples of successful medium-density redevelopment in the area.

When considering the adjacent uses, this site is better suited for redevelopment with multiple dwellings than many others. The institutional uses to the north, the park to the west, and the proposed extended-care facility to the south, limit the interface with the single-family neighbourhood to Manitoba Street where the lowest density (i.e., 0.5 FSR) on the site is proposed. This site is also suited for increased density due to its proximity to commercial areas and transit on both Cambie and Main Streets, and the adjacent park and school uses.

In addition, local residents would appear to support the need for nearby town-house/apartment units, largely because these represent their own housing needs now or in the near future.

Statistical analysis in Table 1 below compares the proposed development with that permitted under the RS-1 District Schedule.

Table 1

	PROPOSAL	RS-1
Site Area	7.83 acres	7.83 acres
Floor Area	255,805 sq. ft.	204,645 sq. ft.
F.S.R.	.75	.60
Number of Units	195	70 (approximately)
Density (UPA)	25 UPA	9 UPA (approximately)
Site Coverage	35% (buildings) 60% (buildings and roads)	45%
Height	East portion - 28 ft. Exterior - 38 ft. Interior West portion - 40 ft.	30 ft.
Parking	Apartments - 1/725 sq.ft. Townhouses - 2/unit	1/unit

Density

Density can be expressed in the number of units per acre or floor space ratio (FSR). With a total of 195 dwelling units, the proposal has an overall density of 25 units per acre. While this is a significant increase over that permitted in a single-family neighbourhood, it is consistent with evolving City policy and rezoning approvals of multiple dwellings in RS-1 neighbourhoods. Within the site, the proposed density on the eastern part of the site at 14.4 units per acre is much closer to that of the adjacent single-family area. While this lower density is achieved by adding higher density in the apartment units on the western portion of the site, this is supported, as the western portion is buffered by park and institutional uses from the single-family areas.

The proposed overall FSR at 0.75 is also consistent with recently evolving City policy and rezoning approvals in single-family areas where the design is sensitive to adjacent uses. In this area, Langara Estates has a CD-1 zoning, which permits an FSR 0.75, and Langara Gardens was approved at an FSR of 0.72.

As with the units-per-acre density, there has been an internal shift of FSR within the site. The townhouses, when calculated on their respective area, have an FSR of 0.54. The apartments, when calculated on their portion, have an FSR of 1.08. This shift results in the eastern portion of the site having a scale of development much more in keeping and sensitive to that permitted under the RS-1 District Schedule. The density distribution is supported, noting that the existing RS-1 neighbourhood is generally developed to an FSR below the maximum 0.60 permitted.

Form

The applicants have produced a design which makes a successful and sensitive transition to the surrounding neighbourhood. On the east the townhouses are set back a minimum of 6.1 m (20 ft.) from the property line. Development along Manitoba Street has been broken into five clusters to break down the scale. The siting of individual units in each cluster is varied, providing a well-articulated façade. The natural slope of the site has been taken into consideration with breaks in the slab of each cluster which allow units to step down the slope. The roof line has also been broken up by a series of sloped roofs and dormers. The maximum height at the peak of these roofs, as viewed from the sidewalk, would be approximately 8.53 m (28 ft.). This is higher than the existing neighbourhood, which is typically developed with one-storey-plus-basement bungalows, but is within the limits permitted in the RS-1 District Schedule.

The same setback from the property lines and carefully developed design is proposed for the townhouse units along the north property line where the site abuts an elementary school, as well as along the south property line where the site abuts the remaining vacant portion of the previous CD-1 zone. The southerly site is owned by the Greater Vancouver Regional Hospital District, who propose to develop it with a low-scale seniors' extended-care facility.

The westerly four-storey apartment buildings make a successful transition to the adjacent park and the special-needs residential facilities to the north. As the scale of development is larger, the applicant has increased the setback from the property lines to 7.62 m (25 ft.). While the façades of these apartment buildings are longer than the townhouse clusters, their scale has been broken down by articulating the footprints of the buildings, stepping the buildings down onto the corners and centre of the site, and developing elevations which are broken up by bay windows, balconies and roof parapets.

Within the site itself, the design is generally successful; however, a number of concerns have been identified which can be resolved at the development permit stage. The major concern relates to the design of the two apartment buildings, having regard to the shadowing of their interior courtyards. For both apartment buildings the four-storey height proposed along the southerly edge, combined with an access to the open courtyard on the east side, would reduce substantially sunlight exposure to much of the courtyard areas. In justifying the design the applicants have indicated that these are secondary open areas, surrounded by access corridors, with the best sun exposure and views being retained for the units themselves.

While there may be a substantial amount of open space on the site, these large courtyard areas (approximately 725 m<sup>2</sup> (7,800 sq. ft.)) could be developed with landscaping and seating, and become a significant amenity for each apartment building. To ensure better sunlight access between March and September to the central courtyards, consideration should be given at the development permit stage to reducing in height the centre section of the southerly elevation of each apartment building by either one or two storeys. The actual reduction should best be determined following the submission of a shadow analysis.

Additional minor concerns with the design of the apartment buildings relate to providing light to the proposed breezeway spaces, privacy for the windows which open out onto the interior walkways and open space, having particular regard to the bedrooms, and the potential traffic noise and intrusion of headlights into units which could result from the traffic circle between the two apartment buildings. With regard to the traffic circle, it is recommended that it be deleted and replaced with a road providing the minimum width required to provide access to the underground parking area.

Minor concerns relating to the townhouse design, including further articulation of the siting of interior units to reduce the impact of garage doors and the development of identifiable basement entries for internal units, can also be handled at the development permit stage.

A final item of concern shared by both staff and the Urban Design Panel, relates to the excessive amount of water proposed for the central open space. The water area should provide a central focus rather than a dominant theme.

#### Views

Although this site and the general area does slope to the south and southwest, due to the number of large trees on this site there are presently no views provided over the site from the north or the east. In any event there is little opportunity for views, noting that the majority of adjacent property on the north is a school playing field and an undeveloped street right-of-way, and the four single-family dwellings on the east flank the site, with only secondary windows on Manitoba Street. The setback proposed for the apartment building on the northwest corner may slightly improve diagonal views from the seniors' special-needs residential facility.

#### Traffic

Increased traffic on the local streets was a concern identified at the public information meeting on July 2, 1986. Specifically, this mainly relates to 59th Avenue, the main east/west connector.

The applicants have submitted a traffic study by N.D. Lea and Associates, which indicates that traffic generated by the proposed project will be mainly on 59th Avenue, with only minor increases on Columbia and Manitoba. The predicted traffic volumes are only marginally higher than those predicted if the site were redeveloped with single-family houses similar to the adjacent areas. The additional traffic can be handled on 59th and would not generate any noticeable traffic impacts. The Engineering Department concurs with this analysis.

A number of residents have nonetheless expressed concern over the difficulty in making turns onto Cambie Street, having particular regard to a large increase in traffic volume since the opening of the Cambie Street Bridge. The Engineering Department have indicated that they are prepared to study the 59th and Cambie intersection, but would prefer to delay their study until after Expo, when traffic volumes would be less inflated. Whatever the results of this study, it is considered by staff to be a relatively minor concern, not critical to the proposed rezoning.

#### CONCLUSION

As a large vacant parcel, this site presents an excellent opportunity for increasing density in a sensitive manner. The proposed development of 195 units in multiple dwellings will not only increase density, but add to the variety of housing alternatives available in this area. Because of this, local residents appear to support the development of nearby townhouse/apartment units, largely because these represent their own housing needs now or in the near future.

The proposed overall FSR at 0.75 is consistent with evolving City policy and rezoning approvals in single-family areas. An FSR slightly above that permitted in the RS-1 zone can be justified in that the design is sensitive to the adjacent neighbourhood. An internal redistribution of density has resulted in a low-scale, less-intensive townhouse form of development on the east of the site abutting the single-family neighbourhood. Adjacent to the park and across from the existing special-needs residential facilities on 59th Avenue, well-designed apartments make a successful transition. With relatively minor changes to the design, which can be accommodated at the development permit stage, the Director of Planning supports the proposed rezoning.

#### RECOMMENDATION

The Director of Planning recommends the following be received and referred to Public Hearing:

THAT the application to amend CD-1 By-law, No. 3885, generally in accordance with the design statistics presented and the plans received on July 12, 1986, and with the recommendations contained in this report, be approved."

CITY OF VANCOUVER  
MEMORANDUM

CD-1 #179  
Drawings Map in  
Manilla File

From: CITY CLERK

Date: 13th August 1986

To: CITY MANAGER  
DIRECTOR OF PLANNING  
CLERK, PUBLIC HEARING

Refer File: 5304

Subject: PROPOSED AMENDMENTS TO CD-1 BY-LAW, NO. 3885 PERTAINING TO  
250 WEST 59TH AVENUE (OLD CHILDREN'S HOSPITAL)

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Please be advised that City Council, at its meeting on Tuesday, August 12, 1986, approved the recommendation of the City Manager, as contained in his attached report dated August 6, 1986, with regard to the above matter.

DEPUTY CITY CLERK

GJohnson:mfm  
Att.

Also sent to:

United Properties Ltd., 201 - 1195 West Broadway V6H 3Z1  
Attention: Mr. V. Setton

C

MANAGER'S REPORT

August 6, 1986

TO: Vancouver City Council

SUBJECT: Proposed Amendments to CD-1 By-law, No. 3885,  
pertaining to 250 West 59th Avenue  
(Old Children's Hospital) - SUMMARY REPORT

CLASSIFICATION: RECOMMENDATION

The Director of Planning, in summary, reports as follows:

**PURPOSE**

This report assesses an application submitted by United Properties Ltd. to amend CD-1 By-law, No. 3885, to change the permitted use from hospital and ancillary purposes only, to permit the development of the site with 195 dwelling units in multiple dwellings.

**DESCRIPTION AND ASSESSMENT**

This large 3.17 ha (7.83 ac.) site was the former location of the Children's Hospital, demolished in 1983. It is now vacant and covered with trees and undergrowth.

To the east of the site is an RS-1 neighbourhood, in which only four houses flank the site along Manitoba Street. To the south is the remaining portion of the old CD-1. To the west is Winona Park, and to the north are two seniors' special-needs residential facilities and the J.W. Sexsmith Elementary School.

The 195 dwelling units would be provided in two different types of multiple dwellings. The eastern portion of the site would contain 68 two-storey-plus-basement townhouse units, located on both sides of a rectangular driveway. The western portion of the site would be developed with two identical four-storey apartment buildings, each of which would contain 63 dwelling units. The additional dwelling unit is a caretaker's unit, which would be included in the amenity building at the centre portion of the site.

The Director of Planning supports the development of this site with multiple dwellings. The subdivision of this site into single-family lots would, from the City's perspective, be a waste of the site's potential, considering the need to provide for moderate increases in residential density within the city where this can be achieved sensitively. The provision of multiple dwellings will also add to the variety of housing alternatives available in this area. Because of this, local residents appear to support the development of nearby townhouse/ apartment units, as they believe these units will meet their own housing needs now and in the near future.

The proposed overall FSR at 0.75 and a density of 25 units per acre is consistent with evolving City policy and rezoning approvals in single-family areas. The slightly higher FSR than that prescribed for the adjacent RS-1 zone can be justified by a design which is sensitive to the adjacent neighbourhood. In this project, an internal redistribution of density has resulted in a lower-scale, less-intensive townhouse form of development on the east portion of the site, next to the single-family neighbourhood. This, coupled with well-articulated façades and a variety of roof forms, has resulted in an overall design which makes a sensitive transition to the RS-1 neighbourhood and the other surrounding land uses.

Within the site itself, the most significant concern relates to the provision of sunlight to the apartments' internal courtyards. A reduction in height of the centre section of the southerly elevation for each apartment building has been recommended. This reduction can be determined at the development permit stage following the submission of a shadow analysis. Additional minor concerns relating to privacy of units which face the interior walkways or open space, the location of the traffic circle and the impact of traffic on the apartment buildings, entrance identification for internal townhouse units, and the amount of water proposed for the centre open space, have been noted in the main report. With relatively minor changes to the design, which can be accommodated at the development permit stage, the Director of Planning supports the proposed rezoning.

**RECOMMENDATION**

The Director of Planning recommends the following be received and referred to Public Hearing:

THAT this application to amend the CD-1 By-law, No. 3885, generally in accordance with the recommendations contained in this report, be approved."

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

APPROVED. COUNCIL, August 12, 1986.

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 17, 1989, in the Council Chamber, Third Floor, City Hall, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

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

ABSENT: Mayor Campbell  
Alderman Davies  
Alderman Price

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 2950 S.E. Marine Drive  
and Block 67 to Kerr Street

An application of Hugh Shirley, Architects, was considered as follows:

REZONING: LOCATION - 2950 S.E. MARINE DRIVE (Lot A, Blocks 63 and 64, D.L. 258, Plan 15956) and BLOCK 67 TO KERR (Lot B, Block 67, Plan 12561, D.L. 258; Block 66, W. Hlf. N. of R. of W., D.L. 258 and 329; Lot E, Hlf. N. of R. of W., Block 66, D.L. 258 and 329; Lot A of 1, Block 65, N. Pt. D.L. 258 to 329; Balance of Lot 1, Block 65, N. Pt. D.L. 258 to 329; Lot 2 of N. part of Block 65, D.L. 258 and 329; Lots 2 and 3 of D.L. 2100 and 6320 and Pt. of 258 and 330, including fronting water lots; Lot B, Blocks 63 and 64, D.L. 258; Lot B, D.L. 330, Plan 22222)

Present Zoning: M-1B Industrial District and CD-1 Comprehensive Development District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft by-law, if approved, would rezone 2950 S.E. Marine Drive from M-1B to CD-1 to accommodate use and development similar to the existing Block 67 to Kerr by-law generally as follows:

- multiple dwellings in townhouses, or stacked townhouses, or apartment buildings or towers;
- accessory uses customarily accessory to the above uses;
- a maximum floor space ratio of 1.45;
- a maximum height of 120 ft. (36.57m);
- acoustic standards for dwelling units;
- provisions regarding off-street parking and loading.

Cont'd



Clause No. 1 cont'd

Mr. J. Coates, Acting Associate Director, Zoning and Subdivision Group, in a staff review, advised a report had been received from the Ministry of the Environment on the condition of the soils on the site and, therefore, the Acting Director of Planning was submitting the following revised conditions of enactment to be substituted for the foregoing conditions (a)(ii) and (iii). This would provide the applicant with the option of going directly to soils remediation without the necessity for an agreement to do so:

- (ii) Site remediation be completed or agreements to be made to the satisfaction of the Director of Legal Services to ensure that remediation of 2950 S.E. Marine Drive (Lot A, Blocks 63 and 64, D.L. 258, Plan 15956) in accordance with the soils remediation plan approved by the B.C. Ministry of Environment shall be completed.
- (iii) Arrangements are made to the satisfaction of the City Engineer and the Director of Legal Services for:
  - Dedication of 1.5m along the entire length of the South property line of the site for the road;
  - Dedication of a 1.5m x 1.5m corner cutoff of the southwest corner of the site (in addition to the above dedication);
  - Satisfactory assurance that any contaminated soils in the above dedicated areas are remediated prior to dedication to the City;
  - The provision of a servicing agreement and appropriate letter of credit to cover the cost of this site's share of Riverside East's off-site servicing program, noting that water and sewer services will not be available until mid- to late-1990;
  - Provision of a 6m x 6m easement at the point of water service connection at an unobstructed location yet to be determined. Any advance arrangements for agreement on this easement to be to the satisfaction of the City Engineer and Director of Legal Services.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,

THAT the application be approved, subject to condition (a)(i) and revised conditions (a)(ii) and (a)(iii), as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Text Amendment to CD-1 By-law No. 6039:  
7520 to 7680 Columbia Street/250 West 59th Avenue

An application of Crosby Property Management Ltd. was considered as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 6039: LOCATION - 7520 to 7680 COLUMBIA STREET/250 WEST 59TH AVENUE (Lot 1, Block 8, D.L. 322)

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

Cont'd

Clause No. 2 cont'd

(i) The draft by-law, if approved, would allow development below grade of 3880 sq. ft. (360.5<sup>2</sup>m) of residential storage lockers which would be excluded from the calculation of floor space ratio.

(ii) Any consequential amendments.

The Acting Director of Planning recommended approval.

A brief staff review was given by Mr. J. Coates, Acting Associate Director, Zoning and Subdivision Group.

There were no speakers for or against the application.

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

- CARRIED UNANIMOUSLY

3. Text Amendment to CD-1 By-law No. 4674:  
2803 West 41st Avenue (Crofton Manor)

The Public Hearing considered an application by Neale, Staniszki, Doll, Architects, as follows:

TEXT AMENDMENT TO CD-1 BY-LAW NO. 4674: LOCATION - 2803 WEST 41ST AVENUE (Crofton Manor) (Lot 1, Block 9, D.L. 2027, Plan 14747)

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

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

- 32 additional congregate housing units (117 total);
- a maximum floor space ratio of .60;
- a maximum height of 33 ft. (10.06m);
- accessory uses customarily ancillary to the above uses including lounge areas;
- provisions for off-street parking and loading.

(ii) Any consequential amendments, including updating of by-law terms and provisions to reflect changes in the Zoning and Development By-law generally in accordance with Appendix C to the City Manager's Report dated June 6, 1989.

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

- a) That, prior to enactment of the CD-1 by-law amendment, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to provision of a minimum of 79 off-street parking spaces.
- b) That the approved form of development is adopted in principle generally as prepared by Neale, Staniszki, Doll, Architects, and stamped "Received, City Planning Department, June 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.

Cont'd

CITY OF VANCOUVER  
MEMORANDUM

#179

From: CITY CLERK

Date: September 18, 1986

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

Refer File: P.H. 177

RECEIVED
SEP 19 1986
NUMBER H 4964
REFERENCED TO DMEDJ
COPY TO
ANSWER REQ'D

Subject: Special Council Meeting  
Public Hearing  
September 11, 1986

I wish to advise of the attached Minutes from the Special Council Meeting (Public Hearing) held on September 11, 1986.

Please note any matters contained therein which are for your attention.

*R. Henry*  
CITY CLERK

JThomas:dp  
Att.

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 11, 1986 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  
Aldermen Bellamy, Brown, Campbell,  
Davies, Eriksen and Yorke

ABSENT: Mayor Harcourt (Civic Business)  
Alderman Ford, Rankin and Yee

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

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 By-law.

- CARRIED UNANIMOUSLY

As Items 1, 2, 3 and 4 were related, it was agreed to consider them concurrently.

1. Text Amendment: Zoning & Development By-law Proposed C-5 and C-6 District Schedules
2. Rezoning: Various Lands within the West End
3. Rezoning: Various Lands within the West End
4. Text Amendment: Sign By-law No. 4810

The Council considered applications of the Director of Planning as follows:

1. TEXT AMENDMENT: ZONING AND DEVELOPMENT BY-LAW - PROPOSED C-5 AND C-6 DISTRICT SCHEDULES

- (i) The C-5 and C-6 District Schedules, if approved, would specify the permitted uses and regulations as follows:
  - Commercial and residential uses compatible with the adjacent residential area;
  - Hotels and multiple dwellings as additional uses in the C-6 area;
  - A maximum building height of 60 feet, within a building envelope, and discretion to increase the height to 210 feet;

cont'd....

Applications 1, 2, 3 and 4 (cont'd)

- A maximum floor space ratio (FSR) of 2.20 in C-5, with a maximum FSR of 1.20 for commercial uses;
  - A maximum FSR of 2.50 in C-6, with a maximum FSR of 1.20 permitted for commercial uses excluding hotel and office use;
  - Provisions regarding off-street parking and loading;
  - External design regulations to achieve pedestrian interest and residential compatibility.
- (ii) The addition of C-5 and C-6 in Table 12.1 of the Zoning and Development By-law, thereby prescribing the required parking.
- (iii) Any consequential amendments.

2. REZONING: LOCATION - VARIOUS LANDS WITHIN THE WEST END, IDENTIFIED ON THE MAP BELOW

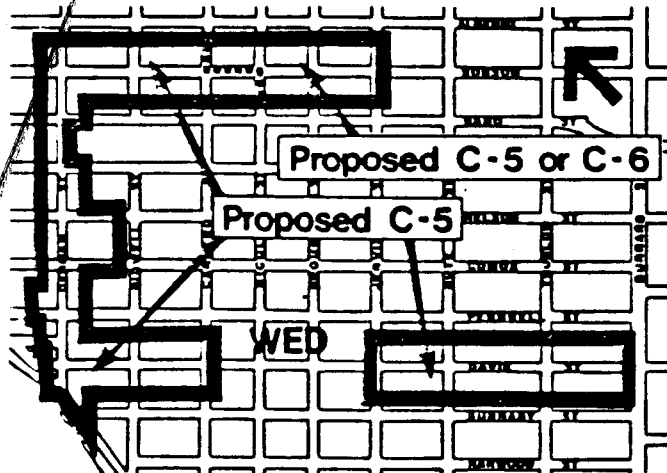
Present Zoning: West End District and Accompanying Official Development Plan  
Proposed Zoning: C-5 District Schedule

- (i) If approved, the areas identified on the map below would be rezoned to C-5.
- (ii) Any consequential amendments.

3. REZONING: LOCATION - VARIOUS LANDS WITHIN THE WEST END, IDENTIFIED ON THE MAP BELOW

Present Zoning: West End District and Accompanying Official Development Plan  
Proposed Zoning: C-6 District Schedule

- (i) If approved, the areas identified on the map below would be rezoned C-6.
- (ii) Any consequential amendments.



4. TEXT AMENDMENT: SIGN BY-LAW NO. 4810

- (i) The proposed text amendment, if approved, would: Remove areas zoned C-5 and C-6 from Schedule J and add them to Schedule B;
- (ii) Any consequential amendments.

cont'd....

Applications 1, 2, 3 and 4 (cont'd)

In each application, the Director of Planning recommended approval.

Mr. Craig Rowland, West End Planner, reviewed the applications, noting the proposed C-5 and C-6 District Schedules include hotels and multiple dwellings as additional uses in C-6 area and provides the Director of Planning discretion to increase the building height to 210 feet. Both these issues have been contentious, however, the Director of Planning recommends approval. The zoning schedules have been prepared to implement aspects of the West End Commercial Areas Policy Plan related to development control.

The Deputy Mayor called for speakers for or against the applications and submissions were made by the following:

- Mr. Frank Leahy, 825 Sawcut, representing Stratford Place, supported the rezoning application but expressed concern about the possible increase in building heights, urging Council to delete this section (4.3.2).

- Mr. Howard Faulkner, 1126 Barclay Street, expressed his approval of the applications, however, he urged Council to not exclude the south side of Robson Street between Cardero and Nicola. He added that further action is needed on the Alberni corridor.

- Mr. Joe Arnaud, 1172 Barclay Street, urged Council to place a moratorium on building heights in the commercial area until the Planning Department's review of the building heights in the West End area is completed. He urged Council to delete the C-6 schedule amendment and apply C-5 zoning to the whole area. He did not see any reason for the potential to exist for development of more hotels.

- Mrs. Carole Walker, 1705 Nelson Street, urged Council not to designate the two blocks on Robson Street as C-6, but rather maintain a C-5 throughout the whole area. She felt that street entrances to commercial buildings should not be from the flanking streets and no more hotels should be permitted. She did not agree the Director of Planning should have the discretionary power to decide on increased building heights and urged Council to withhold approval of the schedules until more consultation has taken place in the community.

- Mrs. Eleanor Hadley, #205-1565 Burnaby, urged Council to withhold approving the applications until the future of the area surrounding Expo has been decided upon. She felt the proposals intrude into the residential areas of the West End.

- Mr. Reg Walker, 1705 Nelson Street, believed that C-6 should be deleted from the application in addition to increased building heights.

Mr. Rowland responded to concerns raised by the speakers noting that the provision to increase building heights applies to all areas of the West End and all schedules. Maintaining discretionary approval powers enables the Director of Planning and everyone concerned to review each site on its merits. He also advised that the review of the West End in this respect will be completed by the Planning Department in approximately eight months. In reference to entrances to commercial establishments, he noted that in some instances properties can only be accessed from the flanking street. Further, there is no proposal to expand the present commercial zone into the residential area.

cont'd....

Applications 1, 2, 3 and 4 (cont'd)

In response to questions, the City Manager advised that placing a moratorium on further hotel development in this area or restricting the building heights until the Planning Department's review is complete, would be inappropriate as the Public Hearing was not advertised to consider those issues.

MOVED by Ald. Brown,  
THAT application 1, as proposed by the Director of Planning, be approved.

- CARRIED

(Aldermen Davies, Eriksen and Yorke opposed)

MOVED by Ald. Brown,  
THAT application 2, as proposed by the Director of Planning, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,  
THAT application 3, as proposed by the Director of Planning, be approved.

- CARRIED

(Aldermen Davies, Eriksen and Yorke opposed)

MOVED by Ald. Brown,  
THAT application 4, as proposed by the Director of Planning, be approved.

- CARRIED

(Aldermen Davies, Eriksen and Yorke opposed)

MOVED by Ald. Brown,  
THAT the Director of Planning bring forward the report relating to the study of building heights in the West End as quickly as possible and treat this item as a high priority.

- CARRIED UNANIMOUSLY

5. Rezoning: 7160-7170 Oak Street

This item was withdrawn by the applicant.

6. CD-1 Amendment - 250 West 59th Avenue

The Council considered the following application of United Properties Ltd.:

CD-1 AMENDMENT - 250 WEST 59TH AVENUE (North 568 feet of Parcel X, Expl. Plan 3801, Block 8, D.L. 322)

- (1) The site is presently zoned CD-1 which, by resolution of Council, permits hospital use only. If approved, the CD-1 Amendment would, for the north 173.13 m (568 feet) of the site, instead permit the use and development of the site generally as follows:

cont'd....

CD-1 Amendment - 250 West 59th Avenue (cont'd)

- 195 dwelling units comprising multiple dwellings;
  - A common-use amenity area for residents of the development;
  - A maximum FSR of 0.75, excluding common-use amenity areas;
  - A maximum height of 12.2 m (40.0 feet);
  - A maximum site coverage of 60% (buildings and roads); and
  - Provisions regarding off-street parking.
- (ii) 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 is first approved by the Director of Planning, having particular regard to:
- design of access and interior roadways to the satisfaction of the City Engineer.
  - development of more variety in the roof forms of the townhouse units.
  - further articulation of the siting of interior units to reduce the impact of garage doors and the development of identifiable basement entries for internal units.
  - the submission of a detailed landscape plan indicating retention of as many existing trees as possible.
- (b) that the approved form of development is generally as prepared by Terry Hale, Architect, and stamped "received, City Planning Department July 12, 1986, and August 29, 1986", provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

Mr. Jim Moodie, Moodie Consultants Ltd., on behalf of the applicant, requested an amendment to the proposed resolution of Council to permit enactment of the CD-1 Zoning By-law prior to issuance of a development permit; that the first paragraph in condition (a) be amended to read:

"that the detailed scheme of development in a development permit application have particular regard to:".

This is necessary as there are significant financial penalties involved if the rezoning by-law is not enacted before September 30, 1986. The Director of Planning does not oppose the amendment. Mr. Moodie also advised the City Clerk has agreed that concurrent approval of the Public Hearing minutes and enactment of the CD-1 By-law could take place at the meeting of Council on September 23, 1986.

Mr. Ian Smith, Zoning Division, advised that new plans have been supplied by the applicant which are satisfactory to the Director of Planning, and appear to resolve some earlier noted design problems. However, a detailed development permit application will still be required for the Development Permit Board.

Mr. Moodie also circulated a second amendment to the By-law Clause 3, Floor Space Ratio to add "insuite laundry and storage rooms and basements" after the phrase "excluding the common use amenity area,". The sentence as amended would read:

"The floor space ratio for all uses, excluding the common use amenity area, insuite laundry and storage rooms and basement, shall not exceed 0.75, calculated in accordance with the provisions of the RT-2A District Schedule."

cont'd....



CD-1 Amendment - 250 West 59th Avenue (cont'd)

Mr. Moodie explained the amendment was requested to provide additional space in the basements of the townhomes without changing the outward appearance of the building in terms of height or bulk. Any potential purchasers' desire to have these amenities included in the unit as opposed to grouped in a common basement location will then be satisfied. The Director of Planning does not support this amendment.

Mr. Smith explained that a 25% bonus of floor area has already been given to the applicant and a precedent would be set if this development was allowed to exclude this area from the FSR. If included, the FSR would be 0.85 instead of 0.75. As the advertisement for the Public Hearing did not include a floor space ratio of 0.85, the matter would have to be adjourned to a later Public Hearing on this basis.

There were no speakers for or against the application.

MOVED by Ald. Bellamy,

THAT the application be approved subject to the conditions proposed by the Director of Planning, as set out in this minute of the Public Hearing, except that condition (a) be amended and approved as follows:

"(a) That the detailed scheme of development in a development permit application have particular regard to:

- design of access and interior roadways to the satisfaction of the City Engineer.
- development of more variety in the roof forms of the townhouse units.
- further articulation of the siting of interior units to reduce the impact of garage doors and the development of identifiable basement entries for internal units.
- the submission of a detailed landscape plan indicating retention of as many existing trees as possible.

- CARRIED UNANIMOUSLY

7. Rezoning: Lands to the North of West 75th Avenue between the Arbutus Right-of-Way and Angus Drive Known as the 'Angus West Lands'

At the commencement of the Public Hearing, the Deputy Mayor made reference to this application by Mr. John Perkins, Architect, and advised seven members of Council were present, one of whom would not be seeking re-election in November. This was noted because the "prior to" conditions attached to the application, as set out in the agenda, could not be fulfilled in the term of this Council and would extend into 1987, thus involving the new Council, the makeup of which was unknown at this time, with the possibility a new Public Hearing may be called starting the lengthy process all over again.

The Deputy Mayor advised he had discussed the matter with the City Manager, Planning staff and the applicant and it was his decision to proceed unless he heard otherwise from the applicant, who had indicated the owners would like to go ahead.

cont'd....

BY-LAW NO. 6558

A By-law to amend  
By-law No. 6039, 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. By-law No. 6039 is amended:
  - (a) by deleting section 3 and substituting therefor the following:

"3. Floor Space Ratio

The floor space ratio for all uses shall not exceed 0.75, calculated in accordance with the provisions of the RT-5 and RT-5N Districts Schedule.

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

    - (a) the common-use amenity area referred to in section 2(b) above; and
    - (b) residential storage space provided it is located below grade and does not in total exceed 360 m<sup>2</sup> (3,880 sq. ft.)."; and
  - (b) in section 6 by deleting the words "section 12 of the Zoning and Development" and by substituting therefor the word "Parking".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 12th day of  
September, 1989.

(Signed) Gordon Campbell  
Mayor

(Signed) Maria 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 12th day of September 1989, and numbered 6558.

CITY CLERK"

250 West 59th Avenue

#179  
250 W. 59th.  
"Old Children's Hospital"

BY-LAW NO. 6039

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-324a and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:  
  
Uses
  - (a) multiple dwellings containing a maximum total of 195 dwelling units;
  - (b) common-use amenity area for residents of the development, the gross floor area of which shall not exceed 171.87 m<sup>2</sup> (1,850 sq. ft.); and
  - (c) accessory uses customarily ancillary to the above uses.
3. Floor Space Ratio  
  
The floor space ratio for all uses, excluding the common-use amenity area, shall not exceed 0.75, calculated in accordance with the provisions of the RT-2A District Schedule.

4. Height

The maximum built height measured above the base surface shall be 12.9 m (40 ft.).

5. Site Coverage

The maximum site coverage for all buildings and roads shall be 60 percent.

6. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of section 12 of the Zoning and Development By-law, except that a minimum ratio of 2 off-street parking spaces per unit shall be provided for the townhouse units located on the easterly 108.2 m (355 ft.) of the site.

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

DONE AND PASSED in open Council this 23rd day of September , 1986.

(signed) Alderman Puil

Deputy Mayor


(signed) R. Henry

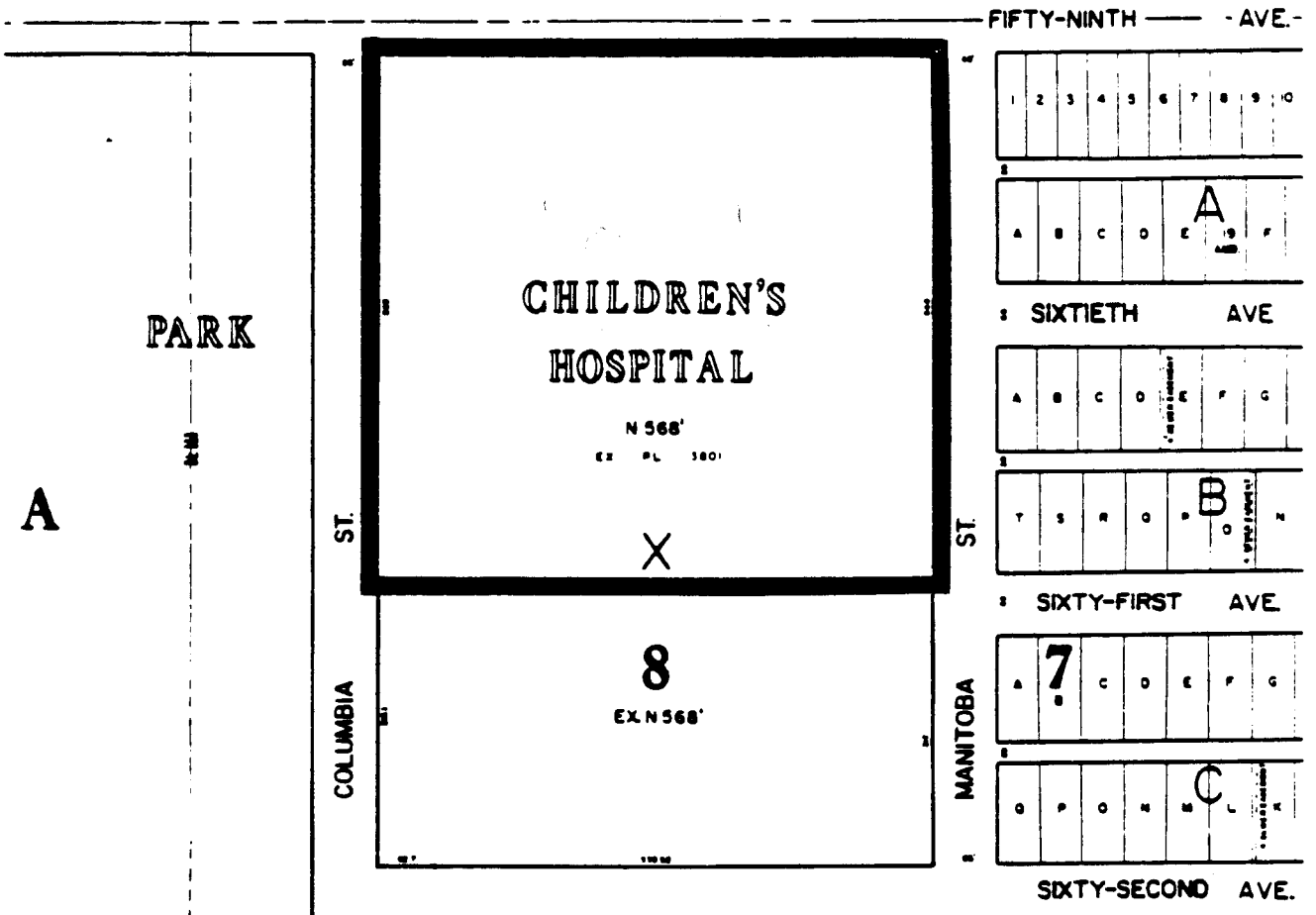
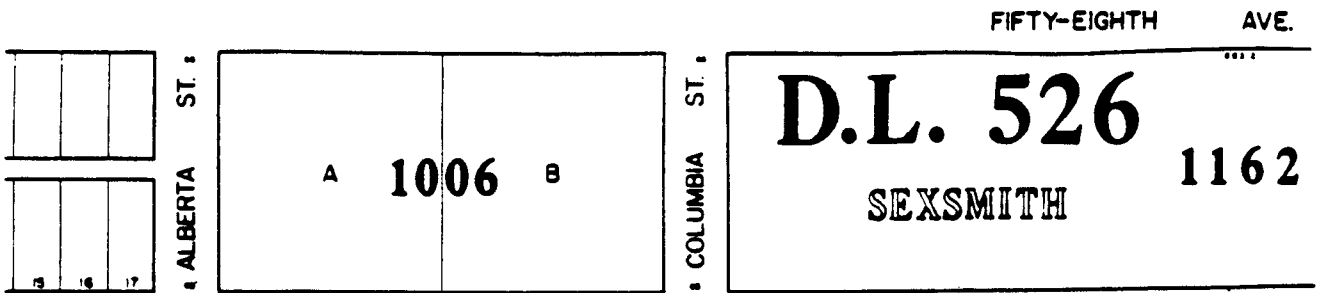
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 23rd day of September, 1986, and numbered 6039.

CITY CLERK"

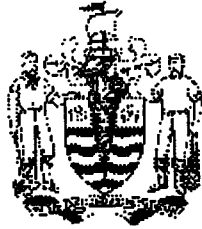
BY-LAW No. 6039 BEING A BY-LAW TO AMEND BY-LAW No. 3575-  
BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW (  ) OUTLINED IN BLACK SCHEDULE A  
IS REZONED: FROM **CD-1** TO **CD-1 (amend.)**



SCALE: 1" = 200'  
FILE No. **RZ 250 W. 59th Ave.**

  
**Z-324a**



**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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Comments or questions? You can send us [email](#).

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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"