

# **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

## CD-1 (196)

*1096 West 10th Avenue*

***By-law No. 6245***

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

***Effective November 3, 1987***

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

BY-LAW NO. 6245

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

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-333a 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) professional office but limited to architecture, law, accounting and engineering office uses only;
  - (b) accessory uses customarily ancillary to the above use, except that ancillary laboratory facilities shall not be permitted with an engineering office.
- 3 Floor Space Ratio  
The floor space ratio for all uses shall not exceed 0.82 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 Off-Street Parking  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6245 or provides an explanatory note.

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

DONE AND PASSED in open Council this 3rd day of November 1987.

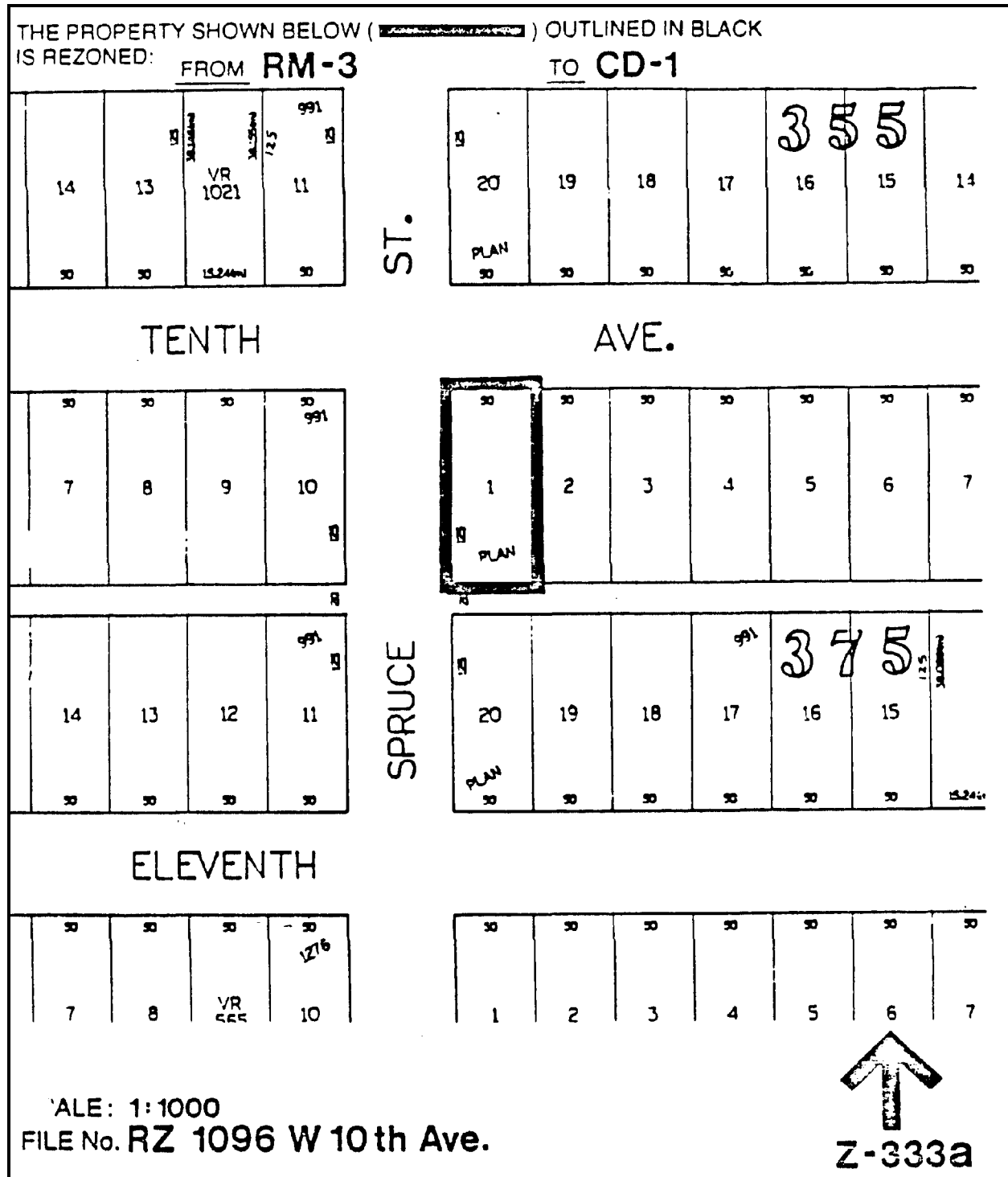
(signed) Gordon Campbell  
Mayor

(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 3rd day of November 1987, and numbered 6245

CITY CLERK”

By-law No. 6245 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



CD-1 Bylaw.  
196

Plans in Manifa File

C.C. 66 MLH/80

CITY OF VANCOUVER  
MEMORANDUM

From: CITY CLERK

RECEIVED  
CITY PLANNING DEPT.  
MAR - 2 1987  
NUMBER I 1079  
REFERRED TO NJS/DK/D  
COPY TO  
ANSWER REQ'D

Date: 26th February 1987

To: CITY MANAGER  
DIRECTOR OF PLANNING  
CITY ENGINEER  
HERITAGE CONSERVATION OFFICER  
CLERK, PUBLIC HEARING  
CLERK, HERITAGE ADVISORY COMMITTEE

Refer File: 5308

Subject: REZONING - 1096 WEST 10TH AVENUE

Please be advised of the following extract from the minutes of the City Council meeting of Tuesday, February 24, 1987, dealing with the attached City Manager's report dated February 20, 1987, with regard to the above matter:

"Alderman Puil requested a report on the City's plans for buildings currently designated as heritage as well as the City's anticipated response to any requests for de-designation.

The City Manager advised this will be included in the forthcoming report to Council on the heritage program.

MOVED by Ald. Puil,

THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY "

JWalker:mfm  
Att.

CITY CLERK *JW*

Also sent to:

Mr. Peter Wardle, Architect, 301 - 3641 West 28th Avenue V6S 1S3

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning: 1096 West 10th Avenue

The Director of Planning reports as follows:

"PURPOSE

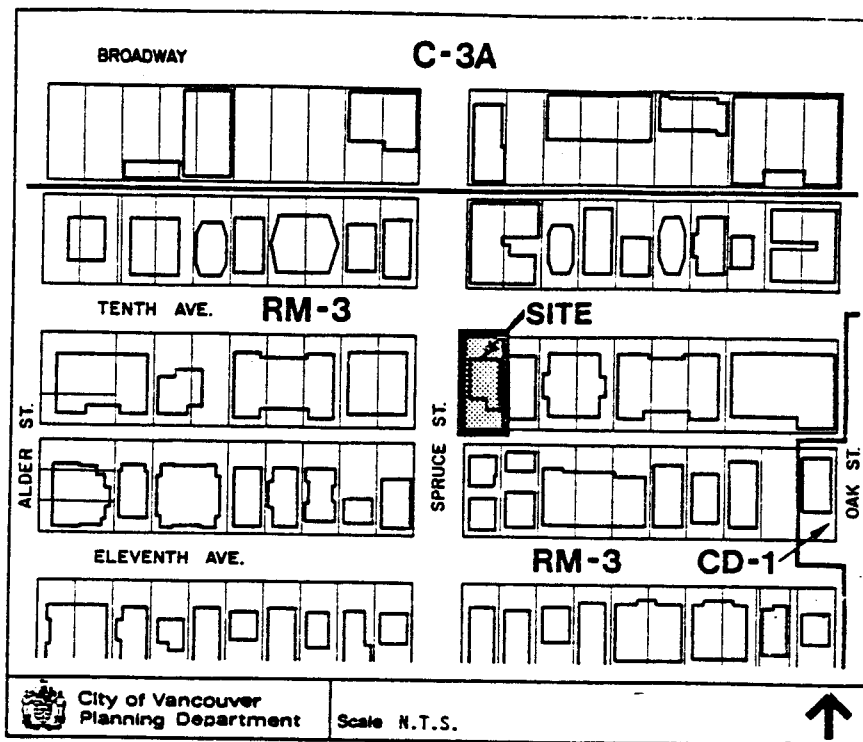
This report assesses an application from Peter Wardle, Architect, to rezone the property at 1096 West 10th Avenue (Lot 1, Block 375, D.L. 526, Plan 991), as follows:

Present Zoning: RM-3 Multiple Dwelling District  
Proposed Zoning: CD-1 Comprehensive Development District  
Stated Purpose: To change the use in an existing building given class 'A' designation in the Vancouver Heritage Inventory from residential to professional office.

**SITE, EXISTING ZONING AND DEVELOPMENT**

The site, existing zoning and development is as illustrated in Diagram 1 below.

Diagram 1



Clause No. 1 Continued

The rectangular-shaped site is located on the southeast corner of 10th Avenue and Spruce Street, having a frontage of 15.24 m (50 ft.) on 10th Avenue, a frontage of 38.1 m (125 ft.) on Spruce Street, and an area of 580.64 m<sup>2</sup> (6,250 sq.ft.). The site is presently developed with a two-storey-plus-basement stone building. While zoned RM-3, the building has been exclusively used as a single-family dwelling since its construction in 1922.

Lands to the north, south, east and west are zoned RM-3 and developed primarily with three-storey walk-up multiple dwellings. These are occasionally interspersed with older two-family dwellings and multiple-conversion dwellings. The scale of development generally reflects the period of construction, with older multiple dwellings built mainly in the 1920s and 1930s being smaller and developed on one lot, with newer multiple dwellings built between 1950 and the present day being larger, occupying two and in some cases, three existing lots. Lands further to the north, approximately one block from the site, are zoned C-3A and are commercially developed.

**BACKGROUND**

In 1974, an amendment to Section 564A of the Vancouver Charter gave Council the authority to designate heritage buildings, structures or lands for the purpose of preserving evidence of the City's history, culture and heritage. The Heritage Advisory Committee was appointed and established by Council. Ten guidelines were established for assessing architectural, historical and cultural merit in buildings. Between 1974 and 1977, Council designated 49 buildings. When the Heritage Conservation Act was enacted in 1977, it provoked the question of compensation for the loss of development potential on heritage-designated sites and since that time only eight buildings have been designated.

In 1984, a Heritage Conservation Officer was appointed and consultants were hired to compile the Vancouver Heritage Inventory. Three criteria were used to determine the heritage merit of buildings, namely: architectural history, cultural history, and context. These criteria generally reflect the ten guidelines used by the Heritage Advisory Committee during the mid-1970s in determining heritage merit. The Vancouver Heritage Inventory was adopted by Council in 1986. It lists a total of 2,846 buildings in the city deemed to have heritage merit. Of these buildings, only 227 are listed in the highest heritage category (Class A). This total includes the 57 buildings already formally designated as Class "A" heritage buildings under the Act and it is expected that most, if not all, buildings listed in this category would qualify for the same Class "A" designation under the Act.

In November, 1986 an enquiry was received regarding the potential change of use in the building at 10th and Spruce from residential to professional office use. Considering that this building is listed in the Vancouver Heritage Inventory as a Class A building, and in light of the City's developing heritage policy, it was decided that a rezoning of the site as a practicable means of preserving the existing building would be justifiable.

Clause No. 1 Continued

**PROPOSED DEVELOPMENT**

The proposed change of use from single-family residential to professional office does not involve any change in the exterior of the building. Renovations would, however, be made to the interior of the building to return it to its original condition. Three new parking spaces would be located in the rear yard to accommodate the increased parking requirement, access to which would be from the lane. Elevations are included as Diagrams 2 and 3 below:

Diagram 2. Front (N) and Rear (S) Elevations

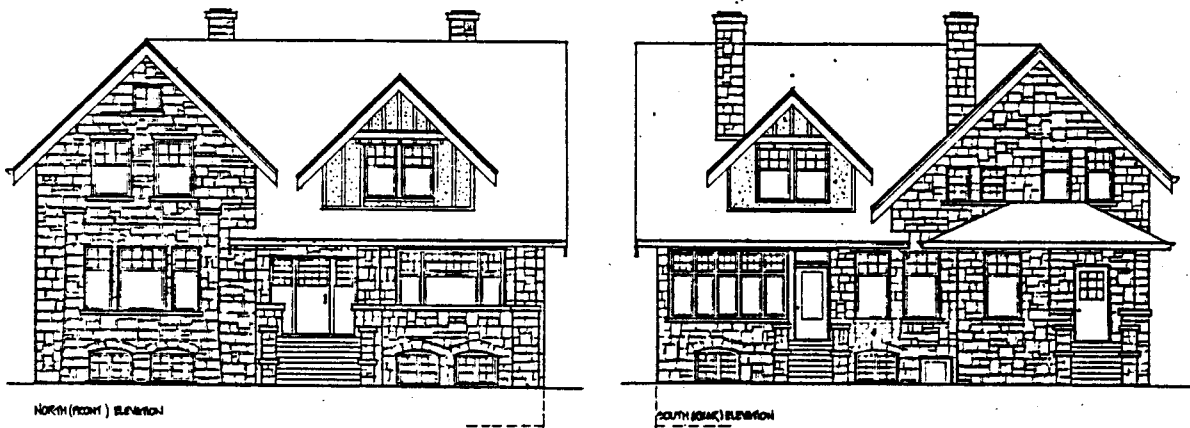
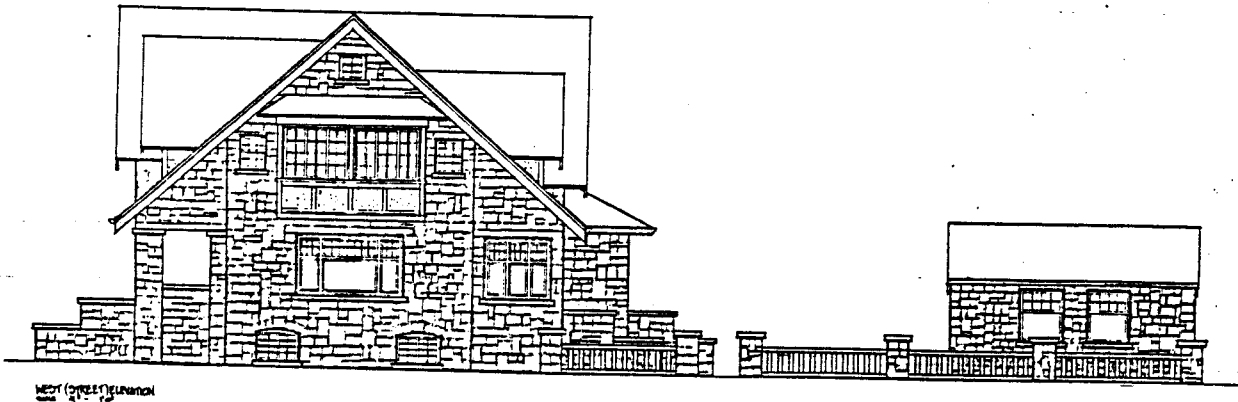


Diagram 2. Spruce Street Elevation (W)





Clause No. 1 Continued

**COMMENTS FROM REVIEWING AGENCIES**

Heritage Advisory Committee

The Heritage Advisory Committee reviewed the proposal at its meeting on January 12, 1987, and supported the rezoning application in exchange for Class "A" heritage designation of the building under part 3 of the Heritage Conservation Act.

Engineering Department

The Engineering Department supports the application. Engineering notes that while the five parking spaces indicated on the plans would satisfy the Parking By-law requirements, the access to these spaces, having a width of 14.4 m (47.25 ft.) exceeds that permitted in Section 4.6.2 of the Parking By-law, which at 15 percent of the street and lane frontage, restricts access to 10.29 m (33.75 ft.). In order to provide the required parking, the Engineering Department supports the relaxation of this access requirement.

**ANALYSIS**

Use

There is no convincing argument, based purely on land use, for permitting any kind of commercial/office use at this location. The site is located only one-half block from the Broadway C-3A District (max. FSR, 3.0), where there are now considerable underdeveloped sites and underutilized commercial buildings. The basis for the rezoning is rather to permit a change of use without materially altering the existing heritage-class building, while offering an economic return from the property consistent with the potential available under the existing zoning. This can be achieved without adversely impacting the neighbourhood or setting an undesirable precedent.

Heritage Value of Building

The existing building is one of only six in the Fairview area in the Class A category. This rating is based on the rarity of the house, with its craftsman-style stone-faced structure, complete with stone fence and garage.

Since the completion of the Vancouver Heritage Inventory, the City has received a number of enquiries and some rezoning applications proposing ways of saving such buildings. The principle has already been established that heritage designation under the Act is appropriate if an economic return can be sustained. To date this has been contemplated principally with density (FSR) bonuses, however the same principle could apply with a "use bonus".

The recent review of the Kensington Place rezoning application culminated in a text amendment to the West End Official Development Plan to provide for density bonuses in return for heritage designation. Since 1984 the City's Transfer of Density Policy and Procedure has provided for the rezoning of property involving density transfers to achieve certain public objectives, including the preservation of heritage buildings or sites. Indeed, provision was made many years earlier in the original zoning for the West End and Fairview Slopes for changes of use from residential to commercial to achieve better mixed-use developments and heritage preservation, the most notable examples being the old Gabriola mansion (now a restaurant) and the James England House and Hodson Manor (now offices).

Clause No. 1 Continued

The current proposal indicates an estimated appraised market value of the existing building for office use (FSR, 0.82) slightly less than the appraised value for multiple dwelling use (FSR, 1.2). On this simple determination, there would appear to be no monetary incentive to prefer office use in the present building over demolition and reconstruction of a new apartment building in its place. Yet it is the applicant's desire to maintain the building for its heritage value, at the same time, of course, providing for himself a prestigious and unique office location and image.

The heritage value of the building is undisputed.

Alternative Development Opportunities

The site, presently developed to an FSR of only 0.82, could be readily redeveloped under the existing zoning with a typical three-storey-plus-basement multiple dwelling to a likely achievable FSR of 1.2 [approximately 793 m<sup>2</sup> (8,000 sq.ft.) of buildable floor area, a figure constrained by the amount of parking which could be feasibly provided on a site of this size]. This yields a current estimated market value of \$360,000. Since the property was placed on the market last summer, this type of redevelopment has been contemplated and it is only because of the previous owner's and the applicant's desire that the house remain, that an appropriate development option other than demolition and construction of an apartment has been devised.

(a) Retention Under the RM-3 District Schedule

Retention of the existing building for a single-family dwelling use is simply not practicable, based on the economics. Under RM-3, only renovation for a multiple-conversion dwelling (MCD) seems to provide a viable alternative. Certainly a number of older, single-family dwellings in the area already have been converted to this use; however, conversion would seem impracticable for a number of reasons. The present window locations do not allow separate units to be fitted readily into the existing shell, nor do the exterior structural stone walls facilitate window relocation. Such alterations would be both costly and damaging to the historic and structural integrity of the building. Also, if such a conversion were attempted, the limited amount of livable area in the building (97.3 m<sup>2</sup> (3,200 sq.ft.), not including the lowest level which is approximately 1.22 m (4 ft.) below grade), would result in only four dwelling units. With renovation costs estimated by the applicant at \$60 per sq.ft. (\$198,000 plus soft costs), it is doubtful whether the expected sale of strata units at a total price of \$480,000 (\$150 per sq.ft.) would generate any profit.

(b) Residential Rezoning Options

While infill development is not permitted in RM-3, it is permitted and does enable and encourage the retention of existing structures in other residential districts (notably RT-2A). If permitted, an infill dwelling development would be required to be in character with the existing house, but would be costly. The siting and configuration of the existing house severely restricts the buildable area for a new infill development.

The impact of the lane, adjacent surface parking areas and overlooking windows from the adjacent apartment to the east, all create a difficult environment for development. If an infill dwelling unit at 140 m<sup>2</sup> (1,500 sq.ft.) were to be constructed in conjunction with the conversion of the house into a MCD, the total cost including land, conversion of the principal dwelling, construction of an infill dwelling and soft costs, has been estimated by the applicant to be \$925,000. This results in a cost of \$195 per sq. ft., well in excess of market value, which is estimated at \$150 per sq.ft.

Clause No. 1 Continued

(c) Commercial Rezoning Option ;

The applicant has proposed "professional office" as a use to accommodate his architectural practice. The house still has its original three bedrooms upstairs which, when converted, will each accommodate two architects. The space on the main floor will accommodate one architect's office and the receptionist, for a maximum total staff of eight. Some activity will occur during the day, as staff and clients come and go, however this activity will be limited to office hours and will probably not generate any more traffic than a six- to eight-unit multiple dwelling which could easily replace this house. The five off-street parking spaces at the rear of the site will meet By-law requirements and are considered to be adequate for this use. This option indicates a value to the owner of \$340,000, which approaches but does not exceed the value as an apartment redevelopment site (\$360,000).

A summary evaluation of the alternative development options appears in Appendix A.

**COMMUNITY INPUT**

On January 8, 1987 a notification sign was posted on the site, advertising the rezoning application. Staff have received no calls or correspondence from the surrounding neighbourhood other than a letter of support for the proposed change of use from the owner of the adjacent apartment building to the east.

**CONCLUSION**

The stone house at 1096 West 10th Avenue is an intact, distinctive early house in what is now an inner-city apartment area. Its excellent craftsman-style detailing and rare stone facing have made it a remarkable building in the Fairview area since its construction in 1922. The recent Vancouver Heritage Inventory lists this house as one of only 227 buildings in the entire city having Class A heritage merit. Because the building is developed to an FSR of only 0.82, in an area where densities of between 1.2 and 1.7 can be achieved for low- and high-rise multiple dwellings, its continued existence in single-family use is doubtful. Residential development alternatives, such as the conversion of the existing building to an MCD, which is permitted in the RM-3, or the addition of an infill unit, which is not permitted in RM-3 but is permitted in other residential districts, have been assessed and are not economically viable.

If this building is to be saved, a more creative way must be found to encourage its retention. Recent text amendments have been made to the WED ODP, creating density incentives for heritage buildings. In some zoning districts, office use has been accommodated in what were once residential buildings. This cannot be achieved in the RM-3, where office use is not permitted. Rezoning to allow such a use would give the owner an opportunity to renovate and occupy this distinctive heritage building as an architectural office. The benefit to the City and public is the long-term retention of this building through designation as a Class "A" heritage building under the Heritage Conservation Act. The cost to the public can be measured in terms of the impact of the proposed use on the residential neighbourhood - essentially a minor increase in day-time activity around the building.

The Director of Planning supports this rezoning application, but only to permit a change of use to an architectural office - not any professional office. The reason for this is that many other professional office uses could generate much more activity than a typical architectural office. If the application is approved and the use is changed as proposed, a further change to another office use could be considered at some future date if proposed. This could be evaluated as part of the required review of a further rezoning application to amend the text (permitted use list) in the CD-1 by-law.

Clause No. 1 Continued

The Director of Planning, therefore, recommends approval of this rezoning application subject to the following conditions:

- (a) Limiting the permitted use to architectural office;
- (b) Heritage designation of the existing building under Part 3, Schedule 'A' of the Heritage Conservation Act; and
- (c) Formal agreement by the property owner that this rezoning provides full and fair compensation for the obligations of heritage designation as set out in the Heritage Conservation Act.

**RECOMMENDATION**

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

THAT Council approve the application to rezone 1096 West 10th Avenue from RM-3 to CD-1, generally in accordance with the development statistics presented and the plans received on December 4, 1986, and with the recommendations contained in this report. "

The City Manager RECOMMENDS approval of the above.

APPROVED. COUNCIL, February 24, 1987.

## Appendix A

### SUMMARY OF ALTERNATIVES

Alternative	Estimated Market Value* to Owner	Degree of Heritage Preservation
1. Demolish house and redevelop site with new apartment bldg.	\$360,000	Heritage building is lost.
2. Designate, and retain house in single-family use.	\$280,000	Owner may seek compensation from Council, but building could be retained, including its external features.
3. Renovate and strata title as a multiple-conversion dwelling.	\$282,000	The basic heritage building could be retained and designated but internal and external modifications would compromise heritage quality.
4. Infill of some 1,500 sq.ft. of residential use.	\$220,000	As above, but not feasible.
5. Rezone for use as an architectural office.	\$340,000	The heritage building would be retained and designated, including good-quality preservation of internal and external features.

[\*Essentially the residual value, which is the estimated future value less renovation and other costs (beyond purchase)].

CITY OF VANCOUVER  
MEMORANDUM

COI  
1076 W10H

From: CITY CLERK

Date: March 27, 1987

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

Refer File: P.H. 186

Subject: Public Hearing Minutes - March 24, 1987

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) held on March 24, 1987.

Please note any matters contained therein for your attention.

*M Kinsella*

CITY CLERK *81*

Also Sent To: Mr. J. Wai, Architect  
303-1107 Homer Street  
VANCOUVER, B.C.  
V6B 2Y1

<b>RECEIVED</b>	
CITY PLANNING DEPT.	
MAR 30 1987	
NUMBER	<i>I 1672</i>
REFERRED TO	<i>ATC</i>
COPY TO	<i>ATC</i>
ANSWER REQ D	

CD-1 #196  
Item 2

CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 24, 1987 in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

- PRESENT: Mayor Campbell  
Aldermen Baker, Caravetta, Davies,  
Eriksen, Owen, Price,  
Puil, and Taylor
- ABSENT: Aldermen Bellamy and Boyce (Leave  
of Absence)
- CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,  
SECONDED by Ald. Eriksen,  
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 - 827 East Pender Street

The Council considered an application of Mr. J. Wai, Architect,  
as follows:

REZONING: LOCATION - 827 EAST PENDER STREET (Lots 35-38, Block  
66, D.L. 181)

Present Zoning: RT-3 Two-Family 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:
  - a maximum of 27 dwelling units in a multiple dwelling  
eligible for Provincial Government funding as seniors'  
housing;
  - common-use amenity area for residents of the multiple  
dwelling;
  - a maximum floor space ratio of 1.60;
  - a maximum height of 45 ft; and
  - provisions regarding off-street parking.
- (ii) Any consequential amendments.

Cont'd....

2. Rezoning - 1096 West 10th Avenue

Council considered an application of Peter Wardle, Architect, as follows:

REZONING: LOCATION - 1096 WEST 10TH AVENUE (Lot 1, Block 375, D.L. 526, Plan 991)

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:

- professional office, restricted to architecture, law, accounting and engineering office uses only, except that engineering office shall not include ancillary laboratory facilities;
- a maximum floor space ratio of 0.82; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

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

- (a) The approved form of development is generally as prepared by Peter Wardle, Architect, and stamped "Received City Planning Department, December 4, 1986".
- (b) That prior to the enactment of the CD-1 By-law, the existing building is designated under the Heritage By-law.
- (c) Also, that prior to the enactment of the CD-1 By-law, the property owner enter into an agreement, to the satisfaction of the Director of Legal Services and the Director of Planning, which would indicate that this rezoning provides full and fair compensation for the obligations of heritage designation, as set out in the Heritage Conservation Act.

Mr. Ian Smith, Zoning Division, reviewed the application and discussed heritage features of 1096 West 10th Avenue, which until recently, had been occupied as a single family residence. It is classified as a Class A building in the City's Heritage Inventory, one of only 227 Class A buildings in the City, six of which are located in the Fairview area. Because it is a unique heritage structure and long term retention must be assured, the proposal for the change to professional office use could be considered a public benefit. Mr. Smith pointed out the Director of Planning's preference would be to restrict the change of use to architectural office, not any professional office. It was felt other professional office uses could generate much more traffic and activity in the neighbourhood. If, at a future date, changes to another office use are proposed, they could be evaluated for impact as part of a new application for a Text Amendment.

Mr. Wardle, applicant, submitted the limitation on use preferred by the Director of Planning was too restrictive. Should he be required to move from the premises in the future, the restriction could make it difficult to locate an approved tenant. He requested an expanded interpretation of the permitted professional uses.

Cont'd.....



Rezoning - 1096 West 10th Avenue (Cont'd)

The Mayor called for speakers on this issue and one delegation came forward.

- Ms. R. Smith, 2781 Pt. Grey Road, whose family are former owners of the property, supported the application noting it was the family's wish that the house be preserved. She advised the property was listed for sale under multiple listing for over six months. In that time only one offer was received that would ensure preservation of the stone exterior and significant interior features of the house - that submitted by Mr. Wardle.

MOVED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Price,

SECONDED by Ald. Owen,

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.

BY-LAWS (CONT'D)

- DT
12. A By-law to designate a Municipal Heritage Site and to amend the Heritage By-law, being By-law No. 4837 (Heritage By-law Designation of 1096 West 10th Ave.)

MOVED by Ald. Puil,  
 SECONDED by Ald. Baker,  
 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 Ald. Puil,  
 SECONDED by Ald. Baker,  
 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

(Alderman Boyce was excused from voting on By-law No. 12)

- LC
13. A By-law to amend the Sign By-law, being By-law No. 4810 (Sign By-law - Facia Signs on Tall Building)

MOVED by Ald. Davies,  
 SECONDED by Ald. Price,  
 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 Ald. Davies,  
 SECONDED by Ald. Price,  
 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

BY-LAW NO. 6245

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-333a 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) professional office but limited to architecture, law, accounting and engineering office uses only;
  - (b) accessory uses customarily ancillary to the above use, except that ancillary laboratory facilities shall not be permitted with an engineering office.
3. Floor Space Ratio  
The floor space ratio for all uses shall not exceed 0.82 measured in accordance with the provisions of the RM-3 District Schedule.
4. Off-Street Parking  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
5. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 3rd day of November , 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 3rd day of November 1987, and numbered 6245.

CITY CLERK"

BY-LAW No. 6245 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**

		125	991
14	13	VR 1021	11
30	30	15246	30

				355		
20	19	18	17	16	15	14
PLAN	30	30	30	30	30	30

ST.

TENTH

AVE.

			991
7	8	9	10
30	30	30	30

1	2	3	4	5	6	7
PLAN	30	30	30	30	30	30

			991
14	13	12	11
30	30	30	30

			991		
20	19	18	17	16	15
PLAN	30	30	30	30	30
				375	125

SPRUCE

ELEVENTH

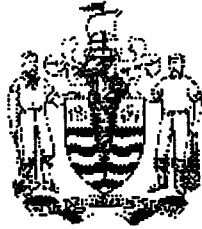
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Z-333a



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 2000, at 7:35 p.m., in Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law and Official Development Plans.

**PRESENT:** Mayor Philip Owen  
 Councillor Fred Bass  
 Councillor Jennifer Clarke  
 Councillor Daniel Lee  
 Councillor Don Lee  
 Councillor Sandy McCormick  
 Councillor Sam Sullivan

**ABSENT:** Councillor Lynne Kennedy  
 Councillor Tim Louis  
 Councillor Gordon Price (Sick Leave)  
 Councillor George Puil (Civic Business)

**CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

**1. Text Amendments: District Schedules, Official Development Plans and**

**CD-1 By-laws - Floor Space Exclusions**

### [Barrett Commission]

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

Summary: The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

The Director of Current Planning recommended approval.

### Staff Comments

Jacqui Forbes-Roberts, General Manager of Community Services, provided a brief introduction to the report, noting the proposed text amendments would affect new construction and repairs and restoration of existing buildings. Ms. Forbes-Roberts also requested an amendment to the proposed draft by-law to amend By-law 3575 to add RS1 to Section 4.7.3, (d).

Doug Watts, Building Envelope Specialist, with the aid of a slide presentation, described the specifics of the technical and different design issues of the proposed amendments, and explained what steps other municipalities have taken to address the recommendations arising from the Barrett Commission.

### Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

John Fowler, Canadian Precast/Prestressed Concrete Institute  
Bill McEwen, Masonry Institute of British Columbia (brief filed)  
Peter Reese

The foregoing speakers supported 'Option A' based on one or more of the following points:

application of the current FSR calculations has prevented a wide-spread use of precast concrete exterior walls; there have been very few problems with the use of pre-cast concrete, which has proven to be a versatile and durable material;

thicker exterior walls are better walls, because they can include an airspace cavity behind the cladding which provides a "rainscreen" system, more efficient insulation, thicker, more durable cladding materials; current FSR calculations discourage the foregoing;

the proposed changes in FSR definitions will immediately encourage better wall design;

brick and stone-faced walls should be encouraged.

The following generally supported 'Option A' but felt the proposed text amendments should be referred back to staff for further study and discussion with the industry:

John O'Donnell, AIBC  
Stuart Howard, Vancouver Planning Coalition

The following is a summary of the foregoing speakers' comments:

Option 'A' is supported in principle; however the text amendments also should address overhangs, balconies, elevated walkways, yard setbacks, and site coverage; staff should accept the electronic calculation of areas and the calculations of the Architect, given under seal; letters of assurance from a building envelope specialist are redundant at an early stage; the proposed text amendments should cover everything instead of the City issuing administrative bulletins to address further changes.

### **Staff Closing Comments**

Ralph Segal, Planner; Eric Fiss, Planner; and Doug Watts responded to the issues raised by the speakers: the proposed text amendments are the result of a fair bit of consultation with the industry; a building envelope specialist is required to be involved in the process earlier as technical details are to be submitted at the development permit stage; staff are taking a further look at other issues, such as recesses, balconies and walkways.

Ms. Forbes-Roberts advised Council may proceed with the proposed amendments to the floor space exclusions and request staff to come back with additional amendments. Staff and the industry would prefer the FSR exclusions not be delayed.

MOVED by Cllr. Don Lee,

A. THAT the application by the Director of Current Planning to amend various District Schedules, Official Development Plans and CD-1 By-laws to provide floor space exclusions to provide construction incentives to control building envelope leaks be approved.

FURTHER THAT the draft By-law 3575, section 4.7.3, be amended as follows:

(d) as clause (h) in the following district schedules:

*RS-1 and RS-1S RT-4, etc.*

*(Italics denote amendment)*

B. THAT staff report back on other aspects affecting leakage of buildings, such as overhangs, protection of upper balconies, recesses, etc.

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Cllr. Clarke,  
SECONDED BY Cllr. Don Lee,

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 9:20 p.m.

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**EXPLANATION**

**Zoning and Development  
Various CD-1 by-laws**

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

Following a public hearing on February 24, 2000 Council approved an application, as noted above. There were no prior-to conditions and the Director of Current Planning has advised that the attached by-law can now be enacted to implement Council's resolution.

**Director of Legal Services  
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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



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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"