



City of Vancouver *Zoning and Development By-law*

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planning@city.vancouver.bc.ca

CD-1 (268)

*1800-2100 East Kent Avenue South
(North Fraser Landing)*

By-law No. 6760

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

Effective November 6, 1990

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

Guidelines:

North Fraser Landing

(1800-2100 East Kent Avenue South)

CD-1 Guidelines

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

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(268), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) maximum of 375 dwelling units in multiple dwellings;
- (b) retail/commercial to a maximum of 465 m² (5,005 sq. ft.) of floor area;
- (c) social and recreational;
- (d) park or playground;
- (e) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

The maximum floor area shall be 35 303 m² (380,000 sq. ft.). floor space for residential use shall be calculated in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public in the form of general fitness, recreation and day care areas, are excluded from the floor space measurement provided that the total area excluded does not exceed 929.03 m² (10,000 sq. ft.). Floor space for commercial use shall be calculated in accordance with the applicable provisions of the C-2 District Schedule.

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

4 **Height**

The maximum building height, measured above the base surface, shall be 15.24 m (50 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) a minimum of one parking space for every dwelling unit shall be provided for non-market housing; and
- (b) for market housing
 - (i) a minimum of 1.75 parking spaces for every dwelling unit shall be provided in the first phase of the development, addressed as 2000 East Kent Avenue South at the south foot of Victoria Drive; and
 - (ii) a minimum of 1.2 parking spaces for every dwelling unit and one additional space for each 200 m² of gross floor area shall be provided for all remaining phases, except that no more than 2.2 spaces for every dwelling unit need be provided. [7263; 94 02 17]

6 **Off-Street Loading**

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6760 or provides an explanatory note.*

RCM DEVELOPMENT CORPORATION
Suite 440 Guinness Tower
1055 West Hastings Street
Vancouver, B.C.
V6E 2E9

September 14, 1988

Mr. John Coates
Group Leader, Rezoning & Subdivision
City of Vancouver
Planning Department
453 West 12th Avenue
Vancouver, B.C.
V5Y 1V4

Dear Mr. Coates:

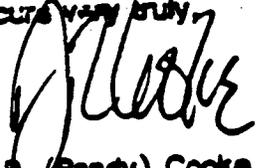
Re: North Fraser Landing

Pursuant to our discussions concerning the above noted project this letter will confirm our allocation of one lot, representing approximately 20% of our unit count, for a senior's co-op housing project. †

In this regard, North Fraser Landing Ltd. agrees to work diligently with representatives of the City of Vancouver, Canada Mortgage & Housing Corporation and/or British Columbia Housing Management Commission.

I trust you will find the above to be in order. Should you have any questions concerning this matter, please do not hesitate to contact me.

Yours very truly,



J.R. (Randy) Cooke

JRC/dg

Rezoning: South Side of the 2700 Block Grandview Highway and Frontage of the 2700 Block East 14th Avenue (cont'd)

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;

FURTHER THAT the City Engineer report back on violations of the Truck By-law occurring on Slocan Street;

AND FURTHER THAT the Chief Constable be instructed to increase surveillance and enforcement of traffic conditions in the vicinity of Grandview Highway/Slocan and Kaslo Streets.

- CARRIED UNANIMOUSLY

2. Rezoning: 1800-2100 Blocks East Kent Avenue South

An application by Hancock Nicolson Brook was considered as follows:

REZONING: LOCATION - 1800-2100 BLOCKS EAST KENT AVENUE SOUTH (Lot 24, Blocks D, E and F, D.L. 328, Plan 2122; Lot 25, Blocks D, E and F, D.L. 328, Grp.1, Plan 2122, NWD; Lot D, Plan 12341; Lot 3, Block 6, Plan 4789; Lots 1-5, Block 3, Plan 4562; Lots 5-8, Block J, Plan 2123; Lots 7-10, Block 0, Plan 2123; Lot 1, Plan 15601; Lots 22-25, Plan 3470; Lot 14, Plan 3610; Lots 37a-40a, Plan 3261, and associated water lots)

Present Zoning: M-2 Industrial District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 By-law would permit the use and development of the site generally as follows:
 - approximately 375 dwelling units in seven multiple dwellings;
 - maximum 5,000 sq.ft. of local retail/commercial use;
 - maximum floor space ratio of 1.26;
 - maximum height of 50 ft.;
 - minimum of 2.0 acres of public open space, including a public waterfront walkway;
 - 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, prior to the enactment of the CD-1 By-law, the scheme of development in a preliminary development permit application be first approved by the Director of Planning with the advice of the Urban Design Panel, having particular regard to:
 - detailed final form and design of the riverfront walkway, street ends and open space features, to be reported back to Council by the City Engineer, and the General Manager, Board of Parks and Recreation in consultation with the Director of Planning;

cont'd....

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

- general form and location of the buildings adjacent to the foot of Victoria Drive, with respect to the desired public character of the walkway;
- submission and implementation of an acoustic report, having regard to the acoustics standards approved by Council for the Fraser Lands, to the satisfaction of the Medical Health Officer;
- location and design of buildings adjacent to the waterfront to ensure adequate protection from impact of moving objects in the River, to the satisfaction of the Director of Permits and Licenses, and Director of Planning.

(b) That the proposed form of development relating to siting, provision of public open space, and building heights be adopted in principle, generally as prepared by Hancock Nicolson Brook, in report entitled "North Fraser Landing - Part B Form of Development", stamped "Received, City Planning Department May 3, 1988, amended July 14, 1988" provided that the Director of Planning may allow alterations to this approved form of development when approving the detailed scheme of development in a development permit application.

(c) That, prior to enactment of the CD-1 By-law, the property owner:

- submits an assessment of the public health and environmental risk of possible soil contamination, together with a potential remediation plan, to the satisfaction of the Ministry of Environment and Parks, the Medical Health Officer, and the Director of Permits and Licenses;
- submits a subdivision plan dedicating the western 10.0 m (33.0 ft.) of Lot 8, Block J, D.L. 328, Plan 2123, the southerly projection of Victoria Drive and Beatrice Street to the high water mark at the newly-created river edge and a 2.5 m (8.2 ft.) strip off all lots abutting South Kent Avenue to the City as street, to the satisfaction of the City Engineer, to be registered in the Land Title Office.
- revise and finalize the proposed design guidelines submitted April 25, 1988, in conjunction with staff, for adoption by resolution of Council.

(d) Also, that prior to the enactment of the CD-1 By-law, the registered owner enters into agreements, at no cost to the City:

- to allocate a portion of the development which will accommodate 75 units of non-market housing (20% of the total unit count) in an identifiable building;
- for the implementation of the soils contaminant remediation plan, if required, to the satisfaction of the Ministry of Environment and Parks, the Director of Legal Services, the Medical Health Officer, and the Director of Permits and Licenses;
- to fund landscaping improvements and/or potential removal of portions of the existing berm, to the satisfaction of the Director Legal Services, Director of Permits and Licenses, and the Director of Planning;*
- to improve the Victoria and Beatrice Street ends by filling to flood construction level, developing, and constructing shore line protection to the satisfaction of the City Engineer and Director of Legal Services;*

cont'd....

In blue RL2 file.

See except attached

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

- to design and construct a river front walkway along a minimum 7.62 m (25 ft.) wide continuous right-of-way and to grant to the City a statutory right-of-way for public use and support on completion of the works to the satisfaction of the City Engineer and Director of Legal Services;*
 - to provide:
 - (a) parallel public parking along the length of the south edge of the CP Rail right-of-way, including surfacing and landscaping improvements, subject to an agreement with CP Rail, to the satisfaction of the Director of Legal Services, the City Engineer, and the Director of Planning; or
 - (b) for the installation of curbs, pavement, public parking, and other related street works within the Victoria and Beatrice Street ends, to the satisfaction of the Director of Legal Services and the City Engineer;*
 - to provide:
 - (a) a 1.51 m (5 ft.)-wide sidewalk along the south side of Kent Avenue South;
 - (b) street pavement and curb and gutter installation, to a 10.5 m (35.0 ft.)-wide higher zoned standard on South Kent Avenue;
 - (c) the undergrounding of hydro and telephone services to and within the site; and
 - (d) the potential upgrading of the existing sewer force main, storm outfall, water supply main, and street lighting,
- all to the satisfaction of the Director of Legal Services and the City Engineer;
- to ensure minimum flood construction levels (elevations), and setbacks in accordance with the requirements set out by the Ministry of Environment and Parks in its letter of August 3, 1988, to the satisfaction of the Ministry of Environment and Parks, the Director of Legal Services, City Engineer and the Director of Permits and Licenses;
 - to design, construct and maintain shoreline protection to the satisfaction of the Ministry of Environment and Parks, the City Engineer and the Director of Legal Services;
 - to grant a Section 215 floodplain covenant over all the lands in favour of the City, saving the City harmless from all potential nuisance and damage from flooding.

* All such agreements are to contain provision for security satisfactory to the Director of Legal Services and the City Engineer and are to be registered against the lands as required by the Director of Legal Services prior to enactment.

Mr. J. Coates, Planner, Zoning and Subdivision Group, reviewed the proposed rezoning and development for the 9.1 acre site and public walkway, noting the applicants had responded to Council's concerns respecting a social housing component by agreeing to include 75 units of non-market housing, that is, 20% of the total unit count.

cont'd....

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

Reference was made to the following specific issues:

- form of open space at the street ends: details will be reported to Council in due course. Park Board has some views on this and wishes to be consulted. The City Engineer is proposing the lagoon treatment initially proposed at the Victoria and Beatrice Street ends be replaced and the land be developed to provide access to adjacent property, to accommodate some casual public parking and be finished with curbs, pavement and other related street works.
- form and location of buildings at the foot of Victoria: two buildings will extend over the public walkway, and one will extend over the water - the question of potential liability is being discussed.
- casual public parking: the City has suggested parallel parking be provided on the CPR right-of-way through agreement between the applicant and the railway.
- shoreline protection: this has been the subject of a recent report to Council and a position has been taken that maintenance will lie with the owner.
- soil conditions: the Medical Health Officer has determined the levels of heavy metals are sufficient to warrant further testing.
- berm: the existing berm to the north of the site should be reconsidered.

Mr. Coates also advised the Planning Department analysis indicated the development followed the intent of the Fraser Lands Plan.

Mr. C. Brook, for the applicant, described the extensive program of public consultation which included two public information meetings and four site tours to let people actually see the river. The original proposal had been modified as a result of this process and the inclusion of non-market housing was in direct response to Council's expressed wish for a 20% social housing component. The non-market units would be located at the western end of the property, closest to Argyle Street.

Mr. Brook referred to the requirement in condition (d), whereby the registered owner must fund landscaping improvements and/or potential removal of the existing berm. The applicants were willing to assume cost-sharing on a 50 percent basis to a maximum of \$50,000.

The issue of the 25 feet wide riverfront walkway and granting of a statutory right-of-way to the City for public use was a difficult issue as it related to application of a general policy to a specific site. It was submitted the cost of improvements to 10 acres of land, extending ribbon-like east to west, would be much higher than the majority of sites. Given the experience in other areas of Vancouver, such as False Creek, and in New Westminster and Richmond, where the municipality has taken ownership of similar major public amenities, the applicants hoped Council would be open minded on this issue and reconsider the requirements.

cont'd....

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

With respect to use of the street ends, Mr. Brook pointed out 1.75 parking spaces per unit would be provided. In addition, the applicant has discussed with CPR entering into an agreement for parallel parking along the north side of the right-of-way. It was, therefore, submitted there was no need to encourage cars into the street ends, and Council was requested to delete this requirement (sub-clause (b) of condition (d)), to ensure the special qualities built into the development are maintained.

Mr. Brook advised the applicant would be willing to explore possible cost-sharing with the City for local improvements on the south side of Kent Avenue South but, given the geometry of the site, it would be onerous to expect the applicants to pay for the new street in its entirety. He encouraged the City to consider the reconstruction of North Kent.

The applicants were prepared to accept the undergrounding of hydro and telephone services on the understanding it relates to connections from existing overhead lines to the applicant's site, and would not entail the undergrounding of any existing overhead services.

In response to questions from Council members respecting the waterfront walkway, Mr. Brook stated the applicant was willing to build it, but would not be willing to maintain it or assume liability.

The Mayor called for speakers for or against the rezoning and the following addressed the Public Hearing:

Ms. Annette MacKay, 2205 Portside Court, also representing Chris Rickaby, 2203 Portside Court, spoke in support of the rezoning and the proposed development, but felt it would be unfair to shift the liability and maintenance of the public walkway to the developer. Ms. MacKay advised upkeep of the berm had been far from satisfactory, and improved lighting should be installed at Gladstone Park as residents considered the area unsafe at night.

Mr. D. Loeppky, Affordable Housing Co-op, commended the proposed development, noting it would enhance the Riverside neighbourhood. The removal of the berm would be cause for some concern, however, as co-op residents viewed it as a protective security barrier for children playing in the grounds.

Ms. Michelle Millage, 2214 Portside Court, supported the development, but regretted the removal of the berm which acted as a sound barrier.

Ms. Susan Wood, 2216 Portside Court, spoke in support.

Mr. Derek Peters, 2212 Portside Court, support, was critical of the City for not maintaining the berm in good condition. He questioned whether the non-market housing would be suitable for seniors due to the hilly nature of the site.

Mr. Gordon Mackay, 2205 Portside Court, support, expressed concern about traffic circulation in the area, and felt improvement of Kent Street South would encourage drivers to use it and the proposed Elliott Street traffic light to by-pass Marine Drive. Mr. Mackay also advised the intersection of Marine/Victoria is poorly aligned with restricted sight lines. He requested the City investigate improvements to ensure safety.

cont'd....

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

Mr. John Fitzpatrick, Marine Workers Union, stated employees of the shipyards and associated trades in this area of the Fraser River had been ignored in discussions regarding the Rivtow site. The 150 employees, who now work at the facility, are facing uncertainty about the future of their jobs. Rivtow was the last shipyard left in Vancouver - its loss would leave its workers without jobs, without severance pay.

Mr. Otto Langer, representing Department of Fisheries and Oceans, urged Council to support the lagoon concept and the very positive attitude of the developers towards redressing a century of environmental neglect of the North Arm of the Fraser River. The environmental improvements would enhance habitat for fish and water fowl.

Mr. Stewart Lavis, 1786 S.E. Marine Drive, supported the proposal but felt the public walkway should remain in the public domain; it would be impossible for the developer to be responsible. He urged more amenities for residents as the area had been neglected in the past. It was shaking off its rundown, dogpatch image.

Mr. Raymond Jones advised he was representing his fellow workers in the shipyards, who were upset and anxious because they didn't know what was going on. No one had advised them about Rivtow's future plans, and they feared for their jobs should Rivtow not relocate to another waterfront property.

Ms. Mary Sutherland, Fraser River Coalition, stressed her concern respecting the myopic view of Park Board and Engineering respecting the very good concept introduced by the developers for treatment at the river edge. One of the reasons housing could be supported was the enhancement of natural habitat and the public walkway giving access to the river. Pavement, rather than lagoons, could not be supported and Council should reject the City Engineer's proposal.

Mr. Cecil Cosulich, Rivtow Straits Ltd., advised when the first Riverside rezoning was approved, it had been forecast residential encroachment would eventually spell the end to the shipyards. The fears had come to pass. Rivtow had stopped funding capital improvements and was actively looking for another site to relocate to. The company wanted to stay in the shipyard business. An analysis of its present employees showed only about half would require relocation to a waterfront operation. The others performed duties that did not require a waterfront site, and he felt there would be no difficulty in them obtaining other employment.

In response to questions from Council members, Mr. Cosulich stated Rivtow was currently negotiating for another site.

MOVED by Ald. Taylor,

THAT the application be approved, subject to the conditions proposed by the Director of Planning and set out in this Minute of the Public Hearing, except that:

- the following statement be added to Condition (a):

'With the clear understanding that Council supports the lagoon design which encourages marsh, fish and wild fowl habitat.'

cont'd....

Rezoning: 1800-2100 Blocks East
Kent Avenue South (cont'd)

- the following be added to the third sub-clause of Condition (d):

'to be cost-shared with the City, to a maximum of \$50,000.'

- Condition (d)(b), reading as follows, be deleted:

(b) for the installation of curbs, pavement, public parking, and other related street works within the Victoria and Beatrice Street ends, to the satisfaction of the Director of Legal Services and the City Engineer.

- CARRIED UNANIMOUSLY

3. Text Amendment: Parking By-law No. 6059

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

TEXT AMENDMENT: PARKING BY-LAW NO. 6059

- (i) The proposed text amendment if approved, would increase the parking requirements for restaurants, grocery stores, drug stores, liquor stores, multiple dwellings in the FM-1, RM-4 and RM-4N Zoning Districts, and co-operative housing developments.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

Mr. M. Brown, Assistant City Engineer, Transportation Division, advised the proposed amendments responded to Council's concerns and the demands of citizens and community groups for something to be done about parking requirements outside the Downtown area. A public information meeting had been held and some of the concerns identified at that meeting relating to the standards proposed for market housing in FM-1 and RM-4 areas had resulted in adjustments which had been incorporated in the proposal now submitted.

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

Mr. Alan Campbell, Development Officer, BCHMC, contended it was important to distinguish between market residential and non-market for families. The use of vehicles by the latter group was usually much lower. BCHMC is the Province's largest landlord, operating 8,000 units, and acts as agent of the Federal and Provincial Governments in underwriting programs for rent subsidies. Therefore, it is fully aware of the increasingly high cost of developing non-market housing. Mr. Campbell submitted the existing standards were adequate for non-profit housing.

cont'd....

B. MAH
ALSO, SUBDIVISION
(INCL. W/PLANS)
IS REGISTERED

CITY MANAGER'S REPORTS (CONT'D)

Building & Planning Matters
(June 2, 1989) (cont'd)

North Fraser Landing -
Walkway and Open Space Design
(Clause 3)

It was noted in the report from the City Manager that agreement has been reached with the applicant for a development permit at 1800-2100 East Kent Avenue South on all aspects of the proposed walkway. The General Manager of Parks & Recreation, however, notes that the proposed residential buildings in a number of areas violate the 25-foot setback from the walkway, contrary to current policy.

Speaking to the report, Mr. J. Coates, Acting Associate Director of Zoning, advised that the 25-foot setback normally would apply only to residential buildings and that the footprints of the buildings may be adjusted during the final approval process for the development permit.

MOVED by Ald. Davies,

THAT the recommendation of the City Manager, as contained in clause 3 of this report, be approved;

FURTHER THAT Council reiterate its policy concerning the 25-foot setback for residential buildings.

- CARRIED UNANIMOUSLY

Finance Matters
(June 2, 1989)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Payment-in-Lieu Parking Application
1206 Hamilton Street
- Cl. 2: Schedule of Rental Rates - Civic Theatres
(1989/90 Proposal)
- Cl. 3: Civic Theatres Rental Rates for School Graduation
Ceremonies

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Civic Theatres Rental Rates for
School Graduation Ceremonies
(Clause 3)

MOVED by Ald. Davies,

THAT the recommendation of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Clause No. 2 Continued

Eng. File 2122-28

Council has earlier considered a report recommending withholding of this development application for a 30-day period in accordance with Section 570(1) of the Vancouver Charter. In the event that the development application is so withheld, and if Council believes that the proposed development would be at variance with the proposed RM-3 zoning amendments, Council can withhold issuance of the development permit for a further period not exceeding 60 days, or Council may impose such conditions on the granting of the development permit as may appear to Council to be in the public interest, in accordance with the provisions of Section 570(2) of the Vancouver Charter.

Council should be aware that if the proposed RM-3 amendments are not adopted within the 60-day period expiring August 10, 1989, the owners of the land are entitled to compensation for damages arising from the withholding of the development permit. If the proposed RM-3 amendments are adopted by that time, Development Application Number 209386 would be subject to those new regulations.

RECOMMENDATION

The Acting Director of Planning recommends:

That in the event Council has withheld Development Permit Number 209386 for the initial 30-day period under Section 570(1) of the Vancouver Charter, that Council, pursuant to Section 570(2) of the Vancouver Charter, withhold the development permit for a further period not exceeding 60 days, expiring July 25, 1989."

The City Manager RECOMMENDS approval of the foregoing.

3. North Fraser Landing - Walkway and Open Space Design

The City Engineer and the General Manager of Parks and Recreation, in consultation with the Acting Director of Planning, report as follows:

"BACKGROUND

At a Public Hearing on September 15, 1988, City Council approved a rezoning of the North Fraser Landing site (1800 - 2100 East Kent Avenue S.) subject to several prior-to conditions including:

'THAT, prior to the enactment of the CD-1 By-Law, the scheme of development in a preliminary development permit application be first approved by the Director of Planning with the advice of the Urban Design Panel, having particular regard to:

detailed final form and design of the riverfront walkway, street ends and open space features, to be reported back to Council by the City Engineer, and the General Manager, Board of Parks and Recreation in consultation with the Director of Planning;

. . .with a clear understanding that Council supports the lagoon design which encourages marsh, fish and wild fowl habitat.'

Clause No. 3 Continued

Following discussion, City staff and the applicant have reached agreement on all aspects of the proposed walkway. Several prominent walkway features reviewed in this report are: a fresh-water feature, a major concrete structure, and surface treatment.

In addition, this report deals briefly with an additional 'prior-to zoning enactment' condition of providing off-site parking along Kent Avenue S., near North Fraser Landing.

OVERALL CONTEXT

The North Fraser Landing (NFL) site is situated between Kent Avenue S. and the Fraser River extending from Gladstone Park approximately 600 metres west. Two street ends, Beatrice Street, and Victoria Drive, extend through the site. This is illustrated on Figure 1.

As a condition of rezoning, a suitable public walkway, adjacent to the Fraser River, must be built at the developer's cost over the length of this site. In accordance with Council's recent direction regarding ownership of a public walkway in the Fraser Lands area, the developer of NFL will be required to secure for the City 2 acres of dedicated public open space, including this 25-foot (7.6 m) wide walkway. The Beatrice and Victoria Street-ends will be used as open space, providing public pedestrian access to the proposed waterfront walkway.

To avoid the need for fire truck access along the walkway, the building entrances in this development will be located in close proximity to Kent Avenue S.

However, the walkway must be designed to accommodate service and small emergency vehicles (some minor rounding of corners shown in the current design may be necessary to achieve this). The proposed walking surface widths are:

- 3.5 metre wide connections to Kent Avenue S at each end of NFL.
- 3.0 metre wide connections to Kent Avenue S across the Beatrice and Victoria street-ends.
- 4.0 metres to 5.0 metres wide along the waterfront. This allows for gradual terracing to the river, thus avoiding vertical drops and the need for railings.

Once complete, the NFL pedestrian walkway system will form part of a walkway system extending from west of Beatrice Street, through Gladstone Park and eventually through the Riverside East area to Kerr Street. This entire walkway will be about 2 km long and will become an important public facility.

WALKWAY DESIGN

A) Fresh-Water Feature (Pond)

At public hearing, Council expressed support for lagoon designs which encourage marsh, fish and fowl habitat.

In response to this request, the applicant has incorporated a number of slightly embayed, shallow, marshy areas which comprise about half of the NFL shoreline. It is the applicant's responsibility to ensure that this satisfies the requirements of the Fisheries Branch.

Earlier proposals also envisioned inland lagoons. Unfortunately, the tidal fluctuation precludes any practical development of true inland lagoons in this area. Consequently, the applicant is proposing a small fresh-water feature resembling a marshy pond, adjacent to the public walkway on the Beatrice Street end.

Clause No. 3 Continued

While this fresh-water pond may be consistent with the overall concept of the proposed development, the benefit to the City at large is slight. Therefore, as is done with other special treatments on public streets, the City Engineer recommends that one of this development's adjacent properties be required to enter an encroachment agreement with the City to assume the liability and maintenance of this pond, including the cost of the metered City water supply. The applicant has agreed with this.

B) Walkway Structures

The applicant's walkway proposal contains a few minor structures, such as benches and gazebos, which are appropriate, provided they do not block emergency and service vehicle access or require excessive maintenance.

Also included is a major concrete deck structure on concrete pilings at the Victoria Drive street-end. This deck is to support approximately 1500 m² of the walkway. The City Engineer approves of this design, which has a 50-70 year design life and inherent maintenance.

C) Walkway Surface Treatment

The applicant is proposing a treated wooden decking for the concrete structure and a hard surface treatment (e.g. paving stones or concrete) for the walkway at grade, which the City Engineer considers acceptable. Although all types of surfaces were considered, a hard surface is most appropriate for a walkway in close proximity to buildings of high density.

KENT AVENUE PARKING

As a condition of rezoning, the applicant was required to provide parallel public parking along the south edge of the C.P. Rail right-of-way. However, a careful review of the area parking requirements indicates that adequate on-street parking can be provided with parallel public parking along both sides of the 10.5 metre wide Kent Avenue S. roadway.

Consequently, the City Engineer recommends that the applicant's requirement to provide parking along the south edge of the C.P. Rail right-of-way be deleted.

KENT AVENUE COST SHARING

In a letter dated May 9, 1989 (Appendix A) the applicant is requesting that the City participate financially in the required upgrading of Kent Avenue S. However, at the public hearing for this site, Council required the property owners to "enter into agreements, at no cost to the City...to provide... street paving and curb and gutter installation to a 10.5 metre wide higher zoned standard on South Kent Avenue." The City Engineer notes that street upgrading to accommodate rezoning is typically carried out at the applicant's cost. For example, street upgrading in the nearby Fraser Lands area is being shared among the various development sites, without any Streets Capital funding. It is recommended that Council continue to require North Fraser Landing to fund 100% of required street upgrading adjacent to their site.

COMMENTS OF GENERAL MANAGER OF PARKS & RECREATION

The General Manager of Parks & Recreation supports recommendation A of this report. However, he notes that the proposed allocation of public open space in North Fraser Landing is largely composed of waterfront walkway. The policy of the Park Board is that a provision of neighbourhood park space at the ratio of 2.75 acres per 1000 population is exclusive of waterfront walkways. Further discussion on this matter will be the subject of a future meeting between Council and the Park Board.

The General Manager also notes that the proposed residential buildings in a number of areas violate the 25-foot setback from the walkway, contrary to current policy.

Clause No. 3 Continued

SUMMARY

In conclusion, staff support the applicant's walkway proposal. Accordingly, the City Engineer and the General Manager of Parks & Recreation recommend:

- A. THAT Council approve the design of the walkway, and that, as a condition of development, the applicant be required to:
 - assume all liability and maintenance for the Beatrice Street-end fresh-water feature (pond) with an encroachment agreement,
 - construct the Victoria Drive street end walkway structure in concrete on concrete pilings (with a treated wooden decking allowed), to the satisfaction of the City Engineer, and
 - install a hard surface walkway (paving stones or concrete), to the satisfaction of the City Engineer.

The City Engineer further recommends:

- B. THAT Council delete the 'prior to zoning enactment' condition requiring the applicant to provide parallel public parking along the south edge of the C.P. Rail right-of-way.
- C. THAT Council reaffirm the 'prior to zoning enactment' condition requiring the applicant to pay all costs of necessary Kent Avenue S. upgrading."

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

North Fraser Landing

BY-LAW NO. 6760

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 and District Plan" annexed to By-Law No. 3575 as Schedule "D" is hereby amended according to the plans marginally numbered Z-353(b)(i) and (ii) 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, which area shall be more particularly described as CD-1(268), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) maximum of 375 dwelling units in multiple dwellings;
- (b) retail/commercial to a maximum of 465 m² (5,005 sq. ft.) of floor area;
- (c) social and recreational;
- (d) park or playground;
- (e) accessory uses customarily ancillary to the above uses.

3. Floor Space Ratio

The maximum floor area shall be 35 303 m² (380,000 sq. ft.). Floor space for residential use shall be calculated in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, except that amenity areas for the social and recreational enjoyment of the residents, or providing a service to the public in the form of general fitness, recreation and day care areas, are excluded from the

floor space measurement provided that the total area excluded does not exceed 929.03 m² (10,000 sq. ft.). Floor space for commercial use shall be calculated in accordance with the applicable provisions of the C-2 District Schedule.

4. Height

The maximum building height, measured above the base surface, shall be 15.24 m (50 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 1.75 parking spaces per unit shall be provided.

6. Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 6th day of November, 1990.

(signed) Gordon Campbell
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 6th day of November 1990, and numbered 6760.

CITY CLERK"

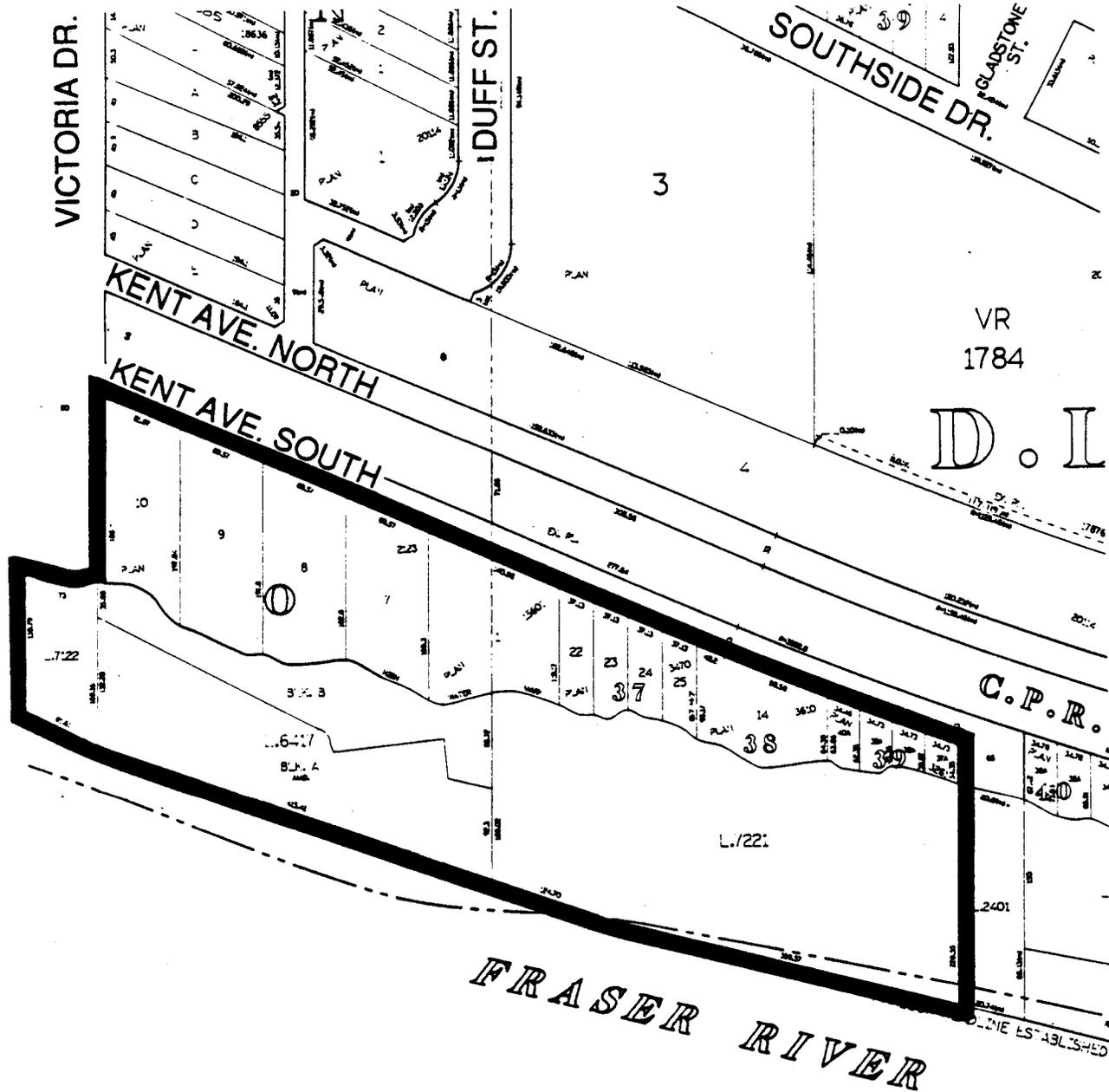
BY-LAW No. 6760 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

THE PROPERTY SHOWN BELOW () OUTLINED IN BLACK
IS REZONED:

SCHEDULE A

FROM M-2

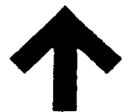
TO CD-1



SCALE:1:2000

FILE No. RZ-1800~2100 Blocks East Kent Ave. South

Z-353(b) (ii)



CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 30, 1990

To: City Manager
Director of Planning
→ Associate Director, Zoning Division

Refer File: 5305-3

Subject: Comprehensive Development District - Form of Development
(1800-2100 Blocks East Kent Avenue South)

RECEIVED	
PLANNING DEPARTMENT	
DEC - 3 1990	
NUMBER	L7916
REFERRED TO	FASI
ANSWER REQ'D	

I wish to advise Vancouver City Council, at its meeting on November 27, 1990, when considering the above matter, approved the following motion:

THAT the approved form of development for the CD-1 zoned site known as 1800-2100 Blocks East Kent Avenue South be generally as illustrated in DA 208691, prepared by MacDonald Hale Architects, and stamped "Received, City Planning Department December 16, 1988", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

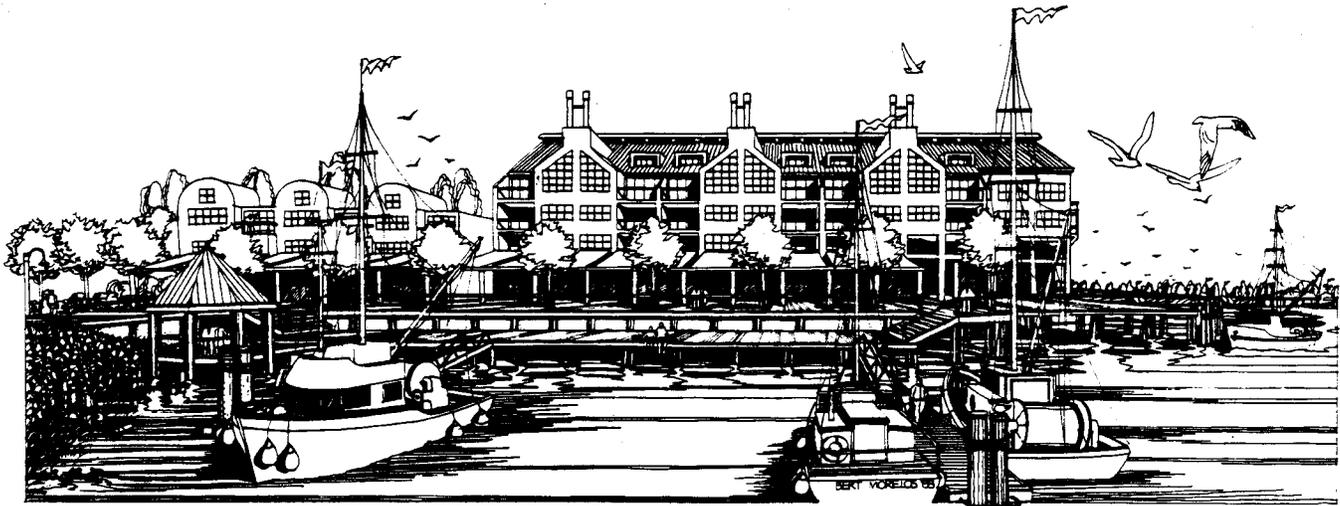
M. Kinsella
CITY CLERK
H

TT:ci

ZONING DIVISION
PLANNING DEPARTMENT
DEC 4 1990
RECEIVED

NORTH FRASER LANDING (1800~2100 East Kent Avenue South) CD-1 GUIDELINES

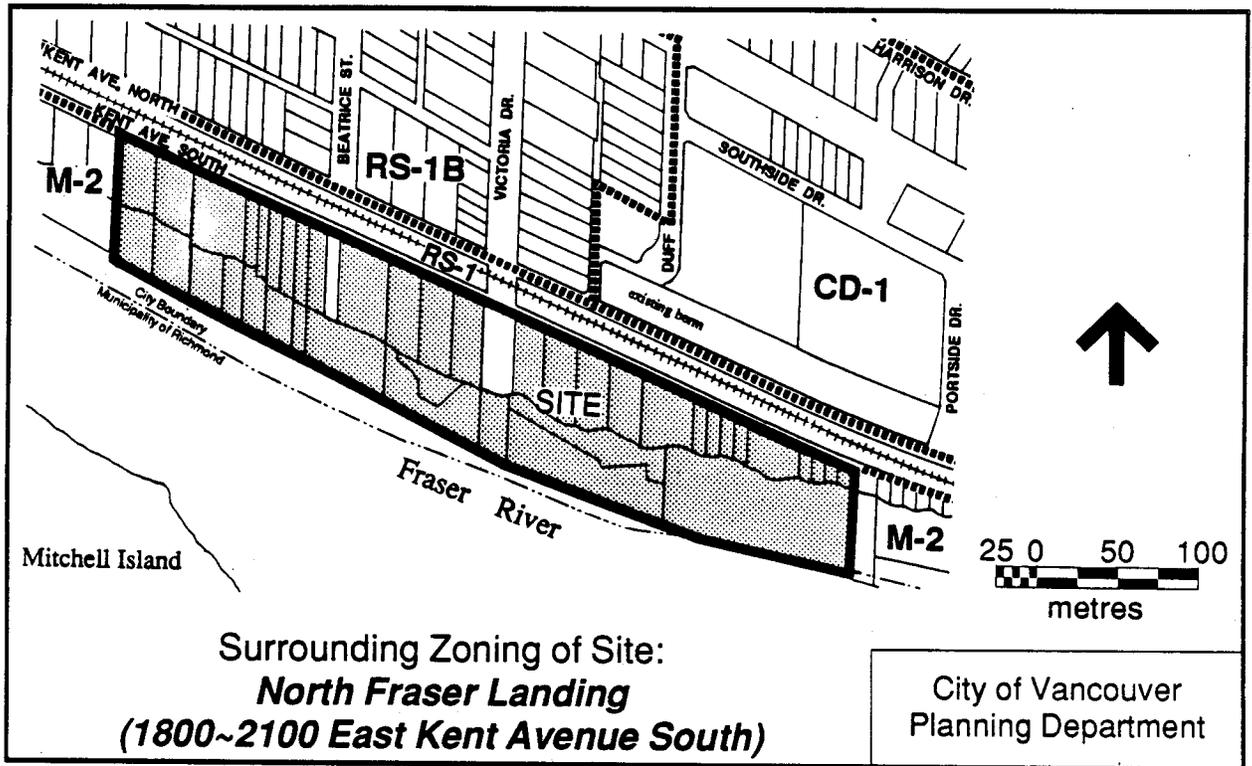
Adopted by City Council November 27, 1990



APPLICATION AND INTENT

These guidelines are to be used in conjunction with the CD-1 by-law for development in North Fraser Landing (Figure 1). The design criteria are intended to ensure that the historical association of the North Fraser Landing site in the context of the Fraser River is understood by new residents, visitors and the neighbours. The forms and materials applied to new development, open spaces and streetscapes should subtly reflect the former marine and industrial buildings and provide a successful transition in scale to the residential areas to the north and the water's edge.

Figure 1. North Fraser Landing



2 BACKGROUND

2.1 History

At the turn of the century, the North Fraser River was used as a marine link between individual logging operations along the coast and the sawmills operating from Mission to the flats below the area where U.B.C. now stands. Gradually, the number of small operators shrunk as the forest industry came to be dominated by present day giants. As more and more operators were absorbed by the larger companies, their riverfront properties were acquired for other uses such as fishboat docks, tugboat operations and general industrial uses.

The North Fraser Landing site reflects a similar pattern of development. The land formerly contained a number of small sawmills, several of which closed down and were replaced by small shipwrights, shipyards, towboat operations and non-marine uses such as sash and door manufacturers.

In the 1950's, RivTow Straits Ltd. moved its tugboat operation to the foot of Victoria Drive. The head office was originally located on a floating scow. RivTow Straits then acquired Point Grey Towing Ltd., expanded to include a carpenter shop and engine shop, and leased the east end of the site to an aggregate processing operation. When the John Manly shipyard in New Westminster lost its lease, RivTow absorbed the Manly operation and relocated it to the Victoria site. West Coast Salvage was also relocated to the site from its former location on False Creek.

Other operations in the North Fraser Landing site included small shipyards, wooden boats manufacturing and non-marine uses such as freight, metal fabricating, stonemasons and portable shelter manufacturing.

2.2 Neighbourhood Character

The "Riverside West" area is characterized by:

- i) the RS-1B single-family district to the north, extending along two-thirds of the proposed frontage on Kent Avenue. This zoning permits two single-family homes per lot. A small number of properties have now been developed in this fashion; otherwise, the district contains a mix of original homes, "Vancouver specials", and vacant lots;
- ii) the Riverside CD-1 multi-family district to the east of the RS-1B area. Two major multi-family townhouse projects are situated north of the eastern portion of the subject site: "Marin Vista" and "Riverside Terrace". Both projects are suburban in character, with little mature vegetation retained on the site. Much of the available open space is utilized for vehicular access, with some communal open space provided;

iii) the western tip of Gladstone Park, at the water's edge. The Park is largely natural in character, with a wooden pier extending out into the river.

3 CHARACTER GUIDELINES

3.1 Building Character

3.1.1 Roofs

Existing roof forms vary, but the two predominant forms are flat and pitched roofs.

New development should reflect the roof forms of the existing neighbourhood buildings.

3.1.2 Doors and Windows

Openings in the former industrial buildings tended to be either relatively large (overhead or sliding doors) or small (very limited fenestration). Conversely, new residential development will require relatively small doors (standard residential size) and larger windows (living areas).

New development should provide exterior doors and window frames which reflect the simplicity of former industrial buildings.

3.1.3 Balconies

Balconies were not present on the former industrial site; however, they will constitute a large part of private outdoor amenity space in the residential redevelopment of the property.

New development should integrate balconies within the exterior building shell.

3.1.4 Exterior Walls and Finishing

Pre-finished metal siding, painted concrete masonry and, to a lesser extent, wood siding are common exterior cladding materials used on the existing site.

New development should employ a limited palette of finishing materials such as metal cladding, concrete masonry, or wood siding (Stucco is also an appropriate finishing material when applied with a smooth texture).

3.2 Open Space and Landscaping Character

3.2.1 Signage and Lighting

New development should provide exterior signage and lighting which reflects the marine/industrial character of the existing area.

3.2.2 Ground Base Elements

New development should:

- a) provide street furnishings, planters, decks, entrances and privacy fencing which are wharf-like in character; and
- b) feature marine and/or industrial artifacts in semi-public areas such as walkways, building entrances and courtyards.

3.2.3 Landscaping

New development should:

- a) enhance privacy and visual amenity by providing high-quality landscaping to screen private outdoor terraces and decks, define common areas and screen semi-public spaces; and
- b) reinforce the overall design for the open space and waterfront walkway system.

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: November 30, 1990

To: City Manager
Director of Planning
→ Associate Director, Zoning Division

Refer File: 5305-3

Subject: Guidelines - North Fraser Landing
(1800-2100 Blocks East Kent Avenue South)

RECEIVED	
PLANNING DEPARTMENT	
DEC - 3 1990	
NUMBER	L7918
REFERRED TO	FAS/
COPY TO	THE CLERK
ANSWER REQ'D	

I wish to advise Vancouver City Council, at its meeting on November 27, 1990, when considering the above matter, approved the following motion:

THAT the document entitled "North Fraser Landing (1800-2100 East Kent Avenue South) CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications in the 1800 to 2100 Blocks East Kent Avenue South.

M. Kinsella
CITY CLERK

TT:ci

H

BY-LAW NO. 6782

A By-law to amend the
Sign By-law,
being By-law No. 6510

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

1. Schedule E to By-law No. 6510 is amended by adding thereto
the following:

"International Village	CD-1 (265)	6747	B (DD)
1100 to 1300 Blocks Pacific Boulevard	CD-1 (266)	6757	B (C-1)
North Fraser Landing	CD-1 (268)	6760	B (C-1)"

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

DONE AND PASSED in open Council this 29th day of
January , 1991.

(signed) Gordon Campbell
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 29th day of January 1991,
and numbered 6782.

CITY CLERK "

ADMINISTRATIVE REPORT

Date: May 22, 1992
Dept. File No. D987

TO: Vancouver City Council
FROM: Director of Housing and Properties
SUBJECT: Amendment to the North Fraser Landing CD-1
- 20% Social Housing Requirement

RECOMMENDATION

THAT Council authorize the Director of Legal Services to amend the non-market housing agreement, entered into as a condition of CD-1 rezoning for North Fraser Landing (By-Law 6760), to permit 42 non-market family units (11.3% of the total) in lieu of the current commitment to provide 20% of the housing units on the site for social housing.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Council has required 20% of the units in major project rezonings be reserved for social housing or core-need housing.

PURPOSE

The purpose of this report is to seek Council approval for an amendment to the social housing agreement for the North Fraser Landing CD-1 development, to permit the developer to provide 42 or 11.3% non-market family units, in lieu of the commitment to provide 20% of the housing units on the land for non-market housing. The location of the development is noted on Appendix A.

BACKGROUND

Council, at a Public Hearing on September 15, 1989, approved the rezoning of the property known as Fraser Landing (Appendix A) to CD-1. A condition of the CD-1 development was a requirement that at least 20% of the housing units be allocated for non-market housing. In preparing the social housing agreements between the developer and the City, the developer proposed, and the City agreed, that the subject site be a seniors project of 76 units encompassing a minimum of 49,400 sq. ft.

The necessary agreement was entered into prior to enactment. The agreement states the minimum specifications for a site (49,978 square feet and 66,340 square feet of gross buildable area). As the subject site was not subdivided the agreement did not specify a site. However, staff and the developer had agreed the most westerly lot containing 49,978 square feet would be the social housing site. The 66,340 square feet of buildable space was based on an estimate of the maximum square footage for a mixed 50/50 seniors family project. City staff included this in the agreement to give the site maximum flexibility if the planned seniors project did not proceed.

The agreement includes the requirement that the developer grant the City an Option to Purchase the social housing site should the whole of the development lands be subdivided. By separate letter, the City's Manager of Real Estate and Housing advised the developer the City would not exercise such an Option for a minimum period of five years from the date of registration of the Option (which event has yet to occur) should the Director of Housing and Properties conclude the developer was not using its best efforts to secure unit allocations from BCHMC for social housing. Should the City exercise the Option, the purchase price would be calculated as follows:

- a) If any development permit for residential housing on the social housing site are operative on the day prior to acquiring the social housing site, the purchase price would be calculated by multiplying the maximum floor area on the lands for which there are operative development permits by \$7.50, plus CPI; or
- b) If there were no such development permits issued on the day prior to completing the purchase of the social housing site, the purchase price would be \$497,550.00, plus CPI.

The developer was prepared to build a 75-unit seniors project but BCHMC will not approve a seniors project on the subject site. The developer has applied to BCHMC to build a 47-unit mixed seniors/family project, but BCHMC would not approve seniors for the site. The developer has this year submitted to BCHMC a 42-unit family project at the very upper limit of the preferred family project size (preferred 30 units).

DISCUSSION

The "prior to" condition was fully satisfied by the allocation of the site, and the proposed change to a 42-unit family project would not require a public hearing. The issue in this regard is the administration of the agreement between the City and the owner.

LEGAL AGREEMENT

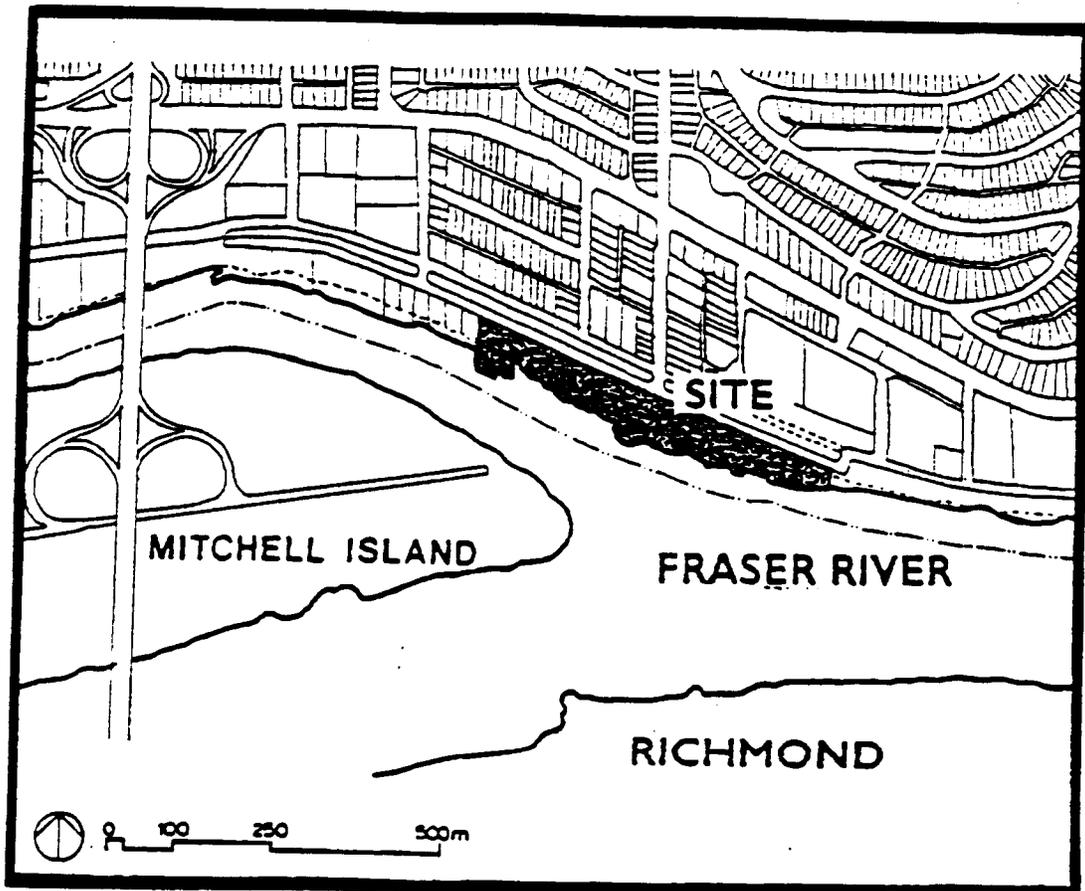
Under the social housing agreement with the developer, the developer is required to make best efforts to secure BCHMC social housing unit allocations. Failing to make best efforts, or after three years of not receiving a unit allocation, the City may exercise its option to purchase the subject site at \$7.50 plus C.P.I. per square foot buildable, plus the land residual within the maximum unit price.

CONCLUSION

North Fraser Landing, in good faith, subdivided a portion of their site to accommodate 20% of the total project units for a seniors non-market housing project. Subsequently, BCHMC has indicated they do not support seniors on the subject site and would prefer a family project. Under BCHMC size limitations for family projects, and the larger size of family units, the subject site will accommodate only 11.3% non-market units rather than the 20% proscribed in the social housing agreement entered into as a condition of rezoning. For the foregoing reasons, the Director of Housing and Properties is prepared to recommend Council amend the North Fraser Landing Social Housing Agreement to require approximately 11% non-market housing units rather than the original 20% requirement.

* * * * *

APPENDIX A



EXTRACT FROM THE MINUTES OF THE
VANCOUVER CITY COUNCIL MEETING

June 16, 1992

12. Administrative Report
May 22, 1992

Amendment to the North Fraser Landing CD-1
- 20% Social Housing Requirement

In an Administrative Report dated May 22, 1992, the Director of Housing & Properties requested Council approval for an amendment to the Social Housing agreement for the North Fraser Landing CD-1 Development. The amendment would permit the developer to provide 42 or 11.3% non-market family units, in lieu of the commitment to provide 20% of the housing units on the land for non-market housing.

The City Manager recommended approval of this request.

Mr. Bruce Maitland, Manager, Real Estate & Housing Division, provided additional information to Council concerning the rationale for the request to permit 42 non-market family units as opposed to a seniors project of 76 units. It was noted B.C. Housing Management Commission does not favour a seniors project at this location as the level of services for seniors in this area is not as good as other locations which have been proposed for seniors projects.

MOVED by Ald. Davies,

THAT the recommendation of the City Manager as contained in this report be deferred to the next Regular Council Meeting pending receipt of further information concerning the conditions of rezoning for the site and whether the social housing requirement was based on number of units or square footage, the relative economics of providing family units vs. seniors units and the impact on the B.C.H.M.C. maximum unit price for the land, as well as information concerning the agreement between the City and the developer of the North Fraser Landing.

- CARRIED

(Alderman Puil opposed)

EXTRACT FROM THE MINUTES OF THE VANCOUVER CITY COUNCIL MEETING
JUNE 23, 1992

1. Implementation of
North Fraser Landing CD-1

Council, on June 16, 1992, considered an Administrative Report dated May 22, 1992, requesting an amendment to the social housing agreement for the North Fraser Landing CD-1 Development.

Consideration of the report was deferred for further information on the conditions of rezoning of the site, whether the social housing requirement was based on the number of units or square footage, the economics of providing family units vs. seniors units and the impact on the B.C.H.M.C. unit price for the land, as well as information on the agreement between the City and the developer.

Accordingly, Council had before it an Administrative Report dated June 22, 1992, in which the Director of Housing & Properties provided the additional information as requested.

Resubmitted for Council's consideration was the Administrative Report dated May 22, 1992, containing the following recommendation of the City Manager and Director of Housing & Properties:

THAT Council authorize the Director of Legal Services to amend the non-market housing agreement, entered into as a condition of CD-1 rezoning for North Fraser Landing (By-Law 6760), to permit 42 non-market family units (11.3% of the total) in lieu of the current commitment to provide 20% of the housing units on the site for social housing.

Mr. Bruce Maitland, Manager - Real Estate & Housing Division, spoke to the report and explained the agreement between the City and the developer on the "prior to" condition related to social housing. This agreement preceded Council's policy concerning the 20% social housing requirement, and the requirement to provide 75 units of non-market housing was never discussed with B.C.H.M.C. While the developer would be prepared to build either a seniors' project or some mixed form of development, B.C.H.M.C. is not willing to allocate the necessary units for such a project. B.C.H.M.C. has some concerns regarding the development of 42 non-market family units on the site, but feels that with some modification it would be acceptable and it is prepared to approve the necessary unit allocation. If Council is not prepared to approve the implementation agreement to permit the 42-unit family project, the opportunity to develop non-market housing on the site at this time would be lost.

cont'd

Implementation of
North Fraser Landing CD-1 (cont'd)

The City Manager also added the developer has met the "prior to" condition by providing an adequate site. B.C.H.M.C. is the determining factor, and unless it is prepared to approve unit allocation for the site, the developer is not able to proceed with the development of the non-market housing. Under the agreement with the developer, the City has the right after a period of five years to acquire the site.

MOVED by Cllr. Eriksen,

THAT any decision on this matter be deferred pending a report back concerning the 20% social housing requirement policy.

- LOST

(Councillors Bellamy, Chan, Owen, Price, Puil
and the Mayor opposed)

MOVED by Cllr. Puil,

THAT the recommendation of the City Manager, as contained in his report dated May 22, 1992, and noted herein, be approved;

FURTHER THAT the report of the City Manager dated June 22, 1992, and noted herein, be received for information.

- CARRIED

(Councillors Eriksen, Rankin and Wilson opposed)

* * * * *

U/B-1

ADMINISTRATIVE REPORT

Date: June 22, 1992
Dept. File No.: D987

TO: Vancouver City Council
FROM: Director of Housing and Properties
SUBJECT: Implementation of North Fraser Landing CD-1

INFORMATION

The City Manager submits the following report of the Director of Housing and Properties for information.

PURPOSE

This report replaces the report submitted by the City Manager for the information of Council. Upon a more detailed analysis of the relevant legal agreements certain information given to the City Manager and contained in his report is not correct.

BACKGROUND

Council approved the rezoning of the Fraser Lands at a Public Hearing on September 15, 1988. The "prior to" condition related to social housing was:

"The registered owner enter into agreements, at no cost to the City:

- to allocate a portion of the development which will accommodate 75 units of non-market housing (20% of the total unit count) in an identifiable building."

Attached as Appendix A is a letter from the developer to the City allocating one lot for a seniors co-operative housing project. This letter was included as an appendix in the rezoning package presented to Council on September 15, 1988 for the public hearing on the North Fraser Landing Rezoning.

The British Columbia Housing Management Commission has indicated to the developer that the level of services for seniors in the area, when compared to other locations proposed for senior projects, would result in the subject submission not being allocated units. With the declining unit allocations and the large number of submissions to BCHMC, any low scores on factors such as the level of services available, can result in a failed application.

PRESENT SITUATION

The developer has submitted a proposal to BCHMC for a family project. The site allocated by the developer, and agreed to by the City, will accommodate 42 family units. BCHMC prefers family projects on the order of 40 units. As family units require a much larger square footage than seniors, the 49,400 sq. ft. of building allocated for social housing will only accommodate 42 units. The 42 units in the proposed family project will constitute 11.3% non-market housing on the site, rather than the 20% stipulated in the social housing agreement.

The developer has proceeded in good faith with subdivision and architectural design of the remainder of the project based on a social housing site area of 44,133 sq. ft. (49,400 sq. ft. of building). Based on the foregoing, the Director of Housing and Properties is recommending Council approve an amendment to North Fraser Landing Social Housing Agreement to permit the developer to fulfill the social housing commitment by constructing family units encompassing approximately 49,000 sq. ft.

The Director of Housing and Properties estimates the total number of individuals housed in a 42-unit family project will be approximately 35% higher than in a 76-unit seniors project. The total square footage dedicated to social housing remains as contemplated in the original CD-1 requirement. It is noted that over 70% of the BCHMC units allocated for the Lower Mainland are family units.

A Council decision to amend the North Fraser Landing Social Housing Agreement is not expected to establish a precedent for other major projects. The 20% core-need requirement in the downtown projects for example, is evenly distributed between families and seniors, with appropriate sites designated and designed to accommodate each type. As well, the central location of these major projects provides access to existing services downtown for seniors, and a full range of facilities is being provided on the False Creek North and Coal Harbour sites. The City Gate development at Main and Terminal has already received two BCHMC allocations for family and seniors units, indicating that BCHMC does not have the same concern for downtown projects as it has with North Fraser Landing as a location for seniors.

The City could wait the 5 years and exercise its Option to purchase the property at a below market price and then pursue a family project similar to that proposed by the developer. The City would be foregoing the opportunity to get a 42-unit family project for at least 5 years. However, it would be able to retain the difference between the below market purchase price and the land residual within the maximum unit price.

The Director of Housing and Properties has discussed the relative economics of a 42-unit family project and a 76-unit seniors project. The family project would cost approximately \$1 million dollars less than the seniors project. However, both the Director of Housing and Properties and BCHMC believe that the developer would not obtain a greater return from the family project because of the structure of the MUPS.

CONCLUSION

The 42-unit family project represents the only non-market housing development which can be achieved on the site. The city can amend the implementation agreement to permit this project without an additional public hearing. There would not be a financial advantage to the developer from this change. Council is free to act on the recommendations of the report previously submitted on this subject as it sees fit.

* * * * *

CITY OF VANCOUVER
MEMORANDUM

FAS

From: CITY CLERK

Date: 26th June 1992

To: CITY MANAGER
DIRECTOR OF HOUSING & PROPERTIES
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF PLANNING
MANAGER, REAL ESTATE & HOUSING

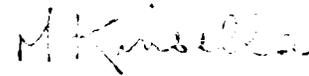
Refer File: 4656

Subject:

IMPLEMENTATION OF NORTH FRASER LANDING CD-1

Please be advised that City Council, at its meeting on Tuesday, June 23, 1992, approved the recommendation of the City Manager, as contained in an Administrative Report dated May 22, 1992, and received for information an Administrative Report dated June 22, 1992, with regard to the above matter.

For your information, attached is an extract from the minutes of the City Council meeting of June 23rd.

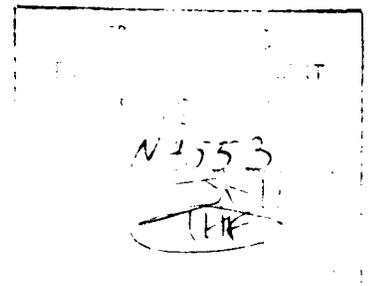


CITY CLERK

DSalmon:mfm
Att.

Letters sent to:

Mr. J.R. [Randy] Cooke, Triwest Development Group
440 - 1055 West Hastings Street V6E 2E9 [688-9055]
Mr. Rick Staheli, Director, Development Services, B.C.H.M.C.
1701 - 4330 Kingsway, Burnaby V5H 4G7



CITY OF VANCOUVER



MEMORANDUM

From: CITY CLERK

Date: December 15, 1993

Refer File: 5305-3

To:  Ken Dobell, City Manager
Tom Fletcher, Director of Planning
John Mulberry, Director of Legal Services
Dave Rudberg, City Engineer
Gary MacIsaac, Public Hearing Clerk

Subject: CD-1 Text Amendment: 1800-2100 East Kent Avenue South

On December 14, 1993, Vancouver City Council approved the following recommendation contained in a November 25, 1993 Policy Report (P2):

THAT Council refer to a Public Hearing the application by North Fraser Landing Development Partnership to amend the text of CD-1 By-law No. 6760 for 1800-2100 East Kent Avenue South to alter the parking requirement, together with the recommendation of the Director of Planning to approve the application generally in accordance with the draft by-law amendment contained in Appendix A; and

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

CITY CLERK


MCross:dmy

Letter to: Mr. Craig Rowland
North Fraser Landing Development Partnership
800-200 Burrard Street, Vancouver V6C 3L6

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 20, 1994, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Owen
Councillors Chiavario, Clarke, Hemer, Ip,
Kennedy, Kwan, and Sullivan

ABSENT: Councillor Bellamy
Councillor Price
Councillor Puil (Leave of Absence)

CLERK TO THE COUNCIL: Gary MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Hemer,
SECONDED by Cllr. Clarke,

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.

- CARRIED UNANIMOUSLY

1. **Text Amendment: CD-1 Comprehensive Development By-law No. 6760 (1800-2100 East Kent Avenue South)**

An application by North Fraser Landing Development Partnership was considered as follows:

TEXT AMENDMENT: CD-1 COMPREHENSIVE DEVELOPMENT BY-LAW NO. 6760, (1800-2100 East Kent Avenue South)

- (i) If approved, this amendment would increase the parking requirements for large dwelling units and reduce the parking requirements for small and non-market dwelling units.
- (ii) Any consequential amendments.

The Director of Planning recommended approval of this text amendment.

Clause No. 1 continued

The summary of correspondence received showed five letters opposing any reduction in parking in the area.

Ms. Lynda Challis, Planning Analyst, reviewed the application to amend the CD-1 By-law for the site at 1800-2100 East Kent Avenue South to alter the parking requirements so they are more responsive to the parking needs of the units of various sizes, and to reduce the parking requirements for the social housing component of the development.

The existing CD-1 By-law permits 375 dwelling units, several multiple dwelling buildings on this site with a parking requirement of 1.75 parking spaces per dwelling unit. There are four stages of market housing. The first stage is under construction and is required to provide parking at the existing standard. With the amendments, the second, third, and fourth phases would provide parking based on the standard of 1.2 spaces per dwelling unit and one space for 200 square metres. As a result, the second phase would provide 20 fewer parking spaces; the third would not experience any change; and the fourth phase would provide eight additional parking spaces.

A parking standard of one space per unit is proposed for the non-market housing. This would result in 32 fewer parking spaces. Overall there would be 44 fewer parking spaces for the entire site.

Mr. Craig Rowlands, on behalf of the applicant, advised only 12 parking spaces will be reduced in the market site. The visitor parking space requirement will not change with this amendment.

Mayor Owen called for speakers for or against the application, and none were present.

MOVED by Cllr. Kennedy,
THAT the application be approved.

- CARRIED UNANIMOUSLY

North Fraser Landing

CD-1(268)

BY-LAW NO. 7263

A By-law to amend
By-law No. 6760,
being a by-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

Z-4124
PH 940120

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

1. Schedule 5 of By-law No. 6760 is amended by deleting the words "a minimum of 1.75 parking spaces per unit shall be provided". and by substituting therefor the following:

"(a) a minimum of one parking space for every dwelling unit shall be provided for non-market housing; and

(b) for market housing

(i) a minimum of 1.75 parking spaces for every dwelling unit shall be provided in the first phase of the development, addressed as 2000 East Kent Avenue South at the south foot of Victoria Drive; and

(ii) a minimum of 1.2 parking spaces for every dwelling unit and one additional space for each 200 m² of gross floor area shall be provided for all remaining phases, except that no more than 2.2 spaces for every dwelling unit need be provided."

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

DONE AND PASSED in open Council this 17th day of February ,
1994.

(signed) Philip W. Owen
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 17th day of February 1994, and numbered 7263.

CITY CLERK"

URGENT! AS SOON AS POSSIBLE

SUBJECT 1774 EAST SOUTH KENT
BA 215923

TO ~~JOHN COSTES~~

FROM B. MAH
DEPT. V.A. Group DATE 84.04.11

MESSAGE

PLEASE FIND ATTACHED A COPY OF THE CITY MANAGER'S REPORT DATED JUNE 6, 1989 REGARDING NORTH FRASER LANDING - WALKWAY AND OPEN SPACE DESIGN. THERE IS MENTION OF A 25-FOOT SETBACK FROM THE WALKWAY FOR RESIDENTIAL BUILDINGS. APPARENTLY NO ONE SEEMS TO KNOW ABOUT IT, INCLUDING THE APPLICANT. THE CO-1 BY-LAW HAS NO SETBACK REQUIREMENTS. ACCORDING TO THE REPORT, THE REQUIRED SETBACK IS A COUNCIL POLICY. HE RECENTLY APPROVED D.P. FOR 1900 EAST SOUTH KENT DOES NOT INDICATE THE 25-FOOT SETBACK. COULD YOU OR SOMEONE IN YOUR DIVISION PLEASE CLARIFY THIS SETBACK AS SOON AS POSSIBLE.

c.c. Rick Michaels
Linda Callis

Mary Beth Rowland
REPLY FROM

Handled
DATE

CITY OF VANCOUVER



MEMORANDUM

RECEIVED
PLANNING DEPARTMENT
AUG - 8 1994
NUMBER: 7009
REFERRED TO: [Signature]
COPY TO: [Signature]
ANSWER REQ'D: [Signature]

From: CITY CLERK

Date: August 4, 1994
Refer File: 5305-1
8030-2

To: Ken Dobell, City Manager
Dave Rudberg, City Engineer
John Mulberry, Director of Legal Services
Tom Fletcher, Director of Planning

Subject: Shoreline Ownership South foot of Jellicoe Street
in the Fraser Lands

On July 26, 1994, Vancouver City Council approved the following recommendations contained in a July 18, 1994 Policy Report (P4):

- A. THAT the rezoning condition relating to City ownership (or a statutory right-of-way in favour of the City) for lands containing shoreline protection at the site adjacent Jellicoe Street in the Fraser Lands, be replaced, subject to the negotiations in recommendation B being successful;
- B. THAT Council authorize the City Engineer and Director of Legal Services to negotiate with the Province and the North Fraser Harbour Commission to achieve an acceptable relationship that embodies the following principles:
 - repair and maintenance of the shoreline protection works on Provincial lands would be the responsibility of the North Fraser Harbour Commission or other public body acceptable to the Inspector of Dykes, and
 - a lease acceptable to the City Engineer and Director of Legal Services be entered into with the North Fraser Harbour Commission for the water lot and filled land generally south of the development site.

SK:ht

CITY CLERK [Signature]



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.

* * * * *



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

[CITY HOMEPAGE](#)

[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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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"