

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 (201)

3352-3386 Vanness Avenue

By-law No. 6272

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

Effective December 15, 1987

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

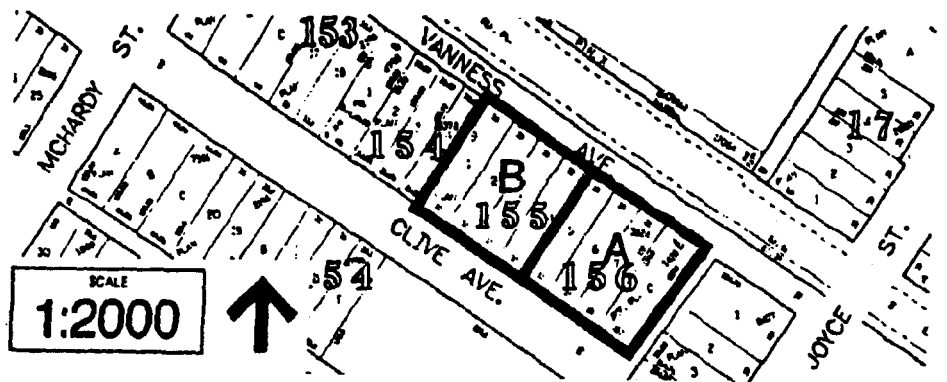
Guidelines:

Joyce Station Area

Guidelines for Sites A & B

- 1 *[Section 1 is not reprinted here. it contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD- 1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued are:
- (a) in that portion of the area comprising Lots 5, 6, 7 and C. hereinafter referred to as Site “A”, as shown on Diagram below:
 - One-family dwelling, subject to the RS-1 District Schedule regulations;
 - Multiple dwelling, including recreation and common facilities;
 - Accessory uses customarily ancillary to the foregoing;
 - Convenience commercial retail (which means any retail store, business, retail-type service activity or restaurant, but not including a drive-in, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to clause (b) of section 3.1 below.
 - (b) in that portion of the area comprising Lots 1, 2, 3 and 4, hereinafter referred to as Site B, as shown on Diagram 1 below:
 - one-family dwelling, subject to the RS-1 District Schedule regulations;
 - Multiple dwelling, including recreation and common facilities;
 - Accessory uses customarily ancillary to the foregoing.

Diagram 1



3 Floor Space Ratio

- 3.1 The maximum floor space ratio for multiple dwellings, calculated in accordance with the RM-3 District Schedule, shall be 0.65, except that:
- (a) this amount may be increased by 0.10 for each floor of residential accommodation above the fourth floor, to a maximum of 1.45;
 - (b) for Site A only, for any building with a floor space ratio greater than 1.0, a maximum of 0.20 floor space ratio of convenience commercial retail may be substituted for an equal amount of residential floor area, subject to the commercial floor area being located at the ground floor and oriented towards Vanness Avenue; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6272 or provides an explanatory note.

- (c) the following shall also be excluded from the floor space ratio calculation:
- (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
 - (ii) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space;
 - saunas;
 - tennis courts;
 - swimming pools;
 - squash or racquetball courts;
 - gymnasium and workout rooms;
 - games and hobby rooms;
 - other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above; and
 - (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. [8169; 00 03 14]

3.2 The maximum floor space ratio, calculated in accordance with the RS- 1 District Schedule, for all other uses shall be 0.60.

4 Height

The maximum building height measured above the base surface shall be 35.5 m (120 ft.), except that within 18.3 m (60 ft.) of the boundary of the site abutting Clive Avenue the maximum building height shall be 9.15 m (30 ft.).

5 Setbacks

The following setbacks shall be provided:

- (a) from the site boundary abutting Vanness Avenue - a minimum of 1.524 m (5.0 ft.) and a maximum of 4.6 m (15 ft.);
- (b) from the site boundary abutting Clive Avenue - a minimum of 6.1 m (20 ft.);
- (c) from all other site boundaries - a minimum of 2.134 m (7 ft.) but increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measure inwardly from any and all points on this side property line, provided however that the Director of Planning may relax the setback or require no setback from the boundary between Sites A and B where he is satisfied that such relaxation allows for improved building design.

6 Acoustics

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

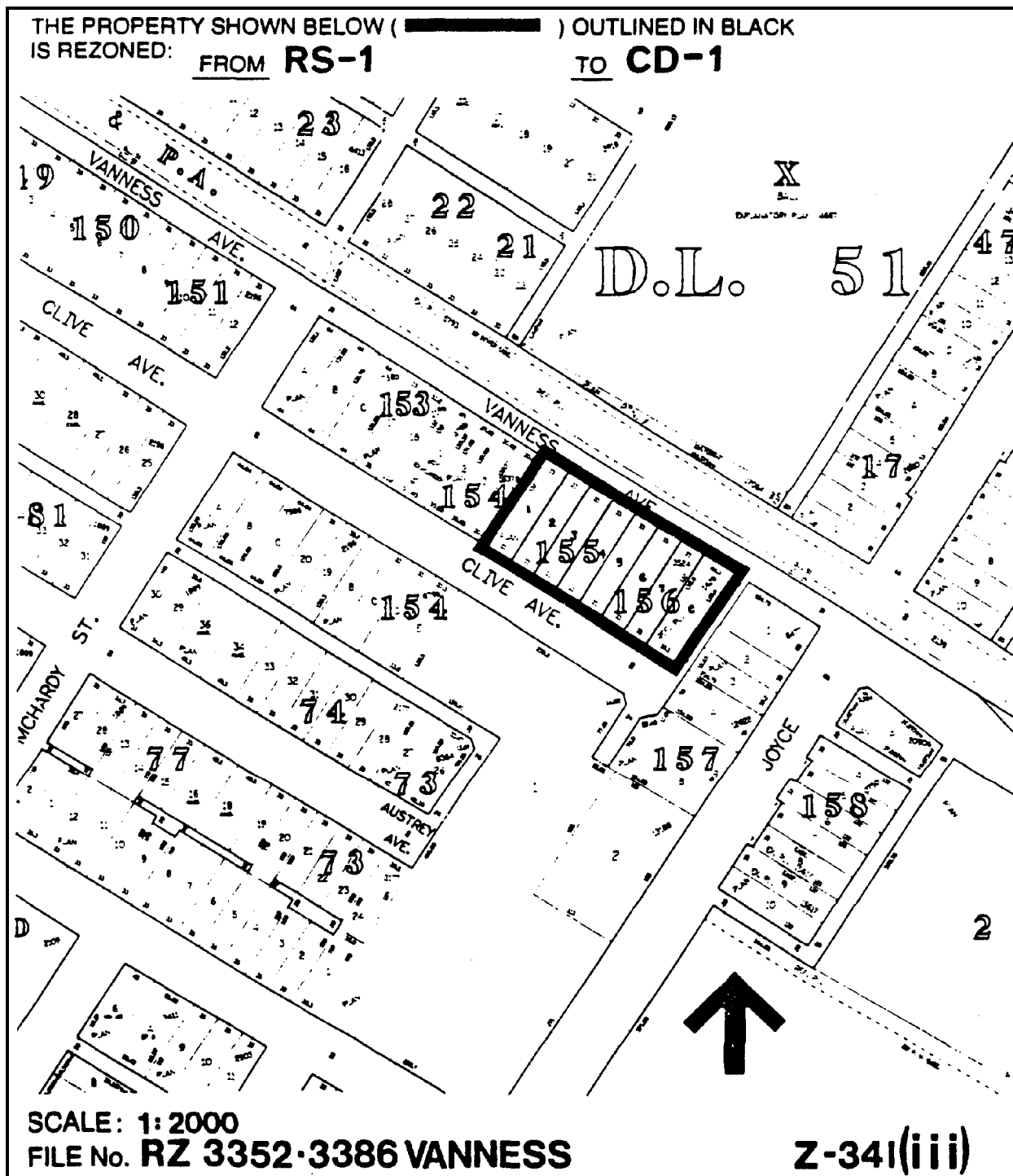
Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[75 15; 96 01 11]

7 Off-street Parking

- 7.1** Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:
- (a) for multiple dwellings - no less than the greater of 1 space per 70 m² (750 sq. ft.) or 1 space per unit shall be provided;
 - (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of 1 space for every dwelling unit shall be provided;
 - (c) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units.
- 7.2** A minimum of 90% of the off-street parking spaces required for multiple dwellings, except for senior citizens' housing, shall be provided underground.
- 8** **Vehicular Access**
Vehicular access shall be provided to Site A from Vanness Avenue or from the lane west of Joyce Street and to Site B from Vanness Avenue. Where both Sites A and B are developed as a single site, vehicular access shall be taken from either Vanness Avenue or the lane west of Joyce Street.
- 9** **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except that all such spaces shall be located adjacent to either Vanness Avenue or the lane joining Clive Avenue with Vanness Avenue.
- 10** *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

By-law No. 6272 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law





PLANNING DEPARTMENT: 453 West 12th Ave., Vancouver, British Columbia, Canada V5Y 1V4. (604) 873-7344

Ray Spaxman, Director

NOTICE OF PUBLIC HEARING

1987 10 30

(Amendment to Zoning and Development By-law, No. 3575 and Sign By-law, No. 4810)

Dear Sir and/or Madam:

Proposed Rezoning of 3352-3386 Vanness Avenue (Lots 1 - 7 of A, Plan 3524, and Lot C, Ref. Plan 1428, all of Blks. 155 to 156, D.L. 37) from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District and amendment to the Sign By-law No. 4810 (see map on reverse).

On THURSDAY, NOVEMBER 19, 1987, commencing at 7:30 p.m. in the TROUT LAKE COMMUNITY CENTRE, 3350 VICTORIA DRIVE, the Council of the City of Vancouver will hold a PUBLIC HEARING, pursuant to the provisions of the Vancouver Charter, to consider the above-noted and other proposed amendments to the Zoning and Development By-law, No. 3575.

Contained within the Joyce Station Area Plan, adopted by City Council on May 20, 1987, is a recommendation to rezone the above-noted parcels, referred to in the Plan as Site A, from RS-1 to CD-1 to permit suitably designed multiple-family residential development, possibly including a commercial component.

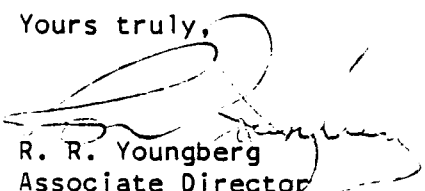
If approved, the CD-1 By-law would permit high-rise residential development, possibly including some ground floor convenience commercial retail space. The proposed development would be permitted up to a height of 120 feet and a maximum floor space ratio of 1.45. The draft CD-1 By-law also specifies required yards, off-street parking and loading facilities and acoustical requirements for residential units given the proximity to the ALRT system.

At the PUBLIC HEARING, you or your representative or any persons who deem themselves affected by the proposed By-law amendments shall be afforded an opportunity to be heard on matters contained in the draft By-law.

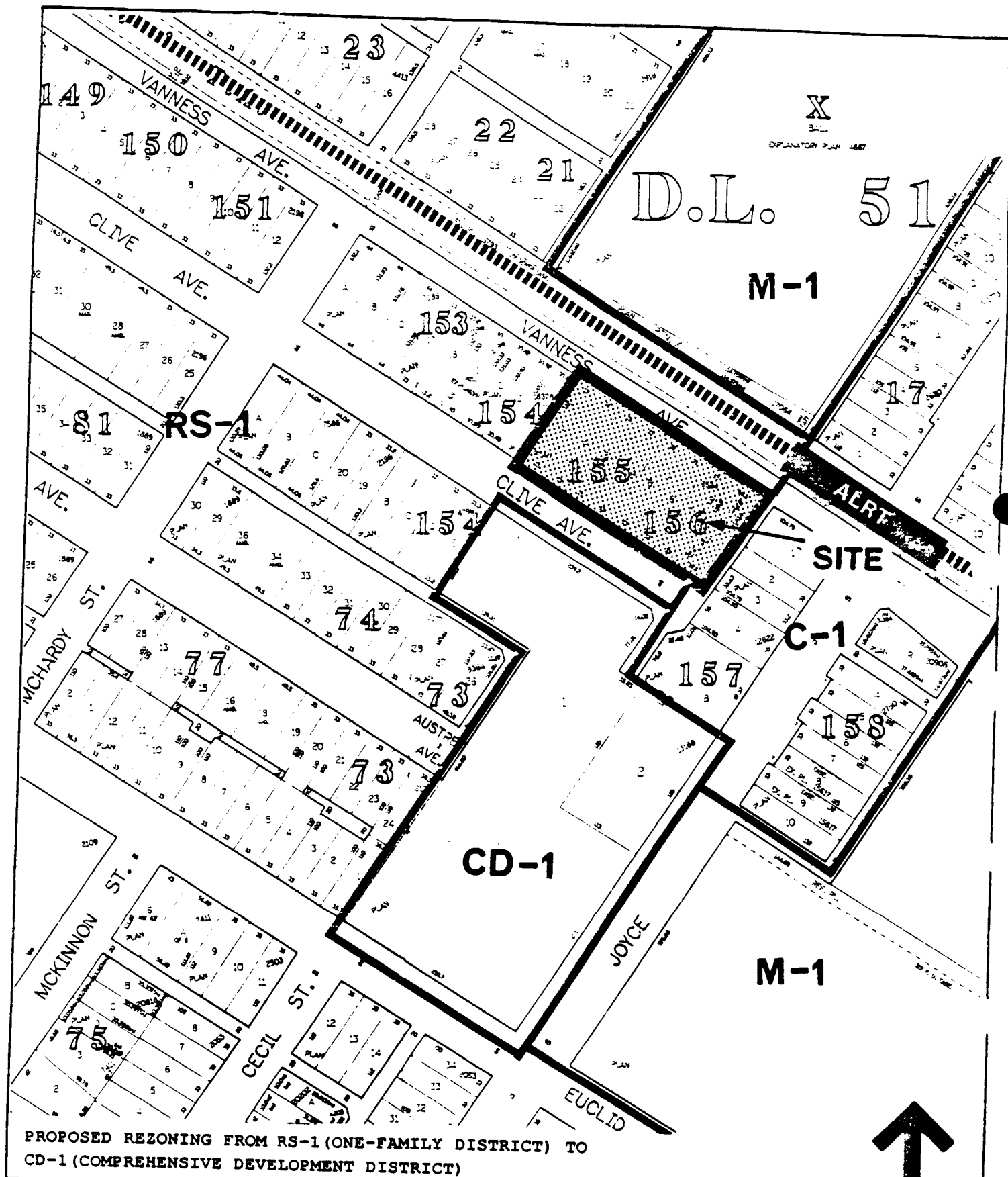
The draft By-law may be inspected in the Zoning Division of the Planning Department, Third Floor, East Wing of City Hall, and in the Office of the City Clerk, Third Floor of City Hall, 453 West 12th Avenue, Monday to Friday from 8:30 A.M. to 5:30 P.M. on regular working days, on and after Friday, November 6, 1987.

Further information is available by contacting Phil Chapman or Pat Wotherspoon at 875-6261.

Yours truly,


R. R. Youngberg
Associate Director
Area Planning Division

PC/j:rr

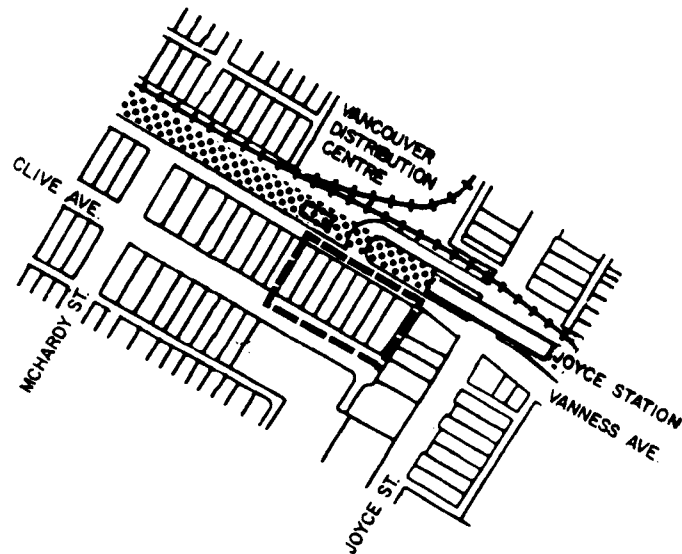


**City of Vancouver
Planning Department**

SCALE

Feet
Metres





SITE A: Vanness Avenue

ALRT GUIDEWAY ELEVATED 0 50 100m
B.C. HYDRO RAILWAY LINE



- POLICY 4.1 Encourage residential high-rise development, with a ground floor commercial component, on Site A, designed to accommodate ALRT impacts and to fit into the nearby single-family area and Joyce Commercial District.
- Action #1 Support the request of the JSAPAC and interested property owners to have B.C. Transit initiate negotiations for the purchase of the first 8 lots along the south side of Vanness Avenue west of the lane west of Joyce Street, across from the ALRT Station.
- Action #2 Failing #1, instruct the Supervisor of Properties, the Director of Planning, and the Director of Social Planning to facilitate land assembly and the development of social or market housing on this site, such facilitation not to include suggestions of Property Endowment Fund (City) purchase.
- Action #3 Upon consolidation of all or an appropriate portion of Site A, instruct the Director of Planning to submit a rezoning application(s) and refer to a Public Hearing a rezoning of that portion of Site A from RS-1 to CD-1 to permit a suitably designed multiple family residential development, possibly including a commercial component.

NOTE: Council resolved "That the Director of Planning proceed with the rezoning of Site A as a high priority".

- Action #4 Instruct the Director of Planning to develop suitable provisions for the proposed zoning for this site and

(CONTINUED)

JOYCE STATION AREA PLAN (Extract)

City of Vancouver Planning Department

SITE A continued

companion guidelines, with particular regard to the following considerations:

- The creation of transit tolerant residential units satisfying CMHC noise standards.
- A building design which acts as a noise buffer between the ALRT guideway and adjacent single-family housing, and is scaled to fit into the area.
- The development of pedestrian oriented retail space on the ground floor along Vanness Avenue.
- The provision of appropriate landscaping, surface materials, and building articulation, along the north portion of the site, adjacent to Vanness Avenue, to help reduce transit noise reverberation and to ensure visual compatibility with the residential area.
- A minimum building setback of 5 feet from Vanness Avenue and 20 feet from Clive Avenue and a maximum building setback of 15 feet from Vanness Avenue.
- The provision of vehicular access from Vanness Avenue or the lane west of Joyce Street.
- The provision of on-site storm water storage at no cost to the City.
- The following uses:
 - Single-Family Dwellings: A maximum floor space ratio of 0.60 and a minimum of 1 off-street parking space.
 - Two-Family Dwellings: No provision for two-family dwellings, except in the case of a locked-in lot, being a single parcel having no reasonable prospect for consolidation and redevelopment with adjoining properties, with a maximum floor space ratio of 0.60 and a minimum of 2 off-street parking spaces.
 - Multiple Dwellings: A minimum lot size of 17,000 square feet, a maximum FSR of 1.45, a maximum height of 120 feet near the alignment scaling down on the south portion of the site, and the provision of underground parking at no less than the greater of 1 space per 70 m² of gross floor area or 1 space per unit, except in the case of seniors' or similar housing.

In the case of a locked-in lot containing a minimum of 4,000 square feet, a maximum floor space ratio of 0.75, a maximum height of 35 feet near the alignment, scaling down to 30 feet on the south portion of the site, a maximum of 3 dwelling units and a minimum of 3 off-street parking spaces.

(CONTINUED)

JOYCE STATION AREA PLAN (Extract)

City of Vancouver Planning Department

Action #5 Require applications for development to dedicate to the City up to a maximum of 5 feet at the front of the site along Vanness Avenue for street (sidewalk) purposes, as determined by the City Engineer. Where such dedication is made, it shall be deemed not to reduce the site area for the purpose of calculating the floor space ratio.

Discussion

This site is located south of the ALRT guideway directly across from the main ALRT Station entrance and the Joyce bus loop. It contains the first eight houses west of the lane west of Joyce Street. These houses face onto Vanness Avenue and are situated on double fronting lots which back onto Clive Avenue. Across this street is a parking lot owned by St. Mary's Church.

It is anticipated that Vanness Avenue will continue to experience increased automobile traffic associated with the Station and Station Area redevelopment. Traffic, noise, and bus-related problems increase toward Joyce Street. Residents near the bus loop are very concerned about these impacts and would like redevelopment to take place as soon as possible. Several have requested that their properties be purchased by the City or B.C. Transit.

As indicated in the massing sketch a rezoning is proposed in which the site could be assembled for mixed residential/commercial high-rise redevelopment. The ground floor retail space would be pedestrian oriented and would face onto Vanness Avenue. The southern portion of the development would be restricted by design guidelines to ensure that such characteristics as setbacks, rooflines, external materials, and scale would be compatible with those along the remainder of Clive Avenue. Parking will be underground and at no less than the greater of 1 space per 70 m² of gross floor area or 1 space per unit. Vehicular access will be provided from Vanness Avenue or the lane west of Joyce Street.

It is proposed that apartment dwelling construction at a height of up to 120 feet be permitted on this site. This would enable more people to live within immediate proximity of the Station and provide most of them with panoramic views above the ALRT guideway. The building scale and design should be compatible with the nearby Columbus Towers and help create a focus for the neighbourhood near the Station.

The intent of Policy 4.1 is to promote the development of well designed, ALRT tolerant multiple family housing near the Joyce Station. This quality of residential unit is not likely to be achieved in single-family or duplex construction. These types of lower density uses are restricted in the same way as they are limited under RS-1, the site's current zoning. Single-family housing can have a maximum FSR of 0.60 and duplexes are not permitted in the proposed rezoning.

However, an exception is made in the case of locked-in lots. These are single parcels having no reasonable prospect for consolidation and redevelopment with adjoining properties. By allowing duplex construction

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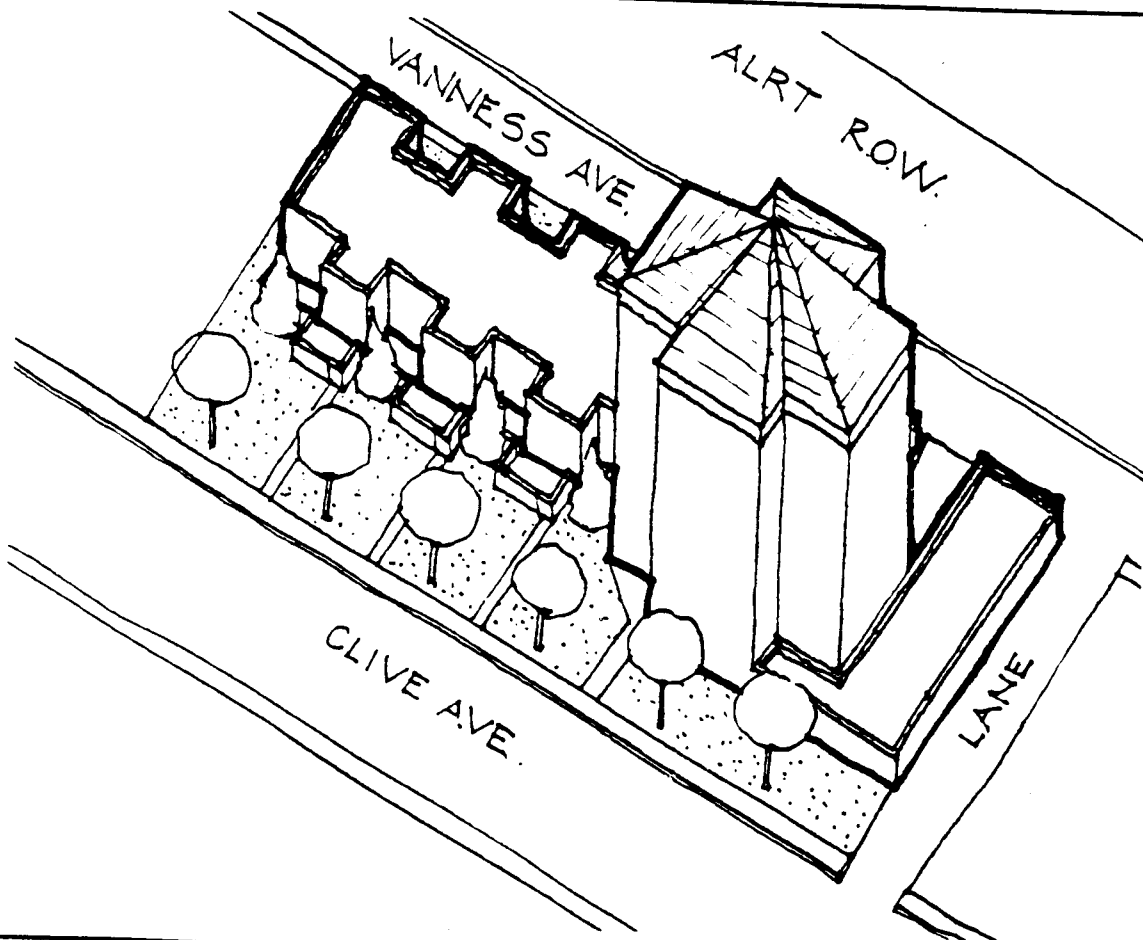
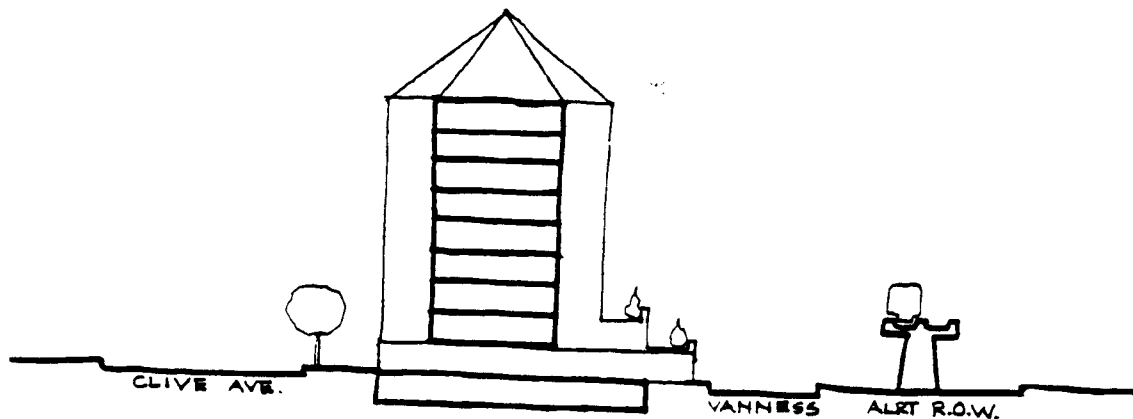
JOYCE STATION AREA PLAN (Extract)

City of Vancouver Planning Department

SITE A continued

at an FSR of 0.60, and multiple family development at an FSR of 0.75, the proposed regulations should help encourage the construction of appropriate ALRT tolerant housing and also ensure that no property owner will be left without redevelopment potential.

SITE A: High-Rise Residential Option



JOYCE STATION AREA PLAN (Extract)

City of Vancouver Planning Department

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: December 2, 1987

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

Refer File: P.H. 194

Subject: Public Hearing - November 19, 1987

I wish to advise you of the attached minutes of the Special Council Meeting (Public Hearing) of November 19, 1987.

Please note any matters contained therein for your attention.



DEPUTY CITY CLERK

Also Sent To: Mr. Zan Procyk
2496 East 11th Avenue
Vancouver, B.C. V5M 2B4
Mr. Hin Fong Yip, Architect
605-207 West Hastings Street
Vancouver, B.C. V6B 1H7
Mr. David M. Thom
I.B.I. Group
100-1111 West Georgia Street
Vancouver, B.C. V6E 3G7
Mr. Hillsdon, General Manager
David Mitchell Co. Ltd.
2266 Clark Drive
Vancouver, B.C. V5N 3G8
Broadway Station Area Planning Committee
Ms. Chris Taulu, Joyce Station Area Plng. Cttee.

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 19, 1987 at Trout Lake Community Centre, 3350 Victoria Drive, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Puil, Chairman
Aldermen Baker, Boyce, Davies,
Eriksen, Owen and Taylor

ABSENT: Mayor Campbell
Alderman Bellamy
Alderman Caravetta
Alderman Price

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, Deputy Mayor Puil in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

With the consent of Council, the order of the agenda was varied and the applications were considered as follows:

1. Rezoning - 3352-3386 Vanness Avenue

The Director of Planning submitted the following application:

REZONING: LOCATION - 3352-3386 VANNES AVENUE (Lots 1-7 of A, Plan 3524, and Lot C, Ref. Plan 1428, all of Blocks 155 to 156, D.L. 37)

Present Zoning: RS-1 One-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:

- one-family dwellings, subject to the RS-1 District Schedule regulations;
- multiple dwellings at a maximum floor space ratio of 1.45, a maximum building height of 35.5 m (120.0 ft.), and including possible convenience commercial uses substituted for residential floor area, to a limited extent;

Cont'd....

Rezoning - 3352-3386 Vanness Avenue (Cont'd)

- provisions regarding the number and location of residential and commercial off-street parking spaces, and provisions for off-street loading for commercial uses.
- (ii) Amend Sign By-law No. 4810.
- (iii) Any consequential amendments.

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

- (a) The approval in principle of the document entitled "CD-1 By-law No. Design Guidelines". Following enactment of the rezoning, this document will be formally presented to Council for adoption by resolution.
- (b) That the form of development in a development permit application or applications be approved by Council pursuant to Section 565(f) of the Vancouver Charter.

Mr. R. Scobie, Planner, advised the site was located directly across from the main entrance to the Joyce Street ALRT Station and the Joyce bus loop. The rezoning would permit site assembly for mixed residential/commercial highrise development and the draft by-law and accompanying guidelines would achieve the objective of the Joyce Station Area Plan.

Ms. Chris Taulu, Chairperson, Joyce Street Area Planning Committee, advised the Committee supported the application.

MOVED by Ald. Taylor,

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

* * * * *

Alderman Baker arrived during consideration of the following item.

* * * * *

2. Text Amendment and Rezoning:
Broadway Station Area Plan

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

TEXT AMENDMENT AND REZONINGS: BROADWAY STATION AREA PLAN

- (i) The Draft by-laws, if approved, would:
 - establish the RT-5N and RM-4N District Schedules, being identical to the RT-2A and RM-3A1 District Schedules, respectively, except for the addition of a regulation concerning acoustical requirements for residential development located within these districts, which are intended to be located adjacent to noisy arterial streets or the ALRT guideway; and
 - rezone various lands within the Broadway Station Area, in accordance with the Station Area Plan adopted by Council on June 23, 1987.

Cont'd....

#201

3.352- 3386 Vanness

Joyce Station Area
Vanness and Clive Avenues

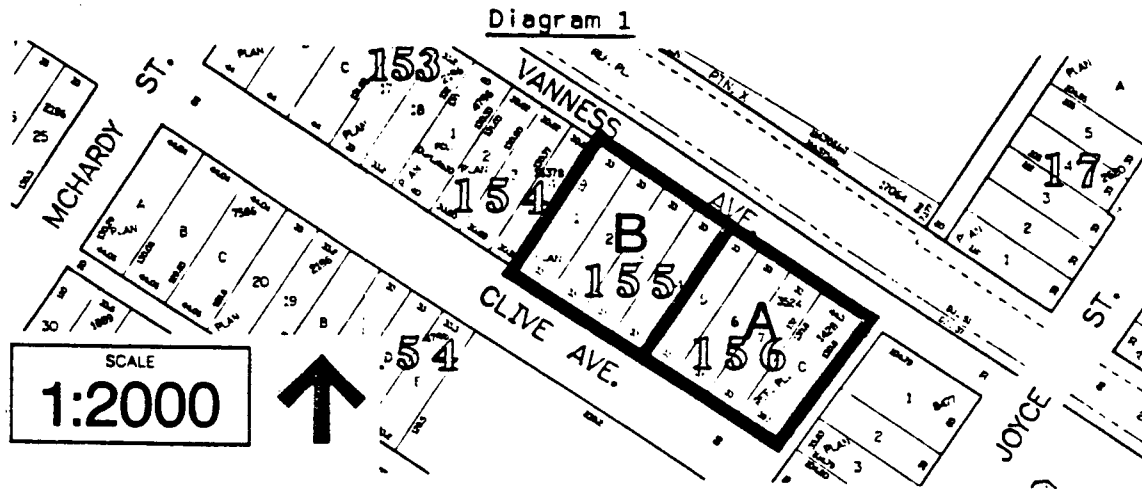
BY-LAW NO. 6272

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-341(iii) 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, including design guidelines, and the only uses for which development permits will be issued are:
 - (a) in that portion of the area comprising Lots 5, 6, 7 and C, hereinafter referred to as Site A, as shown on Diagram 1 below:
 - One-family dwelling, subject to the RS-1 District Schedule regulations;
 - Multiple dwelling, including recreation and common facilities;
 - Accessory uses customarily ancillary to the foregoing;
 - Convenience commercial retail (which means any retail store, business, retail-type service activity or restaurant, but not including a drive-in, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to clause (b) of section 3.1 below.
 - (b) in that portion of the area comprising Lots 1, 2, 3 and 4, hereinafter referred to as Site B, as shown on Diagram 1 below:

- One-family dwelling, subject to the RS-1 District Schedule regulations;
- Multiple dwelling, including recreation and common facilities;
- Accessory uses customarily ancillary to the foregoing.



3. Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings, calculated in accordance with the RM-3 District Schedule, shall be 0.65, except that:

- (a) this amount may be increased by 0.10 for each floor of residential accommodation above the fourth floor, to a maximum of 1.45;
- (b) for Site A only, for any building with a floor space ratio greater than 1.0, a maximum of 0.20 floor space ratio of convenience commercial retail may be substituted for an equal amount of residential floor area, subject to the commercial floor area being located at the ground floor and oriented towards Vanness Avenue; and
- (c) the following shall also be excluded from the floor space ratio calculation:
 - (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area; and

- (11) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space:

- saunas;
- tennis courts;
- swimming pools;
- squash or raquetball courts;
- gymnasium and workout rooms;
- games and hobby rooms;
- other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above.

- 3.2 The maximum floor space ratio, calculated in accordance with the RS-1 District Schedule, for all other uses shall be 0.60.

4. Height

The maximum building height measured above the base surface shall be 35.5 m (120 ft.), except that within 18.3 m (60 ft.) of the boundary of the site abutting Clive Avenue the maximum building height shall be 9.15 m (30 ft.).

5. Setbacks

The following setbacks shall be provided:

- (a) from the site boundary abutting Vanness Avenue - a minimum of 1.524 m (5.0 ft.) and a maximum of 4.6 m (15 ft.);
- (b) from the site boundary abutting Clive Avenue - a minimum of 6.1 m (20 ft.);
- (c) from all other site boundaries - a minimum of 2.134 m (7 ft.) but increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measure inwardly from any and all points on this side property line, provided however that the Director of Planning may relax the setback or require no setback from the boundary between Sites A and B where he is satisfied that such relaxation allows for improved building design.

6. Acoustics

All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the

noise levels in those portions of the dwelling units listed below shall not exceed the noise levels set opposite such portions. For the purposes of this section the "noise level" is the A-weighted 24-hour equivalent (Leq) sound level expressed in decibels.

<u>Portion of Dwelling Unit</u>	<u>Noise Level</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45
terraces, patios, balconies	60

7. Off-street Parking

7.1 Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:

- (a) for multiple dwellings - no less than the greater of 1 space per 70 m² (750 sq. ft.) or 1 space per unit shall be provided;
- (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of 1 space for every dwelling unit shall be provided;
- (c) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units.

7.2 A minimum of 90% of the off-street parking spaces required for multiple dwellings, except for senior citizens' housing, shall be provided underground.

8. Vehicular Access

Vehicular access shall be provided to Site A from Vanness Avenue or from the lane west of Joyce Street and to Site B from Vanness Avenue. Where both Sites A and B are developed as a single site, vehicular access shall be taken from either Vanness Avenue or the lane west of Joyce Street.

9. Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except that all such spaces shall be located adjacent to either Vanness Avenue or the lane joining Clive Avenue with Vanness Avenue.

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

DONE AND PASSED in open Council this 15th day of December , 1987.

(signed) Gordon Campbell
Mayor

(signed) Maria Kinsella
City Clerk

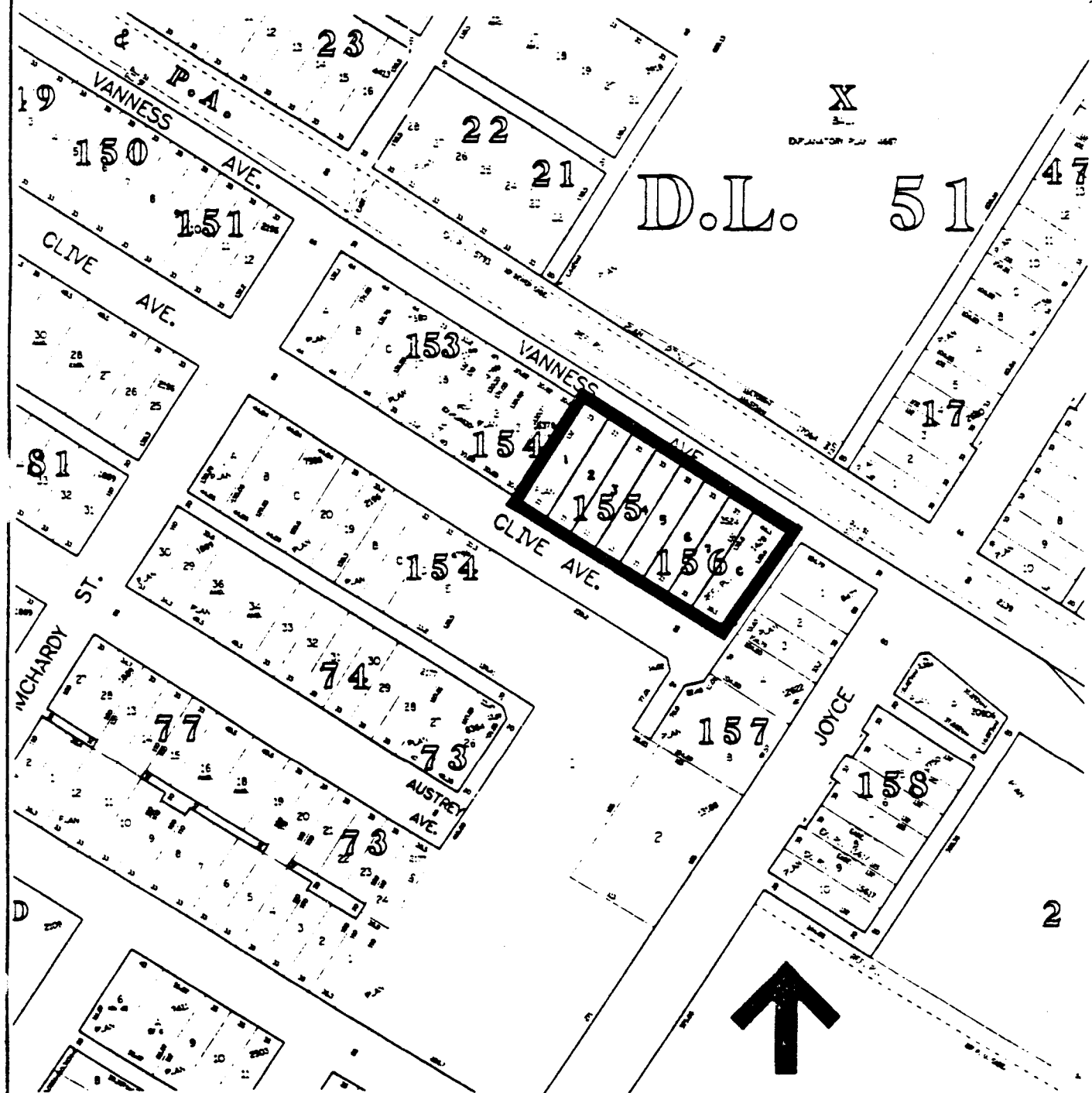
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 15th day of December 1987, and numbered 6272.

CITY CLERK"

701
BY-LAW No. 6272 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED: FROM **RS-1** TO **CD-1**

SCHEDULE A



SCALE: 1:2000

FILE No. RZ 3352-3386 VANNESSE

Z-34(iii)

3352 to 3386 Vanness Avenue

BY-LAW NO. 6279

A By-law to amend By-law No. 4810
being the Sign By-law

Superseded by Sign By-law 6510

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

1. Schedule "I" of By-law No. 4810 is amended by inserting the
following as Map Index No. 176:

" 3352 to 3386 6272 B (Commercial Residential)
Vanness Avenue "

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

DONE AND PASSED in open Council this 5th day of
January , 1988.

(signed) Gordon Campbell
Mayor

(signed) Dennis Back
Deputy 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 5th day of
January 1988, and numbered 6279.

DEPUTY CITY CLERK"

JOYCE STATION AREA GUIDELINES FOR SITES A & B (CD-1 BY-LAW NO. 6272)

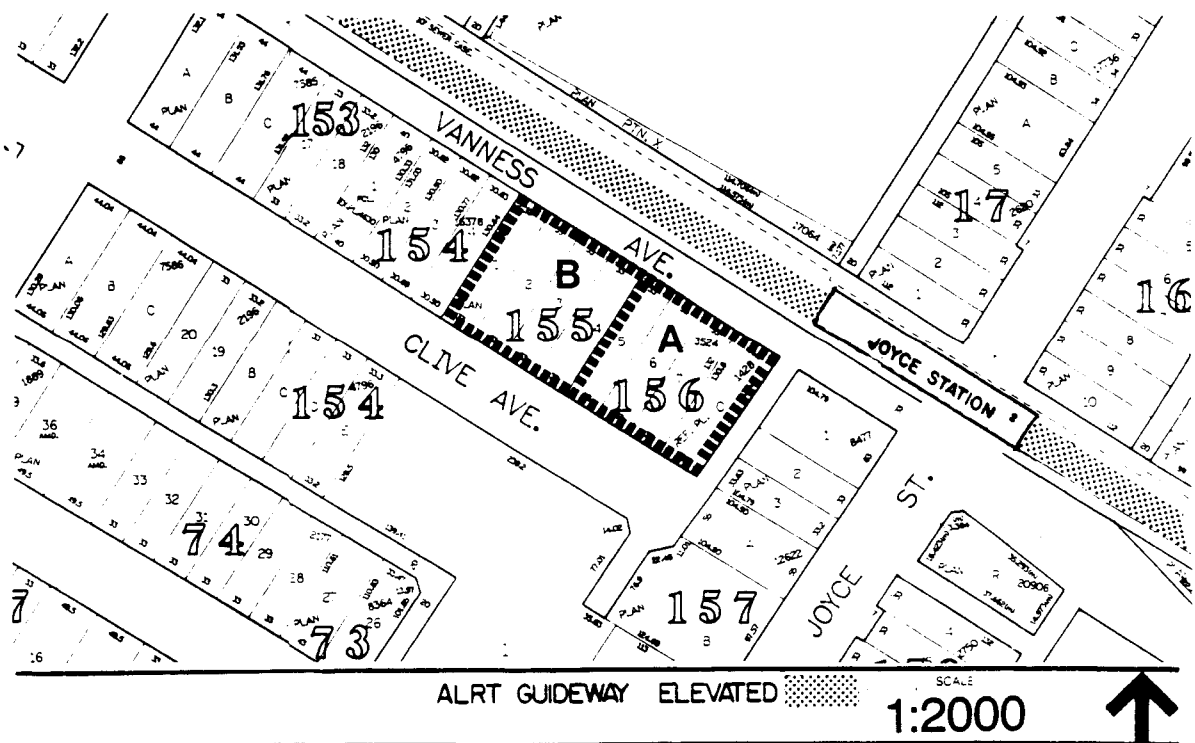
Adopted by City Council December 15, 1987

1 APPLICATION AND INTENT

These guidelines are to be used in conjunction with CD-1 By-law No. 6272 for multiple residential and ancillary commercial developments on Sites A and B, zoned CD-1 (Figure 1). The guidelines will be used by City staff in the evaluation of projects. Applicants should also refer to the Joyce Urban Design principles in the Joyce Station Area Plan.

The intent of the guidelines is to achieve high quality development and residential livability, to ensure compatibility of new development with the existing physical character of the neighbourhood and create a focal point at the Joyce Street/Vanness Avenue intersection and ALRT Station.

Figure 1. Joyce Station Area - Sites A and B



2 GENERAL DESIGN CONSIDERATIONS

2.1 Site Context

Sites A and B are influenced by a number of factors including a mix of land uses, physical impacts from the ALRT system and traffic noise from Joyce Street and Vanness Avenue. The elevated ALRT guideway, Joyce Station and bus loop are located opposite the Sites on the north side of Vanness Avenue.

The Sites are double fronting and to the south lies the St. Mary's Church complex including an elementary school and parking lot. Smaller single-family dwellings are located west of the St. Mary's site on the south side of Clive Avenue. The Joyce Street Commercial Area is located east of the Sites and contains a range of local retail uses and upper floor residential units in two-storey buildings. The 12-storey Columbus seniors' tower is also located southeast of the Sites on Joyce Street which carries heavy truck traffic. Single-family dwellings are located west of the site on the south side of Vanness Avenue.

Although there are few common design elements in the neighbourhood, there is potential for emphasizing positive characteristics to create a more identifiable neighbourhood. Elements that establish character include topography, view, landscaping, building scale and building features such as roof types, windows, entrances and finishing materials.

New development on Sites A and B should respond to the neighbourhood context and contribute in creating a stronger visual image for the Joyce Station Area.

2.3 Orientation

The ALRT system causes privacy and noise impacts which constrain the orientation of new development on Sites A and B. The Sites front on both Vanness and Clive Avenues.

New residential development should:

- (a) orient units below the guideway away from the north to alleviate noise and privacy problems.
- (b) assist in establishing a consistent and compatible orientation along both Vanness and Clive Avenues.
- (c) ensure that elevations are designed to reflect a similar character to that of any facing or adjacent front yards.

New commercial development on Site A should be oriented towards the ALRT Station and should serve the needs of both residents and transit riders.

2.4 View

Views from Sites A and B are constrained by the elevated guideway and ALRT Station. The Sites are located in a depression between ridges to the north and south. However, high-rise development above the guideway would capture excellent panoramic views of the North Shore mountains and the B.C. Tel building and Central Park.

New development should take advantage of any potential views and ensure that existing views enjoyed by adjacent buildings are not unduly compromised by incompatible siting, massing and orientation of new buildings.

2.6 Light and Ventilation

Each dwelling unit should have two exterior walls to maximize light access and ventilation through windows.

2.8 Noise

Sites A and B are impacted by noise from the ALRT trains, Joyce Station and bus loop, and traffic on Joyce Street.

New residential development should minimize the noise impacts to habitable areas through measures which may include:

- (a) sensitive site planning (e.g. setback, stairwell location, single loaded corridor, locate living rooms and bedrooms away from noise sources).
- (b) building construction (e.g. masonry construction, triple glazing).
- (c) noise buffers (e.g. glazed balconies, masonry walls and fences and landscaping).

2.9 Privacy

The elevated guideway and Joyce Station create privacy problems for Sites A and B due to overlooking. New development that is higher than adjacent buildings could also create privacy problems.

New residential development should:

- (a) be designed to ensure that privacy problems created by the overlooking from the ALRT are limited.
- (b) minimize its impact on the level of privacy within its own site.
- (c) ensure that privacy on adjacent sites is not unduly compromised.

2.10 Safety

To promote casual neighbourhood surveillance, fences and walls adjacent to the sidewalk should be designed to ensure some view of the building from the sidewalk, without sacrificing unit privacy.

Placing indoor common areas adjacent to outside common spaces or overlooking the street will help to improve the degree of mutual security.

2.11 Circulation

Corridor lengths should not exceed 22.86 metres (75.0 feet) in any one direction, with any intersecting corridor limited to a maximum of 15.24 metres (50 feet). If Sites A and B are developed comprehensively, more entries and vertical circulation will help limit long corridors, as will a variety of building widths. Corridors should have natural light and ventilation.

2.13 Parking

Any surface parking areas on Site A and B should be well landscaped and screened from nearby houses.

Commercial parking spaces should be provided off the lane west of Joyce Street.

4 GUIDELINES PERTAINING TO THE REGULATIONS OF THE ZONING AND DEVELOPMENT BY-LAW

4.2 Frontage

The most common building frontage in the neighbourhood is that of a single-family house on a 10.10 metre (33.0 foot) lot. This sets up a recognizable rhythm of spacing from house to house. The frontages for commercial buildings is not as evident as most buildings do not have any side yards. This creates a cohesiveness to most blocks at the street level.

New low-rise development or a high-rise tower base with a frontage greater than one lot should provide a facade visually broken into smaller individual components to be compatible with existing development, create visual interest and avoid an anonymous box-like image.

4.3 Height

New development should provide variations in height to create visual interest and a transition to adjacent lower scale development to the west and south. The highest point of development should be nearest the ALRT Station.

4.4 Front Yard Setback

New development should ensure that the existing front yards and the character they create for Clive Avenue is respected. New development should provide a transition to existing building setbacks and create a unified and consistent front yard character for the street.

5 ARCHITECTURAL COMPONENTS

5.1 Roofs

Roofs can assist in giving an area character and identity and often define a building's use. There are a variety of roof types in the neighbourhood. Most of the older houses have steeply pitched roofs, the more recent roofs are less steeply pitched.

New low-rise development should:

- (a) incorporate pitched roof forms to create a residential character, strengthen neighbourhood identity, and establish compatibility with adjacent housing.
- (b) pay special attention to roof details if they will be visible to ALRT passengers.

New high-rise development should provide a roof treatment that creates visual interest and identity.

5.2 Windows

New residential development should use windows that create visual interest and residential character.

New commercial development should provide windows at grade level that are of a pedestrian scale which, by their use of mullions and frames will create character and visual interest.

5.3 Entrances

Entrances are an important element in a building's design and traditionally are the major focus. Most houses in the area have a highly visible, single street-facing entrance, some at grade, others accessible from a substantial staircase.

New development should:

- (a) have a prominent, street-oriented main entrance and lobby for any high-rise development.
- (b) provide individual outside access to as many individual units as possible if developed as a low-rise apartment.

- (c) provide entrances that create visual interest and assist in establishing a strong neighbourhood identity.

New commercial development should provide entrances that are of a pedestrian scale, create facade articulation and visual interest, and provide weather protection.

5.4 Balconies

Balconies should be provided consisting of a useable area that affords some privacy from other units. A minimum depth of 6 feet is recommended. Balconies facing the ALRT system should be suitably screened to reduce noise and ensure privacy.

5.5 Exterior Walls and Finishes

Most houses in the neighbourhood are finished in combinations of stucco and wood, with some use of brick and stone as trim. Most apartment buildings have a predominantly stucco finish with wood as a detailing material.

New low-rise development should employ a limited number of finishing materials common to the area to create a cohesive and characteristic image.

6 INTERNAL DESIGN

A secure storage area should be provided for each unit, preferably ensuite.

Laundry facilities should be provided. Communal laundry rooms should have natural light and ventilation and some room for waiting adjacent to a recreation room to allow for socializing or child supervision in family accommodation.

7 OPEN SPACE

A variety of types of open space should be provided. Each dwelling unit should have some private open space.

Open space should be defined by the careful siting and massing of buildings, rather than being left-over areas, in order to maximize their functional and visual benefit.

When site coverage of new development is greater than 50 percent, alternatives to ground floor open space should be provided, such as large balconies or roof decks. However, consideration must be given to privacy of adjoining sites and impacts from the ALRT guideway.

Private open space should be directly accessible from each unit in the form of a yard, roof garden or large balcony. Ground level private open space should be defined by screening or landscaping.

LANDSCAPING

The predominant form of landscaping in the neighbourhood is simple formal front yards with ornamental trees and gardens. Some areas have continuous street trees which help create a cohesive image and character for the streets.

Surface treatment should respond to the variety of uses to which open space will be put. Both hard and soft surfaces should be provided as needed and may include pavers, cobblestone, tile, lawn areas and sand child play areas.

Significant existing trees should be retained in any redevelopment and new landscaping should complement and enhance landscaping on adjacent properties.

To tie the neighbourhood together visually, consistent boulevard trees should be provided in agreement with the City Engineer and compatible street treatment employed (trees, hedges, ground cover, fences and screening).

APPENDIX

Submission Requirements

Applicants should refer to the information required for significant development permit applications contained in the Checklist in Brochure #3 Development Permits for Major Developments.

Acoustic Requirements

BY-LAW NO. 7515

A By-law to amend

By-law Nos. 3712, 4037, 4049, 4397, 4677, 5381, 5836, 5852, 6272, 6310, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6325, 6361, 6362, 6363, 6421, 6425, 6429, 6475, 6489, 6528, 6533, 6564, 6582, 6597, 6663, 6688, 6710, 6713, 6714, 6715, 6730, 6731, 6738, 6739, 6740, 6744, 6747, 6757, 6768, 6779, 6787, 6817, 6827, 6965, 7006, 7087, 7092, 7101, 7114, 7135, 7155, 7156, 7157, 7158, 7163, 7166, 7173, 7174, 7175, 7180, 7189, 7193, 7198, 7200, 7204, 7209, 7223, 7224, 7230, 7232, 7246, 7248, 7317, 7337, 7340, 7381, 7425, 7431, 7434 and 7461, being
by-laws which amended the Zoning and Development
By-law by rezoning areas to CD-1

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

1. By-law Nos. 6429, 6597, 7092, 7101, 7224 and 7340 are each amended in section 5 by deleting the words "terraces, patios, balconies" from the left column and the corresponding number "60" from the right column.

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

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

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

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

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

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

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

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

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

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

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

"(signed) Jennifer Clarke"
Deputy Mayor

"(signed) Maria C. Kinsella"
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 11th day of January 1996, and numbered 7515.

CITY CLERK"

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

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

Staff Closing Comments

Staff offered no additional comments.

Council Decision

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

MOVED by Cllr. Bellamy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Price,

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

- CARRIED UNANIMOUSLY

2. Balcony Enclosures and Acoustic Requirements

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

Amended Balcony Enclosure Guidelines and Policies are also proposed.

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

Staff Opening Comments

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

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

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

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

Correspondence

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

Speakers

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

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

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

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

cont'd....

Clause No. 2 (cont'd)

MOVED by Cllr. Kennedy,

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

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

- CARRIED

Councillors Chiavario, Kwan and Price opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED

(Councillor Sullivan opposed)

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY

MOVED by Cllr. Kennedy,

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

- CARRIED UNANIMOUSLY



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

PRESENT:

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

ABSENT:

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

**CITY CLERK'S
OFFICE:**

Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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EXPLANATION

Zoning and Development
Various CD-1 by-laws

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

Director of Legal Services
14 March 2000

I:\BYLAWS\WPDOCS\PORTER\CD-1CONS.WPD

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"