



# **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 (189)**

*2149-2189 West 42nd Avenue*

*By-law No. 6117*

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

***Effective March 24, 1987***

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

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (189), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) a maximum of 51 dwelling units in a multiple dwelling;
- (b) common-use amenity area for residents of the multiple dwelling;
- (c) club or lodge (fraternal);
- (d) parking area;
- (e) parking garage;
- (f) social service centre, limited to administrative functions of a non-profit society; and [8114; 99 11 02]
- (g) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

The floor space ratio for all uses shall not exceed 1.76 measured in accordance with the provisions of the RM-3 District Schedule.

3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Height**

The maximum building height measured above the base surface shall be 36.6 m (120.0 ft.).

5 **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 of 338 off-street parking spaces shall be provided of which 133 spaces shall be required to serve the multiple dwelling and club or lodge uses.

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and certify the by-law number and date of enactment.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6117 or provides an explanatory note.*



Drawings in  
Manilla File.

CD-1 # 189

C.C. 66 MLH/80

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: 10th September 1986

To: CITY MANAGER  
DIRECTOR OF PLANNING  
CITY ENGINEER  
SUPERVISOR OF PROPERTIES  
CLERK, PUBLIC HEARING

RECEIVED
CITY OF VANCOUVER
SEP 11 1986
NUMBER H4803
RECEIVED RJS/DMCD
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Refer File: 5304

Subject: REZONING APPLICATION: 2149-2189 WEST 42ND AVENUE

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Please be advised that City Council, at its meeting on Tuesday, September 9, 1986, approved the recommendation of the City Manager, as contained in his attached report dated September 3, 1986, with regard to the above matter.

  
CITY CLERK

GJohnson:mfm  
Att.

Also sent to:

Canbrit Development Corporation, 1151 West 8th Avenue V6H 1C5 (736-8304)

MANAGER'S REPORT

D

DATE September 3, 1986

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rezoning Application: 2149-2189 West 42nd Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**PURPOSE**

This report assesses two applications by the Director of Planning:

- A. to rezone 2149- 2189 West 42nd Avenue (Lots A and B, Plan 6753, and Lots 32 to 36, Plan 3551, Block 9, D.L. 526), illustrated in Diagram 1 below, as follows:

Present Zoning: RM-3 Multiple Dwelling District

Requested Zoning: CD-1 Comprehensive Development District

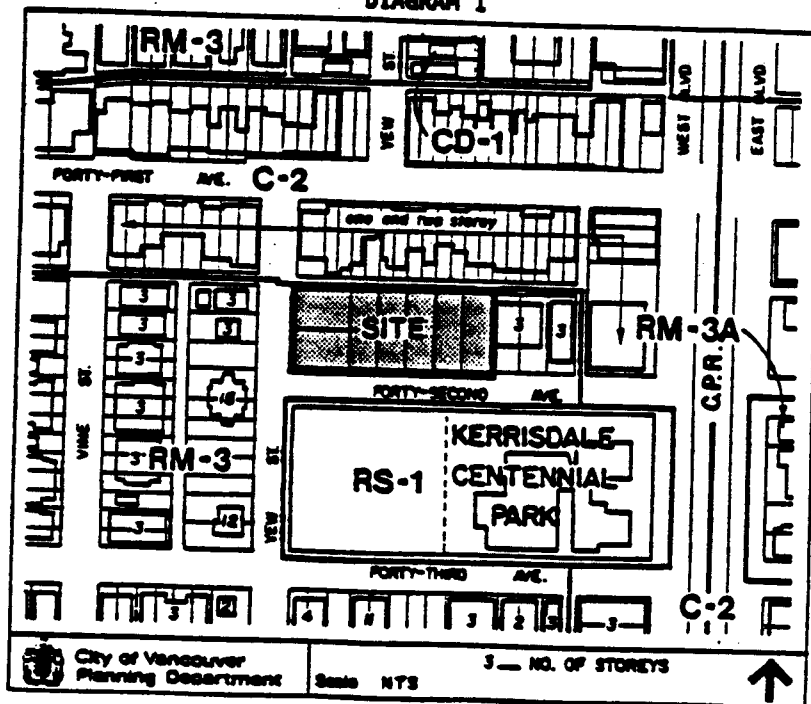
Stated Purpose: To construct a two-storey Legion Hall plus a 13-storey multiple dwelling containing 51 dwelling units and to provide surface and three levels of underground parking for 338 spaces of which 205 are to be designated for use by properties in the adjacent C-2 District (Kerrisdale);

- B. an amendment to the text of section 12 of the Zoning and Development By-law, pertaining to the location of off-street parking spaces relative to the site they are intended to serve.

**SITE, EXISTING ZONING, AND DEVELOPMENT**

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

DIAGRAM 1



This RM-3 site, at the northeast corner of West 42nd Avenue and Yew Street, is comprised of seven parcels with a combined frontage of 105.54 m (346.26 feet) on 42nd Avenue, a depth of 40.90 m (134.18 ft.) and an area of 4 316.38 m<sup>2</sup> (46,461.17 sq. ft.). Five of the parcels are owned by the City and used for surface parking under a collective parking agreement, pursuant to a local improvement by-law, paid for by 31 Kerrisdale merchants. The remaining two lots are owned by the Canadian Legion and developed with a Legion Hall.

Two properties to the east of the site are zoned RM-3 and developed with three-storey multiple dwellings. Lands to the north of the subject site are zoned C-2 and developed with one- and two-storey commercial buildings. Lands to the west of Yew Street are zoned RM-3 and are developed with low- and high-rise multiple dwellings. Lands to the south are zoned RS-1 and are developed with a park and community centre complex.

#### BACKGROUND

In Manager's Reports dated May 8, 1985 and February 21, 1986 the Supervisor of Properties and the City Engineer advised Council that development proposals had been put forward for the Kerrisdale Collective Parking Lot and Legion Hall site, these proposals to include rebuilding the Legion Hall, increasing the number of parking spaces available for merchants, and including a high-rise multiple dwelling. Council was further advised that as the parking lot properties had been purchased, developed and operated under a local improvement by-law, this gave rise to a "sort of common-law trust" and that the City could not sell, dispose or change the use of the property without the concurrence of the owners of the properties against which local improvement taxes had been levied.

The 1985 report advised that one developer had decided to approach the Supreme Court of B.C. seeking permission for the City to enter into an agreement with the developer to redevelop the site without the unanimous approval of the property owners. Council agreed not to oppose the petition before the Court.

The 1986 report advised that the developer had obtained the approval of all the affected property owners in the local improvement area and, therefore, it was no longer necessary to seek permission from the Supreme Court. Instead, the developer was requesting that the City approve the project in principle and proceed as described in the report.

On February 25, 1986 Council resolved to approve in principle:

- A. The scheme of Canbrit Developments to redevelop the Kerrisdale Collective Parking Lot;
- B. That the City close out and repeal the original Local Improvement By-law after full repayment of the capital outstanding, by transferring the properties for no consideration to a corporate vehicle to be named by the beneficiaries;
- C. That the City take back a section 215 Covenant providing for a fixed (estimated at 205) number of parking spaces; and
- D. That the terms of all agreements be reported to Council for approval when negotiated."

The developer now wishes to proceed. Three principal uses of the site are involved: a multiple dwelling, a club, and a parking garage (i.e., the major component of the project intended to provide off-site parking for commercial development in the adjacent zoning district).

Unfortunately, throughout the negotiations and preparation of redevelopment plans, it was not recognized that the "parking garage" use was not listed as a permitted use in the RM-3 District Schedule.

In reviewing this situation, it was considered that it would not be wise to amend the text of the RM-3 District Schedule to allow for parking garages as there would be very few other RM-3-zoned sites around the city where such a use would be appropriate. It was therefore decided that a rezoning of the site to CD-1 would be the best course of action, and that the Director of Planning should make the application.

**PROPOSED DEVELOPMENT AND APPLICATION PROCEDURES**

Canbrit Development Corporation proposes to develop the site as follows: at the easterly end, a two-storey, 2,560.3 m<sup>2</sup> (8,400 sq.ft.) Legion Hall, and at the westerly end, a 13-storey multiple-dwelling containing 51 one-, two- and three-bedroom dwelling units (see Appendix "A").

The developer also proposes to provide 338 parking spaces, of which approximately 58 would be located on the surface and the remainder on three underground levels. The high-rise multiple dwelling would be served by 101 spaces, 32 spaces would service the Legion Hall, and 205 spaces would be designated and operated for use by the adjacent commercial property owners. The primary entry/exit point is proposed to be located on Yew Street, just south of the lane, with a second entry/exit from 42nd Avenue just east of the multiple dwelling, and a third entry-only point from the lane to the rear. Large landscaped open areas are proposed on the westerly and central portions of the site.

Table 1 below compares the proposed development with that permitted under the RM-3 District Schedule.

TABLE 1.

	Proposal	RM-3
Site Area	4 316.4 m <sup>2</sup> (46,461 sq.ft.)	Same
Floor Area	7 596.8 m <sup>2</sup> (81,771 sq.ft.)	Same
F.S.R.	1.76	Same
Dwelling Units	51	N/A
Density (UPA)	48 units/acre	N/A (typically 40-60 units/acre)
Site Coverage	25.5 %	N/A
Height-Multiple Dwellings - Legion Hall	36.4 m (119.5 ft.) 8.8 m (29.0 ft.)	36.6 m (120.0 ft.)
Parking - Multiple Dwelling and Legion Hall	133	133
- Collective Parking	205 (to replace existing 78 spaces)	
	<b>338 Total</b>	

The development permit application for the proposal was submitted in June, 1986 and considered by the Development Permit Board on September 2, 1986, conditional upon the rezoning (see Appendix "B"). The Board dealt with the application at this time, based on the tight scheduling of both applications and the necessity for rezoning not having been established until after the development permit application was filed and effectively processed.

**COMMENTS FROM REVIEWING AGENCIES**

The reviewing agencies have considered the proposal as a development permit application, not as a rezoning application, owing to the noted time constraints. Concerns pertinent to the rezoning have therefore been gleaned from their comments.

Council further instructed the Director of Planning to bring this item to public hearing as quickly as possible, in order that it be dealt with before the inauguration of the new Council. A special Public Hearing was advertised for November 25, 1986 in Council Chambers. However, the City Clerk, after discussion with the City Manager, decided the Hearing should be rescheduled. The concern was that, because of the large number of public enquiries, the Public Hearing could well spread over more than one evening making it not possible for passage of the amending by-law before conclusion of the term of the 1986 Council.

A tentative Public Hearing date of February 26, 1987 has been reserved at Tupper High School. The Director of Planning has some reservation that the amendment will be sufficient to deter the construction of easily-converted one-family dwellings. He will discuss his concerns in a report to the Committee on Neighbourhood, Cultural and Community Services.

#### CONCLUSION

The Director of Planning concludes that Council need take no action with respect to three older rezoning applications, allowing these files to be closed. These include:

614-674 West 12th Avenue  
1249 Boundary Road (Armenian Cultural Centre)  
85 East 10th Avenue (Evangelistic Tabernacle)

614-674 West 12th Avenue should now be rezoned from RT-2 to RM-3A1, consistent with the surrounding area.

Four other applications that remain relevant in terms of land use, form of development and work done towards meeting conditions of approval should be referred back to public hearing. These include:

1890 Skeena Street (Sikh Temple)  
2149-2189 West 42nd Avenue  
1000 Beach Avenue (Korion)  
Lands West of 1000 Beach Avenue

Furthermore, should Council wish to refer the application to eliminate "Second Kitchens" to public hearing, a tentative date has been reserved. This item will be discussed in a forthcoming Committee report.

#### RECOMMENDATION AND CONSIDERATION

Manager's Reports referred to in the following recommendations are on file in the City Clerk's office. Recommendations pertaining to 1000 Beach Avenue and Lands West of Beach Avenue are contained in a separate Manager's Report dated December 24, 1986.

The Director of Planning recommends the following be received and referred directly to public hearing:

- A. THAT an application from the Director of Planning to rezone 614-674 West 12th Avenue from RT-2 to RM-3A1 be approved.
- B. THAT the application pertaining to 1890 Skeena Street to amend CD-1 By-law, No. 5060, amended generally in accordance with the Manager's Report dated April 25, 1985, and subject to recommended conditions, be approved.
- C. THAT the application to rezone 2149-2189 West 42nd Avenue from RM-3 to CD-1, generally in accordance with the design statistics presented and plans received on June 19, 1986, and with the recommendations contained in the Manager's Report dated September 3, 1986, be approved.

The City Manager RECOMMENDS approval of recommendations A, B and C.



### Form of Development

The low-rise Legion Hall will conform well with the two low-rise multiple-dwellings immediately to the east of the site. The high-rise tower with its major landscaped setback from Yew Street, conforms with many other buildings in the Kerrisdale area, particularly the similar buildings nearby on Yew Street and 43rd Avenue. The building may cause partial view blockage of the mountains to the north from existing high-rise buildings but, given that the existing RM-3 zoning would allow for this to occur, staff would be hard pressed to suggest that a high-rise building under CD-1 zoning at this location should not be supported.

Design changes requested by the Urban Design Panel in terms of creating a more elegant building form and an improved roof line, improved landscaping and other details will ensure that views of the building as seen by nearby residents will be as attractive as possible. Furthermore, more than two-thirds of the site will remain open to views to the north.

### Traffic and Parking Impact

It is proposed that a Section 215 covenant be registered against the site to ensure 205 parking spaces will be provided for the use of the Kerrisdale commercial property owners. With the increase in parking spaces available for shoppers, the on-street parking situation in the area should be improved.

The traffic situation in this area has been reviewed by the City Engineer who makes the following observations:

"In terms of traffic circulation, the existing collective parking lot is accessible both from 42nd Avenue and from the lane. The proposed development would provide its primary access from Yew Street with secondary access points from 42nd Avenue and the lane. The residential tower is providing the required parking for its needs. This, combined with the additional parking provided for the merchants and the new Legion Hall is not expected to greatly increase traffic circulation on Yew Street, 42nd Avenue or the lane. The additional parking will also have the benefit of reducing traffic circulation for those presently searching for scarce parking spaces in the neighbourhood".

In conclusion, the proposal conforms with the regulations in the RM-3 District Schedule in terms of building form, with the CD-1 zoning only needed to allow for the provision of a parking garage to service uses in the adjacent C-2 District. Fine tuning, as suggested by the Urban Design Panel and City Engineer, is to be undertaken by conditions of development permit approval. The Director of Planning therefore recommends approval of the proposal.

### SECTION 12 TEXT AMENDMENT

Section 12 of the Zoning and Development By-law will also need to be amended in order to allow for the proposed collective parking to service the Kerrisdale commercial properties. Presently, Section 12.3.3 allows off-street parking spaces to be located beyond 150 feet from the property they are intended to serve, provided they are part of a collective parking agreement authorized by Council pursuant to a local improvement by-law. Because it is proposed to repeal the Local Improvement By-law on the subject site in the very near future, some of the off-site parking spaces now serving the commercial area would no longer qualify in that they are more than 150 feet away.

In order to cover this situation and the possible redevelopment of other collective parking lots, it is proposed that this section be amended by allowing off-street parking spaces to be located beyond 150 feet from the property they are intended to serve if they are secured by an agreement to which the City is a party and are on lands previously acquired by the City pursuant to a local improvement by-law.

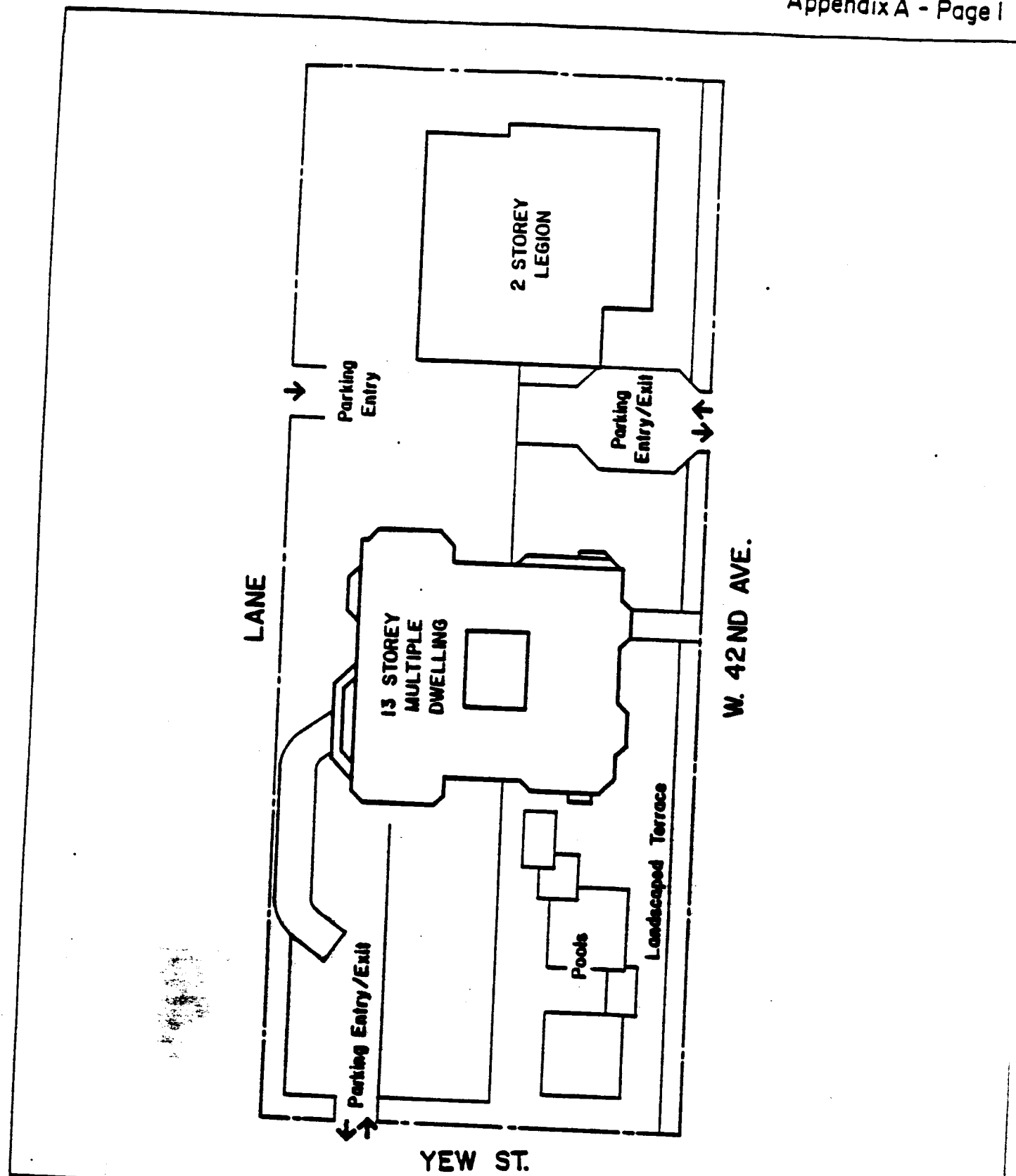
**RECOMMENDATIONS**

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

- A. THAT the application to rezone 2149-2189 West 42nd Avenue from RM-3 to CD-1, generally in accordance with the design statistics presented and plans received on June 19, 1986 and with the recommendations contained in this report, be approved.
- B. THAT the application to amend the text of Section 12.3.3 of the Zoning and Development By-law, as recommended in this report, be approved. "

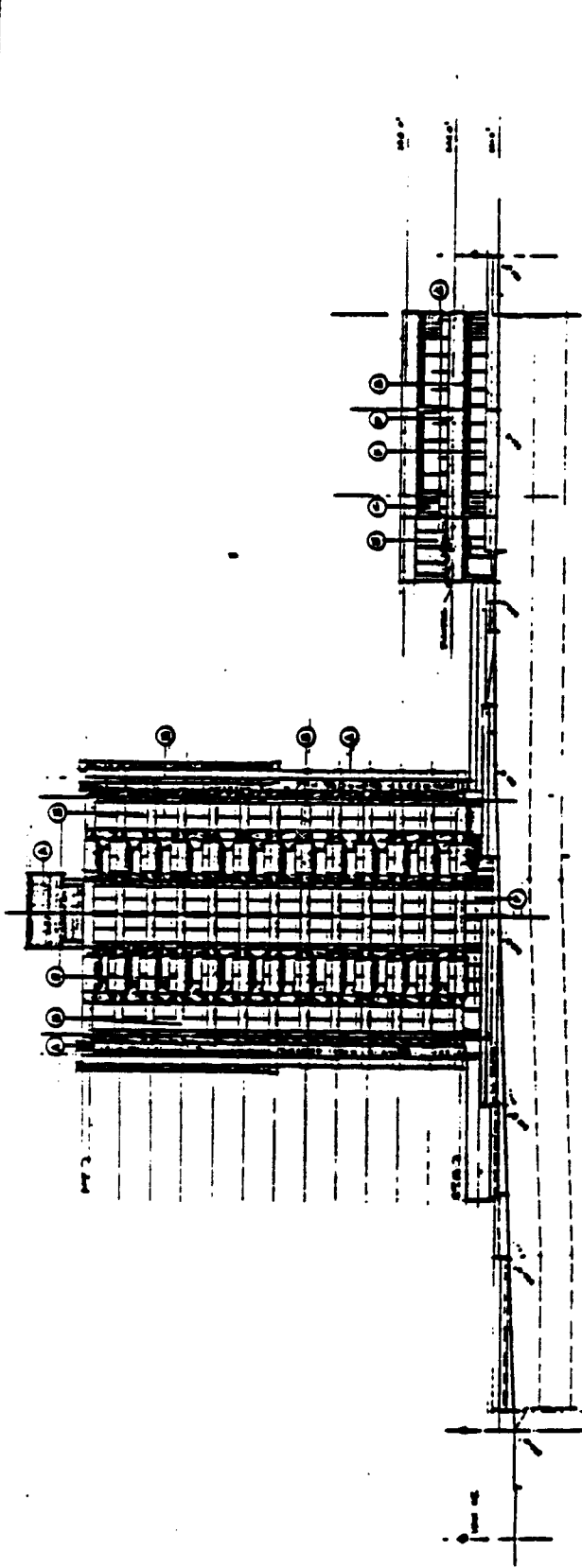
The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning.

**APPROVED. COUNCIL, September 9, 1986.**



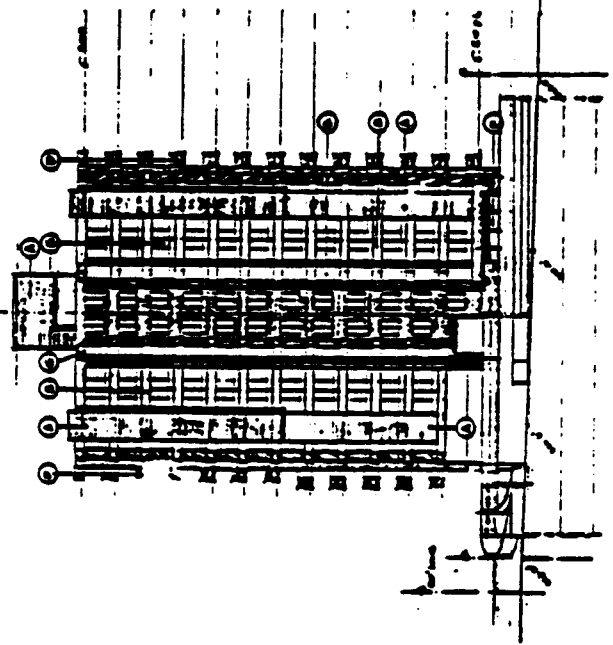
<b>SITE PLAN</b>	<b>Date</b>	August, 1986	←
	<b>Drawn</b>	I. G. Castle	
	<b>Scale</b>	-	
City of Vancouver Planning Department		<b>No.</b>	

<p>DATE: 10/15/54          DRAWN BY: [Name]          CHECKED BY: [Name]</p>	<p>PROJECT: [Name]          NO. [Number]</p>	<p><b>HAMILTON BOYLE and ASSOCIATES</b> architects</p>	<p>ADDRESS: [Address]          TELEPHONE: [Number]</p>	<p>NO. [Number]          DATE [Date]          DRAWN BY [Name]          CHECKED BY [Name]</p>
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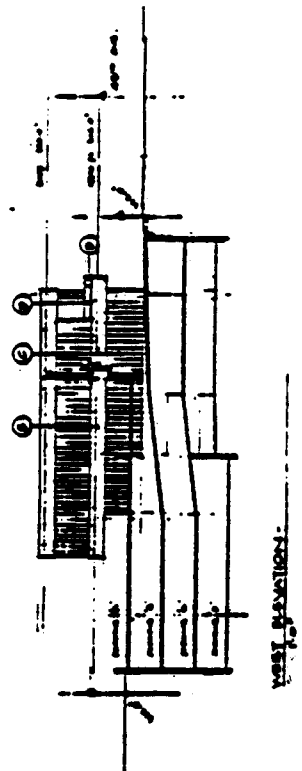


SECTION THROUGH (S. 100'-0")

- NOTES:
1. SEE PLAN
  2. SEE PLAN FOR ALL OTHERS
  3. SEE PLAN
  4. SEE PLAN FOR ALL OTHERS
  5. SEE PLAN FOR ALL OTHERS
  6. SEE PLAN FOR ALL OTHERS
  7. SEE PLAN FOR ALL OTHERS
  8. SEE PLAN FOR ALL OTHERS



SECTION THROUGH (S. 100'-0")



SECTION THROUGH (S. 100'-0")

EXCERPT FROM THE DRAFT MINUTES OF THE DEVELOPMENT  
PERMIT BOARD MEETING HELD SEPTEMBER 2, 1986

Resolution of Board Respecting Development Permit  
Application No. 204536

Moved by Mr. Beck, seconded by Mr. Gibault that:

"Subject to the satisfactory resolution of the rezoning approval of the site to CD-1 and amendment to Section 12.3.3 of the Zoning and Development By-law, the Development Permit Board advises the Director of Planning to give approval in principle to the concept of developing this site with a 13-storey multiple dwelling building, a two-storey Legion Hall and 205 public parking spaces, as submitted under Development Permit Application No. 204536."

1. Prior to the submission of a complete application for a final decision, the applicant is directed to carry out further design development, taking into account the following:
  - (i) an FSR not to exceed 1.76;
  - (ii) design development to the upper storeys of the apartment tower to provide a more elegant silhouette on the skyline;
  - (iii) design development of the apartment lobby to provide for greater prominence;
  - (iv) design development of landscaping along the entire 42nd Avenue, Yew Street and lane frontages, taking into account the Urban Design Panel's comments on "Open Space and Landscaping" and the need to provide privacy and neighbourliness for residents across Yew Street;
  - (v) provision of continuous boulevard tree planting, to the satisfaction of the City Engineer and Parks Board;
  - (vi) provision of a continuous row of trees along the lane;
  - (vii) design development of the parking deck parapets along 42nd Avenue and Yew Street to improve their relationship to the street;
  - (viii) design development of the Legion Building, including side and rear elevations, to provide for more compatibility in form and materials to the apartment building;

(Note to Applicant:

This implies more extensive use of brick and development of form elements that are more consistent with the apartment building.)

- (ix) design development of the surface treatment of all exposed parking areas;

(Note to Applicant:

Use of brick pavers and/or exposed aggregate concrete in an appropriate pattern is encouraged.)

- (x) design development of the lower levels of the north façade of the apartment building to provide for higher-quality materials;
- (xi) design development of the roof of the Legion Building to provide for screening of all mechanical equipment and visually improved surface treatment;
- (xii) details of screening of the loading dock at the east property line;
- (xiii) submission of appropriate documentation for the operation of the parking development with an indication of the support or non-support of the affected property owners;

(Note: Staff to review with the applicant the traffic, parking and pedestrian routing.)

- (xiv) arrangements shall be made for site consolidation, to the satisfaction of the City Engineer and the Director of Planning;

2. In addition to the above, the applicant is to take into account the following recommendations and comments of other City Departments when dealing with the complete application:

(a) Engineering Department

- (i) building grades and design elevations;
- (ii) provision of controlled access door from parking level 'A' to tower elevators for loading purposes, or an equivalent provision, to the satisfaction of the City Engineer;
- (iii) clarification regarding the barrier separation between parking level 'A' and sidewalk/ramp;
- (iv) clarification regarding garbage storage and pick-up facilities;
- (v) clarification regarding the merge condition between parking level 'A' and 'B';
- (vi) design development of the parking facility to discourage pedestrian use of the lane;

(b) Social Planning Department

- (i) provision of a minimum of 200 cu.ft. of useable bulk storage space for each dwelling unit;
- (ii) design development of the courtyard/garden to provide additional bench seatings, a greater amount of soft landscaping designed for more informal uses, improved integration with the recreation room, inclusion of special features such as sculptures, gazebos or barbecue pit, and a larger diversity of planting material;
- (iii) notation on plans stating: "The design of the parking structure regarding safety and security measures is to be first approved, to the satisfaction of the Director of Social Planning, and regard will be given to the 'Parking Facility Design Guidelines and Standards' approved by City Council October 5, 1976";
- (iv) clarification regarding the intended uses of the recreation room and provision of appropriate furnishings to complement these uses.

Note to Applicant Regarding Comments from Other Departments:

The applicant is advised to note the comments of the Permits and Licenses and Health Departments, indicated in the Staff Committee Report.

It should be noted that if a complete application has not been submitted on or before December 8, 1986, this preliminary development permit application shall be deemed to be refused, unless otherwise first extended by the Director of Planning.

Note on Issuance of the Development Permit

A final decision on this Development Permit Application will not be made until City Council has dealt with the matter of rezoning the site to CD-1 and amending Section 22.3.3 of the Zoning and Development By-law to permit auxiliary parking more than 150 feet from the site the parking is to serve.

Board Comments

Mr. Gilbault advised that, in the final submission, the Engineering Department will require details of parking signage, with particular attention to encouraging the use of the parking facility.

CITY OF VANCOUVER  
MEMORANDUM

CD-1 H189  
2149-2189 W. 42nd Ave.

From: CITY CLERK

Date: January 7, 1987

To: CITY MANAGER  
→ DIRECTOR OF PLANNING  
CLERK, PUBLIC HEARING  
CLERK, NEIGHBOURHOOD, CULTURAL AND  
COMMUNITY SERVICES COMMITTEE

Refer File: 5302
JAN 08 1987
NO I 0068
RE RESIDENCE
CCP
ANSWER FILED

Subject: Outstanding Rezoning Applications

I wish to advise you that Vancouver City Council, at its meeting on January 6, 1987, approved the recommendation of the City Manager contained in his attached report dated December 31, 1986, with regard to the above matter.

*M Kinsella*

DEPUTY CITY CLERK *JW*

JWalker:nr  
Att.

Also sent to:

Mr. Bing Thom  
Architect  
1430 Burrard Street  
Vancouver, B.C. V6Z 2A3

Mr. Raymond Ching  
Architect  
1008 Homer Street  
Vancouver, B.C. V6B 2L1

Mr. Mohan Sarai  
The Akali Singh Sikh Society  
1890 Skeena Street  
Vancouver, B.C. V5M 4L3

Mr. S.W. Toews  
Architect  
100 - 4695 E. Hastings St.  
Burnaby, B.C. V5C 2K6



MANAGER'S REPORT

December 31, 1986

TO: Vancouver City Council  
 SUBJECT: Outstanding Rezoning Applications  
 CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

**"PURPOSE**

This report reviews the status and recommends actions pertaining to six rezoning applications approved at public hearings but not enactable by the new Council due to a lack of the required quorum. The report also reviews the status of the Director of Planning's application to eliminate "Second Kitchens".

**BACKGROUND**

In October, 1986, the Director of Planning advised Council that seven rezoning applications, approved in principle at public hearing more than a year ago, remained outstanding with respect to conditions of approval. He further advised that enactment of an amending by-law for rezoning requires a quorum of six members of Council present at the public hearing.

Four of the old rezonings reported in October remain outstanding, the other three having been enacted by the previous Council. As a result of the major change on Council, three more applications, also approved in principle at recent public hearing, cannot now be enacted. To be kept alive, any outstanding applications would have to be forwarded by Council to a new public hearing.

Immediately following the civic election, all applicants with outstanding rezoning applications were advised by letter that their applications could no longer be proceeded with and what our recommendations to Council would likely be.

An application to amend the text of Section 10 of Zoning and Development By-law to disallow more than one kitchen contained within a dwelling unit, submitted by the Director of Planning, was scheduled for a special public hearing on November 25, 1986. This was cancelled due to a concern about an overflow crowd and a problem of continuing the hearing with the new Council.

**OUTSTANDING APPLICATIONS (Appendix A map shows locations of sites)**

1. 614-674 West 12th Avenue CD-1  
Applicant: Bing Thom, Architect  
Proposed Rezoning: RT-2 to CD-1 for purposes of constructing two 12-storey high-rise apartment buildings linked by two-storey townhouses to a maximum of 136 dwelling units.  
Public Hearing date: June 28, 1984

The application was approved subject to a detailed scheme of development in a development permit application. No work has been done towards meeting this condition. In January 1986 the owner of the property advised that he had held back on developing the site because of the economic climate in 1984 and 1985, and that he intended to restart development in 1986, with construction to start in 1987 and probable completion in 1988.

The owner advised in September, 1986 that he was negotiating with a potential purchaser who may be interested in developing the site along the lines of that preliminarily approved under the CD-1 zoning. The applicant has not responded to our letter advising him of our proposed recommendation to Council.

4. 85 East 10th Avenue (Evangelistic Tabernacle) CD-1

Applicant: Mr. S. W. Toews, Architect

Proposed Rezoning: RM-3A to CD-1 for purposes of constructing an addition to an existing church facility.

Public Hearing Date: September 24, 1985

This application was approved subject to a detailed scheme of development in a development permit application and a legal agreement pertaining to public use of the church facilities.

In late 1986 the applicant was about to submit a development permit application until it was discovered that the proposed development differed greatly from that approved in principle at the public hearing. Staff advised that a new rezoning application would have to be submitted in order to accommodate the revised development. The applicant suggested that should the new Council be able to enact the amending by-law they would endeavour to amend their proposal to fit within the constraints of the form of development previously endorsed. Should the new Council not be able to enact the by-law, they intend to submit a new application along the lines of the new proposal.

The applicant has not responded to our letter advising him of our proposed recommendation to Council.

Staff recommend that since the applicant is proposing a major change from the proposal that was reviewed at public hearing, and as they intend to submit a new rezoning application, Council need take no further action on the old application.

5. 2149-2189 West 42nd Avenue CD-1

Applicant: Director of Planning

Proposed Rezoning: RM-3 to CD-1 for purposes of constructing a two-storey Legion Hall plus a 13-storey multiple dwelling containing 51 dwelling units and to provide surface and three levels of underground parking for 338 spaces, of which 205 are to be designated for use by properties in the adjacent C-2 District.

Public Hearing Date: September 25, 1986

The application was approved subject to a detailed scheme of development in a development permit application and a satisfactory replacement of the existing collective parking lot, as established by local improvement by-law, to be replaced with a new agreement to be first approved by Council.

Because the form of development and land uses proposed for the site continue to be relevant and also because the applicant is working diligently towards meeting the conditions of rezoning, staff recommend that the application be referred to a new public hearing. The applicant concurs.

6. 1000 Beach Avenue (Korion) CD-1

The details pertaining to this application are outlined in a separate Manager's Report dated December 24, 1986, in which the Director of Planning recommends the rezoning application be forwarded to a new public hearing (January 29, 1987).

7. Lands West of 1000 Beach Avenue

This application is also discussed in the above-noted Manager's Report with the recommendation that it be referred to a new public hearing.

8. "Second Kitchens"

On October 21, 1986, Council adopted a motion instructing the Director of Planning to refer to public hearing the following amendment to Section 10.21.4 as follows:

"There shall be no more than one kitchen contained within each dwelling unit."

### Urban Design Panel

The Urban Design Panel resolved to support the application as a "preliminary" and not as a "complete" as requested by the applicant. The Panel felt that the overall site planning and distribution of functions, access and built-form location was appropriate for the site. The Panel was, however, concerned that as this would be a major development opposite a park, the landscape treatment of the street edge was critical and that the edge of the above-grade parking and the parking-lot entrances should be more integrated into the landscaping.

Regarding the high-rise tower, the Panel felt that the roof form should be improved. There was no opposition, however, to the tower itself. Regarding the Legion Hall, the Panel felt the building would need to offer more visual interest as viewed from the park, in terms of character and articulation.

### Engineering Department

The recommendations of the Engineering Department regarding building grades, design elevations, garbage storage and pick-up facilities, barrier separation, merge conditions for the parking levels, and provision of security doors are to be met as conditions of development permit approval.

### Public Comment

Because of the shortness of time, the public has not yet been notified of the submission of the rezoning application. However, a sign was erected on the site on July 22, 1986 advising of the submission of the development permit application. In addition, 59 neighbouring property owners were notified by letter on July 14 about the development permit application.

Seven letters objecting to the development were received. The major reasons for objection are:

- massive and tall development;
- concern as to the eventual operation of parking spaces for use by the merchants;
- increase in traffic and noise; and
- insufficient landscaping to soften impact of the surface parking.

One letter of support was received. Also, this proposal has been widely discussed with and supported by the majority of the members of the Kerrisdale Commercial Association and the affected commercial property owners.

### ANALYSIS

The collective parking lot and Legion Hall uses have existed on the site for many years as conditional approval uses under the RM-3 zoning. The continuation of these functions, given the proximity of the adjacent commercial district, is supportable and the expansion of parking spaces available to Kerrisdale merchants from the present 78 to 205 would be a major benefit in terms of convenience to the public, the health of local businesses, and the reduction of on-street parking.

The multiple-dwelling component would be a new addition to the site. This would be an outright approval use under the present zoning and would conform with the scale of existing high-rise buildings to the west and south. Furthermore, it would add apartment-housing units in the very popular Kerrisdale apartment district where housing demand is great and redevelopment sites not requiring the demolition of existing buildings are few.

### Density

Density, both in terms of floor space ratio and dwelling units per acre is consistent with that approved under the existing RM-3 zoning and is therefore supportable.

C'D-1 File

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

Date: February 18, 1987

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

Refer File: P.H. 183

Subject: Special Council (Public Hearing)  
February 10, 1987  
Rezoning - 2149-2189 West 42nd Avenue

RECEIVED
FEB 20 1987
NUMBER I 0901
REFERRED TO [Signature]
COPY TO [Signature]
ANSWER REQ'D

I wish to advise of the attached Minutes of the Special Council Meeting (Public Hearing) of February 10, 1987.

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

  
CITY CLERK

JThomas:dp  
Att.

Special letters to:

- Mr. Drew Thorburn  
Canbrit Development Corporation  
#3-1151 West 8th Avenue  
Vancouver, B.C. V6H 1C5
- Mr. George Madden  
President  
Royal Canadian Legion No. 37  
849 East 52nd Avenue  
Vancouver, B.C. V5X 1H3
- Mr. Alan White  
Chairman, Parking Committee  
Kerrisdale & District Commercial Association  
2143 McMullen  
Vancouver, B.C. V6L 3B3
- Mrs. Arlene Hayes  
5784 Newton Wynd  
Vancouver, B.C. V6T 1H5

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 10, 1987 in the Council Chamber, City Hall, at approximately 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell  
Aldermen Baker, Bellamy, Boyce,  
Caravetta, Davies  
Eriksen, Owen, Price,  
Puil and Taylor

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

1. Rezoning - 2149-2189 W. 42nd Avenue

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

REZONING: LOCATION - 2149-2189 WEST 42ND AVENUE (Lots A and B, Plan 6753, and Lots 32 to 36, Plan 3551, Block 9, D.L. 526)

Present Zoning: RM-3 Multiple-Dwelling District

Proposed Zoning: CD-1 Comprehensive Development District

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

- maximum of 51 dwelling units in a multiple dwelling;
- common use amenity area for residents of the multiple dwelling;
- club or lodge (fraternal);
- parking garage and parking area;
- maximum floor space ratio of 1.76;
- maximum height of 36.6 m (120.0 ft.); and
- provisions regarding off-street parking, including a minimum of 205 spaces to replace the existing collective parking lot.

(ii) Any consequential amendments.

Cont'd...

Rezoning - 2149-2189 W. 42nd Avenue (cont'd)

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:
  - landscape treatment of the 42nd Avenue, Yew Street and lane frontages;
  - integration of above-grade parking and parking-lot parapets and entrances with the landscaping;
  - improvement of the roof form of the highrise;
  - more visual interest for the Legion Hall as viewed from the park, in terms of character and articulation.
- (b) That the approved form of development is generally as prepared by Hamilton Doyle and Associates, Architects, stamped "Received City Planning Department, June 19, 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.
- (c) That prior to the enactment of the CD-1 By-law a satisfactory replacement of the existing collective parking lot be approved by City Council.

Mr. D. Thomsett, Zoning Division, advised the rezoning was approved at a Public Hearing on September 25, 1986 but was not enactable before the civic election in November as the "prior to" conditions had not been met. Concerns about the underground parking area identified at that Public Hearing had now been ironed out to the satisfaction of the community.

The Mayor called for speakers for or against the proposal and the following made representations:

- Mr. George Madden, President of Royal Canadian Legion, Branch 37, advised at a recent meeting 96.2% of members approved the project and want it to proceed.
- Mr. Alan White, Chairman of the Parking Committee, Kerrisdale and District Commercial Association, indicated merchants' concerns about security of the underground parking area had been resolved and the Association now fully supported the proposed development.
- Mrs. Arlene Hayes, 5784 Newton Wynd, owner of five townhouses adjacent to the site, also representing Mr. Robert Hughes, owner of nine suites, submitted their properties would be directly affected by the development. Increasing volumes of traffic entering and exiting the parking area at Yew Street would have an adverse affect on the quality of life of occupants of the townhouses and suites. Mrs. Hayes requested:
  - (1) mature landscaping to screen the parking area; and
  - (2) restriction of the Yew Street access to entry only.

Cont'd...

Rezoning - 2149-2189 W. 42nd Avenue (cont'd)

Mr. Drew Thorburn, for the developer, responding to the issues raised by Mrs. Hayes, advised two exits were needed; however, the only cars exiting at Yew Street would be those of the hourly paying parkers. Card holders, the more frequent regular parkers, would exit on 42nd Avenue.

MOVED by Ald. Eriksen,

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

- (amended)

MOVED by Ald. Boyce (in amendment),

THAT the following be added as condition (d):

That appropriate landscaped screening be provided on Yew Street.

- CARRIED UNANIMOUSLY

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

(Alderman Baker declared a conflict of interest and was excused from voting.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,  
SECONDED by Ald. Boyce,

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 2:25 p.m.

\* \* \* \* \*

2149-2189 West 42nd Avenue

BY-LAW NO. 6117

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

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

1. The "Zoning District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-330a and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
2. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) a maximum of 51 dwelling units in a multiple dwelling;
  - (b) common-use amenity area for residents of the multiple dwelling;
  - (c) club or lodge (fraternal);
  - (d) parking area;
  - (e) parking garage;
  - (f) accessory uses customarily ancillary to the above uses.
3. Floor Space Ratio
 

The floor space ratio for all uses shall not exceed 1.76 measured in accordance with the provisions of the RM-3 District Schedule.
4. Height
 

The maximum building height measured above the base surface shall be 36.6 m (120.0 ft.).
5. 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 of 338 off-street parking spaces shall be provided of which 133 spaces shall be required to serve the multiple dwelling and club or lodge uses.

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

DONE AND PASSED in open Council this 24th day of March , 1987.


(signed) Gordon Campbell  
Mayor

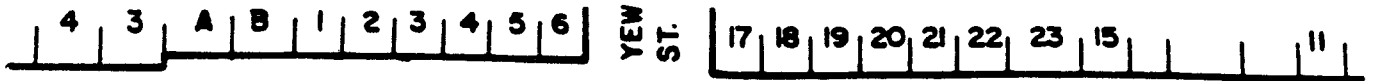
(signed) Maria Kinsella  
City Clerk

"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 24th day of March, 1987, and numbered 6117.

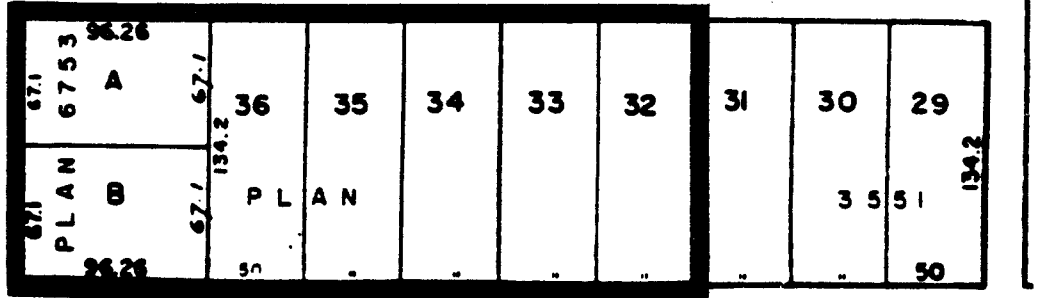
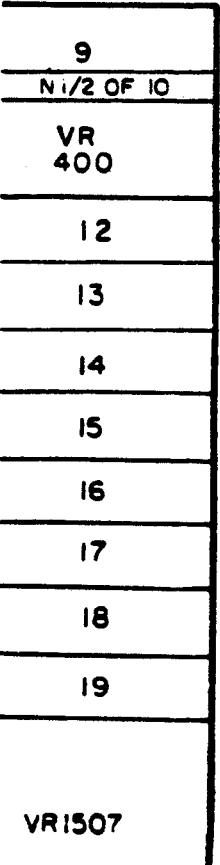
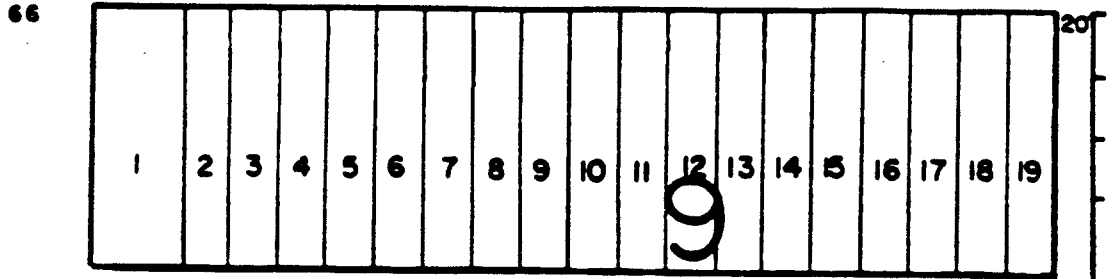
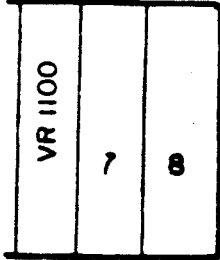
CITY CLERK"

BY-LAW No. 6117 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 **RM-3** TO **CD-1**



FORTY-FIRST AVE.



FORTY-SECOND AVE.

YEW ST.

KERRISDALE  
 CENTENNIAL  
 8 PARK



Z-330a

SCALE: 1" = 100'

FILE No. RZ 2149-2182 W. 42nd Ave.

9 pag.

2177 West 42<sup>nd</sup> Avenue

BY-LAW NO. 8114

A By-law to amend  
By-law No. 6117,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6117 is amended by
  - (a) relettering clause (f) as clause (g), and
  - (b) inserting the following new clause:

"(f) social service centre, limited to administrative functions of a non-profit society; and".
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 2nd day of November , 1999.

(Signed) Philip W. Owen  
Mayor

(Signed) Jan Gibson  
Acting City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 2nd day of November 1999, and numbered 8114.

CITY CLERK"

- CARRIED UNANIMOUSLY

**4. A By-law to amend By-law No. 6117, being a By-law which**

**amended the Zoning and Development By-law by rezoning an area to CD-1 (2177 West 42nd Avenue) By-law No. 8114**

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

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

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

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillors Chiavario, Clarke, Daniel Lee and the Mayor  
excused from voting on By-law 4)

**5. A By-law to amend By-law No. 7158, being a By-law which**

**amended the Zoning and Development By-law by rezoning an area to CD-1 (951 Boundary Road) By-law No. 8115**

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

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

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

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**OCTOBER 19, 1999**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1999, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law.

**PRESENT:** Councillor George Puil, Deputy Mayor

Councillor Don Bellamy  
Councillor Alan Herbert  
Councillor Lynne Kennedy  
Councillor Don Lee  
Councillor Gordon Price  
Councillor Sam Sullivan (Clauses 2 to 6)

**ABSENT:** Mayor Philip Owen (Civic Business)

Councillor Nancy A. Chiavario (Civic Business)  
Councillor Jennifer Clarke  
Councillor Daniel Lee (Sick Leave)

**CLERK TO THE  
COUNCIL:** Tarja Tuominen

**COMMITTEE OF THE WHOLE**

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

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**

Geoff Johnson spoke in support of the application. Mr. Johnson represented the Strata Council of the residents located in the existing building. The residents would prefer to have a church located in the building rather than a club with an operating liquor license.

### **Applicant Closing Comments**

Mr. Mak advised the members of the Church hand delivered over 400 notifications informing of the open house in the neighbourhood on a Sunday afternoon, approximately two to three weeks prior to the meeting.

### **Staff Closing Comments**

Mr. D'Agostini advised the site is still zoned for a club use by a non-profit organization. The proposed church use would have no greater impact on the neighbourhood

than the impact of the current permitted use of a club. Staff feel the parking issues will be resolved with the upcoming review by the Engineering Department on residents parking.

### **Council Discussion**

Council expressed concern the residents opposed to the application may not have been aware the permitted use of the site allows a non-profit organization to operate a club in the building. In addition, Council requested information on the status of the liquor license held by the previous owner and the condition of the zoning of the site, for example the no rental policy and permitted uses of the premises.

MOVED by Cllr. Bellamy,

THAT consideration of the application by Gospel Church in Christ, to amend CD-1 By-law No. 7157 for 3624 Fraser Street (Lot N, Block 43, D.L. 301, Plan 11092, Strata Plan LMS2499) to allow Church, Public Authority Use, Community Centre, and Library in conjunction with Community Centre as permitted uses, be deferred, pending additional information from staff on the status of : (a) the liquor license; and, (b) the condition of the zoning, regarding the rental policy, permitted uses, etc.

- CARRIED UNANIMOUSLY

### **3. Text Amendment: 2177 West 42<sup>nd</sup> Avenue**

An application by the Royal Canadian Legion Branch No. 30 was considered as follows:

Summary: To allow the administrative offices of a non-profit society as a permitted use on the site.

The Director of Current Planning recommended approval.

**Staff Comments**

Marco D'Agostini, Planner, briefly reviewed the application, noting the proposal will use the ground floor for administrative offices. The applicants agree with the limitation on the proposed use, which is to limit the Social Service Centre use to "administrative functions of a non-profit society". Staff recommend approval.

**Applicant Comments**

Bill McElroy, representing the applicant, advised he was present to answer questions.

**Summary of Correspondence**

There was no correspondence received on this application since the date it was referred to Public Hearing.

**Speakers**

Deputy Mayor Puil called for speakers for and against the application and none were present.

MOVED by Cllr. Bellamy,

THAT the application by Royal Canadian Legion Branch No. 30 to amend CD-1 By-law No. 6117 for 2177 West 42nd Avenue to allow Social Service Centre, limited to administrative functions of a non-profit society, as a permitted use, be approved.

- CARRIED UNANIMOUSLY

**4. Text Amendment: 2720 East 48<sup>th</sup> Avenue**

An application by Dalla-Lana Griffen Dowling Knapp Architects was considered as follows:

Summary: To permit the replacement of seniors care and housing with a new multi-level care facility.

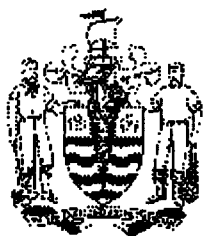
The Director of Current Planning recommended approval, subject to the conditions as set out in the agenda of the Public Hearing.

**Staff Comments**

Lynda Challis, Planner, advised she was present to answer questions.

**Applicant Comments**

Brett Smail, representing the applicant, advised he was present to answer questions.



**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 7166 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"