



**City of Vancouver** *Zoning and Development By-law*  
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

## **CD-1 (369)**

### *901-967 and 940-990 Seymour Street* **By-law No. 7673**

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

**Effective November 26, 1996**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**Guidelines:**

*901-967 and 940-960 Seymour Street*  
*CD-1 Guidelines*

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

**2** **Uses**

The area shown included within the heavy black outline on Schedule “A” to this By-law and on Schedule “A” to By-law No. 7693 shall be more particularly described as CD-1 (369), 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 [7694; 970107]

- (a) Cultural and Recreational Uses, except Arcades,
- (b) Dwelling Uses,
- (c) Institutional Uses,
- (d) Office Uses,
- (e) Parking Uses,
- (f) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Retail Store,
- (g) Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop — Class B, Restaurant — Class 1, School — Arts or Self-improvement, School — Business. School — Vocational or Trade.
- (h) Print Shop and Production or Rehearsal Studio but limited to the building existing as of November 26, 1996 located on the northeasterly 125 feet of Site 1 shown on the diagram forming part of section 4. 1, and
- (i) Accessory Uses customarily ancillary to the above uses.

**3** **Conditions of Use**

Retail and Service uses shall be limited to the first and second storeys, except that this limitation shall not apply to the building existing as of November 26, 1996 located on the north-easterly 125 feet of Site 1 shown on the diagram forming part of section 4.1.

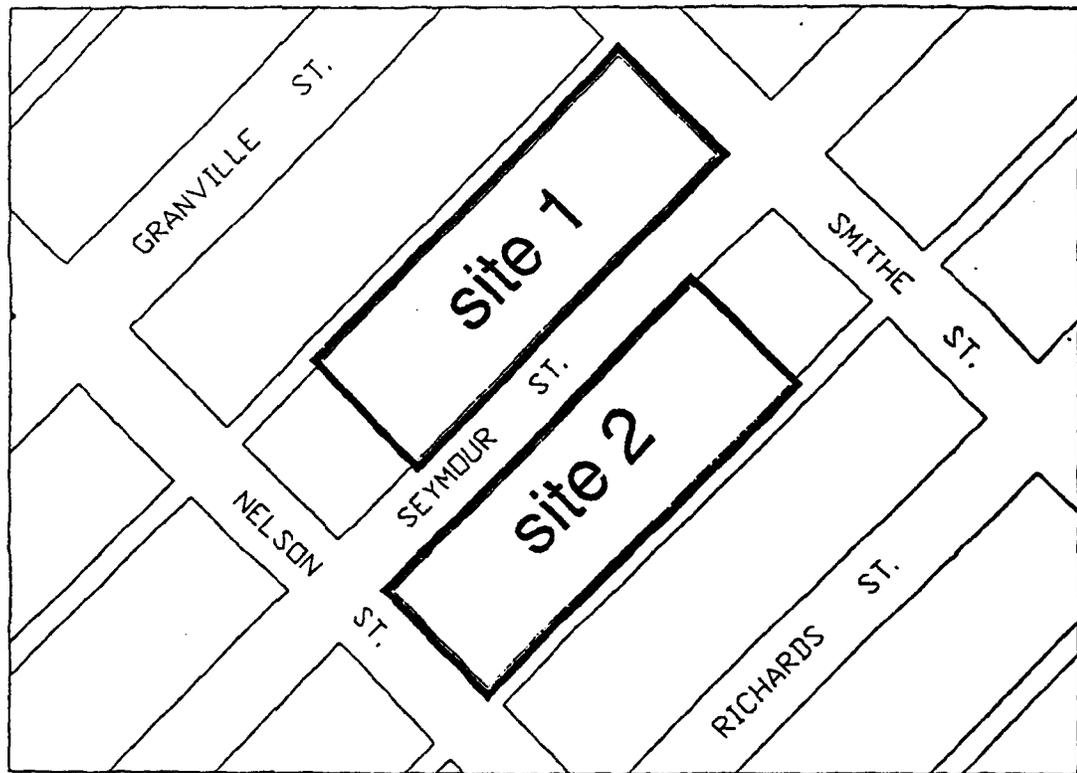
**4** **Floor Space Ratio**

**4.1** The floor space ratio must not exceed 4.41 on Site 1 and 6.71 on Site 2, as shown on the diagram below, except that the following uses shall not in total exceed a floor space ratio of 1.50 on each site:

- (a) cultural and recreational uses;
- (b) institutional uses;
- (c) office uses;
- (d) retail uses; and
- (e) services uses.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7673 or provides an explanatory note.*

Fig. 1: Diagram



For the purposes of computing floor space ratio, the site size for each of Sites 1 and 2 shall be deemed to be 4 168 m<sup>2</sup>, being the parcel sizes at the time of the application prior to rezoning and prior to any dedications.

**4.2** The following will 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.

**4.3** The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls are approved by the Director of Planning;
- (c) 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]

- (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. [8169; 00 03 14]

**4.4** The following may be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.
- (b) interior public space, including atria and other similar spaces. provided that:
  - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup>;
  - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
  - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

**4.5** The following ancillary facilities will be excluded in the computation of floor space ratio provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space ratio or 1 000 m<sup>2</sup>, whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash courts;
- (e) gymnasiums and workout rooms;
- (f) games rooms and hobby rooms;
- (g) day care centres;
- (h) libraries (public);
- (i) other uses of a public service, social or recreational nature which, in the opinion of the Development Permit Board, are similar to the above.

## **5 Bonuses for a Provision of Social and Recreational Facilities**

Where a need for any public, social, or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize an increase in the permitted floor space ratio subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized. the Development Permit Board shall consider:

- (a) the construction cost of the facility;
- (b) any costs to the developer of continuing maintenance required for the facility;
- (c) the rental value of the increased floor area; and
- (d) the value of any authorized relaxation of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

## **6 Height**

The maximum building height measured above the base surface is 64.3 m on Site 1 and 91.5 m on Site 2, except that the Director of Planning may relax the maximum building height on Site 1 where it is demonstrated that such relaxation will not adversely affect Council-adopted guidelines for view corridors.

## **7 Off-Street Parking and Loading**

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) Parking requirements for commercial uses:  
Parking for commercial uses for both the east and west sites is to be provided as per Section 4.3.1, Area II of the Parking By-law. For a designated heritage building, parking shall be provided as per Section 4.4.2.

Section 4.1.9 of the Parking By-law relating to permitting a reduction for shared-use shall apply.

- (b) Parking requirements for residential use:  
Dwelling Uses shall provide a minimum of 0.5 parking space for every dwelling unit less than 65 m<sup>2</sup> gross floor area in size, or a minimum of 1.0 parking space for every dwelling unit greater than or equal to 65 m<sup>2</sup> gross floor area in size, but subject to a maximum of 0.6 spaces for every dwelling unit and one additional space for each 100 m<sup>2</sup> of gross floor area, or 2.3 spaces per dwelling unit, whichever is less.
- (c) Loading requirements for residential uses:  
Loading spaces for residential uses shall be based on one space required for buildings with unit counts of 100-299 units (minimum of one per tower).

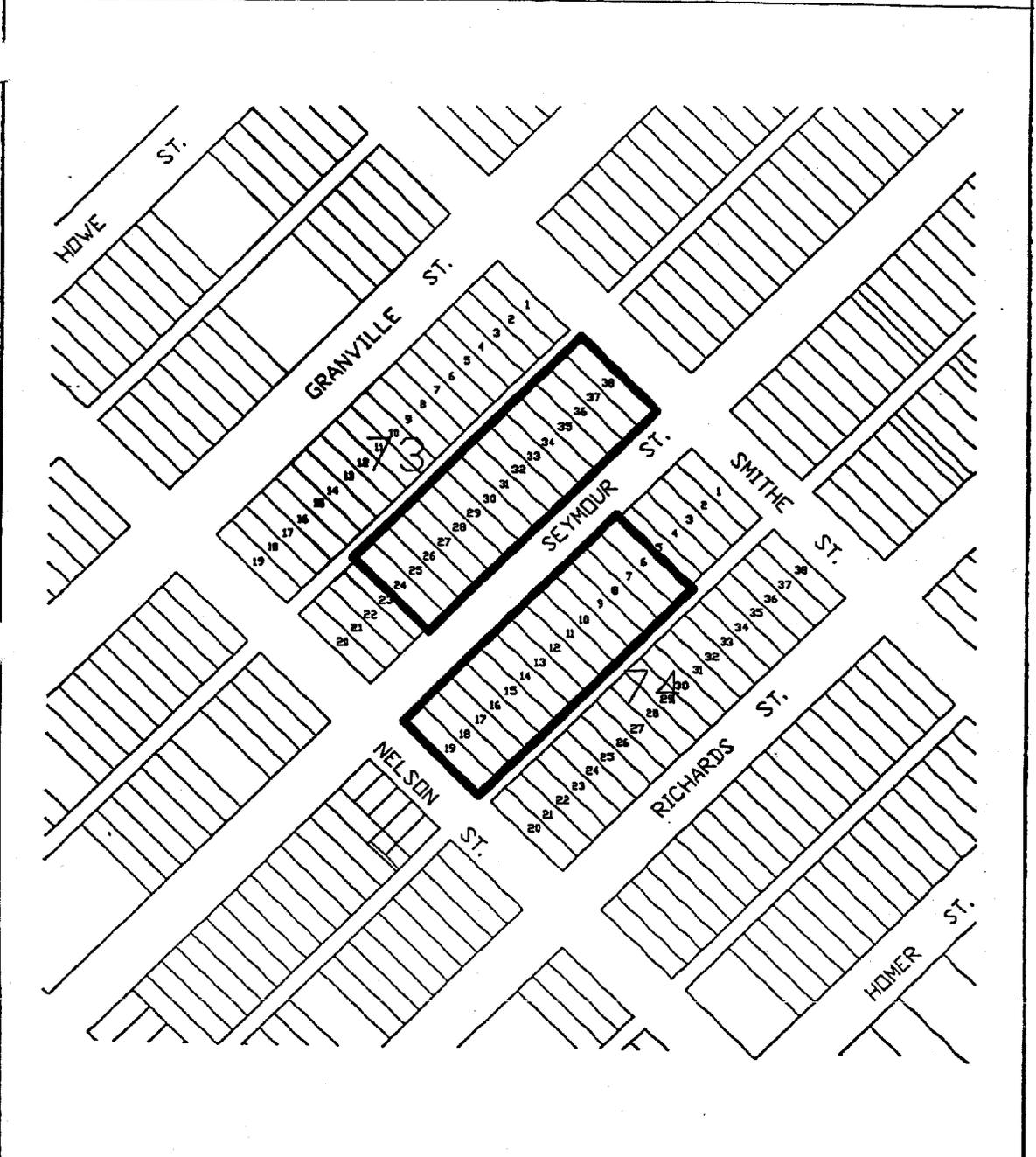
## **8 Acoustics**

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

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 9** *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

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

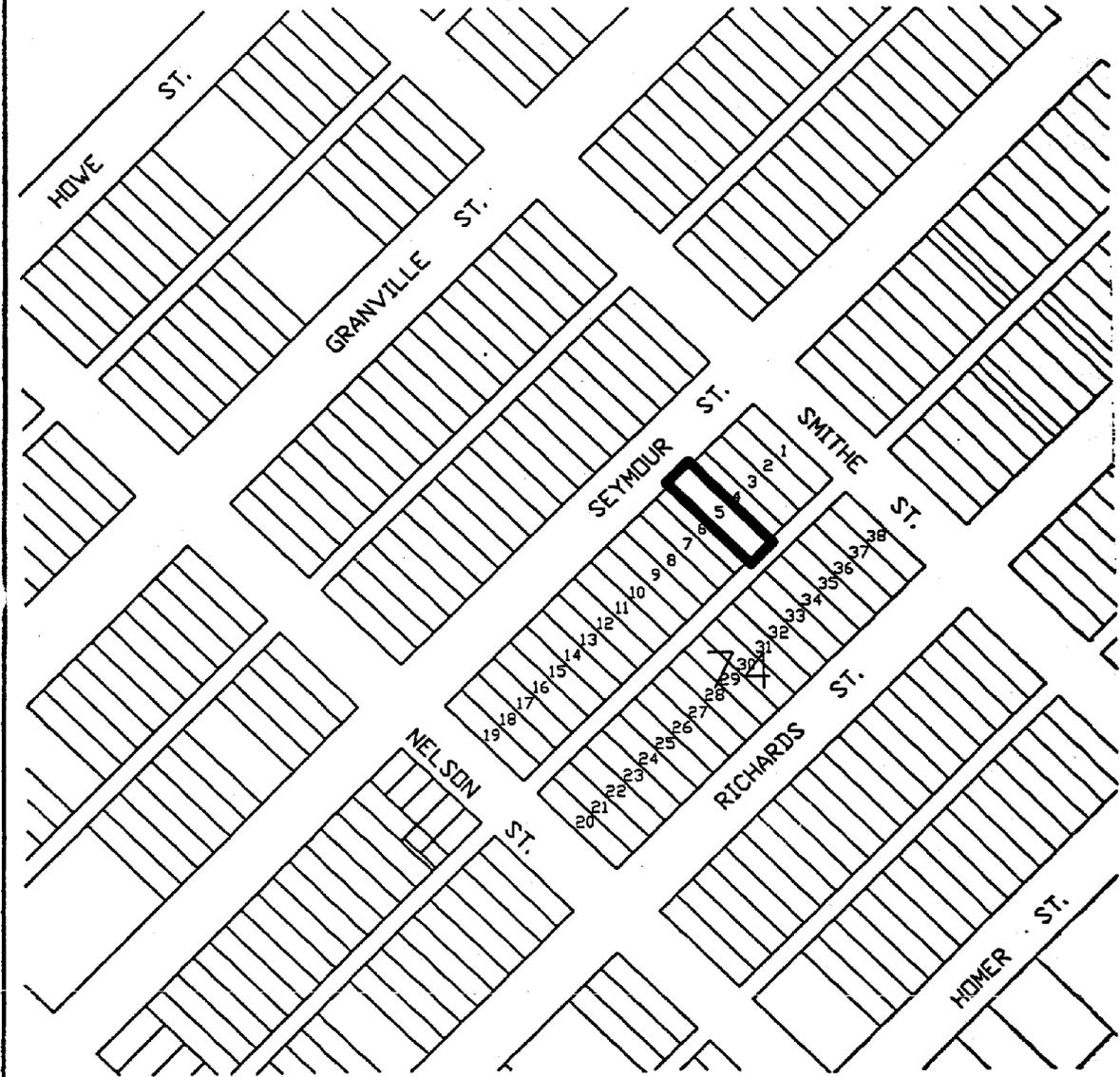


The property outlined in black (—) is rezoned:  
 From **DD** To **CD-1**

Z-454(b)

<b>RZ 901-967 &amp; 940-990 Seymour Street</b> City of Vancouver Planning Department	map: 1 of 1	
	scale: 1:2000	

BY-LAW No. **7693** BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-454(b)(i)**

**RZ 901-967 & 940-990 Seymour Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000



**EXTRACT FROM THE MINUTES OF SPECIAL COUNCIL MEETING  
(PUBLIC HEARING) OF JUNE 27, 1996**

**2(a) Rezoning: 901-967 and 940-990 Seymour Street  
(Dominion Motors Building)**

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An application by Architectura, Waisman Dewar Grout Carter, Inc. was considered as follows:

The proposed rezoning from DD Downtown District to CD-1 Comprehensive Development District, would permit the transfer of 7 125.4 m<sup>2</sup> (76,000 sq. ft.) of developable floor area (heritage bonus and residual density) from 901-967 Seymour Street, across the street to 940-990 Seymour Street, thereby allowing the rehabilitation and heritage designation of the former Dominion Motors Building and preservation of a Council-approved view corridor. Subsequent development of the remaining portions of the two Sites will be generally controlled by Downtown South Guidelines. Amendment to the Sign By-law and other consequential amendments are required.

The Director of Land Use and Development recommended approval of the application, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT, Council, at the time of CD-1 By-law enactment, adopt guidelines entitled "901-67 and 940-90 Seymour Street CD-1 Guidelines", presented at the Public Hearing;
- B. THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Development Permit Board who shall have regard to the following:
  - i) design details to incorporate crime prevention through environmental design (CPTED) principles;
  - ii) provision of recycling/garbage facilities to the satisfaction of Engineering Services;
  - iii) submission of a detailed landscape plan; and
  - iv) submission of an acoustical consultant's report assessing noise impacts on the site in particular noise generated by the adjacent Granville commercial district, recommending noise mitigation measures to achieve noise livability criteria;

Cont'd

Clause No. 2a (cont'd)

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

- i) obtain and submit to the City a letter from the Ministry of Environment indicating that a soils analysis site characterization has been completed by a professional recognized in this field; and provide a legal agreement, which may be registered against the property, at the discretion of the Director of Legal Services, in consultation with appropriate Department Heads, indemnifying the City against any liability which may be incurred by the City as a result of any contamination present on the site and providing a program of remediation as may be deemed necessary and approved by the Ministry of Environment, in a sequence of steps to be prescribed, monitored and certified complete by such a professional and approved by the Ministry;
- ii) execute an agreement, to the satisfaction of the Director of Legal Services, to not discriminate against families with children in the sale of residential units;
- iii) make suitable arrangements, to the satisfaction of the Director of Legal Services and the Approving Officer, to provide for:
  - subdivision of the westerly site into two parcels (Dominion Motors/Staples and remaining); and
  - future consolidation of the easterly site in accordance with a development permit;

(Note to the applicant: Parking for the Dominion Motors site will need to be secured on the adjoining site at the time of subdivision.)
- iv) make suitable arrangements, to the satisfaction of Engineering Services, for any new electrical and telephone services to be undergrounded within and adjacent to the site from the closest, existing suitable service point;

Cont'd

Clause No. 2a (cont'd)

- v) designate the building at 901 Seymour Street (Dominion Motors Building) under Schedule "A" of the City's Heritage By-law;

(NOTE: Prior to enactment of the CD-1 By-law, the registered owner will provide a letter waiving future compensation demands for this designation.)

- vi) execute an agreement, to the satisfaction of the Director of Legal Services in conjunction with the Director of Planning, which will provide for completion of the historically-accurate window replacement on the Dominion Motors Building prior to issuance of occupancy permits on the adjoining site; and
- vii) execute an agreement, to the satisfaction of the Director of Legal Services, to ensure participation in the City of Vancouver public arts program, including the contribution of \$0.95 per sq. ft. (\$10.23 per m<sup>2</sup>) of commercial and residential floor area, and excluding bonused floor area related to heritage preservation, totalling \$379,860.

2(b) Heritage Designation: 901 Seymour Street  
(Dominion Motors Building)

An application by Architectura, Waisman Dewar Grout Carter, Inc. was considered as follows:

The proposed amendment to Heritage By-law No. 4837 would designate the Dominion Motors Building (901 Seymour Street), as protected heritage property.

The Director of Land Use and Development recommended approval of the application, subject to the following condition proposed for adoption by resolution of Council:

That, prior to enactment of the CD-1 By-law for the site, and the enactment of the Heritage By-law, a letter waiving claims for future compensation be signed by the owner, to the satisfaction of the Director of Legal Services.

Cont'd

Clause No. 2b (cont'd)

Also before Council was a memorandum from R. Scobie dated June 27, 1996, which recommended the following amendments to the application before Council:

1. Amend Section 2 (Uses) in the draft By-law with the following additions:
  - . Add Item (f) (Retail Uses) "Furniture or Appliance Store";
  - . Add to Item (g) (Service Uses) "Animal Clinic", "Catering Establishment", "School - Arts or Self-improvement", "School - Business", "School - Vocational or Trade"; and
  - . Add "Print Shop" and "Production Studio" as uses which may be permitted in the existing Dominion Motors building only.
2. Amend Section 4 (Floor Space Ratio) in the draft By-law by changing the floor space ratio for the listed uses from 1.0 to 1.5.
3. Amend Section 7(c) (Off-Street Parking and Loading) by deleting the words "and one space for each of the three towers" and replace with "(minimum of one per tower)".
4. Modify condition of approval 3(iv) to read provide for "historically-accurate replication of the outside appearance of the windows."
5. Amend the Draft CD-1 By-law under Section 6 (Height) by adding the following:

The Director of Planning may relax the height on Site 1, where demonstrated that such relaxation will not adversely affect Council-adopted guidelines for view corridors.
6. Add the following condition of approval to Appendix B:
  - 2(v) submission of additional graphic material to determine compliance of mechanical penthouse with Council-approved view cones.

Cont'd

Clause No. 2b (cont'd)

STAFF OPENING COMMENTS

Mr. Rob Whitlock, Planner, advised this application provides for the transfer of approximately 50,000 square feet of density and 26,000 square feet of residual density, due to a view cone requirement. The approach here involves a CD-1 zoning with guidelines but no specific form of development.

Mr. Whitlock referred to a number of amendments contained in a memorandum from Rick Scobie dated June 27, 1996, which provide greater flexibility for this site. Staff support these amendments because of the importance of securing the retention of the Dominion Motors Building. In addition to the amendments contained in the June 27 memorandum, Mr. Whitlock recommended Section 3 of the draft by-law also be amended to state the Dominion Motors Building is exempted from this section.

Mr. Whitlock noted that issues relating to height of the ceilings in the units and public art contributions will require direction from Council.

APPLICANT OPENING COMMENTS

Mr. Bruce Hamilton, on behalf of the property owners, advised an essential element of this rezoning is the designation of the Dominion Motors building as a heritage property. Council was requested to consider two items in the recommendations which are of concern to the applicant.

The first matter relates to the issue of extra height floors. The Planning Department recommends that any ceiling height over twelve feet be counted at double FSR, while the applicant feels it should be counted at 1.4 FSR, in order to accommodate the development of mezzanines. The staff recommendation will make the project uneconomic, and is unfair because it will treat this property differently than other properties in the Downtown. The ceiling height issue is expected to be before Council for a policy decision shortly, but it is unfair to treat this property differently until the policy has been established.

The second matter relates to the applicant's request that the entire site be exempted from a public art contribution. Mr. Hamilton advised the establishment of a public art contribution is typically set on a case by case basis. The applicants rationale is based on the substantial amount of money already spent on the heritage designation, and the fact the Vancouver Charter does not permit the waiving of Development Cost Levies for the heritage bonus area. This request is consistent with other precedents in the City.

Cont'd

Clause No. 2 (cont'd)

SUMMARY OF CORRESPONDENCE

A review of the correspondence indicated one letter supporting the application and one letter opposing the application.

SPEAKERS

Mr. E.R. Shymka, adjoining property owner, expressed support for the application, and suggested the same type of flexibility be extended to his adjoining property when it is redeveloped.

Mr. Brad Holme advised that with respect to the ceiling issue, this has been an issue that staff have been working on for over a year, and no report has been forthcoming to Council. This is creating uncertainty in the market, and staff should be requested to bring forward this policy report as soon as possible.

APPLICANT CLOSING COMMENTS

Mr. Hamilton reiterated this application will retain the Dominion Motors Building, which was deemed by the City to be a valuable objective. The concessions being granted in exchange for this designation are not out of the ordinary.

STAFF CLOSING COMMENTS

Mr. Rob Whitlock advised staff recommend approval of this application, noting the preservation of the Dominion Motors Building is the prime focus here.

Responding to questions from members of Council concerning the issue of ceiling heights, Mr. Whitlock advised that if Council has reservations concerning the staff proposal of double counting FSR for floor to ceiling heights greater than 12 feet, then staff recommend this clause be deleted at this time.

Responding to questions about noise at this location and the impact on future residents, Mr. Whitlock advised the Police Department recommendation that potential occupants sign a covenant advising they are aware this is a noisy area, is not supported by the Law Department. Instead staff recommend they be instructed to review the issue of noise relating to the abutting Entertainment District at the Development Permit stage.

Cont'd

Clause No. 2 (cont'd)

COUNCIL DISCUSSION

During debate on this issue, Council members expressed concern with being required to make a decision on the ceiling height issue at this time, before Council policy has been set in this area. After receiving assurances from staff that this is a CD-1 rezoning, and this decision will not prejudice the policy, Council was in agreement that twelve foot ceiling heights should not be encouraged in this application, because they will result in illegal and unlivable mezzanines being developed in the future.

Council was also in agreement that the issue of noise must be carefully considered, noting that perspective occupants will be voluntarily residing in a busy traffic area and an area abutting the Entertainment District. It was agreed staff should further review this matter at the Development Permit stage.

MOVED by Cllr. Price,

THAT this application be approved, subject to the conditions as set out in this minute of the Public Hearing, and subject to the amendments set out in the memorandum from R. Scobie dated June 27, 1996, and subject to amendment to Section 3 of the draft by-law to state the Dominion Motors Building is exempted from this section, and subject to the removal of the following clause from Section 4.2 of the draft by-law:

"Residential floor areas with a ceiling height greater than 3.7 m shall be counted twice for the purposes of calculating floor space ratio."

- CARRIED UNANIMOUSLY

901-967 and 940-990 Seymour Street

BY-LAW NO. **7673**

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-454(b) 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(369), 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) Cultural and Recreational Uses, except Arcades,
- (b) Dwelling Uses,
- (c) Institutional Uses,
- (d) Office Uses,
- (e) Parking Uses,
- (f) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Retail Store,
- (g) Service uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Bed and Breakfast Accommodation, Catering Establishment, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio.

Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-improvement, School - Business, School - Vocational or Trade,

- (h) Print Shop and Production or Rehearsal Studio but limited to the building existing as of November 26, 1996 located on the north-easterly 125 feet of Site 1 shown on the diagram forming part of section 4.1, and
- (i) Accessory Uses customarily ancillary to the above uses.

### 3. Conditions of Use

Retail and Service uses shall be limited to the first and second storeys, except that this limitation shall not apply to the building existing as of November 26, 1996 located on the north-easterly 125 feet of Site 1 shown on the diagram forming part of section 4.1.

### 4. Floor Space Ratio

4.1 The floor space ratio must not exceed 4.41 on Site 1 and 6.71 on Site 2, as shown on the diagram below, except that the following uses shall not in total exceed a floor space ratio of 1.50 on each site:

- (a) cultural and recreational uses;
- (b) institutional uses;
- (c) office uses;
- (d) retail uses; and
- (e) services uses.

DIAGRAM



For the purposes of computing floor space ratio, the site size for each of Sites 1 and 2 shall be deemed to be 4 168 m<sup>2</sup>, being the parcel sizes at the time of the application prior to rezoning and prior to any dedications.

4.2 The following will 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.

4.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing and contribute to the amenity or environment of the Downtown District, provided that the total area of all exclusions does not exceed eight percent of the provided residential floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls are approved by the Director of Planning;
- (c) 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
- (d) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m<sup>2</sup> per dwelling unit.

4.4 The following may be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed;
- (b) interior public space, including atria and other similar spaces, provided that

- (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 600 m<sup>2</sup>,
- (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use, and
- (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

4.5 The following ancillary facilities will be excluded in the computation of floor space ratio provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space ratio or 1 000 m<sup>2</sup>, whichever is the lesser:

- (a) saunas;
- (b) tennis courts;
- (c) swimming pools;
- (d) squash courts;
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- (f) games rooms and hobby rooms;
- (g) day care centres;
- (h) libraries (public);
- (i) other uses of a public service; social or recreational nature, which, in the opinion of the Development Permit Board, are similar to the above.

#### 5. Bonuses for a Provision of Social and Recreational Facilities

Where a need for any public, social, or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize an increase in the permitted floor space ratio, subject to prior approval by City Council.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider

- (a) the construction cost of the facility,
- (b) any costs to the developer of continuing maintenance required for the facility,
- (c) the rental value of the increased floor area, and
- (d) the value of any authorized relaxation of other restrictions.

If appropriate, such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.

## 6. Height

The maximum building height measured above the base surface is 64.3 m on Site 1 and 91.5 m on Site 2, except that the Director of Planning may relax the maximum building height on Site 1 where it is demonstrated that such relaxation will not adversely affect Council-adopted guidelines for view corridors.

## 7. Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) Parking requirements for commercial uses

Parking for commercial uses for both the east and west sites is to be provided as per Section 4.3.1, Area II, of the Parking By-law. For a designated heritage building, parking shall be provided as per Section 4.4.2.

Section 4.1.9 of the Parking By-law relating to permitting a reduction for shared-use shall apply.

- (b) Parking requirements for residential use

Dwelling Uses shall provide a minimum of 0.5 parking space for every

dwelling unit less than 65 m<sup>2</sup> gross floor area in size, or a minimum of 1.0 parking space for every dwelling unit greater than or equal to 65 m<sup>2</sup> gross floor area in size, but subject to a maximum of 0.6 spaces for every dwelling unit and one additional space for each 100 m<sup>2</sup> of gross floor area, or 2.3 spaces per dwelling unit, whichever is less.

(c) Loading requirements for residential uses

Loading spaces for residential uses shall be based on one space required for buildings with unit counts of 100 - 299 units (minimum of one per tower).

8. Acoustics

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

<u>PORTIONS OF DWELLING UNITS</u>	<u>NOISE LEVELS (DECIBELS)</u>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

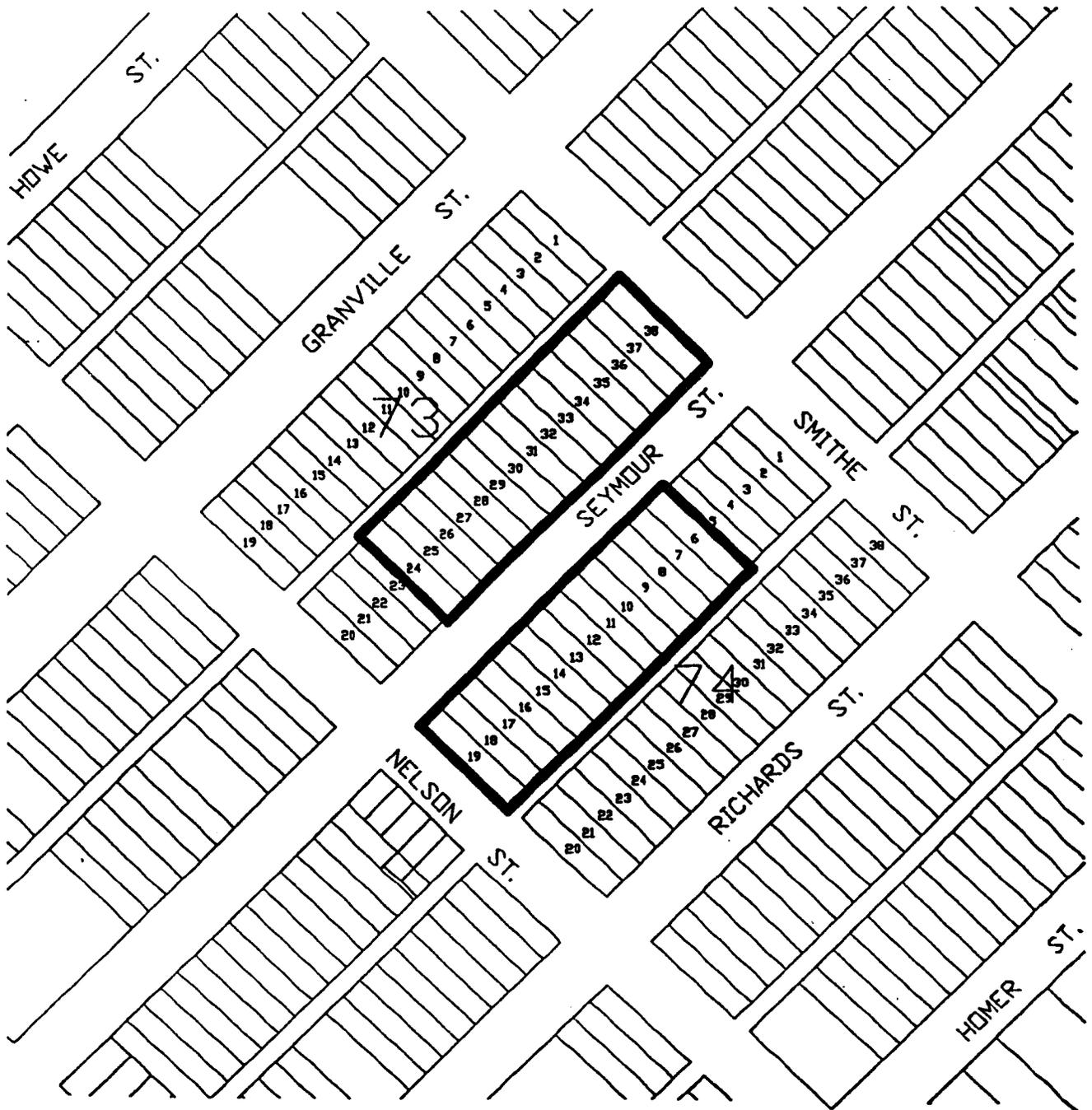
9. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 26th day of November  
1996.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

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



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

**Z-454(b)**

**RZ 901-967 & 940-990 Seymour Street**

**City of Vancouver Planning Department**

map: 1 of 1

scale: 1:2000



BY-LAWS (CONT'D)

Councillor Kennedy declared a Conflict of Interest on By-law 14, and left the meeting.

- 14. A By-law to amend By-law No. 3575,  
being the Zoning & Development  
By-law (901-967 and 940-990  
Seymour Street - Rezoning DD to CD-1)

MOVED by Cllr. Hemer,  
SECONDED by Cllr. Bellamy,  
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. Hemer,  
SECONDED by Cllr. Bellamy,  
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

---

(COUNCILLORS KENNEDY, KWAN AND PUIL WERE EXCUSED FROM VOTING ON BY-LAW 14)

Councillor Kennedy returned from Conflict of Interest at this point in the proceedings.

- 15. A By-law to amend Schedule A to  
By-law 6650, being the False Creek  
North Official Development Plan  
(Beach Neighbourhood East)

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

MOTIONS

A. Arcade Guidelines

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "Arcade Guidelines" be adopted by Council for use by applicants and staff for development applications for an arcade, including any redevelopment of the premise.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (East 2 ft. of Lot 49, Block 13, D.L. 352, Plan 1515)

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT WHEREAS the registered owner will be conveying to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

City of Vancouver  
Parcel Identifier: 008-591-393  
The East 2 feet of  
Lot 49  
Block 13  
District Lot 352  
Plan 1515

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT RESOLVED that the above described lands, upon conveyance, are hereby accepted and allocated for lane purposes and declared to form and to constitute a portion of a lane.

- CARRIED UNANIMOUSLY

C. CD-1 Guidelines:  
901-967 and 940-990 Seymour St.

MOVED by Cllr. Sullivan,  
SECONDED by Cllr. Chiavario,

THAT the document entitled "901-967 and 940-990 Seymour Street CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 901-967 and 940-990 Seymour Street.

- CARRIED UNANIMOUSLY

BY-LAW NO. 7668

A By-law to designate heritage property,  
and to amend  
By-law No. 4837,  
being the Heritage By-law

WHEREAS Council considers that property consisting of a commercial building formerly known as the Dominion Motors Building and having the civic address of 901 Seymour Street has heritage value or heritage character, as defined in section 2 of the Vancouver Charter, and that its designation is necessary or desirable for its conservation;

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

1. The commercial building formerly known as the Dominion Motors Building with a civic address of 901 Seymour Street is hereby designated in whole as protected heritage property under the provisions of Section 593 of the Vancouver Charter.
2. Schedule A to By-law No. 4837 is amended by adding the following:  

"126. Commercial Building (Dominion Motors Building)	901 Seymour Street, Vancouver, B.C.	Lots 34 to 38, Block 73, District Lot 541, Plan 210 (PID: 015-456-935; 015-456-951; 015-456-978; 015-457-001 and 015-457- 010)"
---	--	--

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

DONE AND PASSED in open Council this 26th day of November  
1996.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of By-law passed by the Council of the City of Vancouver on the 26th day of November 1996, and numbered 7668.

CITY CLERK

BY-LAWS (CONT'D)

- 8. A By-law to amend By-law No. 6510,  
being the Sign By-law  
(Sign By-law - Various Sites)

MOVED by Cllr. Price,  
 SECONDED by Cllr. Chiavario,  
 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. Price,  
 SECONDED by Cllr. Chiavario,  
 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

- 9. A By-law to Designate Heritage  
Property, and to amend By-law No.  
4837, being the Heritage By-law  
(Designation of 901 Seymour Street)

MOVED by Cllr. Price,  
 SECONDED by Cllr. Chiavario,  
 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. Price,  
 SECONDED by Cllr. Chiavario,  
 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



# COMMUNITY SERVICES GROUP

## Planning - Land Use and Development Policies and Guidelines

City of Vancouver 453 West 12th Avenue, Vancouver, British Columbia V5Y 1V4 (604) 873 - 7344 Fax (604) 873 - 7060

### 901 - 967 and 940 - 990 Seymour Street CD-1 Guidelines

*Adopted by City Council November 26, 1996*

#### Application and Intent

The following guidelines are to be used in the assessment of development permit applications involving the sites shown below:

- (i) Downtown South Goals and Policies; and
- (ii) Downtown South Guidelines (excluding Granville Street).

Application of these guidelines will be relaxed where the CD-1 By-law provides regulations which vary from those contained in the respective guidelines.



BY-LAW NO. 7688

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

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

1. Schedule B to By-law No. 6510 is amended in subclause (i) of  
clause (d) of section 1.0 by deleting the words "I-1 and" and substituting  
the words "I-1, I-2 and".

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

"201 Burrard St.	CD-1(363)	7679	B(DD)
501 Bute St.	CD-1(364)	7681	B(DD)
301 Jervis St.	CD-1(365)	7677	B(DD)
500 Pacific St.	CD-1(366)	7675	B(DD)
901-967 and 940-990 Seymour St.	CD-1(369)	7673	B(DD)"

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

DONE AND PASSED in open Council this 10th day of December  
1996.

"(signed) Philip W. Owen"

Mayor

"(signed) Maria C. Kinsella"

City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the  
City of Vancouver on the 10th day of December 1996, and numbered 7688.

CITY CLERK"

## ADMINISTRATIVE REPORT

Date: December 13, 1996  
Dept. File No. WB

**TO:** Vancouver City Council  
**FROM:** Director of Land Use and Development  
**SUBJECT:** Form of Development: 955 Seymour Street  
D.E. 401484 - CD-1 By-law Number 7673  
Owner of Development - DTS Investments Corp.

### **RECOMMENDATION**

**THAT** the approved form of development for 955 Seymour Street, being a portion of the CD-1 zoned sites known as 901-967 and 940-990 Seymour Street, be generally approved as illustrated in Development Application Number DE401484, prepared by Kasian Kennedy Design Partnership and stamped "Received, City Planning Department October 23, 1996", 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.

### **GENERAL MANAGER'S COMMENTS**

The General Manager of Community Services **RECOMMENDS** approval of the foregoing.

### **COUNCIL POLICY**

There is no applicable Council policy except that Council did approve a rezoning of this site, following a Public Hearing.

### **PURPOSE**

In accordance with Charter requirements, this report seeks Council's approval for the form of development for a portion of the above-noted CD-1 zoned sites.

### **SITE DESCRIPTION AND BACKGROUND**

At the conclusion of a Public Hearing on June 27, 1996, City Council approved a rezoning of this site and some adjacent lands from Downtown District (DD) to CD-1. CD-1 By-law Number 7673 was (901-967 and 940-990 Seymour Street CD-1 Guidelines) were also adopted by Council resolution at that time. These guidelines formally apply the Downtown South Guidelines (excluding Granville Street) to developments proposed on these CD-1 sites.

The subject site is one of three which make-up the overall CD-1 Zone and is situated adjacent to the site of the Dominion Motors Building (901 Seymour Street) which has now been designated a Municipal Heritage Building as a condition of the rezoning. The refurbishing of the Dominion Motors Building will be the subject of a future development application. In addition, the CD-1 By-law permits a transfer of density from 901-967 Seymour Street to the third site across the street at 940-990 Seymour Street, and development of this site will also be the subject of a future application.

The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number DE401484. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to permit issuance.

#### DISCUSSION

The proposal involves the construction of a thirteen-storey mixed-use building containing retail on the ground floor and a total of 170 residential dwelling units.

At the request of the applicant, and with support from staff, a specific form of development was not put forth at Public Hearing. Staff believed there was sufficient development control within the CD-1 By-law regulations and the Downtown South Guidelines to eliminate the need for a form of development proposal at Public Hearing. The proposed development has now been assessed against the CD-1 By-law and Council-approved Guidelines and responds to the stated objectives.

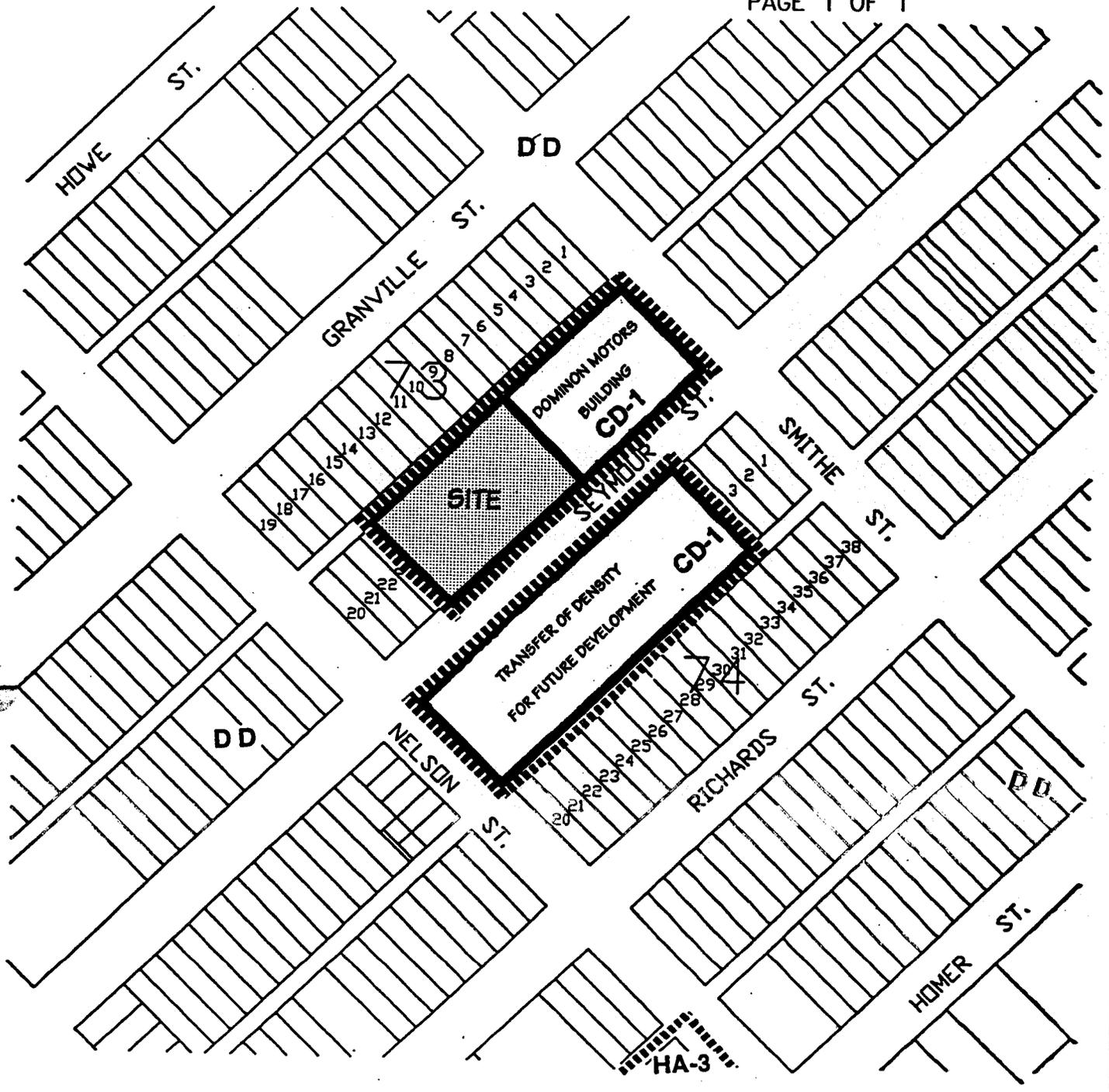
With regard to possible noise impacts from the nearby Granville Street entertainment district (raised during Council's discussion of this rezoning), an acoustical consultant's report has been submitted which assesses noise impacts on the site and recommends noise mitigation measures to achieve acceptable noise criteria for residential dwelling units. The applicant has undertaken to incorporate these measures into the design of the building and staff will ensure that the final building design meets this criterion and provides an adequate ventilation system as an alternative to opening windows during the summer months. In the absence of a general Council policy, the Development Permit Board chose to not require a right-of-way over this site for noise and related nuisance from adjacent entertainment uses along Granville Street.

Simplified plans, including a site plan and elevations of the proposal, have been included in Appendix 'B'.

**CONCLUSION**

The Development Permit Board has approved Development Application Number DE401484, subject to various conditions to be met prior to the issuance of the development permit. One of these conditions is that the form of development first be approved by Council.

\* \* \*



----- zoning boundary

955 SEYMOUR STREET	DE401484	Date NOV. 28 1996	↑
		Drawn BP	
City of Vancouver Planning Department		Scale NTS	

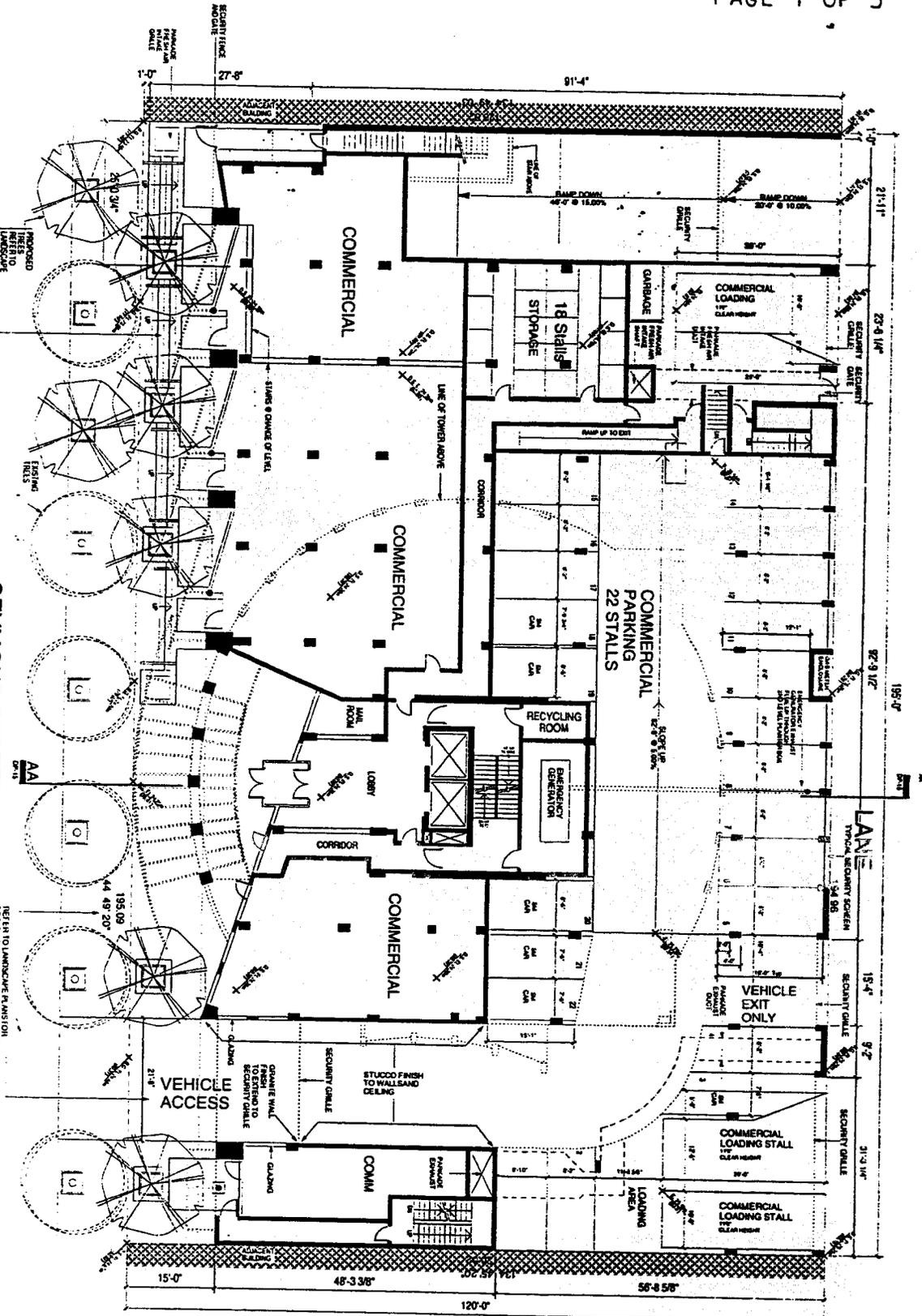
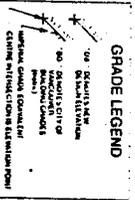
NOTE: ASSUMED AND ESTIMATED COSTS FOR REPAIRS TO THE COMMERCIAL AND RESIDENTIAL PORTIONS OF THE BUILDING.

NOTE: STAIRWAYS AND CONCRETE IN WALLS TO BE DESIGNED TO DISCHARGE SHOCK LOADS.

SEYMOUR STREET

HEIGHT TO LANDSCAPE IN ANTI-SLOTTED TREATMENTS TO DISCHARGE SURFACES

GRADE LEGEND



DP-0613

Ground Floor

Seymour Street Development

Pacific City Land Corp

Architects: Kestria Kennedy Design Partnership

Interior Designers: Hal Flannery

3001189 Hwy Garage S

Phone: 813 855 412

Fax: (813) 855 2827

Tel: (813) 853 1115





940 Seymour Street

BY-LAW NO. **7693**

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-454(b)(i) 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 7th day of January  
1997.

"(signed) Philip W. Owen"

\_\_\_\_\_  
Mayor

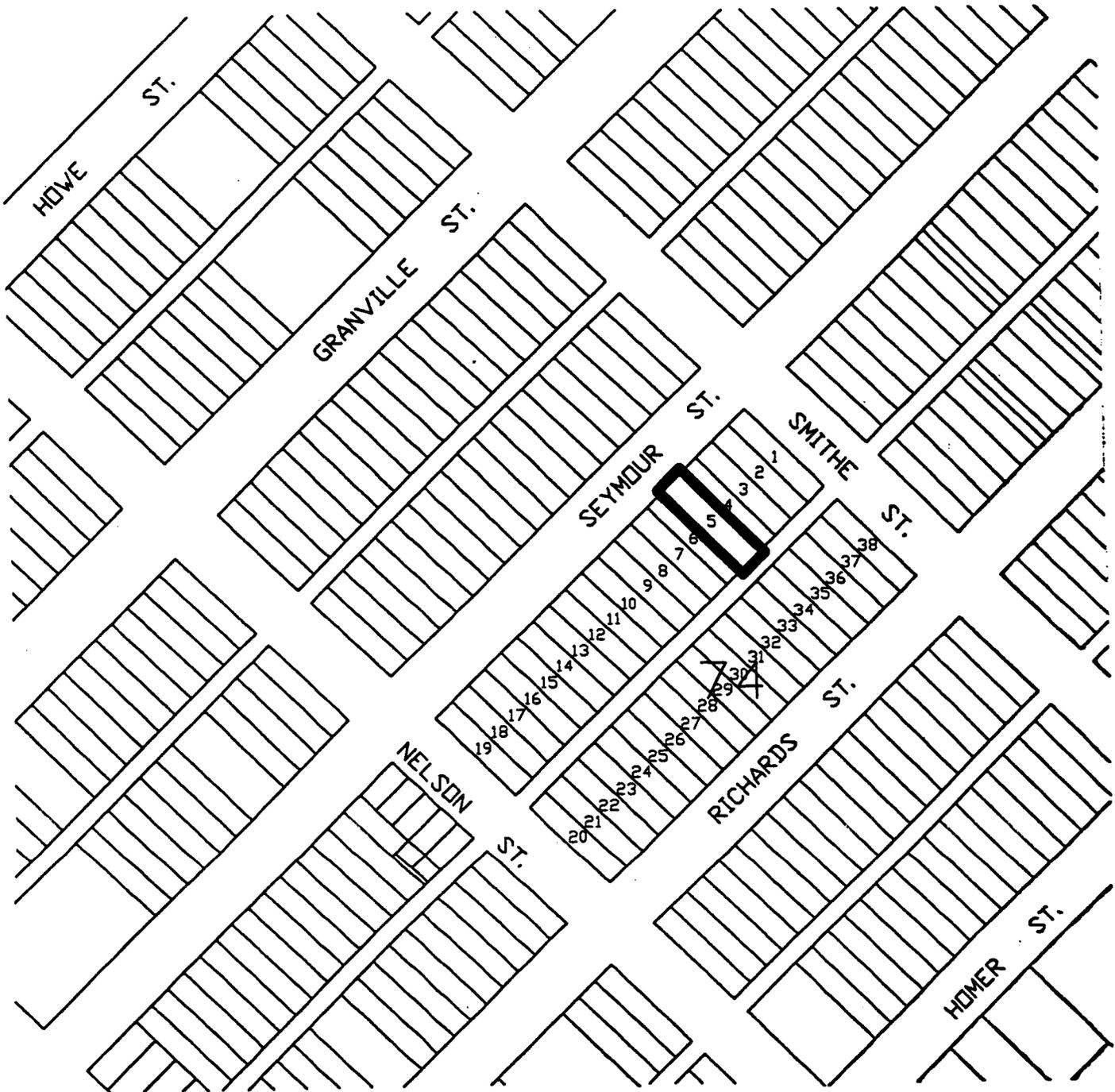
"(signed) Maria C. Kinsella"

\_\_\_\_\_  
City Clerk

"I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 7th day of January 1997, and numbered 7693.

CITY CLERK"

BY-LAW No. **7693** BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-454(b)(i)**

**RZ 901-967 & 940-990 Seymour Street**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000



940 Seymour Street

BY-LAW NO. **7694**

A By-law to amend  
By-law No. 7673,  
being a By-law which amended  
the Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 7673 is amended by inserting immediately  
after the words "Schedule "A"" the following:

"to this By-law and on Schedule "A" to By-law No. **7693**".

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

DONE AND PASSED in open Council this 7th day of January  
1997.

"(signed) Philip W. Owen"  
Mayor

"(signed) Maria C. Kinsella"  
City Clerk

"I hereby certify that the foregoing is a correct copy of a  
By-law passed by the Council of the City of Vancouver on the  
7th day of January 1997, and numbered 7694.

CITY CLERK"

**BY-LAWS (CONT'D)**

4. **A By-law to amend By-law No. 3575, being the Zoning and Development By-law [(Rezoning: 940 Seymour Street DD to CD-1 - Addition of Missed Parcel from 901-967 and 940-990 Seymour St. (Dominion Motors))]**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Price,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Price,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

**BY-LAWS (CONT'D)**

- 5. **A By-law to amend By-law No. 7673, being a By-law which amended the Zoning and Development By-law by rezoning an area to CD-1 (CD-1 Text Amendment - By-law No. 7673 - 901-967 and 940-990 Seymour Street [(Dominion Motors) - Addition of Missed Parcel])**

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

CITY OF VANCOUVER



MEMORANDUM

RECEIVED	
PLANNING DEPARTMENT	
JAN 8 1997	
NUMBER	T 0147
REFERRED TO	FAS
COPY TO	(RJ)
ANSWER REQ'D	

Date: January 8, 1997  
Refer File: 5307-3

From: CITY CLERK'S OFFICE

To: Ken Dobell, City Manager  
Ted Droettboom, General Manager of Community Services  
Rick Scobie, Director of Land Use & Development  
Bill Boons, Land Use & Development Division

CD-1 (369)

Subject: Form of Development: 955 Seymour Street  
D.E. 401484 - CD-1 By-law Number 7673  
Owner of Development - DTS Investments Corp.

---

On January 7, 1997, Vancouver City Council approved the following recommendation contained in a December 13, 1996 Administrative Report (A4):

THAT the approved form of development for 955 Seymour Street, being a portion of the CD-1 zoned sites known as 901-967 and 940-990 Seymour Street, be generally approved as illustrated in Development Application Number DE401484, prepared by Kasian Kennedy Design Partnership and stamped "Received, City Planning Department October 23, 1996", 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.

Shobha Rae  
Committee Clerk

SRae:dmy

Letter to: Michael McDonald  
Kasian Kennedy Design Partnership  
980-1188 West Georgia Street  
Vancouver V6E 4A2

**CITY MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)**

- 3. **Janitorial Services at 2120 Cambie Street**  
**December 11, 1996**

File: 1801-1

MOVED by Cllr. Bellamy,

THAT Council award the contract for janitorial services at 2120 Cambie Street to the Building Management unit of Corporate Services for a three year term commencing on January 1, 1997 at an all-in cost of \$450,000 (\$150,000 per annum). The funding source for the contract is the Police Department's operating budget.

- CARRIED

(Councillor Puil opposed)

Staff were instructed to provide Council with background information on the criteria for pre-qualifying companies to bid on this contract.

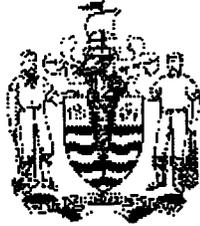
- 4. **Form of Development: 955 Seymour Street**  
**D.E. 401484 - CD-1 By-law Number 7673**  
**Owner of Development - DTS Investments Corp.**  
**December 13, 1996**

File: 5307-3

MOVED by Cllr. Price,

THAT the approved form of development for 955 Seymour Street, being a portion of the CD-1 zoned sites known as 901-967 and 940-990 Seymour Street, be generally approved as illustrated in Development Application Number DE401484, prepared by Kasian Kennedy Design Partnership and stamped "Received, City Planning Department October 23, 1996", 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.

- CARRIED UNANIMOUSLY



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

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

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

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

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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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"



CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES  
NOVEMBER 20, 2003

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 2003, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law and to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

**PRESENT:** Mayor Larry Campbell  
Councillor David Cadman  
Councillor Peter Ladner  
Councillor Raymond Louie  
Councillor Tim Louis  
Councillor Anne Roberts  
Councillor Tim Stevenson  
\*Councillor Sam Sullivan  
Councillor Ellen Woodsworth

**ABSENT:** Councillor Fred Bass (Leave of Absence - Civic Business)  
Councillor Jim Green (Civic Business)

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louis  
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Campbell in the Chair, to consider proposed amendments to the Zoning and Development By-law, Official Development Plans, Sign By-law, to designate property as protected heritage property and to enter into a Heritage Revitalization Agreement.

CARRIED UNANIMOUSLY

**1. Text Amendment: Zoning and Development By-law, CD-1s, and Official Development Plans**

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

Summary: Housekeeping amendments to the Zoning and Development By-law, including CD-1s and Official Development Plans.

The Director of Current Planning recommended approval.

**Staff Comments**

Dave Thomsett, Senior Planner, Rezoning Centre, was present to respond to questions.

#### **Summary of Correspondence**

No correspondence was received since the date the application was referred to Public Hearing.

#### **Speakers**

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

#### **Council Decision**

MOVED by Councillor Louis

THAT the application by the Director of Current Planning to amend the Zoning & Development By-law, CD-1 By-laws and Official Development Plans generally as set out in Appendices A & B of the Policy Report "Miscellaneous Text Amendments: Zoning and Development By-law, CD-1 By-laws, and Official Development Plans, Zoning and Development Fee By-law and Policies and Guidelines" dated September 23, 2003, be approved.

CARRIED UNANIMOUSLY  
(Councillor Sullivan absent for the vote)

**BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Louie

THAT Council, except for those members excused as noted in the agenda, enact the by-laws listed on the agenda for this meeting as numbers 1 to 11 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text amendments) (By-law No. 8758)
2. A By-law to amend By-law Nos. 6180, 6320, and 8587 which amended Zoning and Development By-law No. 3575 by rezoning certain areas to CD-1 (By-law No. 8759)
3. A By-law to amend miscellaneous CD-1 By-laws (re miscellaneous text and residential storage amendments) (By-law 8760)

(Councillors Bass, Green and Sullivan excused from voting)

4. A By-law to amend Zoning and Development By-law No. 3575 (re miscellaneous text and residential storage amendments) (By-law 8761)

(Councillors Bass, Green and Sullivan excused from voting)

5. A By-law to amend Downtown District Official Development Plan By-law No. 4912, Downtown-Eastside/Oppenheimer District Official Development Plan By-law No. 5532, and Southeast Granville Slopes Official Development Plan By-law No. 5752 (By-law 8762)

(Councillors Bass, Green and Sullivan excused from voting)

6. A By-law to amend Solid Waste and Recycling By-law No. 8417 to regulate certain 2004 utility fees and miscellaneous amendments (By-law 8763)

7. A By-law to amend Water Works By-law No. 4848 (2004 Fees and miscellaneous amendments) (By-law 8764)

8. A By-law to authorize the borrowing of certain sums of money from January 8, 2004 to January 7, 2005 pending the collection of real property taxes (By-law No. 8765)

9. A By-law to amend By-law No. 8093, being the Sewer and Watercourse By-law (Establishment of 2004 Sewer Use and Connection Rates) (By-law No. 8766)

10. A By-law to amend License By-law No. 4450 re 2004 marina operator fee increases

(By-law No. 8767)

11. A By-law to amend Impounding By-law No. 3519 (2004 Charges re Towing Service Contract) (By-law 8768)