



City of Vancouver *Zoning and Development By-law*

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CD-1 (227)

1415 West Georgia Street

1400 West Pender Street

By-law No. 6394

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

Effective September 27, 1988

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

BY-LAW No. 6394

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

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

1 The “Zoning District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-334(e) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule ‘A’ of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No. 3575.

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

Uses

- (a) a maximum of 126 dwelling units in a multiple dwelling;
- (b) social, recreational and cultural;
- (c) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.31, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness, general recreation, and day care, are excluded from the floor space measurement, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 per cent of the permitted floor space, or 929.03 m² (10,000 sq. ft.); and
- (ii) in the case of a child day-care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.

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

4 Height

The maximum building height measured above the base surface shall be 91.44 m (300.0 ft.).

5 Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 142 off-street parking spaces shall be provided.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6394 or provides an explanatory note.

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

DONE AND PASSED in open Council this 27th day of September 1988.

(signed) Gordon Campbell
Mayor

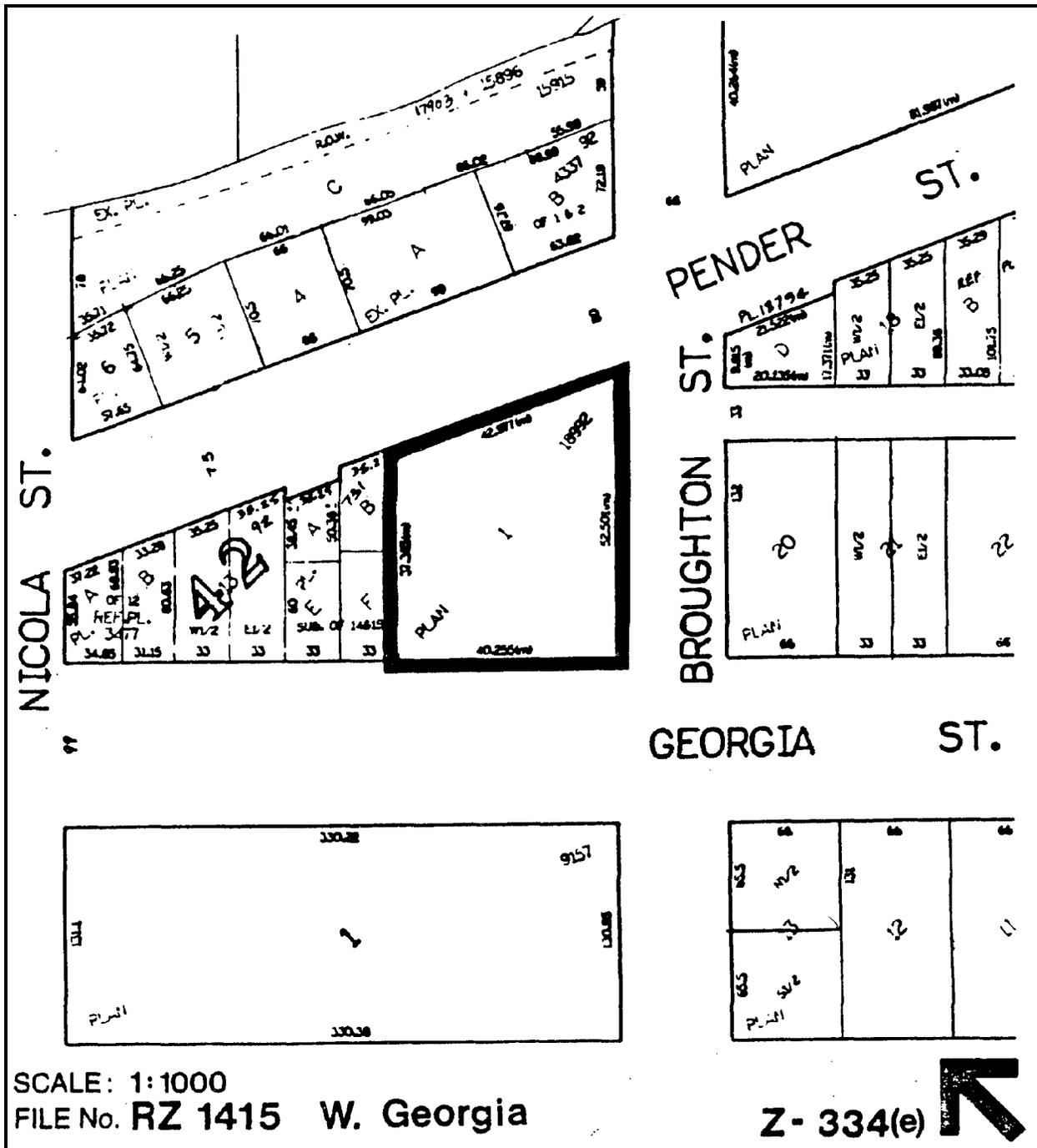
(signed) Maria Kinsella
City Clerk

“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 27th day of September 1988, and numbered 6394.

CITY CLERK”

By-law No. 6394 Being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (**—**) outlined in black is rezoned from DD to CD-1



227

1987 3/1/87

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 30, 1987 at Trout Lake Community Centre, 3350 Victoria Drive, at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

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

ABSENT: Alderman Bellamy
Alderman Boyce
Alderman Owen (Leave of Absence)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

1. Text Amendment - Proposed IC-1
and IC-2 Districts Schedule

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

- TEXT AMENDMENT: PROPOSED IC-1 AND IC-2 DISTRICTS SCHEDULE
- (i) The proposed text amendment, if approved, would introduce the IC-1 and IC-2 Districts Schedule. The schedule would accommodate a number of light industrial uses to a maximum floor space ratio (FSR) of 3.0. It would also allow compatible commercial uses to a maximum FSR of 1.0, substituted for an equivalent amount of industrial floor space. Maximum height would be 60 feet. The schedule includes additional regulations for the IC-2 District in order to achieve a form of development compatible with the character of street frontage on major arterials.
 - (ii) The addition of "I" uses in the Parking By-law.
 - (iii) Any consequential amendments.

The Director of Planning recommended approval of the application.

Cont'd.....

Text Amendment - Proposed IC-1
and IC-2 Districts Schedule (Cont'd)

Mr. P. Mondor, Overall Planning, outlined the proposed IC-1 and IC-2 schedules noting that principles that guided the development of new industrial zoning have involved maximizing the number of outright uses and minimizing the number of conditional uses.

A member of Council felt that a statement in Conditions of Use for Conditional Approval uses re eliminating 'any dangerous, injurious, noxious or otherwise objectionable impact' should be included in the Outright Approval Uses as they relate to Lumber and Building Material Establishments.

The Planning Department had no objection to this addition to Section 2.3.1 of the proposed IC-1 and IC-2 Districts Schedule but will report back to confirm.

A member of Council enquired as to how the previous application would be affected by the recent Council resolution with respect to restricting retailing as an outright accessory use. Mr. Mondor advised that a report currently in preparation will include amending the IC-1 and IC-2 Schedules. Planning staff were requested to provide Council with a full explanation when the By-law comes forward.

There were no speakers for or against the application.

MOVED by Ald. Baker,

THAT the application of the Director of Planning be approved with the addition of the following to Section 2.3.1:

"unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts."

- CARRIED UNANIMOUSLY

2. Rezoning - Various Lands within the
South of Granville Island Industrial Area

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

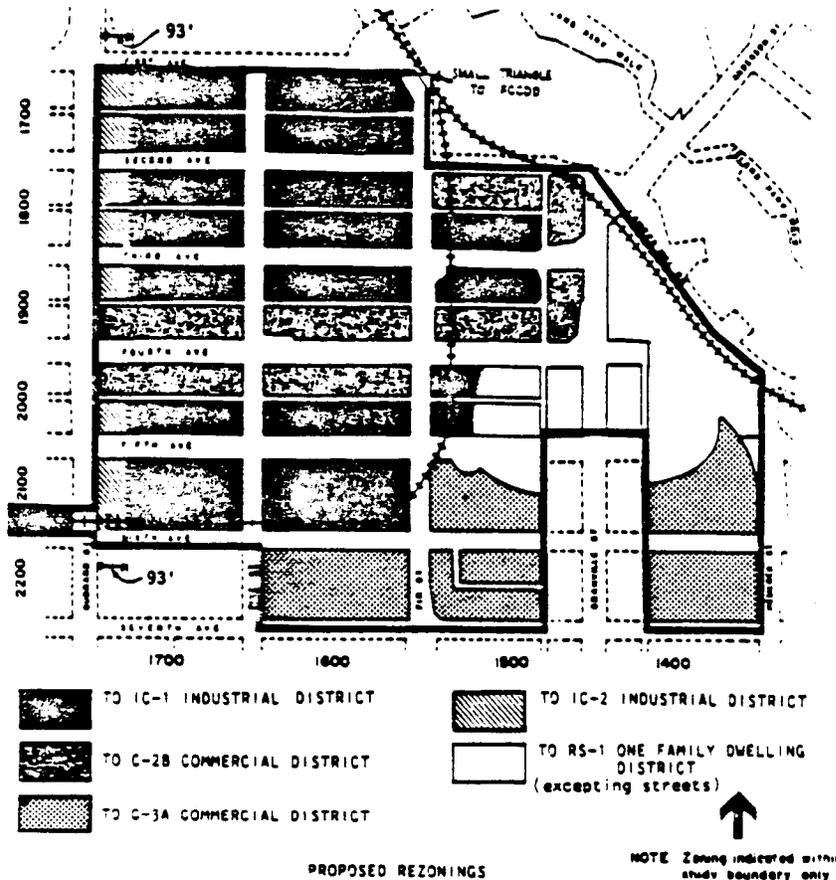
REZONING: LOCATION - VARIOUS LANDS WITHIN THE SOUTH OF GRANVILLE ISLAND INDUSTRIAL AREA.

Present Zoning:	M-1 Industrial District and FCCDD False Creek Comprehensive Development District
Proposed Zoning:	IC-1 Industrial District, IC-2 Industrial District, C-2B Commercial District, C-3A Commercial District, RS-1 One-Family Dwelling District and FCCDD False Creek Comprehensive Development District

Cont'd.....

Rezoning - Various Lands within the South of Granville Island Industrial Area (Cont'd)

- (i) If approved, the areas within the heavy black outline on the map below would be rezoned to the districts identified on the map and the legend. In this location the C-2B zoning represents an extension of the Fourth Avenue Commercial District, the C-3A zoning represents an extension of the Central Broadway Commercial District and the RS-1 zoning is used for open space areas. The rezoning of the small FCCDD triangle creates a more logical boundary between the IC-1 and the FCCDD.
- (ii) Any consequential amendments.



The Director of Planning recommended approval.

Mr. L. Beasley, Associate Director, Central Area Planning, noted the objective of the proposed zoning is to stabilize industry and confirm the nature of the area for high tech industries. The proposed zoning would not allow commercial activities to predominate.

Mr. Beasley advised that the map posted at the Public Hearing (and on file) is slightly different than the one included in the Agenda. It includes a triangle of land located at the corner of West 2nd Avenue and Granville Street to be zoned FCCDD to more appropriately define the edge of the FCCDD in conformance with existing streets and property lines.

There were no speakers for or against the application.

MOVED by Ald. Baker,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

* * * * *

As Applications 3 and 4 are related it was agreed to deal with them concurrently; however, for clarity they are dealt with separately in this report.

3. Text Amendment - RT-4 Two-Family Dwelling District

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

- TEXT AMENDMENT: RT-4 TWO-FAMILY DWELLING DISTRICT
- (i) The proposed text amendment, if approved, would create a new RT-4 District to require new construction to meet acoustic standards to ensure livability.
 - (ii) Amend the Parking By-law to include RT-4
 - (iii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. P. Wotherspoon, ALRT Planner, advised the proposed RT-4 District Schedule would be identical to the current RT-2 District Schedule with the exception of a provision respecting acoustics which would require evidence of noise mitigation for residential development.

The application had the support of the Broadway Station Citizens' Advisory Planning Committee.

There were no speakers for or against the application.

MOVED by Ald. Taylor,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

4. Rezoning - Various Properties along the Lane East of Commercial Drive that abut the ALRT Line

The Council considered the following application of the Director of Planning:

- REZONING: LOCATION - VARIOUS PROPERTIES ALONG THE LANE EAST OF COMMERCIAL DRIVE THAT ABUT THE ALRT LINE (Lots 51 and 58 of A and B, and Lots 6, 21, 32 and 47 of C, Block 169, D.L. 264A)
- Present Zoning: RT-2 Two-Family Dwelling District
- Proposed Zoning: RT-4 Two-Family Dwelling District
- (i) If approved, the properties would be rezoned to RT-4.
 - (ii) Any consequential amendments.

The Director of Planning recommended approval.

Cont'd....

Rezoning - Various Properties along the
Lane East of Commercial Drive that abut
the ALRT Line (Cont'd)

Mr. P. Wotherspoon, ALRT Planner, reviewed the departmental position as outlined by the Director of Planning in a memorandum dated April 9, 1987 contained in the agenda material before the Council. He pointed out the proposed rezoning was an interim measure pending completion of the Broadway Station Area Plan. Residential development of the East Lane lots was not favoured by the Broadway Station Area Citizens Advisory Planning Committee, who felt heavy landscaping would be more appropriate; however, Planning staff favoured a form of buffer housing incorporating the six lots and some adjoining lands. Both forms of development would be discussed in the Draft Plan for the area.

There were no speakers for or against the application.

MOVED by Ald. Taylor,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

5. Rezoning - 3551 Kingsway

An application of Mr. Bruno Freschi, Architect, was considered as follows:

- REZONING: LOCATION - 3551 KINGSWAY (Lots 4, 5 and 6, Block 3, D.L.'s 36 and 49)
Present Zoning: RT-2 Two-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District
- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
 - mixed-use commercial/residential building, containing office and retail uses and a maximum of eight dwelling units;
 - maximum floor space ratio of 1.35;
 - maximum height of 35 feet; and
 - provisions regarding off-street parking and loading.
 - (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) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having regard to:
 - design development to the north and west elevations;
 - submission of a landscape plan, having particular regard to retention of existing coniferous trees along the north property line.
- (b) That the approved form of development is generally as prepared by Bruno Freschi, Architect, and stamped "Received City Planning Department, December 9, 1986", provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development, as outlined in resolution (a) above.

Cont'd.....

Rezoning - 3551 Kingsway (Cont'd)

Mr. D. Thomsett advised the original application sought rezoning of the subject site and three adjoining lots to C-2C1 Commercial District. Due to the Planning Department's concern over the potential of the increase in scale over RT-2, the applicant revised the proposal to a CD-1 rezoning on only three of the original six lots. The owners of the adjacent lots are not opposed to the current application but are not seeking rezoning of their properties at the present time.

There were no speakers in favour or opposed to the application.

MOVED by Ald. Davies,

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

6. Rezoning - 1415 West Georgia Street

Council considered an application of Pheidias Project Management Corp. as follows:

REZONING: LOCATION - 1415 WEST GEORGIA STREET (Lot 1, Block 42, D.L. 185, Plan 18992)

Present Zoning: DD Downtown District

Proposed Zoning: CD-1 Comprehensive Development District

- (i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:
- maximum of 126 dwelling units in a multiple dwelling;
 - social, recreational and cultural uses;
 - maximum floor space ratio of 6.31;
 - maximum height of 300 feet; and
 - provisions regarding off-street parking and loading.
- (ii) Any consequential amendments.

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

- (a) That the detailed scheme of development in a development permit application be first approved by the Director of Planning, after receiving advice from the Urban Design Panel, having regard to:
- design refinement of the west elevation;
 - parking design refinements to the satisfaction of the City Engineer; and
 - noise abatement to the satisfaction of the Medical Health Officer.
- (b) That the approved form of development is generally as prepared by Oberto Oberti, Architect, and stamped "Received, City Planning Department, December 9, 1986", provided that the Director of Planning may allow minor alterations to the approved form of development when approving the detailed scheme of development, as outlined in resolution (a) above.

Cont'd.....

Rezoning - 1415 West Georgia Street (Cont'd)

Mr. L. Beasley, Associate Director, Central Area Planning, advised that a development permit is still valid for this site for a mixed use building with 3.0 f.s.r. non-residential and 3.0 f.s.r. residential. The applicant feels that the commercial and office component will not have a market and hence wishes to proceed to rezoning for all residential.

The new proposal is for a similar built form to that which previously went through the Urban Design Panel. Design issues would be dealt with at the Development Permit stage.

The Mayor called for speakers for or against the application and the following addressed Council:

- Mr. D. Osterhout, West Coast Transmission, (brief circulated) advised that an 'exclusive residential presence in this location is totally incompatible with the importance of the Georgia Street commercial artery'. He opposed the spot zoning as it will be a precedent for future development in the area. Amenities for office employees i.e. banks, restaurants, are fast disappearing and will continue to if all-residential developments are built.

Mr. O. Oberti, Architect, urged Council to agree with the Planning Department that this use is suitable. He noted that the residential use would provide activity at night that vacant office space cannot.

MOVED by Ald. Puil,
THAT the application not be approved.

- LOST

(Aldermen Baker, Davies, Eriksen, Price, Taylor and the Mayor opposed)

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

- CARRIED

(Aldermen Caravetta and Puil opposed)

7. Text Amendment - CD-1 Comprehensive Development By-law No. 6072 - Model and Normal Schools' Site

K. D. Stevenson Development Corporation submitted the following application for the Council's consideration:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT BY-LAW NO. 6072 - MODEL AND NORMAL SCHOOLS' SITE (Lot A except the east 14 ft. now road, Block 380, Plan 20317, and Parcel "CC", Plan 1296, all of D.L. 526)

- (i) The proposed text amendment, if approved, would permit an increase in the retail component from a maximum floor space ratio (FSR) of 0.25 to a maximum FSR of 0.35 while requiring that for every square foot of retail floor space in excess of that achievable at an FSR of 0.25, the floor space for the whole development be reduced by two square feet. A further amendment guarantees that a minimum of 50 percent of the total development would consist of residential use.
- (ii) Any consequential amendments.

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

- (a) That prior to the enactment of the amendment to CD-1 By-law No. 6072 the property owner enters into agreements, to the satisfaction of the Director of Legal Services, the City Engineer and the Director of Planning to ensure:
 - loading access and local curb modifications to Ash Street at 100% development cost;
 - improvements to 10th Avenue, subject to Council approval, at a cost to the developer equivalent to that under the local improvement process;
 - the construction of a left-turn bay at 12th Avenue at Ash Street, west leg at 50% developer cost, effective only if the retail component exceeds 0.25 FSR.
- (b) That, also prior to the enactment of the CD-1 By-law the property owner enters into an agreement, to the satisfaction of the Director of Legal Services, the Director of Planning and the Director of Social Planning to accommodate the daycare within the development and to provide a capital cost contribution of \$70,000.
- (c) That the Specific Conditions of Development and Development Guidelines are amended as set out in Appendix IV of the Manager's Report dated March 25, 1987.

Mr. J. Winsor, Senior Planner, Area Planning Division, reviewed the intent of the text amendment noting the proposed increase in the retail f.s.r. from 0.25 to 0.35 would improve the economic viability of the project and assist in preserving the two existing school buildings on the site. The proposed limit on non-residential uses would discourage excessive office development and encourage housing opportunities for inner-city living.

The form of development would be reported to Council for review.

In response to questions from Council members Mr. Winsor stated condition (b) provided for day care on the site and the developer had earlier today submitted his agreement to that condition in writing. The day care, too, would be the subject of a report back to Council.

Cont'd.....

Text Amendment - CD-1 Comprehensive
Development By-law No. 6072 - Model
and Normal Schools' Site (Cont'd)

Mr. Larry Rank, Senior Vice President, Pan Pacific Development Corporation, advised his company has taken over development rights to the site from K. D. Stevenson Development Corporation and has appointed Mr. Paul Merrick, Architect, and Mr. J. Moodie, Project Management Co-ordinator.

The Mayor called for speakers for or against the application and one speaker addressed the Council:

- Mr. Brian Graham, brief filed, supported the intent of the text amendment but expressed concern respecting the time taken to reach the stage where renovation can begin on the two school buildings, particularly the Model School which has been unoccupied and has a temporary roof. He suggested Council obtain the necessary assurances from the developer and "fast track" the development permit process.

Mr. Graham also requested restoration to the buildings include original features. Planning staff advised the appropriate time to pursue this would be during consideration by the Development Permit Board.

MOVED by Ald. Eriksen,

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

8. Rezoning - 1611 East Pender Street

Council considered the following application of S. Kanji as follows:

REZONING: LOCATION - 1611 EAST PENDER STREET (Lot 16,
Subdivision 14, Block C, D.L. 183, Plan 631)
Present Zoning: RM-3 Multiple Dwelling District
Proposed Zoning: M-1 Industrial District

- (i) The rezoning, if approved, would make this site consistent with adjacent sites on the north side of the 1600-Block East Pender and allow for redevelopment of the site with an industrial use.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of this application.

Mr. D. Thomsett briefly reviewed the application and answered questions of Council members.

The Mayor called for speakers but none came forward.

MOVED by Ald. Taylor,

THAT the application be approved.

- CARRIED UNANIMOUSLY

9. Text Amendment - Sections 5.7 and 10.12

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

TEXT AMENDMENT: SECTIONS 5.7 and 10.12

- (i) The proposed text amendment, if approved, would require a development permit for the demolition of a building on the Heritage Inventory dated August, 1986 and would provide a delay in the issuance of that permit to demolish such a building until such time as all required development and building permits are issuable.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. D. McDonald, Associate Director, Zoning Division, advised that the amendment would forestall premature demolition of houses on the heritage inventory.

The Mayor called for speakers for or against the application and the following addressed Council:

- Ms. J. Bingham, Chairman, Vancouver Heritage Advisory Committee, urged Council to support the text amendment.

The Mayor noted a letter had been received from Mr. G. Ross, President, Mount Pleasant Neighbourhood Association, supporting the proposed amendment.

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

- CARRIED UNANIMOUSLY

10. Text Amendment - Southeast Granville Slopes Official Development Plan

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

TEXT AMENDMENT: SECTION 6.2.8 OF THE SOUTHEAST GRANVILLE SLOPES OFFICIAL DEVELOPMENT PLAN BEING SCHEDULE A TO BY-LAW NO. 5752

- (i) The proposed text amendment, if approved, would extend the date of required removal of temporary marinas to March 31, 1988.

The Director of Planning recommended approval.

Mr. D. McDonald, Associate Director, Zoning Division, briefly reviewed the application.

There were no speakers for or against this application.

MOVED by Ald. Eriksen,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

11. Text Amendment - Section 2 and
Various District Schedules

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

TEXT AMENDMENT: SECTION 2 AND VARIOUS DISTRICT SCHEDULES

- (i) The proposed text amendment, if approved, would:
 - define production studio in Section 2;
 - replace Motion Picture, Television and Recording Studio uses with "Production Studio" in the C-3A, FC-1, M-C1, M-1A, M-1, M-1B, M-2 and HA-3 District Schedules.
- (ii) Amend the Parking By-law.
- (iii) Any consequential amendments.

The Director of Planning recommended approval of the application.

Mr. D. McDonald, Associate Director, Zoning Division, briefly reviewed the application.

There were no speakers for or against the application.

MOVED by Ald. Davies,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Eriksen,
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 9:40 p.m.

1415 West Georgia

BY-LAW NO. 6394

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-334(e) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

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

Uses

- (a) a maximum of 126 dwelling units in a multiple dwelling;
- (b) social, recreational and cultural;
- (c) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the West End District Official Development Plan, shall be 6.31, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public, including facilities for general fitness, general recreation, and day care, are excluded from the floor space measurement, provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 per cent of the permitted floor space, or 929.03 m² (10,000 sq. ft.); and
- (ii) in the case of a child day-care centre, the Director of Planning, on the advice of the Director of Social Planning,

is satisfied of the need for the facility in the immediate neighbourhood.

4. Height

The maximum building height measured above the base surface shall be 91.44 m (300.0 ft.).

5. Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 142 off-street parking spaces shall be provided.

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

DONE AND PASSED in open Council this 27th day of September , 1988.

(signed) Gordon Campbell
Mayor

(signed) Maria Kinsella
City Clerk

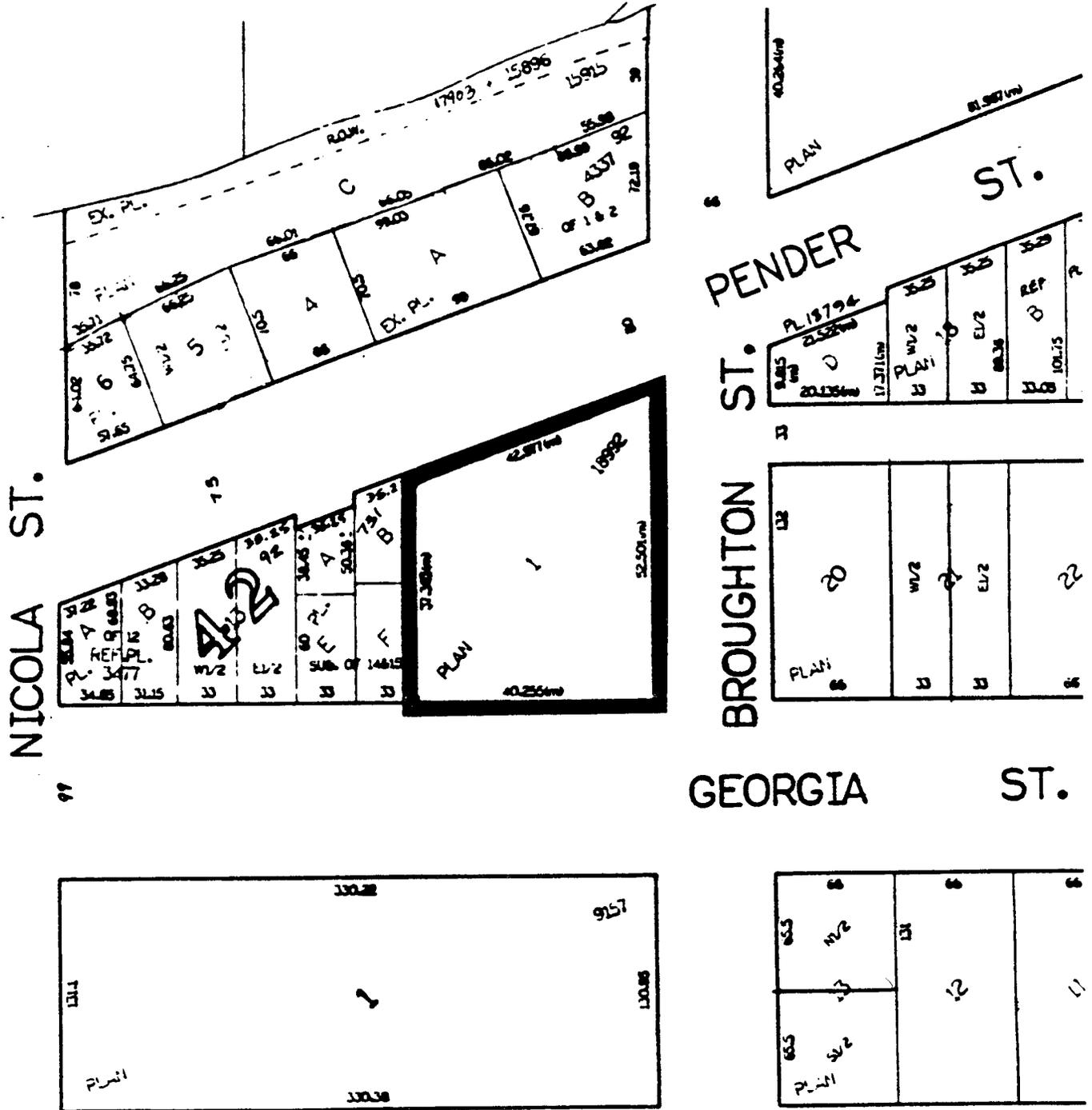
"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 27th day of September 1988, and numbered 6394.

CITY CLERK"

BY-LAW No. 6394 BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW

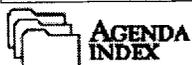
SCHEDULE A

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



SCALE: 1:1000
 FILE No. RZ 1415 W. Georgia

Z- 334(e) 



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
City Clerk

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

CITY CLERK"