



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (288)

4176 Alexandra Street

By-law No. 7045

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

Effective November 3, 1992

(Amended up to and including By-law No. 9838, dated April 21, 2009)

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.] [7147; 93 07 20] [7178; 93 09 28]*

2 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (288), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) School - Elementary and Secondary, provided that enrolment does not exceed 600 pupils, of which no more than 325 shall be in Grades 8 to 12 [9838; 09 04 21]
- (b) Accessory Auditorium Use which means the use of an auditorium on a site only for activities or events that are customarily incidental, subordinate, and exclusively devoted to, and that form an integral part of, the principal use of the same site and its improvements; and
- (c) Accessory Uses customarily ancillary to the above uses.
[9156; 05 11 01]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.85.
[9156; 05 11 01]

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

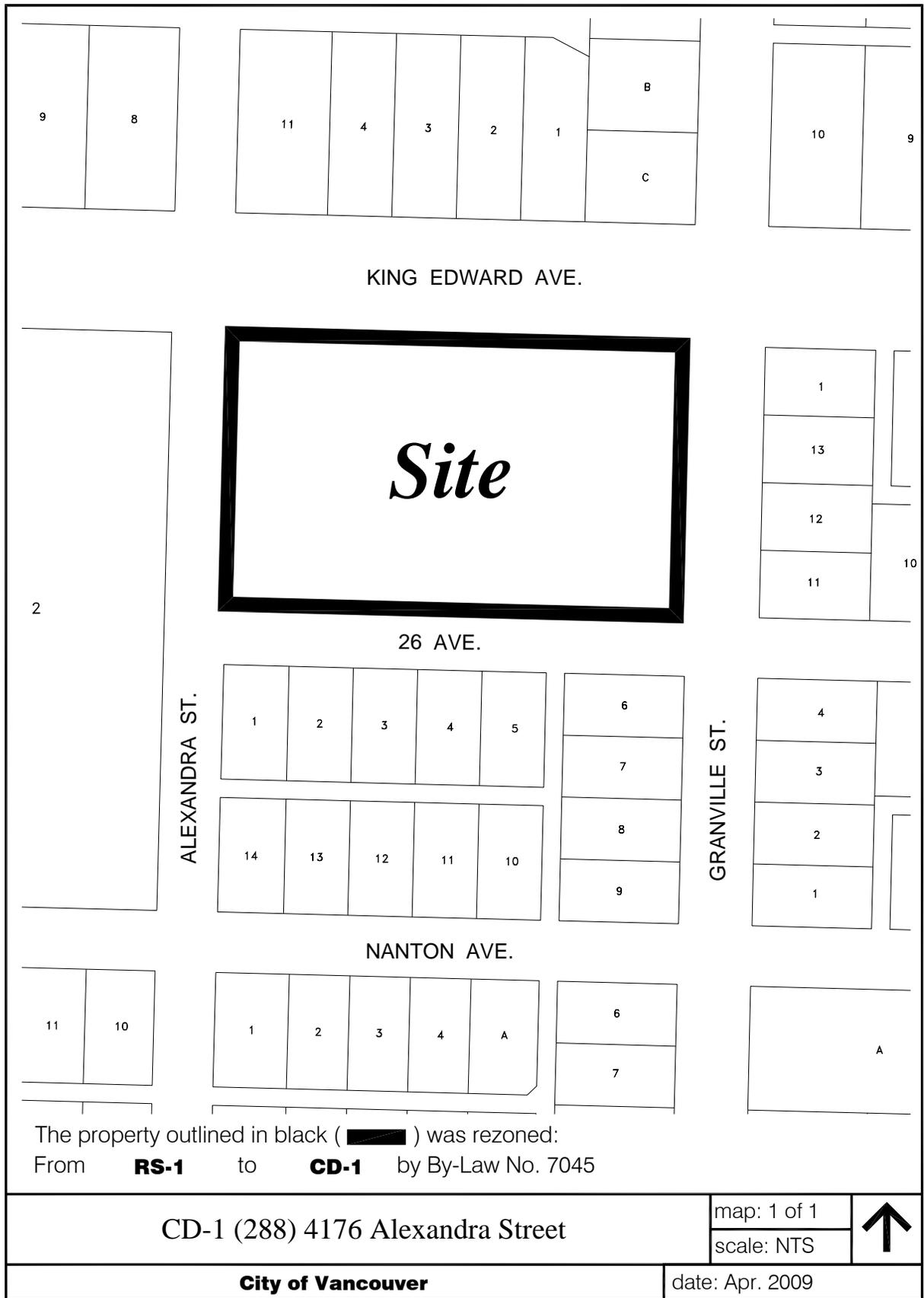
- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (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. [8169; 00 03 14]

4 Height

The maximum building height measured above the base surface shall be 10.7 m.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7045 or provides an explanatory note.*

- 5 Setbacks
- 5.1** The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m.
- 5.2** A covered, unenclosed entry structure from the Alexandra Street setback is exempt from section 5.1.
[9156; 05 11 01]
- 6 Site Coverage
- 6.1** The maximum site coverage for all buildings shall be 37 percent of the site area.
- 6.2** For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 7 Off-Street Parking and Loading
- Any development or use of the site requires the provision, development and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that the site must have at least 69 off-street parking spaces.
[9156; 05 11 01]
- 8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



[9838; 09 04 21]

1500 West King Edward Avenue

BY-LAW NO. 7045

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-405(a) 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. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(288), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) School - Elementary and Secondary, provided that enrollment does not exceed 600 pupils, of which no more than 265 shall be in Grades 8 to 12; and
- (b) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.70.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and

- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch.

4. Height

The maximum building height measured above the base surface shall be 10.7 m.

5. Setbacks

The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m.

6. Site Coverage

6.1 The maximum site coverage for all buildings shall be 37 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

7. Off-Street Parking and Loading

7.1 A minimum of 57 off-street parking spaces shall be provided.

7.2 A minimum of 1 off-street loading space for each 2 000 m² of gross floor area shall be provided.

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

DONE AND PASSED in open Council this 3rd day of
November, 1992.

(signed) Gordon Campbell
Mayor

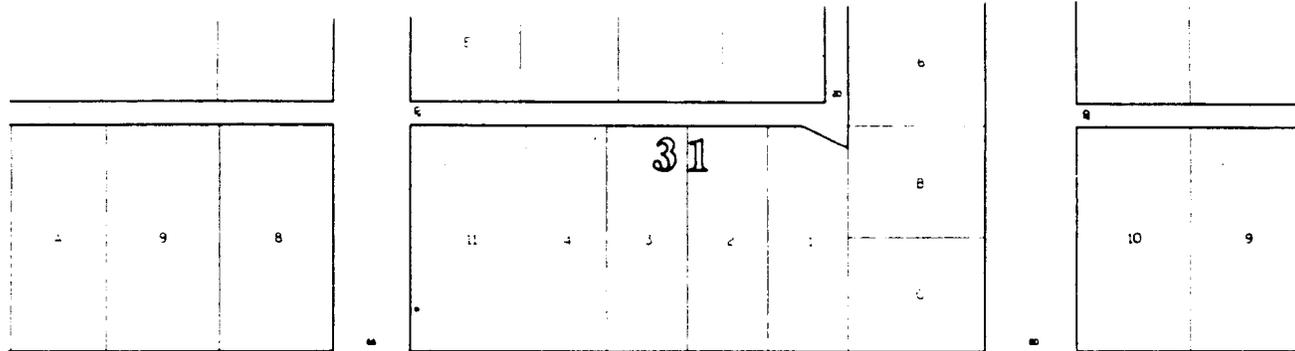
(signed) Maria C. Kinsella
City Clerk

"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 3rd day of November 1992, and numbered 7045.

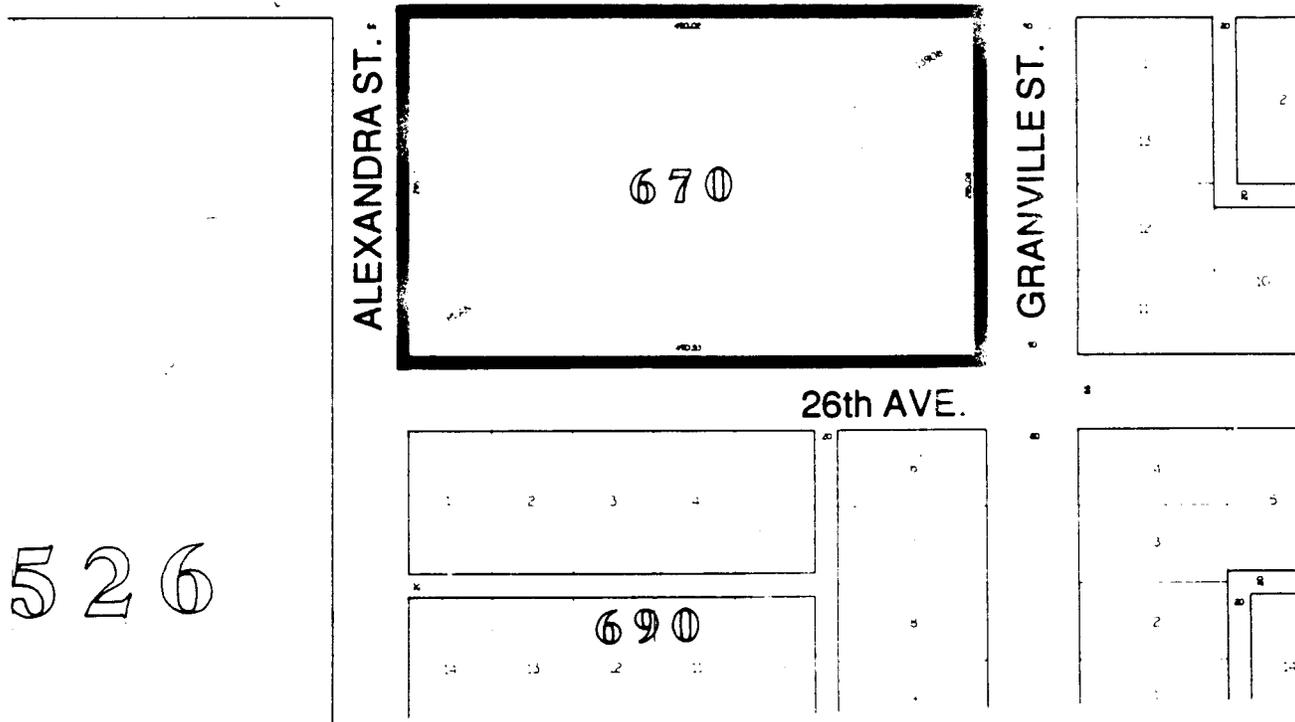
CITY CLERK"

SCHEDULE A

BY-LAW No. 7045 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



KING EDWARD AVE.



ALEXANDRA ST.

GRANVILLE ST.

26th AVE.

526

The property outlined in black (**█**) is rezoned:
From **RS-1** To **CD-1**

Z-405 (a)

RZ-1500 W. King Edward Ave.

City of Vancouver Planning Department

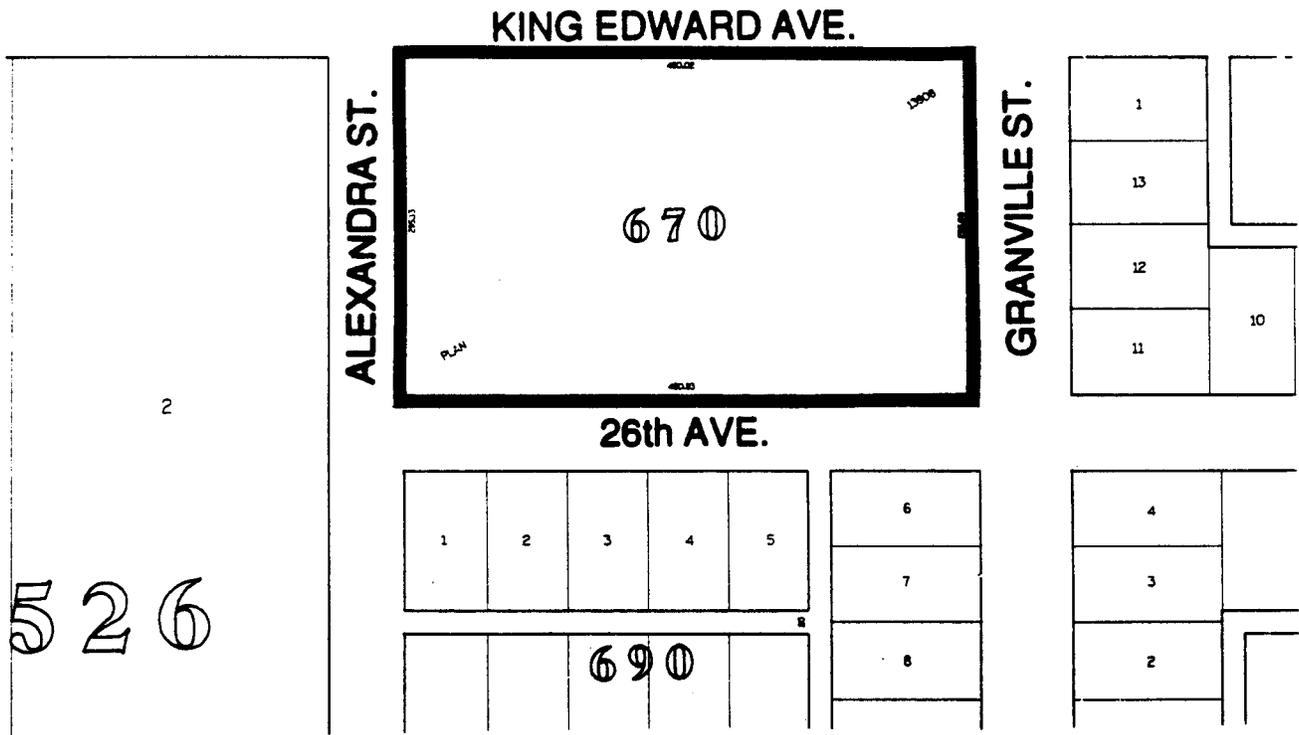
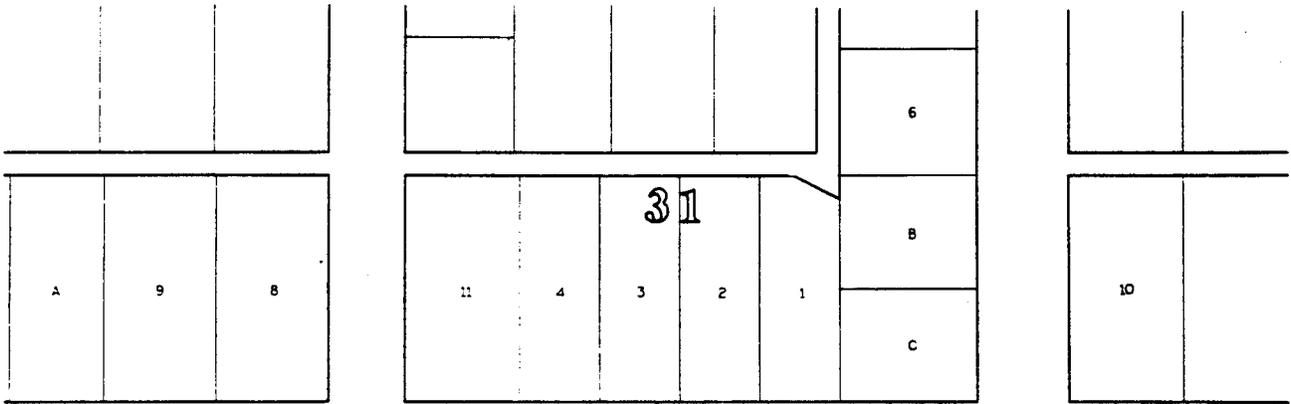
map: 1 of 1

sectional:

scale: 1:2000



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



The property outlined in black (▬) is rezoned:
From **RS-5** To **CD-1**

Z-419 (a)

RZ 1500 West King Edward Ave.

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



CITY OF VANCOUVER
MEMORANDUM1500 W. King St.
- 50-110

From: CITY CLERK

Date: July 30, 1992

To: City Manager
 Director of Planning
 → Associate Director, Land Use & Development
 Director of Legal Services
 Director of Vancouver Public Library
 City Engineer
 Director of Permits & Licenses

Refer File: P.H. #263

Subject: Public Hearing - July 23, 1992

N 5031
 FIVE
 (THE)

I wish to advise you of the attached Minutes of the Special Council meeting (Public Hearing) held on July 23, 1992, regarding various rezonings and text amendments.

Please note any items contained therein for your attention.

Marie Insella
 CITY CLERK

JT:ci
 Att.

Also sent to: Mr. Soren Rasmussen
 Soren Rasmussen Architects Inc.
 #450 - 375 Water St.
 Vancouver V6B 5C6

Ms. Judith Hansen, President
 Shaughnessy Heights Property Owners Association
 3589 Pine Cres.
 Vancouver V6J 4K2

Mr. Rouve Ritson
 Head, York House School
 1500 West King Edward Ave.
 Vancouver V6J 2V6

Little Flower Academy
 4195 Alexandra St.
 Vancouver V6J 4C6

Shaughnessy Elementary School
 4250 Marguerite St.
 Vancouver V6J 4G3

Mr. Lloyd Plishka
 4042 West 27th Ave.
 Vancouver V6S 1R7

Mr. Mark Franick
 #301 - 5970 East Blvd.
 Vancouver V6M 3V4

Delegations

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 23, 1992, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Councillors Chan, Davies, Eriksen,
Owen, Price, Pull,
Rankin and Wilson

ABSENT: Councillor Bellamy

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Cllr. Owen,
SECONDED by Cllr. Chan,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 300 West Georgia Street - Library Square

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

REZONING: 300 WEST GEORGIA STREET - LIBRARY SQUARE (Block 56, D.L. 541, Plan 15375)

Present Zoning: Downtown District (DD)
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the rezoning would permit the use and development of the site generally as follows:

- the City's future Central Library, and Public Works Canada offices;
- other cultural and recreational uses;
- institutional uses;

Clause No. 1 cont'd

- other office uses;
- parking area;
- retail uses;
- service uses;
- utility and communication uses;
- accessory uses customarily ancillary to the above uses; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law No. 6510.

(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 enactment of the CD-1 By-law, the registered owner shall:
 - (i) obtain and submit to the City a letter from the B.C. Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field; and either:
 - (a) identifying no unacceptable hazard for the proposed use of this site resulting from potential contamination of soil or building materials; or
 - (b) stating that a remediation program, concurred with by B.C. Environment as being adequate to eliminate such a hazard, has been completed as certified by such a professional.

The requirement to complete remediation prior to enactment contained in part (b) of this condition shall not apply if legal agreements are provided, to the satisfaction of the Director of Legal Services, to provide for a program of remediation approved by B.C. Environment during construction in a sequence of steps to be prescribed, monitored and certified complete by such a professional.

Clause No. 1 cont'd

(b) THAT, if approved at Public Hearing, the CD-1 By-law be accompanied at the time of enactment by the Downtown Official Development Plan and those Council-approved policies and guidelines (referenced in Appendix B - City Manager's Report of May 7, 1992) applicable to the Library Square site under Downtown District (DD) zoning, to be adopted by resolution of Council.

The agenda contained the following summary of the proposed changes.

	Current Status	Proposed Amendments (if approved)
Zone	DD	CD-1
Use	<ul style="list-style-type: none"> ◦ office commercial; ◦ retail commercial; ◦ other commercial; ◦ residential; ◦ hotel; ◦ light industrial; ◦ public and institutional; ◦ social, recreational and cultural; ◦ parks and open space; ◦ parking area and parking garage. 	<ul style="list-style-type: none"> ◦ Central Library; ◦ Public Works Canada offices; ◦ other cultural and recreational uses; ◦ institutional uses; ◦ other office uses; ◦ parking area; ◦ retail uses; ◦ service uses; ◦ utility and communication uses;
Maximum FSR	5.0	unspecified
Maximum Height	91.4 m (300 ft.)	unspecified

Mr. R. Scobie, Acting Director of Planning, referred to his memorandum dated July 23, 1992, providing information on the status of the soils investigation as requested by Council on June 7th. Minimal site contamination had been detected by the Public Works consultant whose findings are being reviewed pursuant to the federal environmental process. It is anticipated the consultant's report and a proposed soils remediation plan will be forwarded to B.C. Environment within the next month for review and endorsement. The options are being developed with city staff to ensure they do not impede construction of the proposed development. Therefore, Council was requested to defer enactment of the CD-1 by-law, subject to condition (a) aforementioned.

Clause No. 1 cont'd

There were no speakers.

MOVED by Cllr. Rankin,

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

- CARRIED UNANIMOUSLY

* * * * *

Councillors Davies, Eriksen and Wilson arrived at this point.

* * * * *

2. Rezoning: 1500 West King Edward Avenue
(York House School)

An application by Soren Rasmussen, Architects, was considered as follows:

REZONING: 1500 WEST KING EDWARD AVENUE (Block 670, D.L. 526, Plan 13908)

Present Zoning: RS-1 One-Family Dwelling

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:

- expansion of York House Elementary and Secondary School on its existing site;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 0.70;
- maximum height of 10.7 m (35 ft.); and
- the provision of 57 parking spaces.

(ii) Any consequential amendments.

Clause No. 2 cont'd

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

- (a) THAT, the proposed form of development be approved in principle, generally as prepared by Soren Rasmussen Architects Inc. and stamped "Received City Planning Department, December 23, 1991", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development in compliance with the CD-1 By-law and, as outlined in (b) below.
- (b) THAT, prior to the approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:
 - (i) design development to achieve:
 - improved visual harmony among the principal buildings, integrating the appearance of existing and new buildings which have different architectural expressions, while maintaining a character which is compatible with surrounding residential development;
 - improved outdoor pedestrian circulation between buildings on the site, playgrounds, playing field, and open spaces on the site, including an east-west pedestrian spine or mall linking the junior and senior schools, and covered walkways and seating where appropriate; and
 - improved relationship between interior and exterior spaces on the site, and between the site and its surrounding context.
 - (ii) a complete landscape and tree management plan to provide:
 - retention of mature trees, with the advice of an arborist to ensure the survival of these trees during construction;
 - improved screening and entry ways at the perimeter of the site; and

Clause No. 2 cont'd

- improved relationship between interior and exterior spaces on the site, and between the site and its surrounding context.

(iii) circulation improvements, to include:

- the circular driveway/drop-off area from Alexandra Street to be redesigned to provide more spaces for passenger loading and a 6 m (19.7 ft.) drive aisle and to relocate visitor parking adjacent to the drive aisle to reduce congestion in the driveway; and
- the proposed lay-by on West 26th Avenue to be replaced by a second driveway/drop-off towards the east of the site on or near the existing surface parking.

(c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

- (i) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services to the site from the closest existing suitable service point; and
- (ii) make suitable arrangements, to the satisfaction of the City Engineer, for a parking and traffic management plan for York House School to minimize safety hazard and neighbourhood disruption.

(d) THAT, the Director of Legal Services be instructed to bring forward the necessary amendment to the Subdivision By-law to delete the site from the maps forming part of Table 1 of Schedule A, to be effective when the rezoning is enacted.

Clause No. 2 cont'd

The following additional conditions of approval were put forward for the CONSIDERATION of Council:

(e) THAT, prior to enactment of the CD-1 By-law:

(i) the property owner shall, at no cost to the City, make suitable arrangements, to the satisfaction of the City Engineer, for widening Alexandra Street, between King Edward Avenue and West 26th Avenue, to 10 m (32.8 ft.), on the east side, to allow for parking on both sides, including installation of street trees.

OR

(ii) the CD-1 By-law be revised to require a minimum of 72 off-street parking spaces (15 spaces over and above Parking By-law minimum requirements being for the purpose of providing additional student parking), and that the parking be addressed under condition (b)(i) above.

The agenda contained the following summary of the proposed changes.

	Current Status	Proposed Amendments (if approved)
Zone	RS-1	CD-1
Use	<ul style="list-style-type: none"> ◦ School - elementary; ◦ School - secondary; ◦ accessory uses 	<ul style="list-style-type: none"> ◦ School - elementary and secondary; ◦ accessory uses
Maximum FSR	0.60	0.70
Maximum Height	9.2 m (30.2 ft.)	10.7 m (35 ft.)

Circulated with the agenda package was a memorandum dated July 14, 1992 from the City Engineer and the Director of Planning, providing a comparison between the driving-to-school practices of students at York House and those of four other senior secondary schools. This information was requested by Council on June 2, 1992.

Also circulated was correspondence received by the City Clerk, i.e. 44 letters supporting the application, the majority opposing the requirements of condition (e); 2 letters from residents supporting the additional parking requirement as a means of relieving existing parking problems on adjacent streets.

Clause No. 2 cont'd

Mr. P. Mondor, Planner, Land Use & Development Division, reviewed the application noting the solutions being proposed to alleviate the traffic and parking problems which have been of concern to neighbouring residents. The redesign of the circular driveway\drop-off area from Alexandra Street and the new second driveway\drop-off area (described in Condition [b][iii] above) should remove much of the traffic congestion.

Mr. Paul Pinsker, Engineering Transportation and Planning Branch, advised the parking and traffic management plan proposed to be implemented by the school should do much to remove student parking from adjacent streets.

Mr. Pinsker referred to a communication from Jan Pezarro, Marketing Manager, BC Transit, circulated in the correspondence package, which pointed out any measures to increase parking would be contrary to the principle of Council's Clouds of Change policy. A more beneficial solution would be to encourage York House School to reduce the total number of vehicles arriving at the school by implementing a trip reduction plan. BC Transit has forwarded a proposal to the school along these lines, suggesting a ride matching pilot scheme in the Fall which should achieve a 25% - 30% reduction in the number of vehicles arriving at the school.

Mr. Anthony Hepworth, Board member, Secretary of York House School, and Chairman of the School Building and Grounds Committee, spoke as applicant on behalf of the School and described the process leading to the rezoning proposal. Initially, the School proposed to establish a music and arts facility on two lots it had purchased on West 26th Avenue across from the School. It quickly became clear neighbours were concerned about that project but indicated they would support expansion on the existing school site if the proposed development of the two lots was dropped and the lots were sold. The School felt sale of the lots should not be a condition of the rezoning since it could result in a "fire sale" price and a monetary loss.

Mr. Hepworth questioned whether there was an on-street parking problem around the school since there had been no occasion when he had been unable to find parking within a reasonable distance of York House. It was admitted there were difficulties in the morning drop-off and late afternoon pickup periods but these were of limited duration.

Mr. Hepworth advised he would be discussing with the Board of Directors, BC Transit's proposal for a trip reduction plan.

Clause No. 2 cont'd

The Mayor called for speakers and 26 delegations addressed the Public Hearing, 19 in favour of the application and 7 opposed or expressing certain reservations.

Those in support were:

Patricia Baldwin, 1900 Block Aspen (letter on file), submitted the key issues of on and off-site parking relate to all three schools in the area - York House, Little Flower Academy and Shaughnessy Elementary. The Engineering Department was requested to prepare a neighbourhood traffic and parking plan to accommodate existing and future circulation needs of the three schools.

Norman Leach, 1400 Block West 51st Avenue, Chairman of the Board of York House, advised the school was not planning to grow and wished to work with its neighbours on the traffic problem. Council was asked to approve the rezoning without the conditions respecting on-site parking.

Marie Chen, 3100 Block West 51st Avenue, a parent who has driven children to the school for seven years, agreed it was very difficult to park on 26th Avenue but there was always space available on the next street. The proposed improvements to the drop-off/pick-up area will resolve most of the traffic problem.

John Fraser, 4700 Block Angus Drive, noted the York House application complies with the by-law. His family would be moving into one of the York House properties on West 26th; the yard would be cleaned up and kept neat and tidy.

Marianna Ciarniello, 4800 Block Selkirk Street, admitted drop-off time was difficult but most parents did not stay more than 2-3 minutes. Dominic Ciarniello also spoke in support of the application.

Michael Young, 4200 Block Cartier Street, felt the City Engineering staff should address the traffic issue, which should be separated from the rezoning request.

Lilla Toppin, 4400 Block Osler Street, contended the improved drop-off area, additional underground parking stalls and a no stopping zone 8-9:30 a.m. and 3-4 p.m., will resolve most of the problems.

Diana Maughan, 1300 Block West 46th Avenue, noted Little Flower Academy was not required to provide additional parking in its development and it was unfair to impose restrictions on York House. Walter Maughan also expressed support.

Clause No. 2 cont'd

J.P. Shason, 5800 Block Marguerite Street (letter filed), supported the application and strongly opposed any requirement for additional parking on-site.

Rouve Ritson, Head, York House, gave historical background to the School. A new location had been considered but was not pursued due to the urging of the community. The School was more than willing to work with the Shaughnessy Heights Property Owners Association and a Board member was part of that group. In response to a question, Ms. Ritson advised present enrollment is 600 students of which 250 are in Grades 8-12.

Ursula Bell, Head of the Junior School, expressed her concern that provision of additional on-site parking will reduce the open play space. This must be preserved.

Bill MacDonald, 3900 Block Marguerite Street, felt parking was more of a problem at Shaughnessy Elementary than around York House. York House was the only school in the neighbourhood making an effort to alleviate the traffic problem and it should not be penalized.

Osamu Arai, 2200 Block West 22nd Avenue, parent, supported the application.

Eileen Tsang, 3000 Block Kingsway, parent, contended traffic problems occurred only twice a day, for short duration. The improvements proposed should resolve most of the problem.

Jonathan Scott, 1400 Block West 55th Avenue, stated the Board of Governors would continue to listen to the community and take appropriate action.

Mick Ball, 4600 Block Connaught Drive, submitted York House had to deal with the problem and the City must step up its parking enforcement.

Bill Lang, 1600 Block Avondale Avenue, stated apart from the morning and afternoon drop-off/pick-up periods, there was never any problem.

Clause No. 2 cont'd

The speakers in opposition, citing various rationale, were:

Andrew Scott, 1500 Block Nanton Avenue (brief filed), expressed the neighbours' concern that a change in zoning for York House will create a precedent for other schools in Shaughnessy. If the application is approved, Council should use its powers to restrict the development in a very definitive manner and the following restrictions should be imposed:

1. That York House be restricted from operating as a school at any time that it owns directly, indirectly or beneficially any property within 500 metres of its current location.
2. a. That any plan for development include on-site parking for all staff and students intent on driving to York House;
b. That this parking be included in the first phase of development, that no other development be commenced until the parking is completed, and that this level of parking be maintained throughout the development period;
c. That no staff or student be permitted to drive to York House without a designated on-site parking spot.
3. a. That no development be commenced until a comprehensive traffic plan is implemented;
b. That York House employ a traffic control officer with the power to sanction students when the mode of transportation utilized by them results in cars parked or stopped illegally.
4. That York House be restricted to current student levels at the Granville/King Edward site.

Mr. Scott circulated pictures of the York House properties on West 26th Avenue, and street conditions in the area.

Chris Mathisen, 1500 Block Nanton Avenue, regretted that York House had not actively tried to implement solutions to the problems it had created. The neighbourhood had no obligation to provide parking for the use of the school.

Clause No. 2 cont'd

Nick Blom, 1500 Block Nanton Avenue, supported the position presented by Mr. Scott. If the rezoning was approved, it should be on condition there is no increase in the school population; that the parking problem be resolved by provision of additional spaces on the school site; that the two lots on West 26th be sold; the school enrollment be fixed at 600; and an area traffic management plan be implemented.

George Chen, 1500 Block Nanton Avenue, urged the sale of the two lots on West 26th, and resolution of the traffic and parking situation. If the school is permitted to move facilities across the street it will amount to block busting and destroy the neighbourhood.

Graham Kedgley, 1600 Block West 28th Avenue, Chairman of the Shaughnessy Heights Property Owners Association Traffic Advisory Committee, supported a parking and traffic management plan. He stated the Association supported development on the current school site but only if traffic and parking issues can be resolved first. Alternative modes of transporting students to and from school, widening of streets, a one-way street system and provision of additional on-site parking were possible solutions that should be explored.

Lynn McLoughlin, 1500 Block West 26th Avenue, described the parking problems she experiences on a daily basis, including parents' cars blocking her driveway.

T.K. Fleming, 1600 Block West 28th Avenue, proposed rezoning be withheld until York House resolves the parking problem.

During discussion, Council members noted much of the traffic drop-off/pick-up congestion is created by parents; the school has to take some responsibility to educate parents and make it clear it is not acceptable to drive only one child to school every day. Other means such as carpooling, walking, cycling or transit use should be encouraged. Residents were also advised if solutions to the parking problems are not found, they may approach the City for installation of Resident Parking Only zones.

Clause No. 2 cont'd

MOVED by Cllr. Davies,

A. THAT the application be approved, subject to conditions (a), (b), (c) and (d), as set out in this Minute of the Public Hearing, except that condition (c)(ii) be amended and approved as follows:

(ii) make suitable arrangements, to the satisfaction of the City Engineer, for a parking and traffic management plan for York House School to minimize safety hazard and neighbourhood disruption; and that York House be required to implement a trip reduction plan;

FURTHER THAT the draft by-law Section 2 - Uses (a) be amended as follows:

(a) School - Elementary and Secondary provided that enrollment does not exceed 600 pupils, of which no more than 250 shall be in Grades 8-12.

Underlining denotes amendment.

B. THAT prior to completion of the development project and occupancy, York House School be required to sell its two properties on the south side of 26th Avenue.

C. THAT York House School, Little Flower Academy and Shaughnessy Elementary School prepare a traffic management plan for the area in consultation with the community and Shaughnessy Heights Property Owners Association, to the satisfaction of the City Engineer; and that City staff be instructed to step up parking enforcement in the vicinity of the three schools.

- CARRIED UNANIMOUSLY

3. Text Amendment: 2740 West King Edward Avenue

An application by Mr. Lloyd Plishka was considered as follows:

TEXT AMENDMENT: 2740 WEST KING EDWARD AVENUE (Lot A, Block J, D.L. 2027, Plan 5702)

Clause No. 3 cont'd

(i) If approved, this amendment to Comprehensive Development By-law No. 4049 would permit redevelopment of major portions of the existing Parkdale Manor Seniors complex, generally as follows:

- replacement of 51 small seniors' dwelling units out of a total of 107, with 51 larger units;
- addition of 29 market rental units for seniors;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 0.80;
- maximum height of 11.6 m (38 ft.);
- acoustic provisions; and
- provisions regarding off-street parking.

(ii) Any consequential amendments.

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

(a) THAT, the proposed form of development be approved by Council in principle, generally as prepared by Lloyd Plishka and stamped "Received City Planning Department, January 10, 1992", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development in compliance with the amended CD-1 By-law and, as outlined in (b) below.

(b) THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

(i) further design development to provide:

- livability, sunlight access, privacy, and security for below grade dwelling units;
- increased indoor-outdoor open space by means of balconies, decks, porches, and roof gardens, but ensuring adequate sunlight access, particularly for north-facing balconies which should not be recessed;
- articulation and treatment of building mass and architectural expression to complement surrounding low-density residential development;

Clause No. 3 cont'd

- adequate enclosed common area for social and recreational activity to serve all dwelling units and buildings on the site, including a full kitchen, to be located adjacent to outdoor common open space and to have adequate access from all buildings; and
 - adequate provision for and access to shared laundry facilities if these are not provided ensuite.
- (ii) a landscape plan to increase the provision of useable open space, variety of outdoor activities, livability, sunlight access, and ease of pedestrian circulation;
- (iii) results of a survey of tenants in Parkdale Manor, undertaken by the applicant, to determine the number of bachelor units which shall be redesigned as one-bedroom units;
- (iv) a plan for minimizing disruption to tenants during the phased demolition and redevelopment of five existing buildings; and
- (v) designation of visitor parking and parking for disabled persons.
- (c) THAT, prior to enactment of the CD-1 amending By-law, the registered property owner shall, at no cost to the City:
- (i) make suitable arrangements, to the satisfaction of the City Engineer, for the undergrounding of all electrical and telephone services within and adjacent to the site from the closest existing suitable service point;
 - (ii) make suitable arrangements, to the satisfaction of the Fire Chief, for the sprinklering of, and provision of 2 m (6.6 ft.) access to, the three retained buildings near the lane (shown as C1, C2, and MH on site plan), and for providing separate addresses for individual buildings (all buildings to be addressed to Trafalgar Street except for building D and sections G and H of the new building, which should be addressed to West King Edward Avenue); and

Clause No. 3 cont'd

(iii) provide an undertaking, to the satisfaction of the Director of Planning, that the Calling Foundation shall convene a meeting in each calendar year for the purpose of organizing a residents' council at Parkdale Manor.

The agenda contained the following summary of the proposed changes.

	Current Status	Proposed Amendments (if approved)
Zone	CD-1	CD-1
Permitted Uses	not specified	<ul style="list-style-type: none"> ° Multiple dwellings; ° accessory uses
Maximum FSR	not specified	0.80
Maximum Height	not specified	11.6 m (38 ft.)

Also circulated was a report dated July 3, 1992 from the Special Advisory Committee on Seniors recommending:

THAT the additional condition of approval for the rezoning of 2740 West King Edward Avenue, as contained in the Council motion of June 23, 1992, be amended and approved as follows:

THAT prior to enactment of the by-law to amend CD-1 By-law No. 4049, the Calling Foundation shall assist the residents to establish an ongoing residents' council at Parkdale Manor.

Underlining denotes amendment

The City Manager submitted the Committee's recommendation for consideration.

Mr. P. Mondor, Planner, Land Use & Development Division, reviewed the application noting a typographical error in the draft CD-1 By-law circulated with the agenda. The figure appearing in Section 6, Site Coverage, s.s. 6.1, should be 35 percent of the site area, not 30 percent of the site area.

Clause No. 3 cont'd

Mr. Lloyd Plishka, architect for the project, advised he was proud to present a proposal that would provide badly needed affordable housing on the City's West Side. The proposal now presented incorporated community input received at a neighbourhood open house.

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

Diane McCurdy, 4500 Puget Drive, advised the project would impact her view and decrease the amount of open space. She also had concerns about increased density and height but would have no objection if the building observed the existing height of the Parkdale Manor complex. Ms. McCurdy stated she had received no notification of the Public Hearing.

Responding to questions, Mr. Mondor stated the 2-block radius official notification area extended up the hill above Puget Drive. The increase in height would be from 2½ storeys to 3 storeys. View impact from the 4500 Block Puget would be minimal.

Doreen Godwin, 4600 Block Puget Drive, also advised she was not notified of the Public Hearing. She felt it would have been better for the redevelopment to have been at the rear of the complex rather than at the front.

David Godwin expressed concern respecting soil erosion and densification destroying quality of life. The height of the development would impact the views of houses on Puget Drive.

Mr. Plishka advised notification was hand delivered to all houses around the site up to the lane. He noted the low point of the site is at Trafalgar/King Edward and there would not be any significant view obstruction.

MOVED by Cllr. Owen,

THAT the application, incorporating the correction to the draft CD-1 By-law proposed by the Director of Planning, be approved subject to the conditions set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

4. Text Amendments: Non-Conforming Doors and Internal Connections, RS-1, RS-1S and RS-3 Districts

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

TEXT AMENDMENTS: NON-CONFORMING DOORS AND INTERNAL CONNECTIONS, RS-1, RS-1S AND RS-3 DISTRICTS

- (i) If approved, these amendments will allow the Director of Planning to exercise discretion in approving secondary suites, where existing entrances or internal connections do not comply with current by-law provisions.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

5. Text Amendments: Calculation of Floor Space in RS-3 Districts

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

TEXT AMENDMENTS: CALCULATION OF FLOOR SPACE IN RS-3 DISTRICTS

- (i) If approved, these amendments to the RS-3 District Schedule would address several technical problems in the measurement of floor area. The amendments would, in part, ensure greater consistency between the RS-1/RS-1S and RS-3 District Schedules, and would encourage retention of houses existing prior to 1988 having high basements.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers.

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

- CARRIED UNANIMOUSLY

6. Text Amendments: Downtown Official Development Plan and Parking By-law - Downtown South - Exempted Sites

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

TEXT AMENDMENTS: DOWNTOWN OFFICIAL DEVELOPMENT PLAN AND PARKING BY-LAW - DOWNTOWN SOUTH - EXEMPTED SITES

- (i) If approved, these text amendments will bring three sites, which were exempted for one year from amendments approved on June 25, 1991, into conformity with current regulations for the sub-areas in which they were originally intended to be located.
- (ii) Any consequential amendments.

The Director of Planning recommended approval.

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

Ed Wilson, Miramar Properties, owners of the site located at 1135 Seymour Street filed a letter from the company's legal representatives, Lawson, Lundell, Lawson & McIntosh (on file), noting Miramar's intention to submit building permit plans in late August or early September for its mixed use project for this site consisting of 78 residential units and a suite hotel. The letter advised it is Miramar's understanding that if the by-law is amended to bring 1135 Seymour into conformity with the balance of the Downtown South ODP, it can still proceed pursuant to the existing development permit and building permit, assuming the building permit is issued prior to November 19, 1992. Miramar could then proceed with construction provided it commences prior to the expiry of the building permit, i.e. 6 months from the date of its issuance.

Mr. R. Scobie, Acting Director of Planning, confirmed the information was correct.

Mohammed Esfahani, Vandev Consulting Group Ltd., representing the owner of 863 Hamilton Street, submitted a brief (on file) tracing the history of the development project slated for this site, the effect of the grandfathering which occurred when the development permit was issued, and the impact of the current economic slow down and Council's new regulations respecting payment of development cost levies.

Mr. Esfahani requested the City consider a one-time 6 months extension of the building permit for the development in order to get the project on stream.

Clause No. 6 cont'd

Mr. Scobie and the City Manager responded to questions in this regard.

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Chan,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Chan,
SECONDED by Cllr. Price,
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 11:00 p.m.

BY-LAWS (CONT'D)

- 4. A Bylaw to amend By-law No. 3575, being the Zoning and Development By-law (1500 West King Edward - York House School)

MOVED by Cllr. Davies,
 SECONDED by Cllr. Eriksen,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Davies,
 SECONDED by Cllr. Eriksen,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Councillor Bellamy was excused from voting on By-law No. 4)

- 5. A By-law to amend By-law No. 5208, being the Subdivision By-law (1500 West King Edward - York House School)

MOVED by Cllr. Davies,
 SECONDED by Cllr. Eriksen,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Davies,
 SECONDED by Cllr. Eriksen,
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

1500 West King Edward Avenue
(York House School)

BY-LAW NO. 7178

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-419(a) 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. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 28th day of
September, 1993.

"(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 28th day of September 1993, and numbered 7178.

CITY CLERK"

CITY OF VANCOUVER



MEMORANDUM

RECEIVED	
PLANNING DEPARTMENT	
OCT - 5 1993	
NUMBER	P 8957
REFERRED TO	FAS
COPY TO	(THE)
ANSWER REQ'D.	

From: CITY CLERK

Date: September 30, 1993

Refer File: P.H. #277

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
→ Rick Scobie, Associate Director, Land Use & Development
John Mulberry, Director of Legal Services
Dave Rudberg, City Engineer

Subject: Public Hearing - September 28, 1993

Attached are the Minutes of the Special Council meeting (Public Hearing) of September 28, 1993, regarding the rezoning of 1500 West King Edward Avenue.

Please note any items contained therein for your attention.

CITY CLERK
GMAK

GMac:ci
Att.

Also sent to: Mr. Soren Rasmussen
#450 - 375 Water Street
Vancouver V6B 5C6

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1993, at approximately 2:00 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Councillors Bellamy, Chan, Davies,
Eriksen, Kennedy, Owen,
Price, Puil, Rankin
and Wilson

CLERK TO THE COUNCIL: G. MacIsaac

COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Davies,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 1500 West King Edward Avenue

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

REZONING: 1500 WEST KING EDWARD AVENUE (Block 670, D.L. 526, Plan 13908)

Present Zoning: RS-5 One-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

(i) If approved, the rezoning would permit the use and development of this site in accordance with CD-1 By-law Number 7045, generally as follows:

- expansion of York House Elementary and Secondary School on its existing site;
- accessory uses customarily ancillary to the above uses;
- maximum floor space ratio of 0.70;
- maximum height of 10.7 m (35 ft.); and
- the provision of 57 parking spaces.

(ii) Any consequential amendments.

Clause No. 1 cont'd

In November, 1992, this site was rezoned to CD-1 as noted under (i) above. The subsequent July, 1993 rezoning of South Shaughnessy areas to RS-5 inadvertently included this site. If this application is approved, the CD-1 zoning will be restored to this site.

The Director of Planning recommended approval.

There was no correspondence received on this matter.

Mr. Rick Scobie, Deputy Director of Planning, drew Council's attention to the Public Hearing agenda, which adequately describes the reason for the application.

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

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Chan,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Cllr. Bellamy,
SECONDED by Cllr. Owen,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to bring forward the necessary by-law amendments.

- CARRIED UNANIMOUSLY

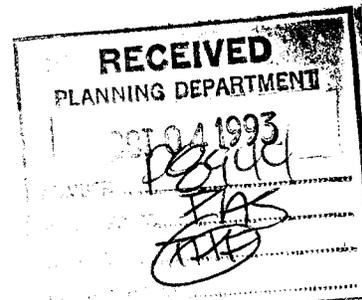
* * * * *

The Special Council adjourned at approximately 2:10 p.m.

CITY OF VANCOUVER



MEMORANDUM



From: CITY CLERK

Date: October 1, 1993
Refer File: 2606-3

To: Ken Dobell, City Manager
Tom Fletcher, Director of Planning
Rick Scobie, Associate Director - Land Use & Development

Subject: Comprehensive Development District
Form of Development
(1500 West King Edward Avenue)

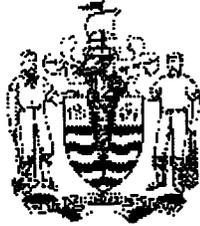
On September 28, 1993, Vancouver City Council passed the following motion:

"THAT the approved form of development for the CD-1 zoned site known as 1500 West King Edward Avenue be generally as illustrated in DA 215506, prepared by Soren Rasmussen Architects, and stamped 'Received, Planning Department (Land Use and Development Division), May 11, 1993', provided that the Director of Planning may approve design changes which would not adversely affect either the development character of this site or adjacent properties."

M. G. Givella
CITY CLERK
MG

MCross:dmy

Letter to: Mr. Soren Rasmussen
Architect
450-375 Water Street, Vancouver V6B 5C6



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](#).

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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"

4176 Alexandra Street
(1500 King Edward Avenue)

BY-LAW NO. 9156

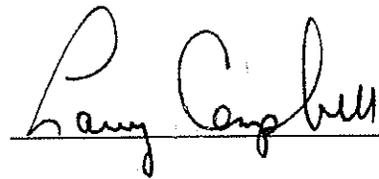
A By-law to amend CD-1 By-law No. 7045

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

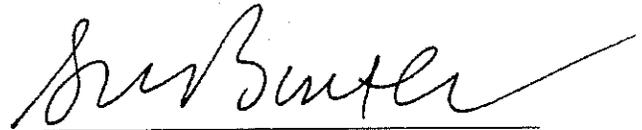
1. This By-law amends the indicated provisions of By-law No. 7045.
2. In section 2, Council:
 - (a) from the end of subsection (a), strikes out “; and”;
 - (b) re-letters subsection (b) as subsection (c); and
 - (c) after subsection (a), adds:
 - “(b) Accessory Auditorium Use which means the use of an auditorium on a site only for activities or events that are customarily incidental, subordinate, and exclusively devoted to, and that form an integral part of, the principal use of the same site and its improvements; and”.
3. From section 3.1, Council strikes out “0.70”, and substitutes “0.85”.
4. In section 5, Council:
 - (a) numbers the existing text as “5.1”; and
 - (b) after section 5.1, adds:
 - “5.2 A covered, unenclosed entry structure from the Alexandra Street setback is exempt from section 5.1.”
5. Council repeals sections 7.1 and 7.2, and substitutes:
 - “7. Any development or use of the site requires the provision, development and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that the site must have at least 69 off-street parking spaces.”

6. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 1st day of November, 2005



Mayor



City Clerk

14. **New Animal Control By-law (By-law No 9150)**
15. **A By-law to amend License By-law No. 4450 regarding the use of security, guard, or patrol dogs (By-law No 9151)**
16. **A By-law to amend Noise Control By-law No. 6555 to amend the regulation of animal noise ((re barking dogs) (By-law No 9152)**
17. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 5541 Willow Street) (By-law No 9153)**
(Councillors Bass, Ladner, Louie, Louis and Sullivan excused from voting on By-law No. 17)
18. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3585 Graveley Street) (By-law No 9154)**
(Councillors Cadman, Ladner and Louie excused from voting on By-law No. 18)
19. **A By-law to amend Sign By-law No. 6510 (re 3585 Graveley Street) (By-law No 9155)**
(Councillors Cadman, Ladner and Louie excused from voting on By-law No. 18)
20. **A By-law to amend CD-1 By-law No. 7045 (re 4176 Alexandra Street) (By-law No 9156)**
(Councillors Bass, Ladner, Louie, Louis and Sullivan excused from voting on By-law No. 20)
21. **A By-law to designate certain real property as protected heritage property (re 955 Burrard Street) (By-law No 9157)**
(Councillor Cadman excused from voting on By-law No. 21)
22. **A By-law to designate certain real property as protected heritage property (re 969 Burrard Street) (By-law No 9158)**
(Councillor Cadman excused from voting on By-law No. 22)
23. **A By-law to enact a Housing Agreement for 969 Burrard Street (By-law No 9159)**
24. **A By-law to amend Vehicles for Hire By-law No. 6066 to increase taxicab rates (By-law No 9160)**
25. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 2820 Bentall Street [Canadian Tire]) (By-law No 9161)**
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 25)
26. **A By-law to amend CD-1 By-law No. 6654 (re exclusion of 2820 Bentall Street from Still Creek) (By-law No 9162)**
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 26)
27. **A By-law to amend Zoning and Development By-law No. 3575 (re 2820 Bentall Street [landscaped setback]) (By-law No 9163)**
(Councillors Sullivan and Woodsworth excused from voting on By-law No. 27)

Applicant Closing Comments

Mr. Kurrein advised the developer has agreed to reduce the number of homes and make an amenity contribution. The twelve houses will now have a public walkway in front of their lots, pollution will be cleaned up, and the dyke will be rebuilt above minimum standard. Revenue from the project will go toward Musqueam band housing. The waterfront trails will be built by the developer at their expense, and park benches and landscaping will also be provided. In addition, a new tax base in the order of \$30 million will have been created. Mr. Kurrein noted this proposal has the full support of City staff.

Council Decision

MOVED by Councillor Ladner

THAT the Public Hearing continue until 11:00 p.m. this evening to allow for conclusion of this item.

LOST

(Councillors Louie, Louis, Roberts, Stevenson, Sullivan and Deputy Mayor Green opposed)

Council concluded the hearing of the public on this application at 10:35 p.m. on July 12, 2005, and agreed to refer the staff summation and Council's discussion and decision on this matter to the regular Council meeting to be held on July 19, 2005.

Council requested staff provide:

- further details of flooding issues, including flood levels at the Oak Street and Celtic Shipyards during the 1894 Fraser River flooding;
- a heritage evaluation of the subject site; and
- a copy of the Southlands Plan to be made available to all Councillors.

NOTE FROM MEETING COORDINATOR:

The hearing of speakers for Item 9 commenced on June 16 and concluded on June 30th. The minutes have been consolidated for ease of reference.

9. Text Amendment: 4176 Alexandra Street (York House School)

An application by CJP Architects was considered as follows:

Summary: To amend the CD-1 to add auditorium as permitted use and amend the density and parking requirements.

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

Staff Opening Comments

Michael Naylor Planner, Rezoning Centre, provided highlights on the proposed rezoning, advised the proposed 350 seat auditorium would be for school related use only, and noted there are measures in the plan to address traffic congestion issues. He further advised the school has capped its enrollment and noted the importance of the school's commitment to this project.

Applicant Comments

Ron Cliff, member of the School's Board of Governors, introduced Murray Sinclair, the new Chair and Gail Ruddy, Head of York House School. Ms. Ready relayed details of the achievements of her students and Mr. Cliff provided highlights of the application and noted the intention of the school is to remain at 600 students. He also provided additional details on options to automobile use available to York House students and noted all additional density is below grade, and if approved, could increase useable green space.

Summary of Correspondence

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

- Five (5) letters in support; and
- Twelve (12) letters in opposition.

Speakers

The Mayor called for speakers for and against the application.

The following delegations spoke in opposition to the application:

Peter Kwok, President, Shaughnessy Heights Property Owners Association
Peter Hebb (materials filed)
Andrew Scott (materials filed), York House Neighbours Group
Lynn McLoughlin, York House Neighbours Group
Andree Fleming (materials filed), York House Neighbours Group
Sally MacRae, York House Neighbours Group
Mike Shields, York House Neighbours Group
Tom Fleming, York House Neighbours Group
Catherine McKercher, York House Neighbours Group
Tianju Zhang, York House Neighbours Group
Bev West, York House Neighbours Group
Al Nortman, York House Neighbours Group
Carol Friesen, York House Neighbours Group
Dennis Baxendale, York House Neighbours Group

Mary Shields, York House Neighbours Group
Donna Aitken
Ruther Hamilton
Charles Hamilton
Phil Yacht
Erika Scott, York House Neighbours Group
Deborah Nortman, York House Neighbours Group
Bob paterson, York House Neighbours Group
Erika Poole, York House Neighbours Group
Al Constantini, York House Neighbours Group
Ron Bertuzzi, York House Neighbours Group
Benny Wong, York House Neighbours Group
Anita Parker
Judd Takar
David Walker
Jani Constantini
Robert Friesen
Derek Mullan
John Paterson
Marshall Cramer
Chris Mathisen
Stephen Hui
Robert Angus
Stu Scott
Jan Scott
Bruce Douglas
Milly Kermode
Jennifer Kedgley
Chris Merry (materials filed)
Graham Kedgley (materials filed)

A summary of comments provided by the foregoing speakers follows:

- the intention of the school to carry out traffic plans was questioned, given the neighbourhood's past experiences with York House;
- the school infringes upon the quiet residential enjoyment of the neighbourhood due to the number of cars parked during the day;
- please deny this application, York House is not a good neighbour and has destroyed the trust of its neighbours;
- concern with the number of events that the York House School Facilities Use Plan would allow;
- the school's gymnasium is rented out to many groups and a basketball club and is almost always in use; the proposed auditorium will no doubt include rentals to outside groups;
- difficult to support the application in its present form, especially when consideration is given to the school's past record;

- residents must time their arrivals and departures and travel circuitous routes from their homes to avoid the traffic congestion;
- please turn down this application as it relates to construction of the theatre/ auditorium;
- perhaps residents only parking is required;
- the problem with the current proposal is there is no enforceability included in the good neighbour pledge - some sort of enforcement mechanism is required prior to approval of the application;
- opposed to application in its current form, traffic will only get worse;
- based on its failure in the past to abide by City by-laws, serious doubts York House will abide by a good neighbour pledge;
- the lay-by in front of the bus stop is not a good idea for the area;
- if school had acted in good faith all along, there would not be the numbers of people here this evening speaking against the application;
- proposal will worsen an already dangerous situation in regard to parking;
- school has not agreed to limit use of auditorium to strictly school functions;
- neighbours would likely support application if a legal binding agreement were in place regarding auditorium use;
- cannot see how increasing density will make the neighbourhood more liveable, especially as most of the school's students don't live in the neighbourhood;
- hundreds of hours were spent in preparation of a traffic management plan in 1992, which was agreed to by all reps; that plan was not implemented by York House and traffic levels increased by 50%;
- York House did not meet its goals in 2002; how can it be expected to meet them in 2005;
- York House is a privately run business that has outgrown its location and has not met its good neighbourhood agreement in the past;
- the proposal is too large for the neighbourhood;
- do not support the 60% expansion and ask Council to defeat this proposal;
- do not abandon the neighbourhood - do the right thing;
- a promised impact study has never been done;
- the by-law cannot limit the use or prohibit the renting of the School's facilities - the by-law offers no protection;
- act now to prevent this private institution having control over the neighbourhood we live in;
- density of students at York House is excessive, with insufficient space for expansion;
- neighbours appear to be unimportant - if application not approved the School's Board will be forced to deal with the neighbourhood; and
- York House should be required to build some of the traffic calming measures before the theatre is built.

The following people spoke in support of the application:

Cheryl Green
Caitlin Ohama-Darcus
Kate Sutton Jones
Chuck Brook

Richard Prokopanko
Paul Lee
Judy Walker
Mary Keitel
Heather Jones
Maria Chung (Revised Good Neighbour Pledge distributed at meeting and on file)
Danielle Brimo
Megan Prokopanko
Bill Rand

A summary of comments provided by the foregoing speakers follows:

- school has been proactive in encouraging alternative means of travel to York House; daughter walks to school every day;
- York House offers an amazing and supportive environment, it is a community that offers an open door to the entire world, and one that cares about the environment;
- York House exists for the benefit of its students;
- if the application is approved, the school could better fulfil its mandate of providing excellence in education;
- staff fully support all aspects of the good neighbour pledge;
- traffic-congestion is worse at Lord Byng School;
- York House does everything it can to reduce traffic;
- there is a unique clause in the rezoning conditions that restricts the use of the auditorium;
- the application is for an auditorium, not a gymnasium;
- the good neighbourhood pledge is viable and the application should move forward;
- the auditorium is a necessity and will provide a much needed set of skills to York House students;
- additional underground parking will replace above ground parking and provide for additional green space;
- York House is committed to work with the community to improve traffic and community issues;
- York House is a non-profit organization; and
- proposed facility will be underground so appearance of school will be improved, with more green space for children to play.

Applicant Closing Comments

Maria Chung, on behalf of the applicant, advised York House is asking for the auditorium for school related purposes only and it will not be rented out. Ms. Chung further advised the current Board is committed to the Good Neighbourhood Policy (with changes as circulated at the June 30th meeting) and urged Council to approve the application.

Staff Closing Comments

Larry Beasley, Director of Current Planning, stated traffic is a real concern for the neighbourhood, and suggested Council may wish to seek traffic calming early in the development process. Mr. Beasley further advised auditorium use can be regulated through

the zoning by-law which does not allow 3rd party use and also referenced the binding arbitration agreed to by York House School in regard to use of the auditorium. Mr. Beasley pointed out two mechanisms to address the problem of trust as expressed by many of the neighbours include an arbitrator, agreed to by both the school and the neighbourhood, and an annual evaluation of the good neighbourhood pledge.

Council Decision

Council members noted York House School had recognized its moral obligation to live up to the Good Neighbour Agreement, and with good will and good intent, accompanied by the active participation of the student body the agreement will hopefully ensure a positive outcome. It was also recognized that not just York House School, but two other nearby schools contribute to the traffic problems in the neighbourhood, and York House is committed to underground parking to be shared with adjacent schools. One Council member recognized the majority of the neighbours are not only opposed the application, but also fear any arrangement other than a legal one.

MOVED by Councillor Cadman

- A. THAT the application by CJP Architects to amend the text of CD-1 By-law No. 7045 for 4176 Alexandra Street (Block 670, Lot 526, Group 1, NWD; PID 007993811) to permit replacement of and addition to student facilities, including a new Senior School building, below-grade parking and a performance arts centre, generally as outlined in Appendix A to the City Manager's report entitled "CD-1 Text Amendment: 4176 Alexandra Street - York House School" dated April 29, 2005, be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by CJP Architects, and stamped "Received by the City Planning Department", April 26, 2005, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

Design Development

- (i) design development to ensure overall cohesiveness in architectural expression of existing and proposed buildings comprising the York House School campus and to increase neighbourhood fit;

Note to applicant: Consider using replicas of the neighbourhood street lighting where appropriate for perimeter lighting around the site.

GOOD NEIGHBOUR PLEDGE

- (c) That, prior to issuance of any related development permit, provision of a Good Neighbour Pledge containing, to the satisfaction of the General Manager of Engineering Services, the Director of Planning and the Director of Legal Services, a Transportation Management Plan, a Facilities Use Plan, and a Construction Management Plan.

Note to applicant: The Good Neighbour Pledge should be updated annually and submitted to the Parking Branch for the monitoring transportation impacts. The update should include revised special event dates, revised mode split figures and other transportation data, changes to the passenger loading, traffic and parking management procedures, and information on upcoming phasing plans for implementation of the proposed development. Also, the mediation process described in the Pledge should be further evolved into an arbiter process that can provide more effective ongoing management of issues.

AGREEMENTS

- (d) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the following to the satisfaction of the Director of Current Planning and the General Manager of Engineering Services, on terms and conditions satisfactory to the Director of Legal Services, unless otherwise specified:

ENGINEERING

- (i) Provision of street improvements on Alexandra Street between King Edward and West 26th avenues, including curbing (lay-by) and sidewalk adjustments to accommodate lay-by;
- (ii) Provision of a lay-by on King Edward Avenue adjacent to the site;
- (iii) Provision of street trees adjacent to the site where space permits; and
- (iv) Undergrounding of all new B.C. Hydro and Telus facilities from the closest existing point, including a review of any new overhead wiring necessary to serve the site to determine any impact on the adjacent neighbourhood.

COMMUNITY AMENITY CONTRIBUTION

- (v) Offering to the City of a Community Amenity Contribution (CAC) in the amount of \$65,122.

- B. THAT the CD-1 by-law clearly regulate that there be no third party use of the auditorium; and

FURTHER THAT the following two conditions be added:

- a) THAT the good neighbourhood pledge include an annual review which includes participation by the student body, and provision that the Head Girl report the students' findings to Vancouver City Council; and
- b) THAT traffic management and calming measures be implemented early in the development process.

CARRIED
(Councillor Stevenson opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Bass

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
recessed at 11:15 p.m. on June 16, 2005
recessed at 10:00 p.m. on June 30, 2005
and
adjourned at 10:35 p.m. on July 12, 2005

* * * * *

4176 Alexandra Street
York House School

BY-LAW NO. 9838

A By-law to amend CD-1 By-law No. 7045

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

1. In CD-1 By-law No. 7045, Council strikes out:
 - (a) "265" from section 2(a), and substitutes "325"; and
 - (b) "1500 West King Edward Avenue" wherever it appears, and substitutes "4176 Alexandra Street".
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 21st day of April, 2009

Mayor

City Clerk

EXPLANATION

A By-law to amend CD-1 By-law No. 7045 re York House School

After the public hearing on March 24, 2009, Council resolved to increase the limit on enrolment at York House School. The Director of Planning has advised that there are no prior-to conditions, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services
April 21, 2009



REPORT TO COUNCIL
REGULAR COUNCIL MEETING MINUTES

APRIL 21, 2009

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 2009, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor Andrea Reimer (Leave of Absence - Civic Business)

CITY MANAGER'S OFFICE: Penny Ballem, City Manager
James Ridge, Deputy City Manager

CITY CLERK'S OFFICE: Marg Coulson, Acting City Clerk
Tina Hildebrandt, Meeting Coordinator

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by Councillor Anton

ACKNOWLEDGEMENT - PRESIDENT, WOMEN'S SKI JUMPING USA

The Mayor acknowledged Deedee Corradini, President of Women's Ski Jumping USA and former Mayor of Salt Lake City, who was present.

ANNOUNCEMENTS - KEEP VANCOUVER SPECTACULAR

The Mayor announced the start of this year's Keep Vancouver Spectacular program, noting the official kick-off will be on Saturday, May 2, 2009, from 9 a.m. to 12 Noon, at Lord Roberts Elementary School - 1100 Bidwell Street in the West End.

PROCLAMATIONS

The Mayor proclaimed the week of May 3 to 9, 2009, as Emergency Preparedness Week.

~~ADOPT REPORT OF COMMITTEE OF THE WHOLE~~

~~MOVED by Councillor Cadman
SECONDED by Councillor Deal~~

~~THAT the report of the Committee of the Whole be adopted.~~

~~CARRIED UNANIMOUSLY~~

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Jang

THAT Council, except for those members excused as noted in the agenda, enact the by-law(s) listed on the agenda for this meeting as numbers 1 to 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-law(s).

CARRIED UNANIMOUSLY

1. A By-law to amend CD-1 By-law No. 6429 (re 2040 - 2080 West 10th Avenue) (By-law No. 9837)
(Councillor Cadman ineligible to vote.)
- 2. A By-law to amend CD-1 By-law No. 7045 (re York House School) (By-law No. 9838) ←
(Councillors Cadman, Chow and Meggs ineligible to vote.)
3. A By-law to amend the Zoning and Development By-law to rezone an area from Victoria Drive to Semlin Drive from the M-2 District Schedule to the I-2 District Schedule (By-law No. 9839)
(Councillor Cadman and Mayor Robertson ineligible to vote.)
4. A By-law to amend CD-1 By-law No. 9543 (re miscellaneous text amendment) (By-law No. 9840)
(Councillors Cadman and Deal ineligible to vote.)
5. A By-law to amend Sign By-law No. 6510 (re miscellaneous text amendments) (By-law No. 9841)
(Councillors Cadman and Deal ineligible to vote.)
6. A By-law to amend CD-1 By-law No. 7679 re 201 Burrard Street (1011 West Cordova Street) (By-law No. 9842)
(Councillors Jang, Meggs, Woodsworth and Mayor Robertson ineligible to vote.)
7. A By-law to amend the 2010 Winter Games By-law (By-law No. 9843)

These minutes will be adopted at the next Regular Council meeting.



**REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES**

MARCH 24, 2009

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 24, 2009, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider zoning, heritage and sign by-law amendments.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor George Chow*
Councillor Heather Deal*
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs*
Councillor Tim Stevenson
Councillor Ellen Woodsworth

ABSENT: Councillor David Cadman (Leave of Absence - Civic Business)
Councillor Andrea Reimer (Sick Leave)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

*Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the Zoning and Development By-law, Comprehensive Development District, Sign By-law, and Heritage Designation By-law.

CARRIED UNANIMOUSLY
(Councillor Deal absent for the vote)

~~1. **HERITAGE DESIGNATION: 1050 Odium Drive**~~

~~An application by Robert Mitchell was considered as follows:~~

~~Summary: To preserve and protect the exterior of this heritage house through a heritage designation as part of the Vancouver Heritage Foundation's True Colours Grant program.~~

~~Engineering~~

- ~~(i) Provision of a Transportation Management Plan to the satisfaction of the General Manager of Engineering Services.~~

~~CARRIED UNANIMOUSLY~~



5. TEXT AMENDMENT: 4176 Alexandra Street (York House School)

An application by Julie Paul, York House School, was considered as follows:

Summary: To amend the CD-1 (Comprehensive Development) By-law to increase the limit on enrolment for grades 8 to 12 from 265 to 325 students. The overall enrolment limit (elementary and secondary combined) at Alexandra Street will remain at 600 students. This request follows from the relocation of the school's kindergarten to 3274 East Boulevard.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence had been received on this application since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Anton

THAT the application by York House School to amend the land use section of CD-1 #288 (By-law No. 7045) for 4176 Alexandra Street (PID: 007-993-811; Block 670, Lot 526, Group 1, NWD) to increase the limit on enrolment in grades 8 to 12 from 265 students to 325 students, generally as presented in Appendix A of the Policy Report "CD-1 Text Amendment: 4176 Alexandra Street (York House School)", dated February 17, 2009, be approved.

CARRIED UNANIMOUSLY

(Councillors Chow and Meggs absent for the vote)

~~REZONING: 2980-2990 Nanaimo Street~~

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

~~Summary: To rezone from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit non-market housing for Lu'ma Native Housing Society.~~