



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (380)

*2176 West 10th Avenue, 2179 West 11th Avenue  
and 2625-27 Arbutus Street*

*By-law No. 7879*

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

***Effective November 5, 1996***

*(Amended up to and including By-law No. 9281, dated May 16, 2006)*

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 Intent

The intent of this By-law is to permit development with residential and commercial uses, in a form which complements, and is compatible with, the character of adjacent areas.

Development shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of development of adjacent areas in Kitsilano;
- (b) provide for commercial uses on Arbutus Street;
- (c) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (d) provide links to adjacent areas; and
- (e) provide adequate on-site parking and loading spaces for all uses.

3 Uses

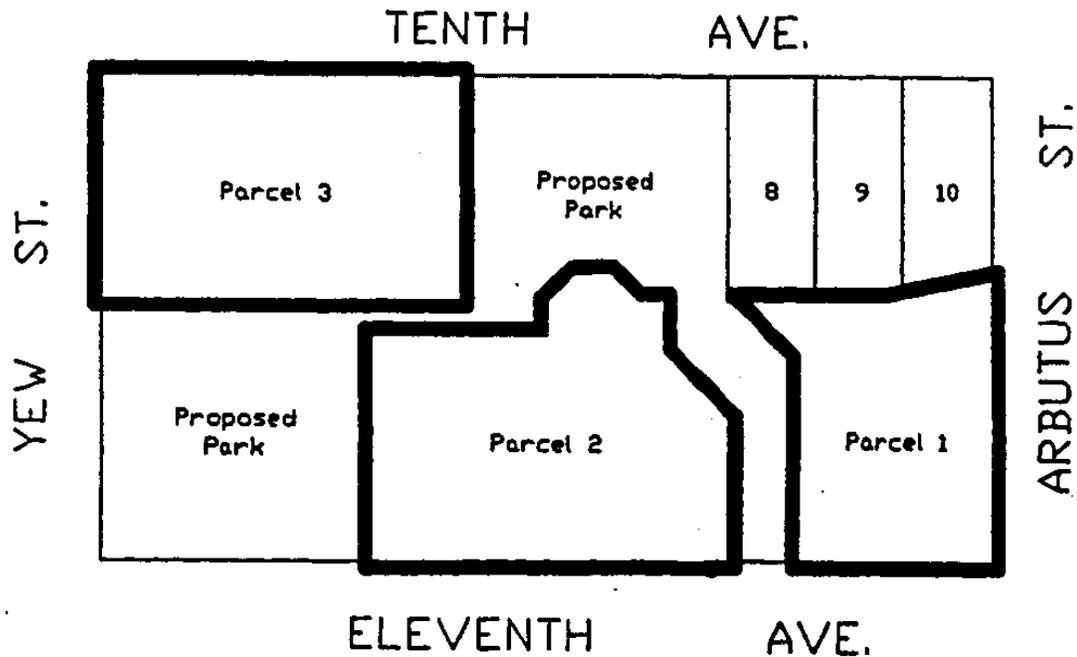
The three areas shown included within the heavy black outlines on Schedule “A” shall be collectively more particularly described as CD-1(380). and the only uses permitted within the outlined areas. subject to such conditions as Council may by resolution prescribe. and the only uses for which development permits will be issued are:

- (a) Child Day Care Facility.
- (b) Cultural and Recreational Uses.
- (c) Dwelling Units, 25 percent of which shall consist of two or more bedrooms and be designed generally in accordance with the Council adopted “High-Density Housing for Families with Children Guidelines”.
- (d) Commercial, Service, and Parking Uses, but limited to Parcel 1 as shown in Diagram 1, and limited to the following: [9281; 06 05 16]
  - (i) Office Uses,
  - (ii) Parking Garage, [9281; 06 05 16]
  - (iii) Retail Uses, but not including Adult Retail Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer, and [9281; 06 05 16]
  - (iv) Service Uses, but not including Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photo finishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop, [9281; 06 05 16]
- (e) Accessory Uses customarily ancillary to the above uses, and
- (f) Interim Uses and Accessory Uses customarily ancillary thereto. provided that:
  - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
  - (ii) the Development Permit Board is satisfied that the use can be easily removed, and is of low intensity or low in capital investment,
  - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the parcels, and
  - (iv) development permits are limited in time to periods not exceeding three years.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7879 or provides an explanatory note.*

- 4 Parcels  
There will be three parcels, generally as illustrated in Diagram 1.

**Diagram 1**



5 Floor Space Ratio

- 5.1 For the purposes of calculating floor space ratio, parcel areas shall be defined as indicated in Table 1.

**Table 1 - Area of Parcels**

	Parcel 1	Parcel 2	Parcel 3
<b>Parcel Area</b>	1 535.3 m <sup>2</sup>	2 389.0 m <sup>2</sup>	2 322.5 m <sup>2</sup>

- 5.2 The Development Permit Board may permit a maximum floor space ratio for each parcel as indicated in Table 2, provided that it first considers:

- (a) all applicable policies and guidelines adopted 'by Council;
- (b) the bulk, location and overall design of a building and its effect on the site, surrounding buildings and streets;
- (c) the design and liveability of any dwelling uses; and
- (d) the provision of open space, including private patios and balconies, and useable common areas.

**Table 2 - Floor Space Ratio**

	Parcel 1	Parcel 2	Parcel 3
<b>Maximum permitted Floor Space Ratio</b>	2.00	3.15	2.11

**5.3** 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 area and included in the measurements for each floor at which they are located.

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

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
- (d) amenity areas, accessory to a residential use, including recreation facilities and meeting rooms, provided that the total area being excluded shall not exceed 40 m<sup>2</sup> for each development parcel, except in the case of non-market housing, where the area shall not exceed 100 m<sup>2</sup>;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) 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]
- (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. [8169; 00 03 14]

**5.5** The Director of Planning may permit the following to 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 sun deck 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.

## 6 Height

**6.1** The maximum building height measured above the base surface is as set out in Table 3. subject to the relaxation of limitations on building height set out in Section 10.11.1 of the Zoning and Development By-law and provided that no storey exceeds 3.7 m measured from floor to floor and the average of all stories measured from floor to floor is 3.1 m.

**Table 3 - Height**

	<b>Parcel 1</b>	<b>Parcel 2</b>	<b>Parcel 3</b>
<b>Maximum Height</b>	4 storeys and 14.3 m	7 storeys and 21.9 m	4 storeys and 13.7 m

**6.2** The Director of Planning may, for any building, permit a decorative roof, which may include items referred to in Section 10.11.1 of the Zoning and Development By-law, to exceed the maximum height otherwise specified in this Bylaw, provided that:

- (a) the Director of Planning is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances:
- (b) the roof does not add to the floor area otherwise permitted: and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

**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 for residential uses the provisions will apply as if the parcels are zoned RM-4, visitor parking must be provided to the satisfaction of the City Engineer, and the number of loading bays that must be provided will be determined by the Directory Planning in consultation with the City Engineer.

[7930; 98 07 28]

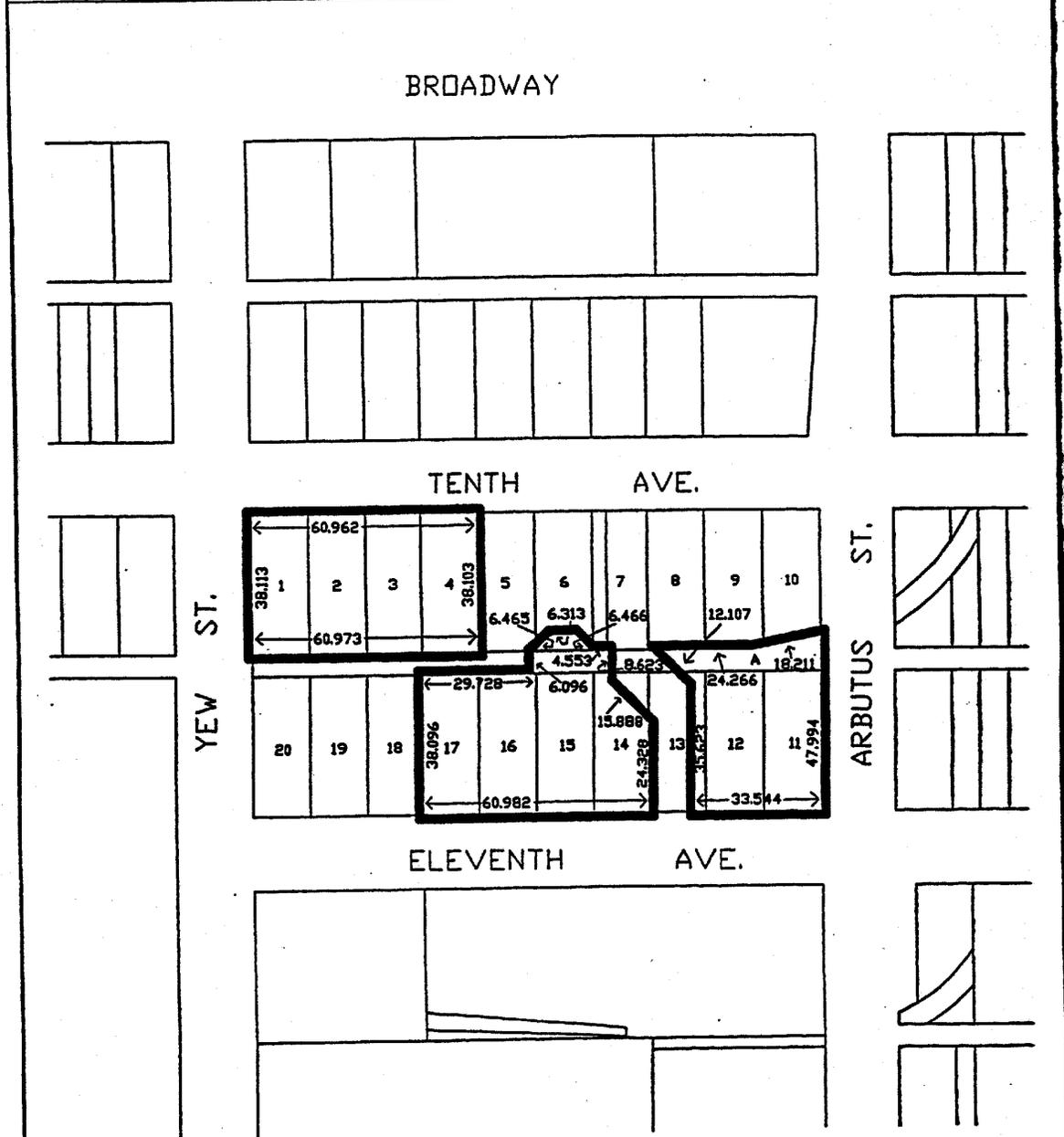
**8 Acoustics**

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 do 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 is defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (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 signature to pass the by-law and certify the by-law number and date of enactment.]*

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



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

**Z-460(b)**

**RZ 2197W.11th, 2625-27 Arbutus & 2176W.10th**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:1500





Items 1(a) and 1(b) were considered by Council concurrently.

**1(a) Rezoning: 2197 West 11th Avenue  
2625-27 Arbutus Street and  
2176 West 10th Avenue (Bastion/Intracorp)**

An application by Nigel Baldwin, Architect, was considered as follows:

**Summary:** The proposed rezoning from M-1 Industrial District to CD-1 Comprehensive Development District would permit multiple dwellings on three parcels, with commercial use at grade along Arbutus Street. Four stories would be permitted on the Arbutus Street and West 10th Avenue parcels, and seven stories on the West 11th Avenue parcel. The proposal makes slight adjustments to a previous application approved by Council in May, 1994.

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

The Director of Legal Services, in consultation with the Director of Land Use and Development, the Manager of the Housing Centre and the General Manager of Engineering Services, put forward the following draft conditions of approval, noting that further changes and additions may be contemplated in preparation for the Public Hearing.

References in the following conditions to various lands shall be interpreted as follows:

- I) "Bastion-Intracorp Lands" shall mean Lot A [ex. Plan 17316] and Lots 11-20 inclusive [Plan 4905], Block 364, D.L. 526, Plan 4905, Group 1, N.W.D., generally known as 2197 West 11th Avenue and 2625-27 Arbutus Street and being those lands presently owned by 363027 B.C. Limited;
- II) "City Lands" or "City Works Yard" shall mean Lots 1-7 inclusive Block 364, D.L. 526, Plan 4905, Group 1, N.W.D. generally known as 2176 West 10th Avenue and being those lands presently owned by the City of Vancouver; and
- III) "Subject Lands" means the Bastion-Intracorp lands and the City lands.
  - A. THAT, prior to enactment of the CD-1 By-law, the registered owners of the Subject Lands shall conclude arrangements, including any agreements, satisfactory to the City Manager in consultation with the Director of Legal Services, to effect a land exchange within the Subject Lands between the City and 363027 B.C. Limited, the registered owner, whereby the City will end up

**Clause No. 1 (cont'd)**

owning the lands comprising the parks and proposed new street, as shown generally in the plan on page 2 of Appendix D attached hereto, and 363027 B.C. Limited will end up owning the rest of the Subject Lands;

- B. THAT the proposed schematic development be approved by Council in principle, generally as prepared by Nigel Baldwin Architects and stamped "Received City Planning Department - May 29, 1996" specifically in relation to the siting of buildings, to be further articulated with guidelines which will guide and adjudicate the scheme through the development permit process [see condition D].
- C. THAT the existing design guidelines for the Arbutus Industrial Area CD-1 sites be adopted by resolution of Council to include these sites at the time of enactment of the CD-1 By-law. The guidelines will include reference to the plan prepared by Nigel Baldwin Architects noted in B, above.
- D. THAT, prior to the final approval by Council of the form of development for each site of the project, the applicant shall obtain approval of a development application by the Development Permit Board. In considering development applications, the Board will have regard for the following considerations:
  - policies and guidelines adopted by City Council for the Arbutus Lands and the respective CD-1 sites;
  - general principles of Crime Prevention Through Environmental Design (CEPTED);
  - specific attention to the design, scale and relationship to the pedestrian link between the two sites on West 10th Avenue and West 11th Avenue and the relationship of the two buildings to the abutting park spaces; and
  - specific attention to the design of both residential and commercial frontages, pedestrian character and retail continuity along Arbutus Street.
- E. THAT, prior to enactment of the CD-1 By-law, the registered owner of the Bastion-Intracorp Lands shall, at no cost to the City:

**Clause No. 1 (cont'd)**

1. obtain and submit to the City copies of all soils studies and the consequential Remediation Plan for the Bastion-Intracorp Lands approved by the Ministry of Environment and acceptable to the City. Execute agreements satisfactory to the Director of Legal Services and the City Manager, in consultation with appropriate Department Heads obligating the registered owner of the Bastion-Intracorp Lands to:
  - i) remediate to the satisfaction of the Ministry of Environment and, with respect to lands dedicated or transferred to the City, to the satisfaction of the City, any contaminated soils and groundwater in the Bastion-Intracorp Lands in accordance with a Remediation Plan approved by the Ministry of Environment and acceptable to the City; and
  - ii) indemnify the City, the Approving Officer and the Park Board and their employees against any liability or costs which may be incurred as a result of the presence of contaminated soils or groundwater in the Bastion-Intracorp Lands, including costs arising as a result of any failure to carry out the aforementioned approved Remediation Plan and provide such security for the indemnity as the Director of Legal Services deems necessary;
2. submit to the City a soil remediation plan for all newly dedicated streets, including any utility rights-of-way, located in the Bastion-Intracorp Lands, required to serve the site, including utility construction plans compatible with the accepted remediation plan, and execute any agreements deemed necessary by the General Manager of Engineering Services providing for the construction and installation of remedial works, including monitoring systems for, among other things, water discharges and groundwater flows, and any other remedial works or systems required by the City, all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services;
3. execute an agreement, satisfactory to the Director of Legal Services, that there will be no occupancy of any buildings or improvements constructed pursuant to this rezoning on the subject site until the contaminated soils on the subject site have been remediated to the satisfaction of the Ministry of Environment (and all relevant Federal authorities to the extent that the same evaluate the remediation), and to

**Clause No. 1 (cont'd)**

the satisfaction of the City with respect to lands dedicated or transferred to the City, in accordance with a remediation plan approved by the Ministry of Environment, and acceptable to the City;

4. execute a Section 215 agreement, satisfactory to the Director of Legal Services, that will register requirements for 25% family housing units pursuant to the Arbutus Neighbourhood Policy Plan, which are to be calculated over all three Sites: 1, 2 and 3, as identified in the draft CD-1 by-law attached hereto as Appendix A;
5. execute an agreement, satisfactory to the Director of Legal Services and Manager of the Housing Centre, providing that occupancy or possession of dwelling units shall not be denied to families with children, with the exception of units which may be designated as senior citizens' housing;
6. execute a services agreement, satisfactory to the General Manager of Engineering Services and the Director of Legal Services, to ensure that all on-site and off-site works and services necessary or incidental to the servicing of the subject site (collectively called the "Services") are designed, constructed, and installed, and to provide for the grant of all necessary street dedications and rights-of-ways for the services, all to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services. Dates for completion of the services, and the length of the applicable warranty and indemnity periods shall be to the satisfaction of the General Manager of Engineering Services. Without limiting the discretion of the said City Officials, this agreement shall include provisions that:
  - i) the servicing shall occur in accordance with a plan, acceptable to the General Manager of Engineering Services which may permit the service to be installed and constructed in phases, in the sole discretion of the General Manager of Engineering Services;
  - ii) no development permit shall be issued until the design of the Services is completed to the satisfaction of the General Manager of Engineering Services;
  - iii) the design of the Services shall be completed to the satisfaction of the General Manager of Engineering Services prior to:

**Clause No. 1 (cont'd)**

- (a) tendering for the construction of any of the Services; or
  - (b) any construction of the Services, if the property owner decides not to tender the construction.
- iv) no occupancy of any buildings or improvements shall be permitted until all relevant Services are completed to the satisfaction of the General Manager of Engineering Services;
  - v) a warranty in respect of the Services shall be granted for a period of time designated by the General Manager of Engineering Services, and an indemnity shall also be given protecting the appropriate persons for a period of time designated by the General Manager of Engineering Services; and
  - vi) all services shall be undergrounded to the nearest service point;
- 7. register all rights-of-way for vehicle, bicycle and pedestrian access and installation and maintenance of utilities, to the satisfaction of the General Manager of Engineering Services and the Approving Officer;
  - 8. prepare and obtain approval and registration of a subdivision plan compatible with the development scheme or, should registration not be possible prior to the zoning enactment, conclude arrangements to the satisfaction of the Approving Officer in his sole discretion for subdivision to take place in a timely manner following zoning enactment; and
  - 9. pay to the City \$669,272.00 as a community amenity contribution (@ \$4 per MBSF) or, as the City Manager may approve, enter into an agreement with the City to pay such amount plus interest thereon from the date of the rezoning public hearing adopting this condition until paid, at the per annum rate of prime plus 2% with principal and interest due and secured as the City Manager shall approve.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 215 of the Land Title Act.

**Clause No. 1 (cont'd)**

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law; provided however the Director Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The required agreements shall provide security to the City, including: indemnities, warranties, options to purchase, no development covenants, equitable charges, letter of credit, and withholding of permits, as considered advisable by, and in a form satisfactory to, the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City Official having responsibility for each particular agreement, who may consult other City Officials and City Council.

If dates are established for enactment which in the opinion of the Director of Legal Services would require increased resources within the Law Department, or which require, in the opinion of the Director of Legal Services, the retaining of outside counsel, reimbursement for these costs will be required from Bastion-Intracorp.

**1(b) Rezoning: 2176 West 10th Avenue and  
2197 West 11th Avenue (Parks)**

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

Summary: The proposed rezoning from M-1 Industrial District to RS-1 One-Family Development District is intended to permit the development of public park.

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

2176 West 10th Avenue,  
2197 West 11th Avenue and  
2625-27 Arbutus Street

BY-LAW NO. 7879

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-460(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. Intent

The intent of this By-law is to permit development with residential and commercial uses, in a form which complements, and is compatible with, the character of adjacent areas.

Development shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of development of adjacent areas in Kitsilano;
- (b) provide for commercial uses on Arbutus Street;

- (c) achieve housing consistent with the principles of livability and other social and environmental objectives;
- (d) provide pedestrian links to adjacent areas; and
- (e) provide adequate on-site parking and loading spaces for all uses.

### 3. Uses

The three areas shown included within the heavy black outlines on Schedule "A" shall be collectively more particularly described as CD-1(380), and the only uses permitted within the outlined areas, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Child Day Care Facility.
- (b) Cultural and Recreational Uses.
- (c) Dwelling Units, 25 percent of which shall consist of two or more bedrooms and be designed generally in accordance with the Council-adopted "High-Density Housing for Families with Children Guidelines".
- (d) Commercial and Service Uses, but limited to Parcel 1 as shown in Diagram 1, and limited to the following
  - (i) Office Uses.
  - (ii) Retail Uses, but not including Adult Retail Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer, and
  - (iii) Service Uses, but not including Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laboratory, Laundry or Dry Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Repair Shop - Class A, and Sign Painting Shop.
- (e) Accessory Uses customarily ancillary to the above uses, and

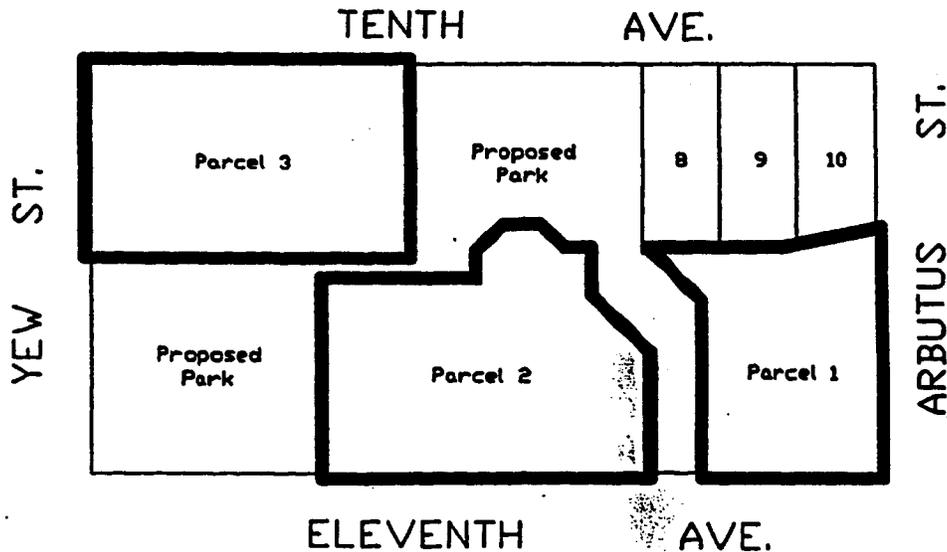
- (f) Interim Uses and Accessory Uses customarily ancillary thereto, provided that
- (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law,
  - (ii) the Development Permit Board is satisfied that the use can be easily removed, and is of low intensity or low in capital investment,
  - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the parcels, and
  - (iv) development permits are limited in time to periods not exceeding three years.

4. Parcels

There will be three parcels, generally as illustrated in Diagram

1.

DIAGRAM 1



**5. Floor Space Ratio**

5.1 For the purposes of calculating floor space ratio, parcel areas shall be defined as indicated in Table 1.

**TABLE 1 - AREA OF PARCELS**

	Parcel 1	Parcel 2	Parcel 3
Parcel Area	1 535.3 m <sup>2</sup>	2 389.0 m <sup>2</sup>	2 322.5 m <sup>2</sup>

5.2 The Development Permit Board may permit a maximum floor space ratio for each parcel as indicated in Table 2, provided that it first considers:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the bulk, location and overall design of a building and its effect on the site, surrounding buildings and streets;
- (c) the design and liveability of any dwelling uses; and
- (d) the provision of open space, including private patios and balconies, and useable common areas.

**TABLE 2 - FLOOR SPACE RATIO**

	Parcel 1	Parcel 2	Parcel 3
Maximum permitted Floor Space Ratio	2.00	3.15	2.11

5.3 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 area and included in the measurements for each floor at which they are located.

5.4 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, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (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:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
- (d) amenity areas, accessory to a residential use, including recreation facilities and meeting rooms, provided that the total

area being excluded shall not exceed 40 m<sup>2</sup> for each development parcel, except in the case of non-market housing, where the area shall not exceed 100 m<sup>2</sup>;

- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) 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.

5.5 The Director of Planning may permit the following to 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.

## 6. Height

6.1 The maximum building height measured above the base surface is as set out in Table 3, subject to the relaxation of limitations on building height set out in Section 10.11.1 of the Zoning and Development By-law and provided that no storey exceeds 3.7 m measured from floor to floor and the average of all stories measured from floor to floor is 3.1 m.

TABLE 3 - HEIGHT

	Parcel 1	Parcel 2	Parcel 3
Maximum Height	4 storeys and 14.3 m	7 storeys and 21.9 m	4 storeys and 13.7 m

6.2 The Director of Planning may, for any building, permit a decorative roof, which may include items referred to in Section 10.11.1 of the Zoning and Development By-law, to exceed the maximum height otherwise specified in this By-law, provided that:

- (a) the Director of Planning is satisfied that the roof enhances the overall appearance of the building and appropriately integrates mechanical appurtenances;
- (b) the roof does not add to the floor area otherwise permitted; and
- (c) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

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 for residential uses the provisions will apply as if the parcels are zoned RM-4, visitor parking must be provided to the satisfaction of the City Engineer, and one loading bay must be provided for every 200 dwelling units.

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.

PORTIONS OF DWELLING UNITS

NOISE LEVELS (DECIBELS)

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 21st day of April 1998.

(signed) Philip W. Owen

Mayor

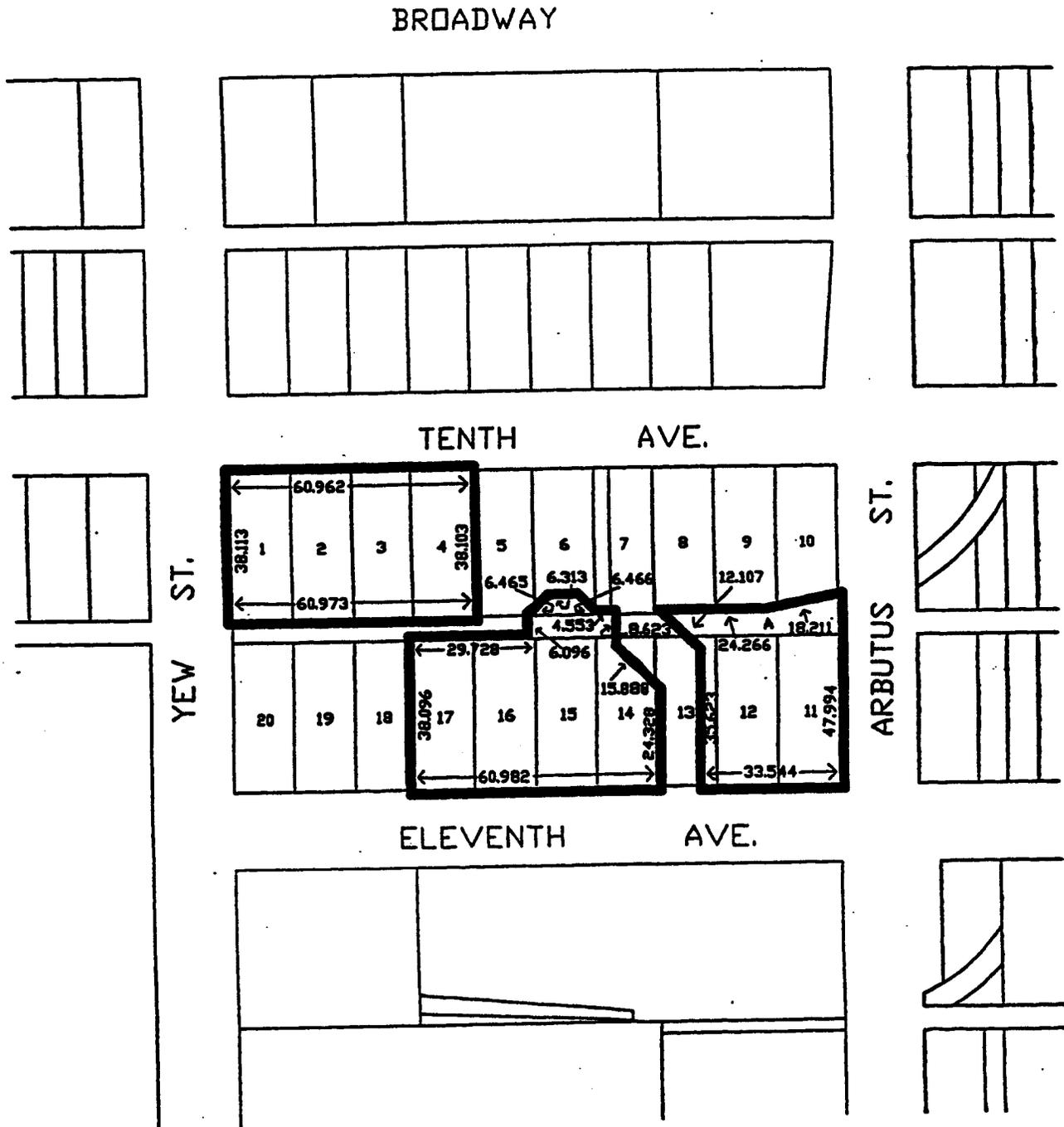
(signed) Ulli S. Watkins

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 21st day of April 1998, and numbered 7879.

CITY CLERK"

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



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

**Z-460(b)**

**RZ 2197W.11th, 2625-27 Arbutus & 2176W.10th**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:1500



2176 West 10th Avenue and  
2197 West 11th Avenue

BY-LAW NO. 7880

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-460(c) 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 21st day of April  
1998.

(signed) Philip W. Owen  
\_\_\_\_\_  
Mayor

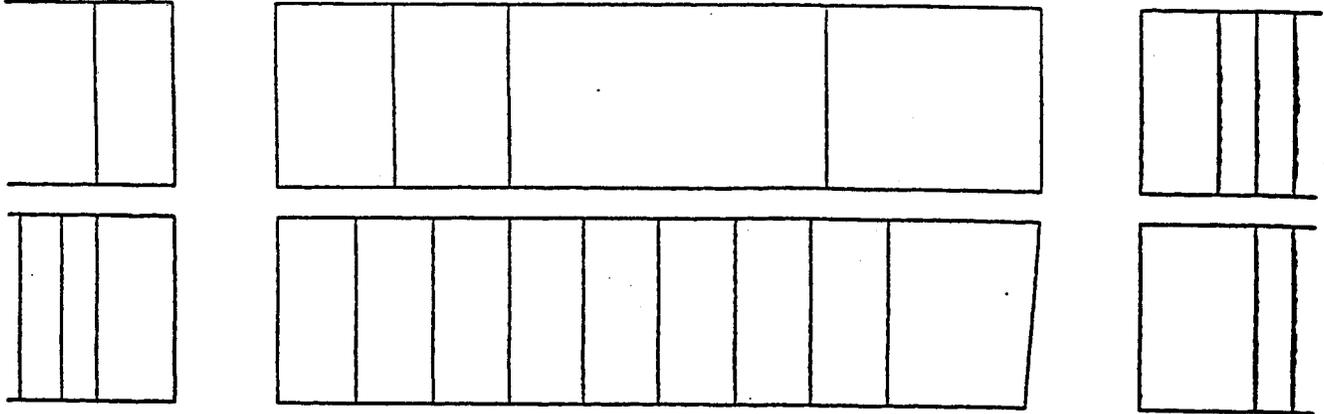
(signed) Ulli S. Watkiss  
\_\_\_\_\_  
City Clerk

"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 21st day of April 1998, and numbered 7880.

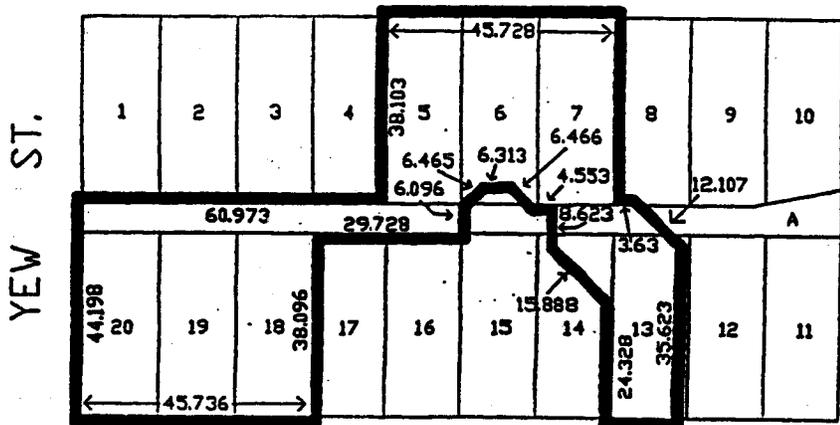
CITY CLERK"

BY-LAW No. 2176 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW

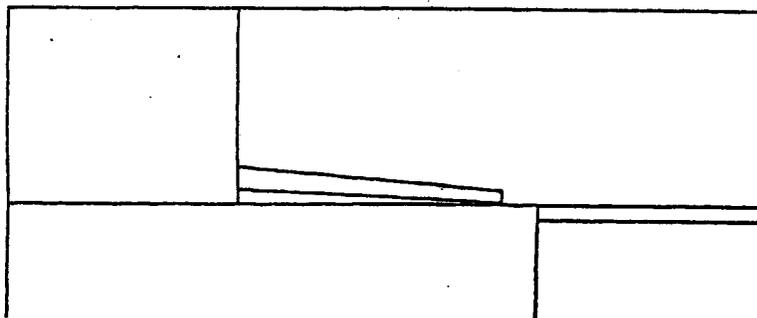
BROADWAY



TENTH AVE.



ELEVENTH AVE.



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

Z-460(c)

RZ 2176W.10thAve.&2197W.11thAve.(Parks)

map: 1 of 1

City of Vancouver Planning Department

scale: 1:1500



# LATE DISTRIBUTION FOR COUNCIL MAY 12, 1998

# A7

## ADMINISTRATIVE REPORT

Date: April 30, 1998  
Author/Local: M. Cho/6496  
CC File No. 2609

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and  
Development

SUBJECT: Form of Development: 2628 Yew Street  
DE402363 - CD-1 By-law Number 7879  
Owner of Development: Redekop Properties Inc.

### RECOMMENDATION

*THAT the form of development for the CD-1 zoned site known as 2628 Yew Street be approved generally as illustrated in the Development Application Number DE402363, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department January 16, 1998", 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 in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### PURPOSE

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

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 16, 1997, City Council approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7879 was enacted on April 21, 1998. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council at that time.

The site is located at the southeast corner of Yew Street and West 10th Avenue. The site and surrounding zoning are shown on the attached Appendix 'A'.

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402363. 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 four-storey multiple dwelling containing 58 dwelling units with two levels of underground parking having vehicular access from West 10th Avenue.

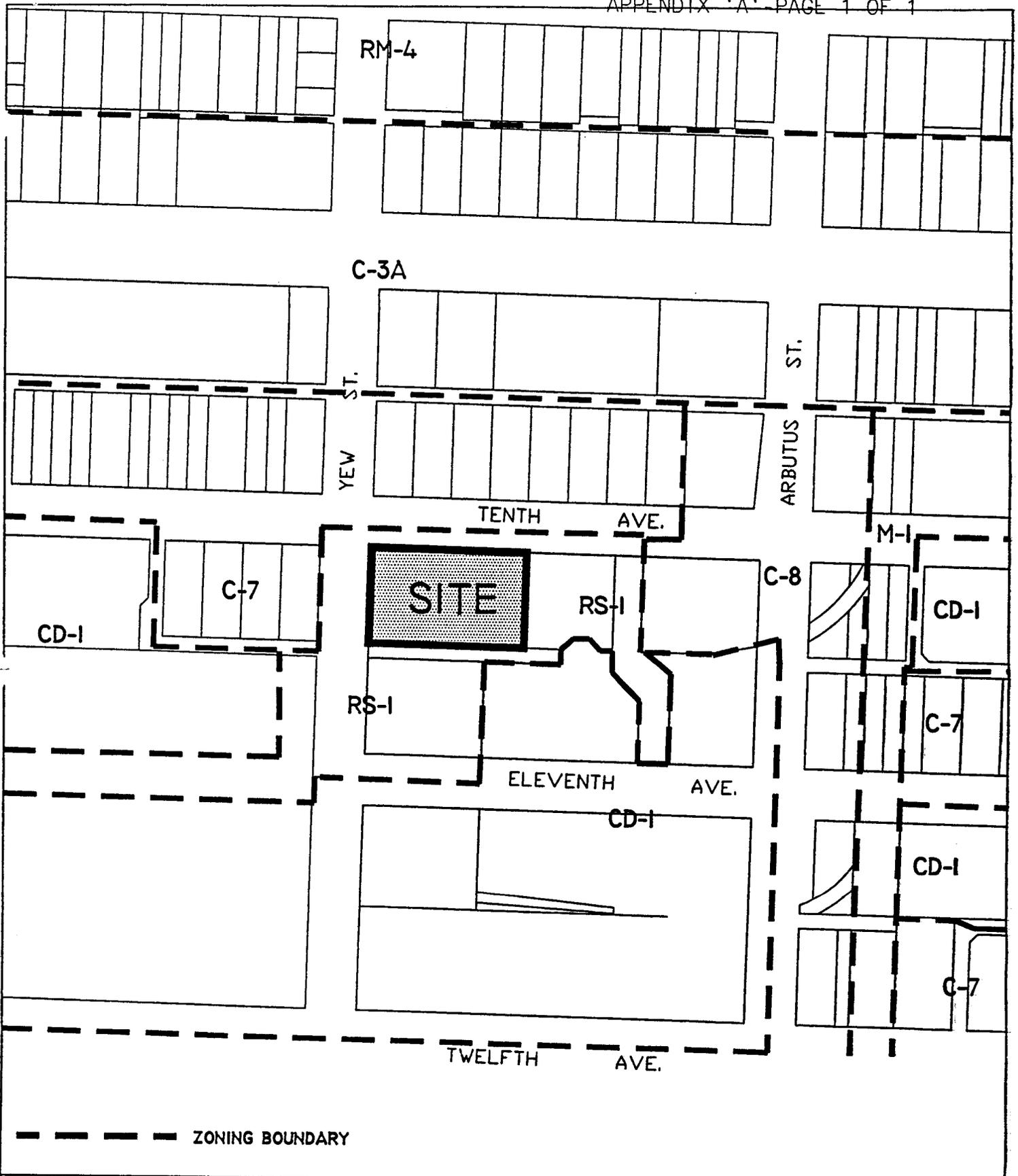
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE402363, 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.

\* \* \* \* \*



2628 YEW ST. DE 402363

DATE 1998 04 29

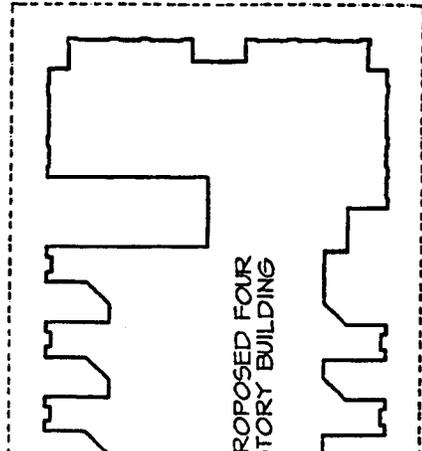
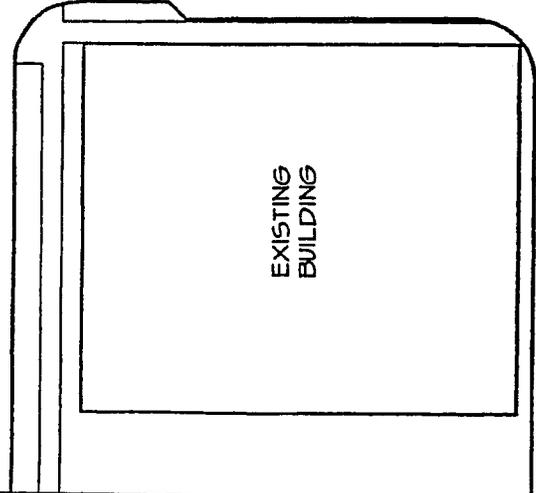
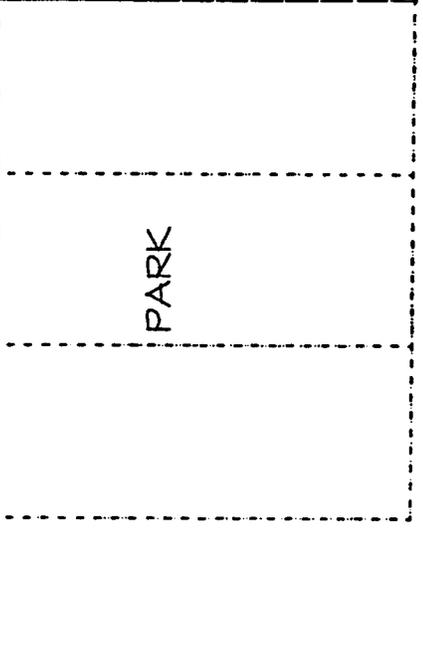
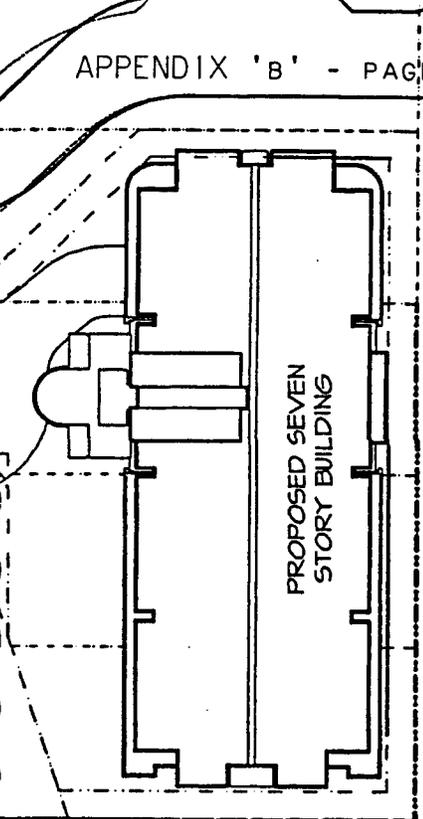
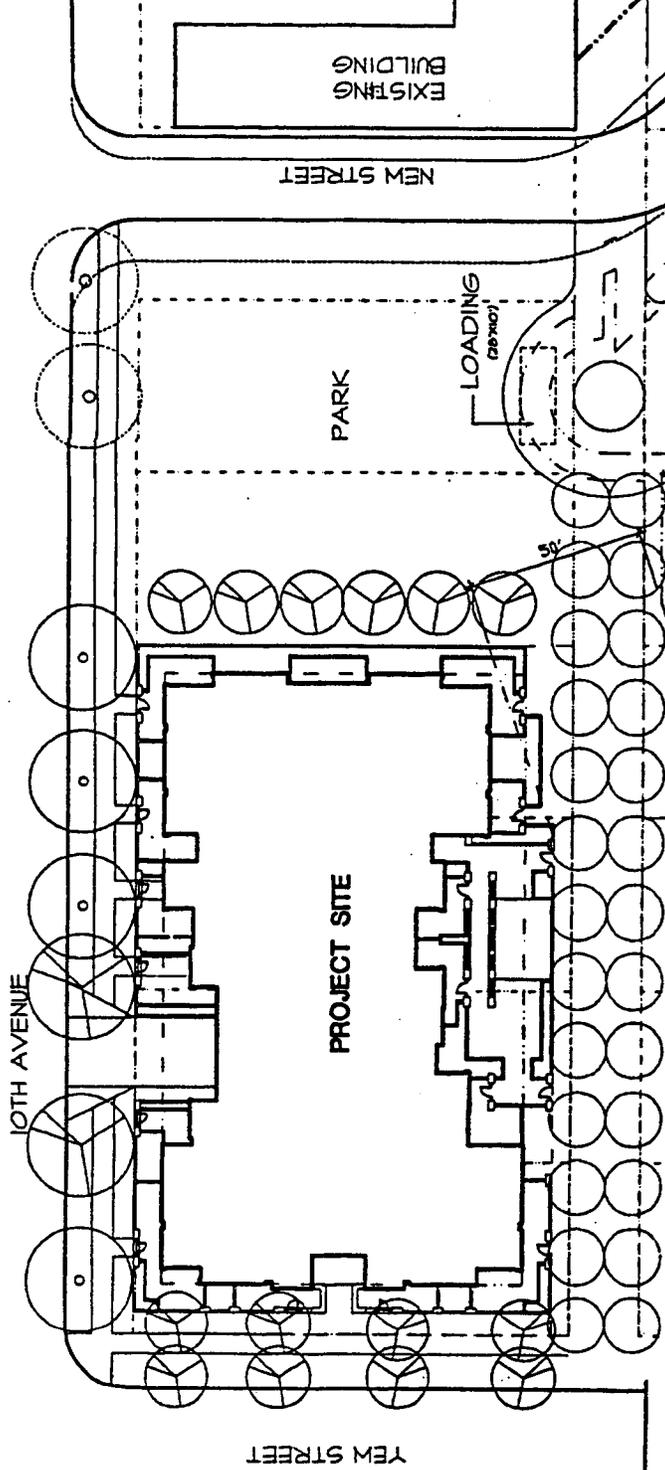
DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:2000

FILE: G:\FROFDEV\2628YEW.DWG



GREEN WAY

Nigel Baldwin Architects Ltd  
 1000 West Broadway  
 Vancouver, B.C.  
 Canada, V6C 3B8  
 Phone: (604) 681-8888  
 Fax: (604) 681-8880

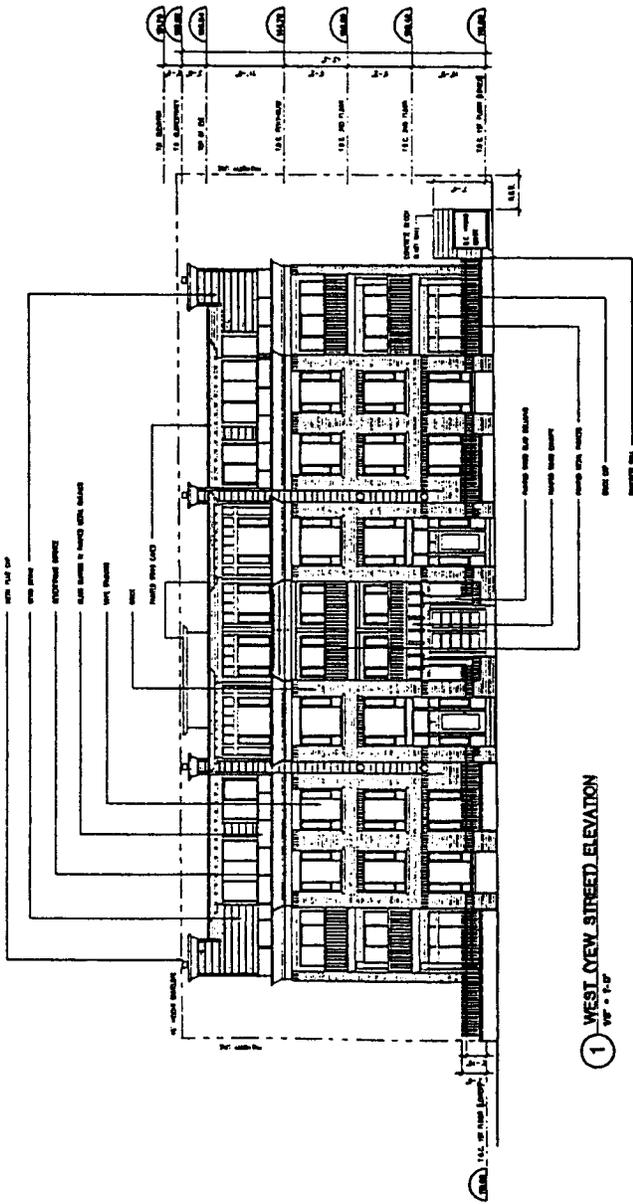
Project: [Blank]  
 Date: 10 JUN 1997  
 Scale: 1/8" = 1'-0"  
 Project No: [Blank]  
 Drawing No: [Blank]

Revisions: [Blank]  
 [Blank]  
 [Blank]

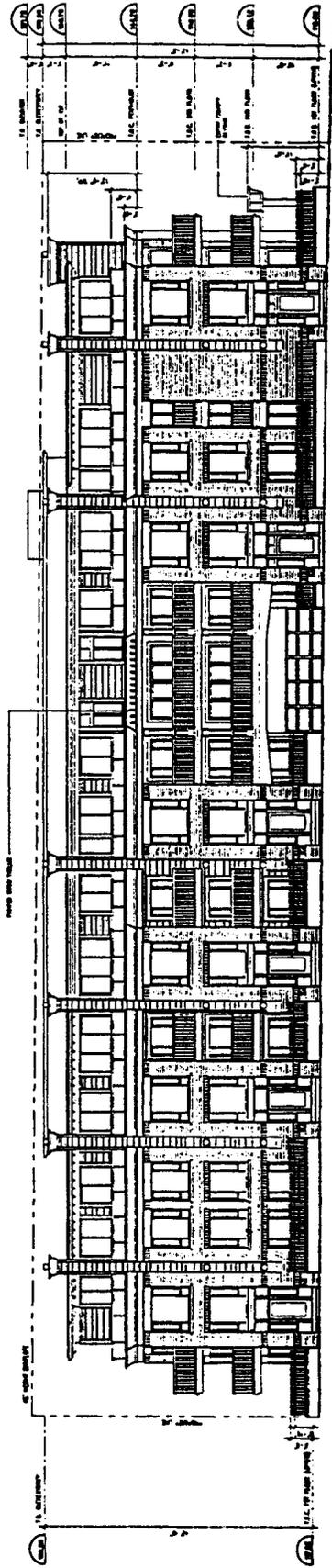
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 Scale: 1/8" = 1'-0"  
 Project: [Blank]  
 Project Name: [Blank]  
 Drawing Title: [Blank]  
 Drawing No: [Blank]

A9

NIGEL BALDWIN ARCHITECTS



1 WEST NEW STREET ELEVATION  
 WP - 110



2 NORTH 10TH AVENUE ELEVATION  
 WP - 110

Nigel Baldwin Architects Ltd  
 1000 West Street  
 Winston-Salem, NC  
 Winston-Salem, NC 27101  
 Phone: 703.433.8800  
 Fax: 703.433.8800

Project: 1000 West Street  
 Location: Winston-Salem, NC  
 Date: 04/09/11  
 Scale: 1/8" = 1'-0"

Architect: Nigel Baldwin Architects Ltd  
 1000 West Street  
 Winston-Salem, NC 27101  
 Phone: 703.433.8800  
 Fax: 703.433.8800

Client: 1000 West Street  
 Date: 04/09/11  
 Scale: 1/8" = 1'-0"

Project: 1000 West Street  
 Location: Winston-Salem, NC  
 Date: 04/09/11  
 Scale: 1/8" = 1'-0"

Architect: Nigel Baldwin Architects Ltd  
 1000 West Street  
 Winston-Salem, NC 27101  
 Phone: 703.433.8800  
 Fax: 703.433.8800

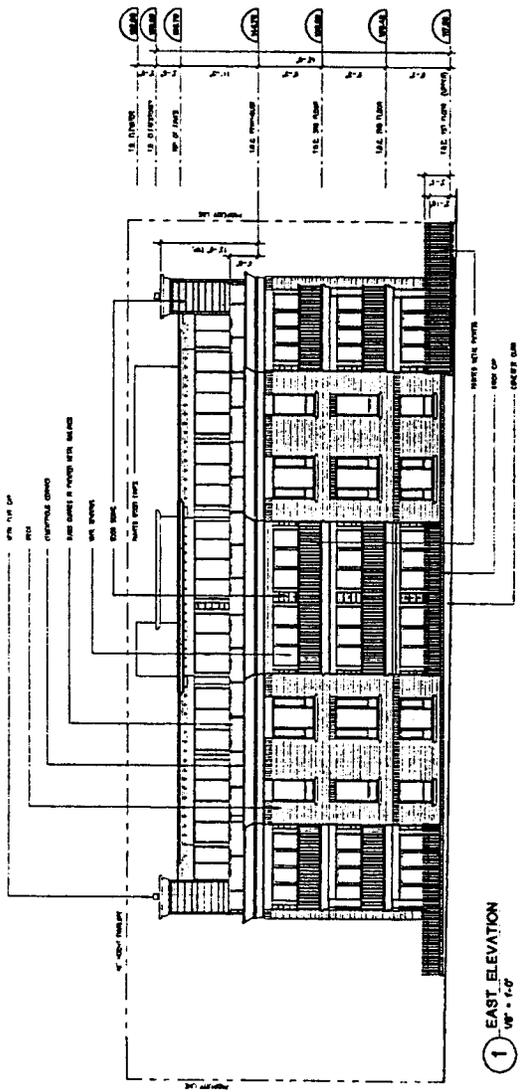
Client: 1000 West Street  
 Date: 04/09/11  
 Scale: 1/8" = 1'-0"

Project: 1000 West Street  
 Location: Winston-Salem, NC  
 Date: 04/09/11  
 Scale: 1/8" = 1'-0"

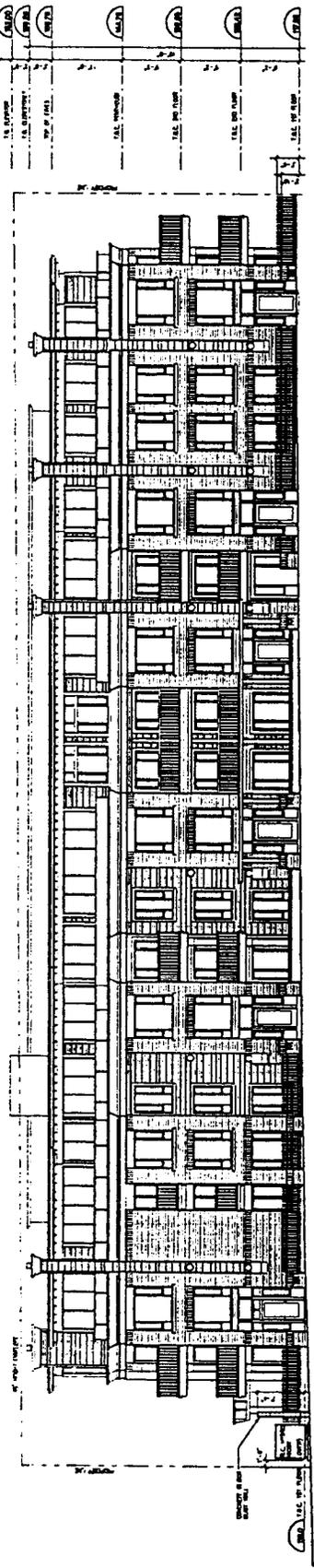
Architect: Nigel Baldwin Architects Ltd  
 1000 West Street  
 Winston-Salem, NC 27101  
 Phone: 703.433.8800  
 Fax: 703.433.8800

**A10**

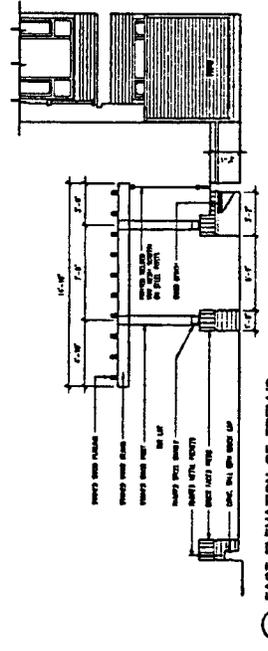
**NIGEL BALDWIN ARCHITECTS**



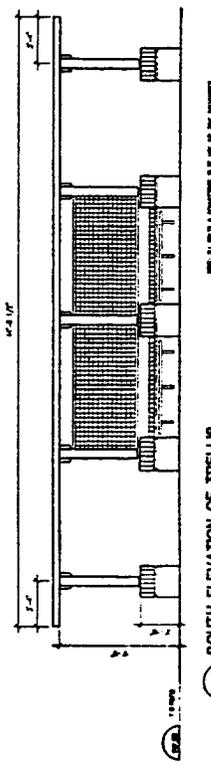
**1 EAST ELEVATION**  
 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
 1/8" = 1'-0"



**4 EAST ELEVATION OF TRELLIS**  
 1/8" = 1'-0"



**3 SOUTH ELEVATION OF TRELLIS**  
 1/8" = 1'-0"

NOTE: ALL TRELLIS IS PROPOSED TO BE SET UP ON EXISTING  
 CONCRETE PILES TO BE RELOCATED TO EXISTING FOUNDATIONS

BY-LAW NO. 7892

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

"2197 West 11th Ave. and 2625-27 Arbutus St. CD-1(380) 7879 B(C-2C)"

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

DONE AND PASSED in open Council this 12th day of May  
1998.

(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 12th day of May 1998, and numbered 7892.

CITY CLERK"

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

- 7. A By-law to amend By-law No. 6510,  
being the Sign By-law (Sign Regulations for  
2197 West 11th Ave. And 1625-27 Arbutus)**

MOVED by Cllr. Kennedy,  
 SECONDED by Cllr. Herbert,  
 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. Kennedy,  
 SECONDED by Cllr. Herbert,  
 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

# LATE DISTRIBUTION FOR COUNCIL MAY 12, 1998

# A8

## ADMINISTRATIVE REPORT

Date: May 5, 1998  
Author/Local: M. Cho/6496  
CC File No. 5304

TO: Vancouver City Council

FROM: Director of Community Planning on behalf of Land Use and  
Development

SUBJECT: Form of Development: 2111 West 11th Avenue  
DE402483 - CD-1 By-law Number 7879  
Owner of Development: Bastion Development Corp.

### RECOMMENDATION

*THAT the form of development for the CD-1 zoned site known as 2111 West 11th Avenue be approved generally as illustrated in the Development Application Number DE402483, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department June 13, 1997", 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 in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### PURPOSE

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

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 16, 1997, City Council approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7879 was enacted on April 21, 1998. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402483. 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 four-storey commercial/residential development containing retail along the east side and residential on the west side of the first floor, residential on the second to fourth floors for a total of 34 dwelling units with two levels of underground parking having vehicular access from a newly created street on the west side of the property.

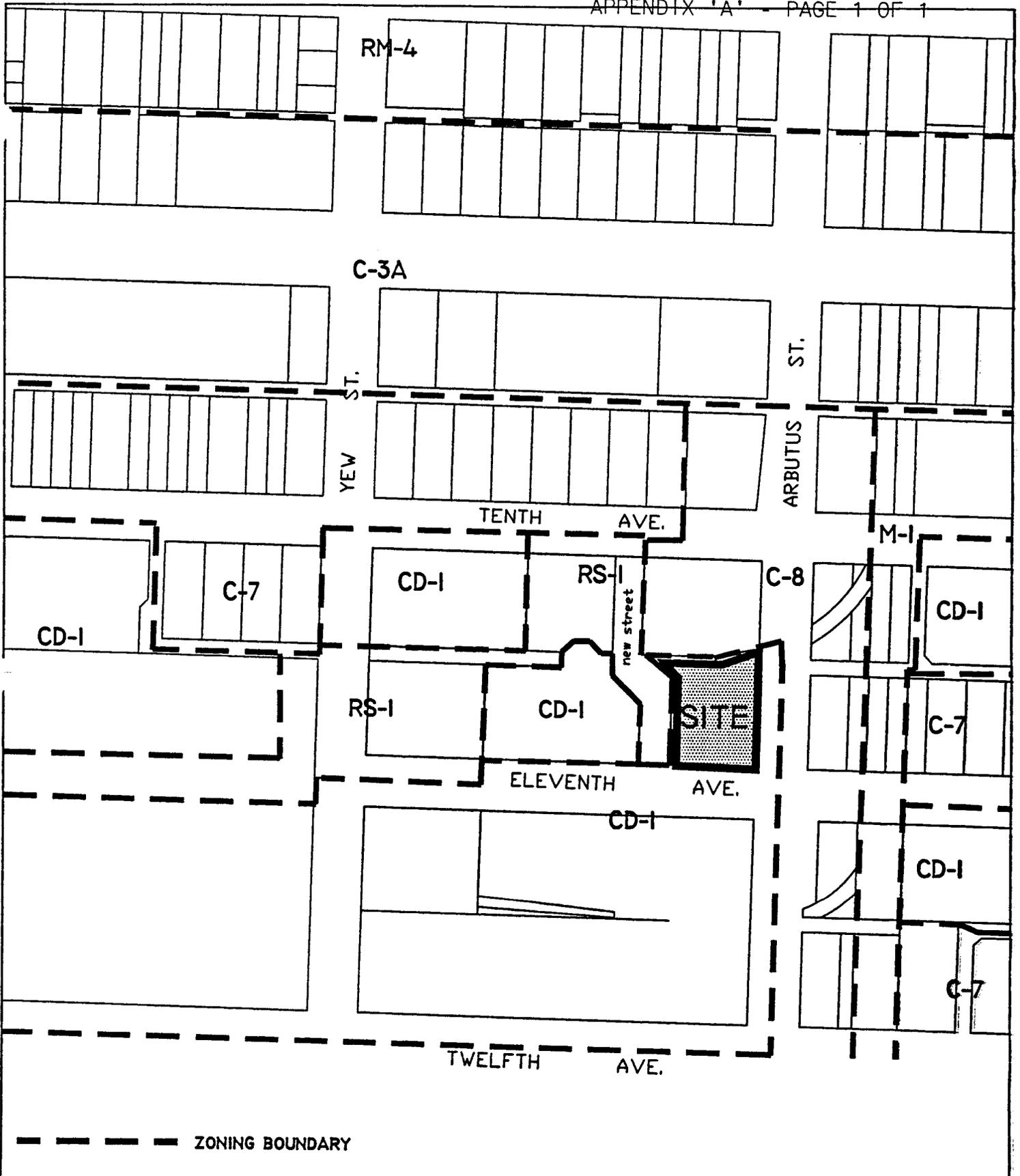
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE402483, 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

2111 W. 11TH AVE. DE 402483	DATE	1998 05 05	↑
	DRAWN	WGKS	
CITY OF VANCOUVER PLANNING DEPARTMENT	SCALE	1:2000	FILE: G:\PROFDEV\2111AW1.DWG



The Baldwins LLC  
11000 Lakeside Drive  
Charlotte, NC 28217  
Tel: 704.552.1000

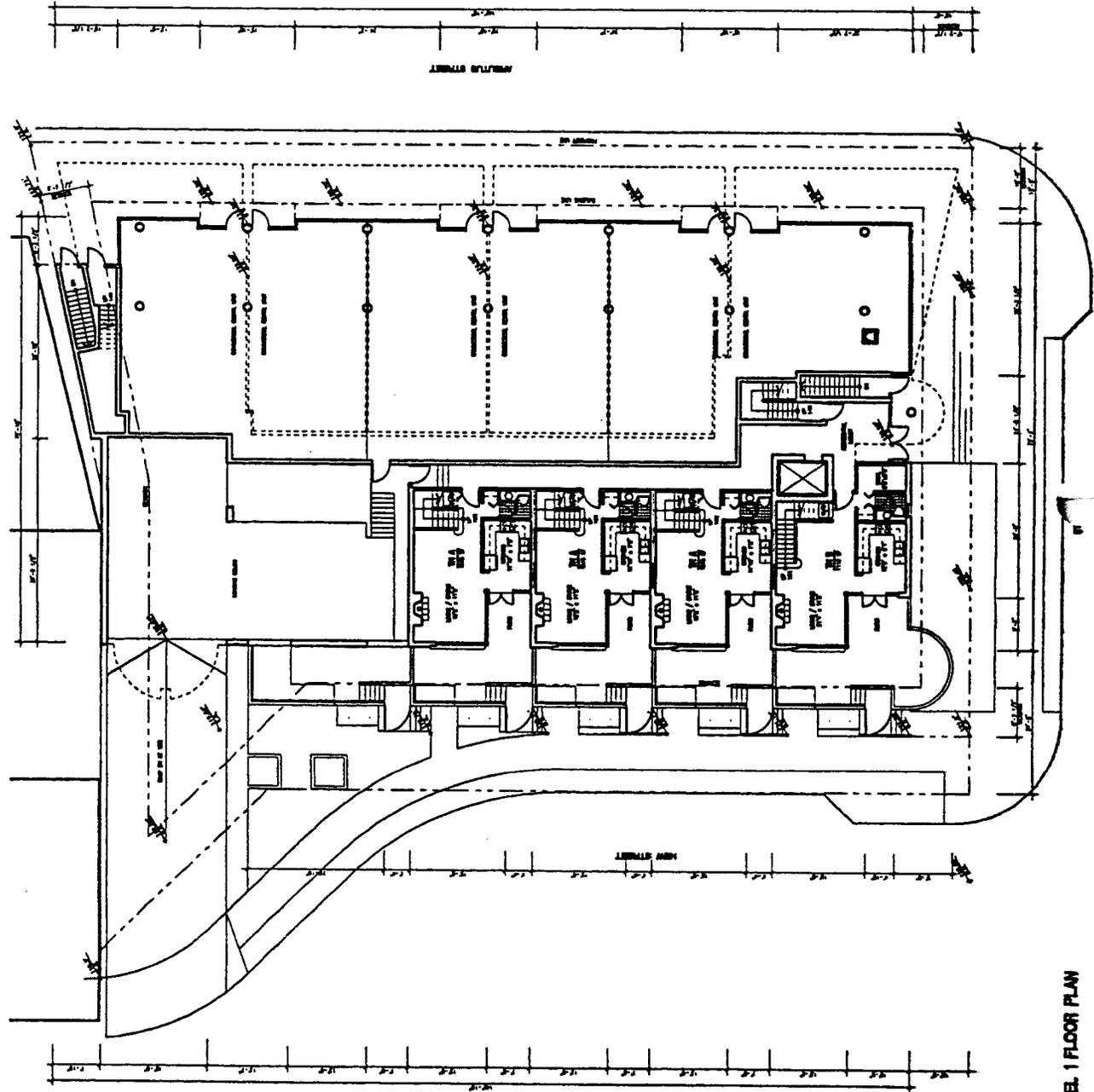
ISSUED FOR R.F.P. 11 JAN 17



DATE: 11/17/16  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: [Name]  
CLIENT: [Name]  
ADDRESS: [Name]  
LOT: [Name]

DP2.01

NIGEL BALDWIN ARCHITECTS



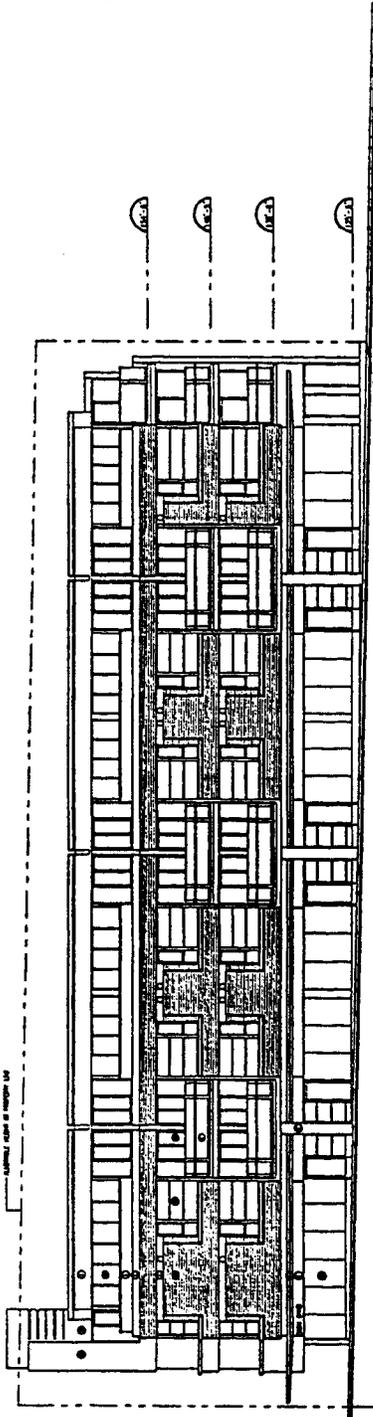
LEVEL 1 FLOOR PLAN

Nigel Baldwin Architects Ltd  
 101 - 1077 10th Street West  
 Vancouver, BC V6H 2T6  
 Canada, V6H 2T6  
 Phone: (604) 271-1888  
 Fax: (604) 271-1888

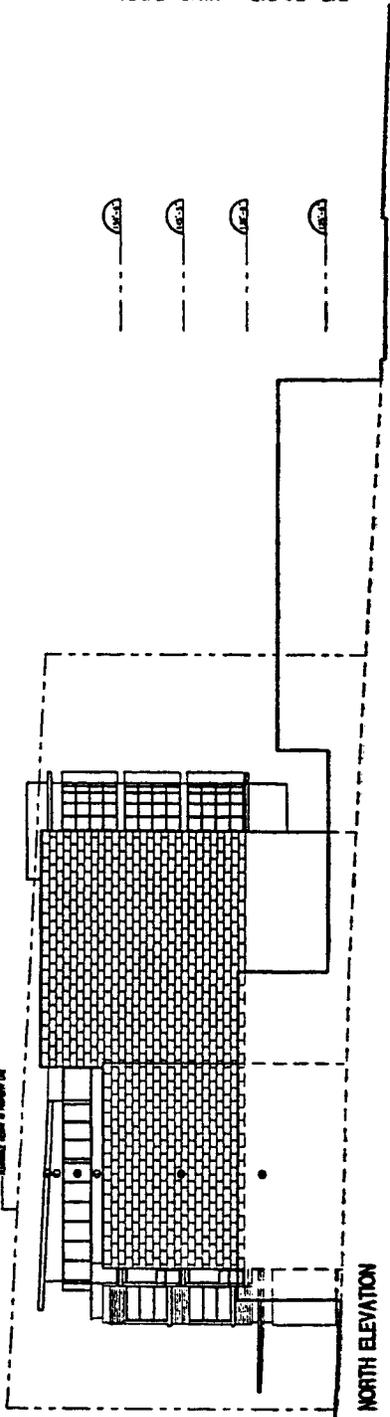
Scale: \_\_\_\_\_  
 ISSUED FOR D.P. 11 JUNE 17

Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MATERIALS LEGEND**  
 ● Concrete  
 ○ Brick  
 ○ Glass  
 ○ Wood  
 ○ Metal  
 ○ Stone  
 ○ Paint  
 ○ Other



EAST (ARBUTUS STREET) ELEVATION



NORTH ELEVATION

Scale: \_\_\_\_\_  
 ISSUED FOR D.P. 11 JUNE 17

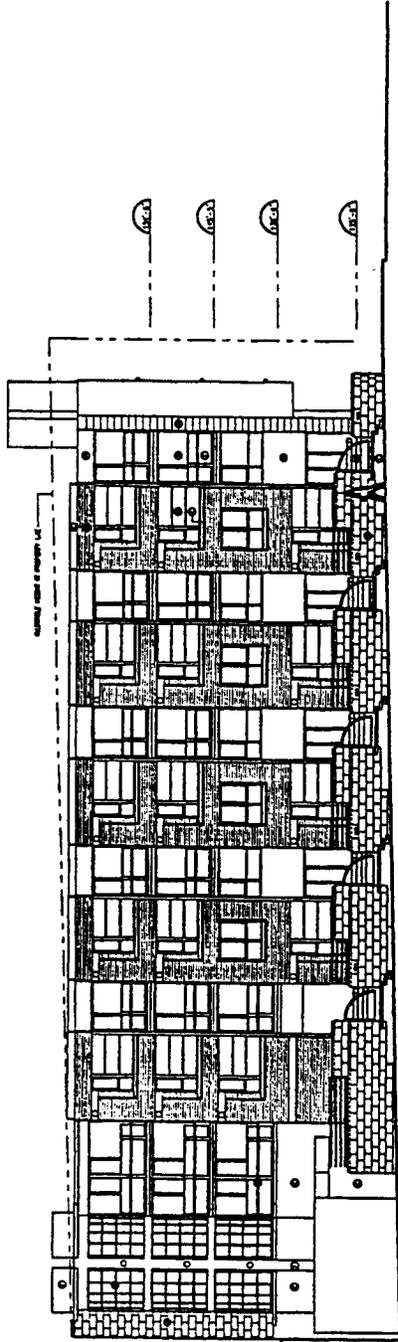
Revisions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DP4.01

NIGEL BALDWIN ARCHITECTS

101 Jackson Avenue Ltd  
 201 - 2077 Condo Street  
 Toronto, ON M5S 1A7  
 Canada, M5S 1A7  
 Phone: (416) 977-8888  
 Fax: (416) 977-8889

ISSUED FOR D.P. 11 DEC 17



WEST (NEW STREET) ELEVATION

**MATERIALS LEGEND**  
 ■ Brick  
 ■ Concrete  
 ■ Glass  
 ■ Metal  
 ■ Stone  
 ■ Wood

Comments

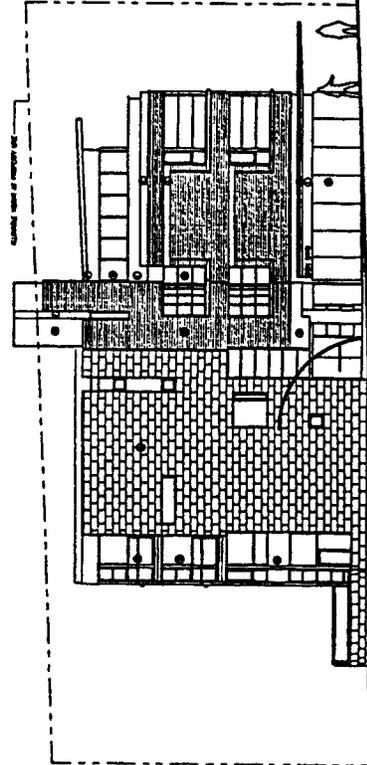
Date: 11 DEC 17  
 Scale: 1/8" = 1'-0"  
 Project: 101 Jackson Avenue Ltd  
 Drawing: 101 Jackson Avenue Ltd  
 Drawing: 101 Jackson Avenue Ltd

Project: 101 Jackson Avenue Ltd  
 Drawing: 101 Jackson Avenue Ltd  
 Drawing: 101 Jackson Avenue Ltd  
 Drawing: 101 Jackson Avenue Ltd

Scale: 1/8" = 1'-0"

DP4.02

NIGEL BALDWIN ARCHITECTS



SOUTH (11TH AVENUE) ELEVATION

Nigel Baldwin Architects, Ltd.  
 201 - 2777 Dundas Street  
 Toronto, Ontario  
 Canada M5G 1R9  
 Tel: (416) 593-8888  
 Fax: (416) 593-8888

DATE: 11 JUN 07

PROJECT: [REDACTED]

CLIENT: [REDACTED]

SCALE: [REDACTED]

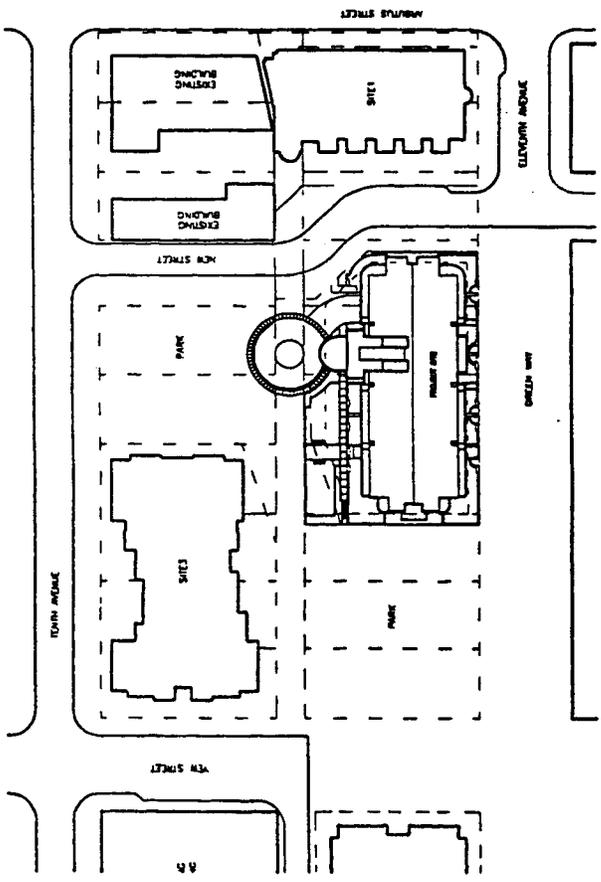
DATE: [REDACTED]

DP1.01

NIGEL BALDWIN ARCHITECTS

LEGAL DESCRIPTION  
 PARCELS 1 FROM THE SUBDIVISION PLAN OF LOT A,  
 LOT 1 TO 3 INCLUDING AND LOT 11 TO 20 INCLUDING,  
 BLOCK 34, ALL S.W. 1/4, P.O.M. 4655

LEGAL DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
SITE AREA (SQU. FT.)	115	20714
PER AREA (SQU. FT.)	115	115
EXCLUDED STORAGE AREA (SQU. FT.)	2000	2000
SITE COVERAGE (%)	1000	1000
PER COVERAGE (%)	100	100
NUMBER OF SUITES	23	42
SUITS WITH 2 OR MORE ENTRANCES	23	42
SUITS WITH 3 OR MORE ENTRANCES (N)	23	42
WALKWAY AREA (SQU. FT.)	0	0
WALKWAY AREA (SQ. FT.)	0	0
PERCENT	0	0
SMALL VEHICLES (PER. SIDE OF TRAIL)	12	12
BICYCLES	11	11
	2	2



CONTEXT PLAN 1"=40'-0"

Nigel Baldwin Architects Ltd  
201 - 2077 Cordova Street  
Vancouver, BC V6H 3G9  
Phone: (604) 681-8888  
Fax: (604) 681-8888

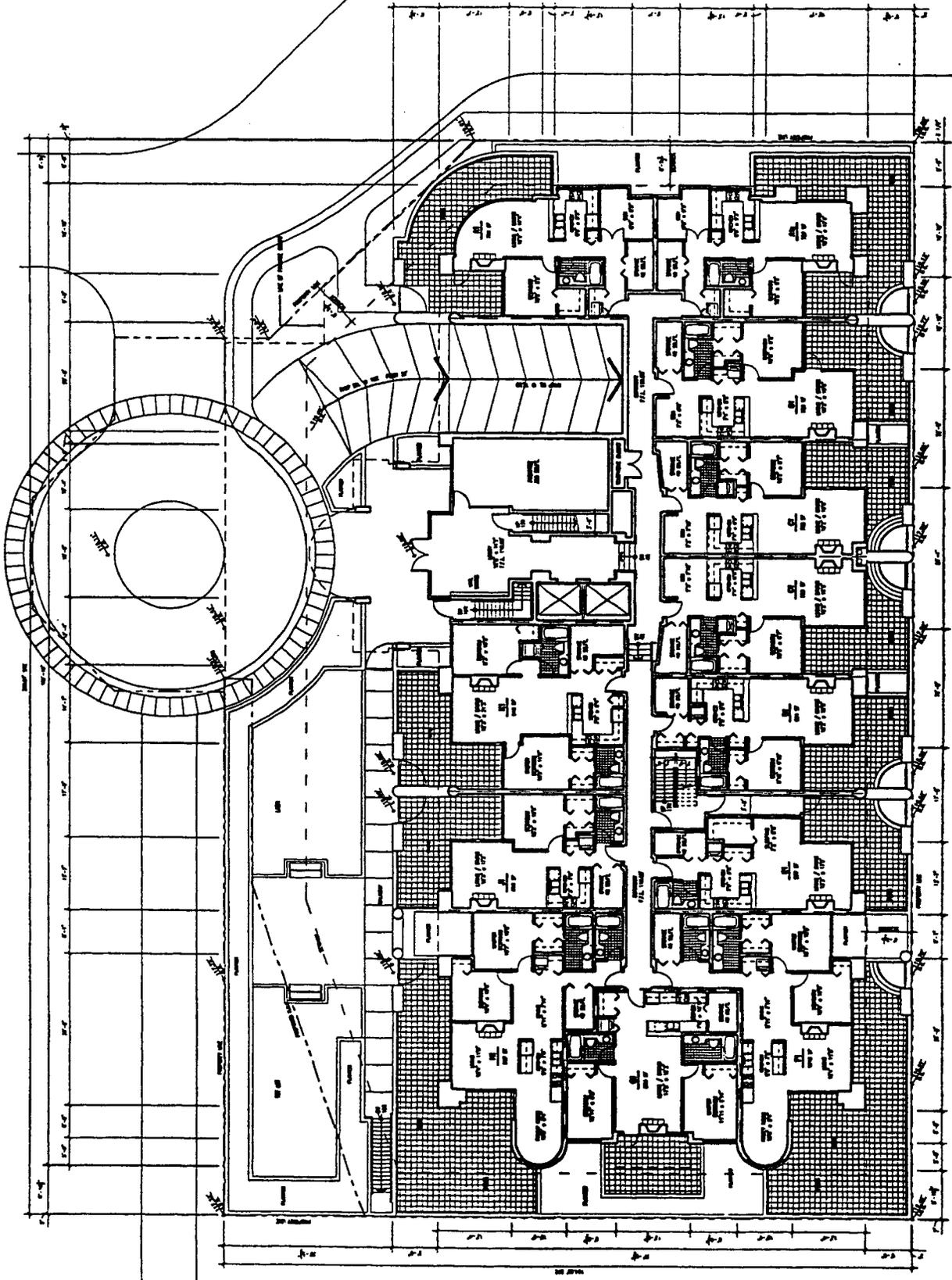
REVISED FOR B.P. 11 JUNE 91



Scale	1/4" = 1'-0"
Date	11 JUN 91
Drawn	[Name]
Checked	[Name]
Project	[Name]
Location	[Name]
Client	[Name]
Architect	[Name]
Engineer	[Name]
Structural	[Name]
MEP	[Name]
Interior	[Name]
Exterior	[Name]
Site	[Name]
Other	[Name]

DP2.01

NIGEL BALDWIN ARCHITECTS



LEVEL 1 FLOOR PLAN

Nigel Baldwin Architects Ltd  
 201, 1877 Centre Street  
 Vancouver, B.C.  
 Phone: 604-681-1877  
 Fax: 604-681-1889

DATE: 10/18/11  
 DRAWN BY: JMB

PROJECT: [REDACTED]

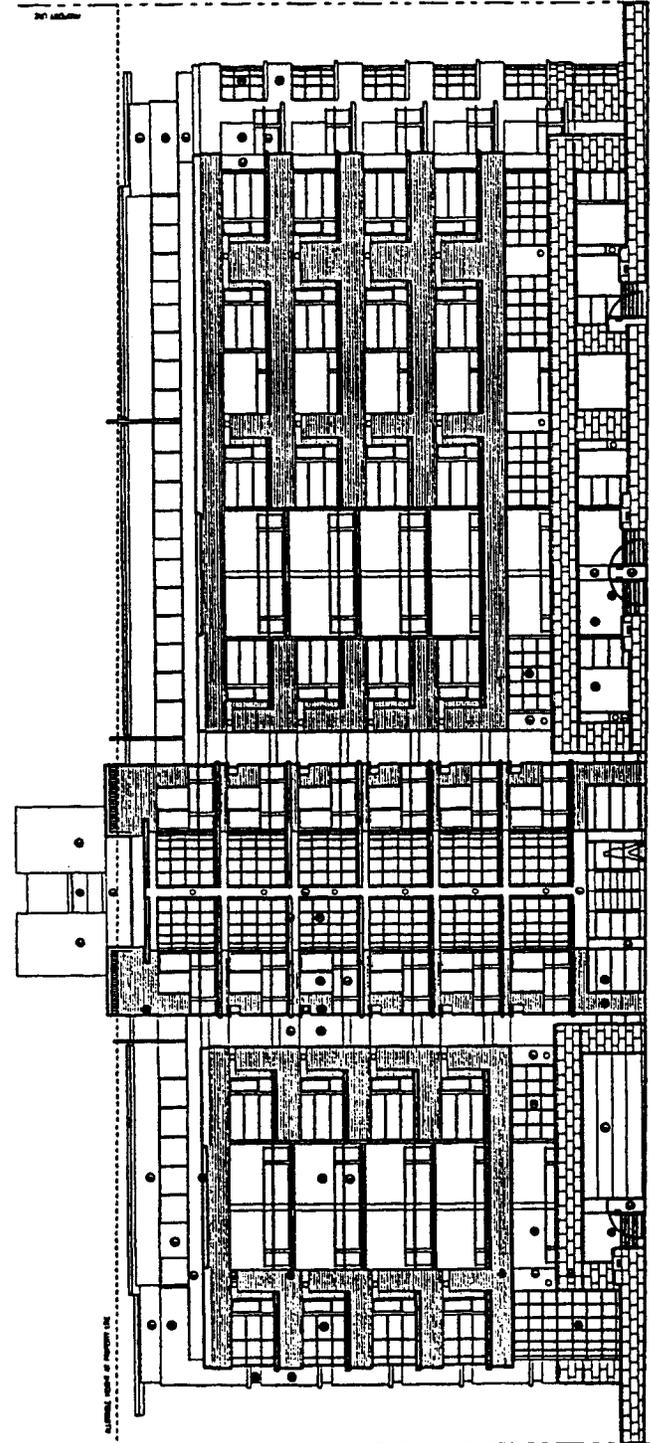
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1.0.00	1.0.01	1.0.02	1.0.03	1.0.04	1.0.05	1.0.06	1.0.07	1.0.08	1.0.09

DATE: 10/18/11  
 DRAWN BY: JMB

PROJECT: [REDACTED]

DP4.01

NIGEL BALDWIN ARCHITECTS



**NORTH ELEVATION**

**MATERIALS & LEGEND**

- Concrete
- Brick
- ▨ Glass
- ▧ Metal Panel / Glass
- ▩ Stone
- Wood
- ▬ Steel
- ▭ Paint

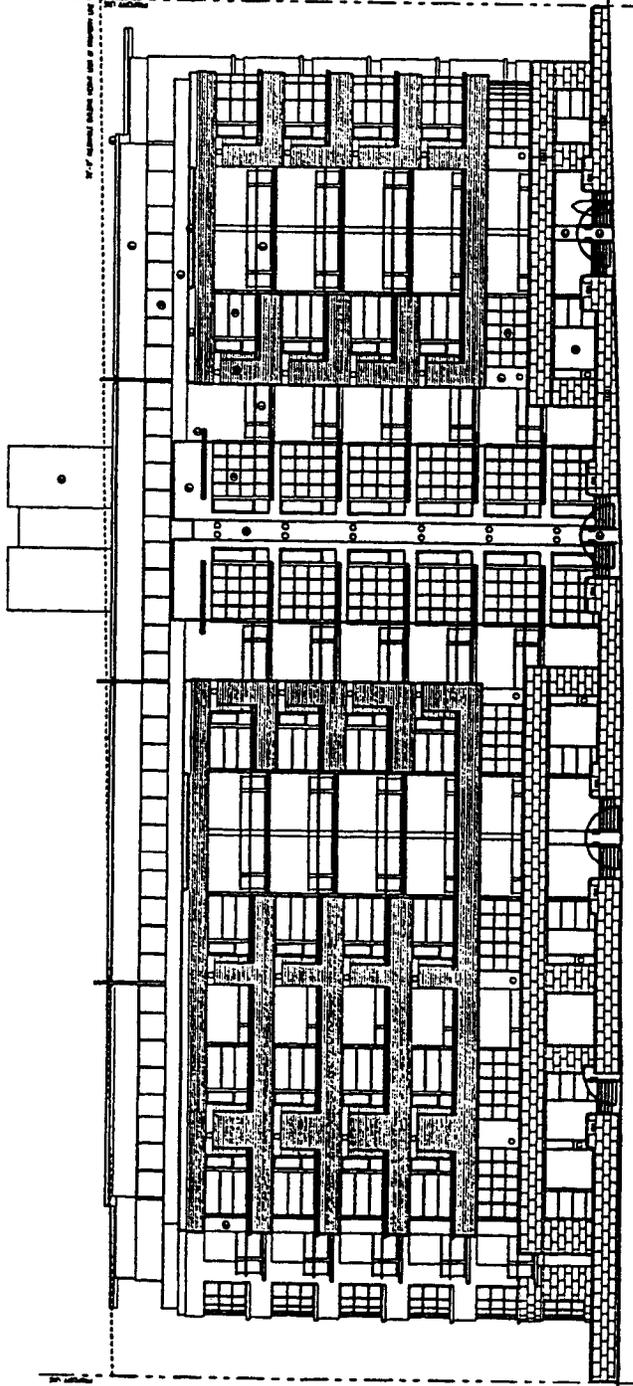
ALUMINUM WINDOW & DOOR FRAME

Neil Martin Architects Ltd  
 201 - 2077 Lakeshore Drive  
 Downsview, ON M3J 1K5  
 Phone: (416) 491-1100  
 Fax: (416) 491-1101

Project: \_\_\_\_\_  
 DRAWN FOR: D.P. 11 APR 17

Revisions: \_\_\_\_\_

15. 1st Floor Plan	1/4"	1/4"	1/4"
16. 2nd Floor Plan	1/4"	1/4"	1/4"
17. 3rd Floor Plan	1/4"	1/4"	1/4"
18. 4th Floor Plan	1/4"	1/4"	1/4"
19. 5th Floor Plan	1/4"	1/4"	1/4"
20. 6th Floor Plan	1/4"	1/4"	1/4"
21. 7th Floor Plan	1/4"	1/4"	1/4"
22. 8th Floor Plan	1/4"	1/4"	1/4"
23. 9th Floor Plan	1/4"	1/4"	1/4"
24. 10th Floor Plan	1/4"	1/4"	1/4"
25. 11th Floor Plan	1/4"	1/4"	1/4"
26. 12th Floor Plan	1/4"	1/4"	1/4"
27. 13th Floor Plan	1/4"	1/4"	1/4"
28. 14th Floor Plan	1/4"	1/4"	1/4"
29. 15th Floor Plan	1/4"	1/4"	1/4"
30. 16th Floor Plan	1/4"	1/4"	1/4"
31. 17th Floor Plan	1/4"	1/4"	1/4"
32. 18th Floor Plan	1/4"	1/4"	1/4"
33. 19th Floor Plan	1/4"	1/4"	1/4"
34. 20th Floor Plan	1/4"	1/4"	1/4"
35. 21st Floor Plan	1/4"	1/4"	1/4"
36. 22nd Floor Plan	1/4"	1/4"	1/4"
37. 23rd Floor Plan	1/4"	1/4"	1/4"
38. 24th Floor Plan	1/4"	1/4"	1/4"
39. 25th Floor Plan	1/4"	1/4"	1/4"
40. 26th Floor Plan	1/4"	1/4"	1/4"
41. 27th Floor Plan	1/4"	1/4"	1/4"
42. 28th Floor Plan	1/4"	1/4"	1/4"
43. 29th Floor Plan	1/4"	1/4"	1/4"
44. 30th Floor Plan	1/4"	1/4"	1/4"
45. 31st Floor Plan	1/4"	1/4"	1/4"
46. 32nd Floor Plan	1/4"	1/4"	1/4"
47. 33rd Floor Plan	1/4"	1/4"	1/4"
48. 34th Floor Plan	1/4"	1/4"	1/4"
49. 35th Floor Plan	1/4"	1/4"	1/4"
50. 36th Floor Plan	1/4"	1/4"	1/4"
51. 37th Floor Plan	1/4"	1/4"	1/4"
52. 38th Floor Plan	1/4"	1/4"	1/4"
53. 39th Floor Plan	1/4"	1/4"	1/4"
54. 40th Floor Plan	1/4"	1/4"	1/4"
55. 41st Floor Plan	1/4"	1/4"	1/4"
56. 42nd Floor Plan	1/4"	1/4"	1/4"
57. 43rd Floor Plan	1/4"	1/4"	1/4"
58. 44th Floor Plan	1/4"	1/4"	1/4"
59. 45th Floor Plan	1/4"	1/4"	1/4"
60. 46th Floor Plan	1/4"	1/4"	1/4"
61. 47th Floor Plan	1/4"	1/4"	1/4"
62. 48th Floor Plan	1/4"	1/4"	1/4"
63. 49th Floor Plan	1/4"	1/4"	1/4"
64. 50th Floor Plan	1/4"	1/4"	1/4"
65. 51st Floor Plan	1/4"	1/4"	1/4"
66. 52nd Floor Plan	1/4"	1/4"	1/4"
67. 53rd Floor Plan	1/4"	1/4"	1/4"
68. 54th Floor Plan	1/4"	1/4"	1/4"
69. 55th Floor Plan	1/4"	1/4"	1/4"
70. 56th Floor Plan	1/4"	1/4"	1/4"
71. 57th Floor Plan	1/4"	1/4"	1/4"
72. 58th Floor Plan	1/4"	1/4"	1/4"
73. 59th Floor Plan	1/4"	1/4"	1/4"
74. 60th Floor Plan	1/4"	1/4"	1/4"
75. 61st Floor Plan	1/4"	1/4"	1/4"
76. 62nd Floor Plan	1/4"	1/4"	1/4"
77. 63rd Floor Plan	1/4"	1/4"	1/4"
78. 64th Floor Plan	1/4"	1/4"	1/4"
79. 65th Floor Plan	1/4"	1/4"	1/4"
80. 66th Floor Plan	1/4"	1/4"	1/4"
81. 67th Floor Plan	1/4"	1/4"	1/4"
82. 68th Floor Plan	1/4"	1/4"	1/4"
83. 69th Floor Plan	1/4"	1/4"	1/4"
84. 70th Floor Plan	1/4"	1/4"	1/4"
85. 71st Floor Plan	1/4"	1/4"	1/4"
86. 72nd Floor Plan	1/4"	1/4"	1/4"
87. 73rd Floor Plan	1/4"	1/4"	1/4"
88. 74th Floor Plan	1/4"	1/4"	1/4"
89. 75th Floor Plan	1/4"	1/4"	1/4"
90. 76th Floor Plan	1/4"	1/4"	1/4"
91. 77th Floor Plan	1/4"	1/4"	1/4"
92. 78th Floor Plan	1/4"	1/4"	1/4"
93. 79th Floor Plan	1/4"	1/4"	1/4"
94. 80th Floor Plan	1/4"	1/4"	1/4"
95. 81st Floor Plan	1/4"	1/4"	1/4"
96. 82nd Floor Plan	1/4"	1/4"	1/4"
97. 83rd Floor Plan	1/4"	1/4"	1/4"
98. 84th Floor Plan	1/4"	1/4"	1/4"
99. 85th Floor Plan	1/4"	1/4"	1/4"
100. 86th Floor Plan	1/4"	1/4"	1/4"
101. 87th Floor Plan	1/4"	1/4"	1/4"
102. 88th Floor Plan	1/4"	1/4"	1/4"
103. 89th Floor Plan	1/4"	1/4"	1/4"
104. 90th Floor Plan	1/4"	1/4"	1/4"
105. 91st Floor Plan	1/4"	1/4"	1/4"
106. 92nd Floor Plan	1/4"	1/4"	1/4"
107. 93rd Floor Plan	1/4"	1/4"	1/4"
108. 94th Floor Plan	1/4"	1/4"	1/4"
109. 95th Floor Plan	1/4"	1/4"	1/4"
110. 96th Floor Plan	1/4"	1/4"	1/4"
111. 97th Floor Plan	1/4"	1/4"	1/4"
112. 98th Floor Plan	1/4"	1/4"	1/4"
113. 99th Floor Plan	1/4"	1/4"	1/4"
114. 100th Floor Plan	1/4"	1/4"	1/4"



**SOUTH ELEVATION**

- MATERIALS LEGEND**
- Brick
  - Concrete
  - Glass
  - Steel
  - Stone
  - Wood
  - Paint
  - Other

Project: \_\_\_\_\_  
 DRAWN FOR: D.P. 11 APR 17

Neil Martin Architects Ltd  
 201 - 2077 Lakeshore Drive  
 Downsview, ON M3J 1K5  
 Phone: (416) 491-1100  
 Fax: (416) 491-1101

**DP4.02**

**NIGEL BALDWIN ARCHITECTS**



Nigel Baldwin Architects Ltd  
 201 - 2077 County Road  
 Vancouver, B.C.  
 Phone: (604) 271-8240  
 Fax: (604) 271-8240

DRAWN FOR: D.P. 11-JUNE-10

PROJECT:

SHEET:

DATE:

SCALE:

DRAWN BY:

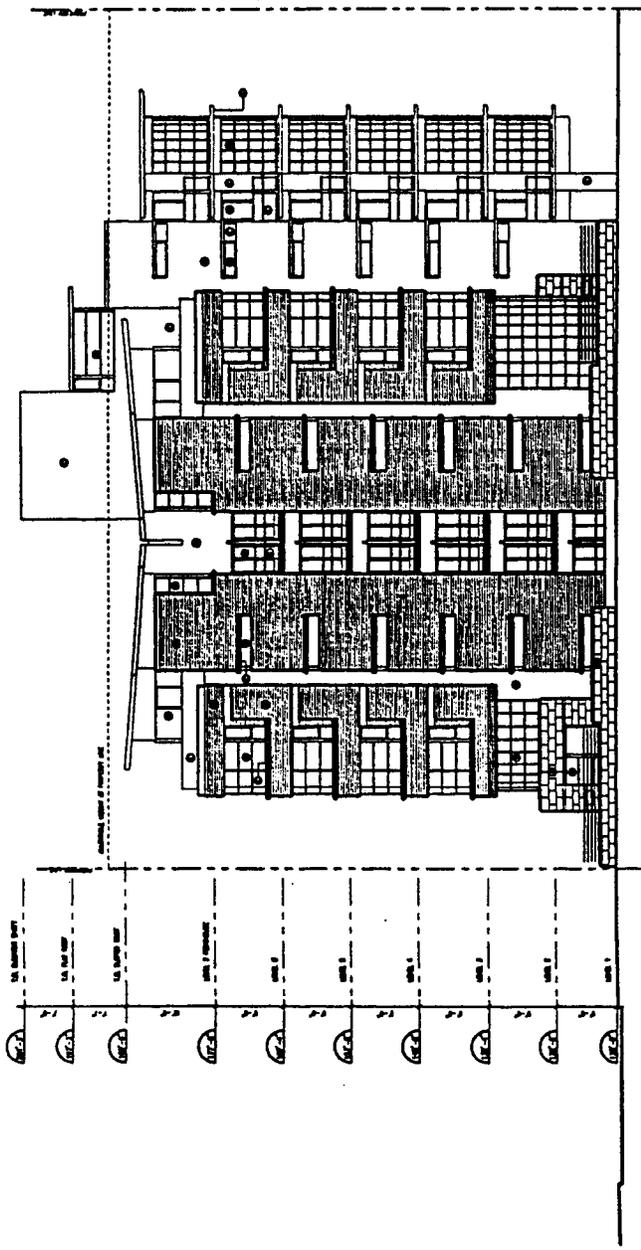
CHECKED BY:

DATE:

PROJECT NO:

DP4.04

NIGEL BALDWIN ARCHITECTS



EAST ELEVATION

- MATERIALS / FINISHES**
- 1. BRICK
  - 2. STUCCO
  - 3. CLAY TILE
  - 4. METAL PANELS / CORRUGATED
  - 5. METAL PANELS / SMOOTH
  - 6. METAL PANELS / RIBBED
  - 7. METAL PANELS / SLATED
  - 8. METAL PANELS / SHINGLED
  - 9. METAL PANELS / SHINGLED
  - 10. METAL PANELS / SHINGLED

# LATE DISTRIBUTION FOR COUNCIL MAY 12, 1998

# A9

## ADMINISTRATIVE REPORT

Date: May 5, 1998  
Author/Local: M. Cho/6496  
CC File No. 5304

TO: Vancouver City Council  
FROM: Director of Community Planning on behalf of Land Use and  
Development  
SUBJECT: Form of Development: 2197 West 11th Avenue  
DE402484 - CD-1 By-law Number 7879  
Owner of Development: Bastion Development Corp.

### **RECOMMENDATION**

*THAT the form of development for the CD-1 zoned site known as 2197 West 11th Avenue be approved generally as illustrated in the Development Application Number DE402484, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department June 13, 1997", 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 in principle the form of development for this site when the rezoning was approved, following a Public Hearing.*

### **PURPOSE**

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

## SITE DESCRIPTION AND BACKGROUND

At a Public Hearing on January 16, 1997, City Council approved a rezoning of this site from M-1 Industrial District to CD-1 Comprehensive Development District. Council also approved in principle the form of development for these lands. CD-1 By-law Number 7879 was enacted on April 21, 1998. Companion Guidelines (Arbutus/Vine Industrial Area CD-1 Guidelines) were also adopted by Council at that time.

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

Subsequent to Council's approval of the CD-1 rezoning, the Director of Planning approved Development Application Number DE402484. 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 seven-storey multiple dwelling containing 90 dwelling units with two levels of underground parking having vehicular access from a newly created street on the east side of the property.

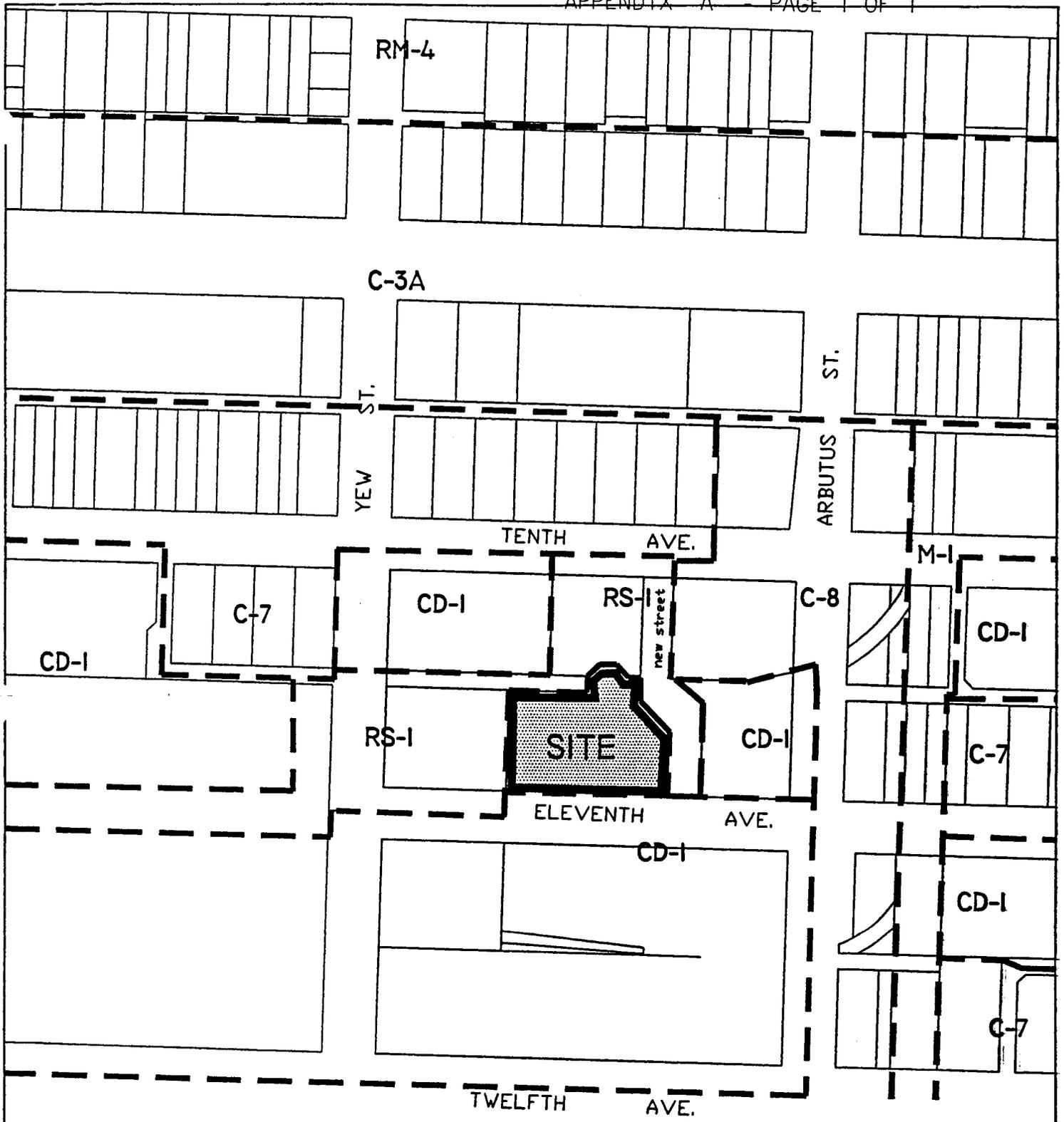
The proposed development has been assessed against the CD-1 By-law and Council-approved guidelines and responds to the stated objectives.

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

## CONCLUSION

The Director of Planning has approved Development Application Number DE402484, 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

2197 W. 11TH AVE. DE 402484

DATE 1998 05 05

DRAWN WGKS



CITY OF VANCOUVER PLANNING DEPARTMENT

SCALE 1:2000

FILE: G:\FROFDEV\2197AW11.DWG

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

- 5. **Contract Extension - Contract No. 39-96-05  
the Supply of Refuse Recycling Trucks  
April 24, 1998**

File: 1805

Consideration of this report was postponed and the matter referred to the Council portion of the Standing Committee on Planning and Environment meeting to be held on May 14, 1998.

- 6. **Authority to Travel to Portland: June 19-21, 1998  
Eight Vancouver City Councillors  
May 4, 1998**

File: 1254

MOVED by Cllr. Kennedy,

THAT Council authorize Councillors Don Bellamy, Nancy A. Chiavario, Jennifer Clarke, Alan Herbert, Lynne Kennedy, Daniel Lee, Gordon Price and Sam Sullivan to travel to Portland, June 19-21, 1998, in order to attend several tours being arranged for them to see Portland's Light Rail system, housing, upgrade of Portland's City Hall and, also, to attend a forum at Portland City Hall where Councillor Price is a guest speaker, at a cost of \$5,288.00 (Cdn).

- CARRIED UNANIMOUSLY

- 7. **Form of Development: 2628 Yew Street  
DE402363 - CD-1 By-law Number 7879  
Owner of Development: Redekop Properties Inc.  
April 30, 1998**

File: 2609

MOVED by Cllr. Bellamy,

THAT the form of development for the CD-1 zoned site known as 2628 Yew Street be approved generally as illustrated in the Development Application Number DE402363, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department January 16, 1998", 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 MANAGER'S ADMINISTRATIVE REPORTS (CONT'D)**

- 8. **Form of Development: 2111 West 11th Avenue**  
**DE402483 - CD-1 By-law Number 7879**  
**Owner of Development: Bastion Development Corp.**  
**May 5, 1998**

File: 2605

Councillor Clarke, stating that she was in a conflict of interest, left the Council Chambers at 3:30 p.m., and did not participate in the discussion and voting on this item and the following item.

MOVED by Cllr. Herbert,

THAT the form of development for the CD-1 zoned site known as 2111 West 11th Avenue be approved generally as illustrated in the Development Application Number DE402483, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department June 13, 1997", 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

(Councillor Clarke absent for the vote)

- 9. **Form of Development: 2197 West 11th Avenue**  
**DE402484 - CD-1 By-law Number 7879**  
**Owner of Development: Bastion Development Corp.**  
**May 5, 1998**

File: 2605

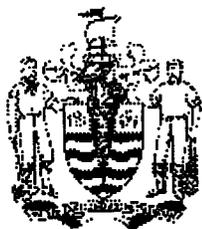
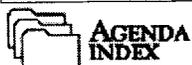
MOVED by Cllr. Don Lee,

THAT the form of development for the CD-1 zoned site known as 2197 West 11th Avenue be approved generally as illustrated in the Development Application Number DE402484, prepared by Nigel Baldwin Architects Ltd. and stamped "Received, City Planning Department June 13, 1997", 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

(Councillor Clarke absent for the vote)

(Councillor Clarke returned to the Chambers at 3:32 p.m.)



**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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[GET IN TOUCH](#)

[COMMUNITIES](#)

[SEARCH](#)

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**EXPLANATION**

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

**Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)**

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

**Director of Legal Services  
14 March 2000**

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

Exterior Wall Exclusion

BY-LAW NO. 8169

A By-law to amend  
By-laws Nos.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7705 7459 7435 7434 7419 7389 6718

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

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

5458 5548 5597 6962 7045 7682

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

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

3897 3983 5510 7144 7208 7476 7516 7820 7927 7996

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

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

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

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

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

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

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

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

3869 7173 7522 7601 7656 7672 7834 7852 7853 7904 7958

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

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

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

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

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

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

5762 5927 6315 6317 6318 6319 6321 6323 6362

29. By-law No. 7980 is amended

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3632 3706 4131 7649 7995 8073 8097

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

69.

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

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

(Signed) Philip W. Owen  
Mayor

(Signed) Ulli S. Watkiss  
City Clerk

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

CITY CLERK"



**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)

2111 West 11<sup>th</sup> Avenue

**BY-LAW NO. 9281**

**A By-law to amend CD-1 By-law No. 7879**

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

1. In section 3(d) of By-law No. 7879, Council:
  - (a) strikes out “Commercial and Service”, and substitutes “Commercial, Service, and Parking”;
  - (b) re-numbers clauses(ii) and (iii) as clauses (iii) and (iv) respectively; and
  - (c) after clause (i), inserts:

“(ii) Parking Garage,”.
2. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 16<sup>th</sup> day of May, 2006



\_\_\_\_\_  
Mayor



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



**CITY OF VANCOUVER**  
**REGULAR COUNCIL MEETING MINUTES**

**MAY 16, 2006**

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 2006, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor Kim Capri  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:** Councillor Elizabeth Ball (Sick Leave)  
Councillor George Chow (Leave of Absence)

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Syd Baxter, City Clerk  
Janice Mackenzie, Deputy City Clerk  
Tarja Tuominen, Meeting Coordinator

**PRAYER**

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

**PRESENTATION - MUNICIPAL ENERGY AWARD**

Council presented the Municipal Energy Award for visionary municipal leadership encouraging community sustainability through district energy to staff on behalf of the Canadian District Energy Association.

**"IN CAMERA" MEETING**

MOVED by Councillor Cadman  
SECONDED by Councillor Capri

THAT Council will go into a meeting later this day which is closed to the public, pursuant to Section 165.2(1) of the Vancouver Charter, to discuss matters related to

paragraph(s):

(d) the security of the property of the city;

(e) the acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure could reasonably be expected to harm the interests of the city;

(g) litigation or potential litigation affecting the city;

(k) negotiations and related discussions respecting the proposed provision of an activity, work or facility that are at their preliminary stages and that, in the view of the Council, could reasonably be expected to harm the interests of the city if they were held in public.

CARRIED UNANIMOUSLY

#### ITEMS ARISING FROM THE "IN CAMERA" MEETING OF MAY 2, 2006

Council approved the following appointments:

- Cindy Grauer as the City's E-Comm Board member
- Jeff Mooney as one of the City's representatives to VANOC

#### ADOPTION OF MINUTES

##### 1. Regular Council (Transportation and Traffic) - April 18, 2006

MOVED by Councillor Lee

SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

##### 2. Special Council (Public Hearing) - April 18, 2006

MOVED by Councillor Capri

SECONDED by Councillor Ladner

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**3. Regular Council (City Services and Budgets) - April 20, 2006**

MOVED by Councillor Ladner  
SECONDED by Councillor Stevenson

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**4. Regular Council (Planning and Environment) - April 20, 2006**

MOVED by Councillor Anton  
SECONDED by Councillor Deal

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**5. Regular Council - May 2, 2006**

MOVED by Councillor Stevenson  
SECONDED by Councillor Ladner

THAT the foregoing Minutes be approved.

CARRIED UNANIMOUSLY

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Capri

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair.

CARRIED UNANIMOUSLY

**MATTERS ADOPTED ON CONSENT**

MOVED by Councillor Cadman

THAT Council adopt Administrative Reports A2, A4, A6 and A7, A9 to A13, A15, and Policy Report P2, on consent.

CARRIED UNANIMOUSLY

## UNFINISHED BUSINESS

### 1. City-Wide International Women's Day Celebration in 2007 (VanRIMS No. 01-2700-10)

On March 21, 2006, City Council postponed consideration of a motion on a City-wide celebration of International Women's Day in 2007 pending a memorandum back from the City Manager on options for the City's involvement in celebrating international events, such as the International Women's Day.

MOVED by Councillor Deal

WHEREAS International Women's Day has been celebrated annually on March 8 since 1909 to recognize women as makers of history and is an occasion marked by women's groups around the world, commemorated at the United Nations, and designated by many countries as a national holiday;

WHEREAS cities in Canada also recognize the important contributions of women to their communities and society as a whole;

WHEREAS the City of Vancouver is a city of celebration that honours the diversity of its citizenry through arts & cultural and recreational activities;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request staff to work with city partners including the School Board, Park Board, Library Board and Community Associations to recognize and celebrate women throughout the city on International Women's Day for the year 2007.

Postponed

POSTPONEMENT MOVED by Councillor Anton

THAT consideration of the motion be postponed pending the receipt of the staff report reviewing the City's involvement in international and other events and proposing a framework on event categories and type of support.

CARRIED  
(Councillors Cadman, Deal, Louie and Stevenson opposed)

## ADMINISTRATIVE REPORTS

### 1. Congress for the New Urbanism 2006 Charter Award March 21, 2006 (VanRIMS No. 01-5200-50)

MOVED by Councillor Louie

THAT the Administrative Report *Congress for the New Urbanism 2006 Charter Award*, dated March 21, 2006, be received for information.

CARRIED UNANIMOUSLY

2. **Campaign Financing Disclosure Statements for the November 19, 2005 General Local Election**  
**April 27, 2006 (VanRIMS No. 08-1000-01)**

THAT the Administrative Report *Campaign Financing Disclosure Statements for the November 19, 2005 General Local Election*, dated April 27, 2006, be received for information.

ADOPTED ON CONSENT

3. **Water Conservation - Outdoor Water Saving Kits**  
**April 28, 2006 (VanRIMS No. 13-8000-50)**

MOVED by Councillor Ladner

THAT Council approve a program to purchase and distribute subsidized outdoor water saving kits to Vancouver residents at an annual cost of \$3,000; source of the funds to be the 2006 Waterworks Operating Budget - Water Conservation Programs.

CARRIED UNANIMOUSLY

4. **Fleet Addition - Police Department Mounted Squad - Multi-Purpose Utility Vehicle**  
**April 20, 2006 (VanRIMS No. 03-2400-10)**

- A. THAT Council approve the allocation of \$12,000 from the Truck and Equipment Plant Account to fund the capital cost of a 6x4 Utility Vehicle for the Vancouver Police Department Mounted Squad.
- B. THAT the capital costs be repaid to the Truck and Equipment Plant Account through annual charges of \$2,300 with funding to be provided by the existing 2006 Vancouver Police Department Operating Budget.
- C. THAT the maintenance and operating costs of approximately \$1,700 be provided from the existing 2006 Vancouver Police Department Operating Budget.

ADOPTED ON CONSENT

5. **Amendment of Business Prohibition By-Law - Inhumane Rodeo Practices and Modernization of Language**  
April 28, 2006 (VanRIMS No. 08-4000-11)

MOVED by Councillor Capri

- A. THAT Council approve amendments to the Business Prohibition By-law which prohibit competitions, exhibitions, performances, events or other situations where certain inhumane rodeo practices are performed and modernize the By-law's language.
- B. THAT Council authorize the Director of Legal Services to bring forward the appropriate by-law amendments to the Business Prohibition By-Law generally as set out in the draft by-law attached as Appendix A to the Administrative Report *Amendment of Business Prohibition By-Law - Inhumane Rodeo Practices and Modernization of Language*, dated April 28, 2006.

CARRIED UNANIMOUSLY

6. **2005 Annual Report on Council Remuneration and Expenses**  
May 1, 2006 (VanRIMS No. 08-2200-01)

THAT the Administrative Report *2005 Annual Report on Council Remuneration and Expenses*, dated May 1, 2006, be received for information.

ADOPTED ON CONSENT

7. **Application for Payment-in-Lieu of Parking at 271 Union Street**  
April 24, 2006 (VanRIMS No. 13-5500-10)

- A. THAT Council approve in principle, the offer of payment-in-lieu in the amount of \$14,500 by Mr. Douglas R. Johnson for the waiver of 1 parking space required by Section 4.1.2 of the Parking By-law; and
- B. THAT the Director of Legal Services be requested to bring forward a By-law to amend Schedule A of the Parking By-law pursuant to Section 4.12.5 to effect this waiver.

ADOPTED ON CONSENT

8. **Community Garden Pilot Project**  
April 24, 2006 (VanRIMS No. 13-4000-30)

MOVED by Councillor Ladner

- A. THAT Council allocate the Community Amenity Contribution of \$22,475 from the re-development of 1875 West 75<sup>th</sup> Avenue to a Greenways Project account to be used for the development of Community Gardens at three (3) specific

sites as identified in the Administrative Report *Community Garden Pilot Project*, dated April 24, 2006. (Source of the funding is allocation of funds approved for this purpose by Council on September 15, 2005.)

- B. THAT Council approve a community garden pilot project and *Draft Community Garden Operational Guidelines for Land other than City Parks* as described in Appendix A of the Administrative Report *Community Garden Pilot Project*, dated April 24, 2006.
- C. THAT the General Manager of Engineering Services, in consultation with the Director of Social Planning, be given standing authority to enter into community garden user agreements with the non-profit organizations selected to be part of the pilot project.

CARRIED UNANIMOUSLY

Councillor Ladner requested the guidelines include a statement that the City has the right to give 30-days notice to take the land back for civic purposes.

**9. Development Permit Board Member and Alternate Amendments  
May 2, 2006 (VanRIMS No. 08-3000-11)**

- A. THAT Robert Jenkins, Assistant Director of Planning, be appointed, effective July 1, 2006, as an alternate to Larry Beasley, the Co-Director of Planning who is the regular Board member, acknowledging that Trish French, another Assistant Director of Planning, is already an alternate as is Ann McAfee, Co-Director of Planning, who will be retiring June 30, 2006.
- B. THAT Council amend Section 4 of the Development Permit Board and Advisory Panel By-law No. 5869 to remove the Co-Director of Planning from the list of voting members and replace this with the Director of Planning, who is the regular Board member, and correspondingly amend Section 8(c) to replace the Co-Director of Planning with the Director of Planning, who is the regular Board member;

FURTHER THAT Council amend Sections 4, 5(c), 8, 9 and 11(b) of the By-law to substitute the Co-Director of Development Services - Policy & Regulations in lieu of the Director of Development Services;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the amending by-law for enactment, with an effective date of July 1, 2006.

ADOPTED ON CONSENT

**10. Advance Real Property and Tax Penalty By-Laws  
May 1, 2006 (VanRIMS No. 08-4000-11)**

- A. THAT City Council approve enactment of a new Advance Real Property Tax By-Law to:
- a) amend the definition of "net previous year's taxes" to exclude non-recurring charges
  - b) increase the threshold amount of net previous year's taxes from \$50 to \$100 for the determination of amount payable under this By-law
  - c) move "imposition of a penalty on unpaid taxes at advance due date" to the Tax Penalty By-Law; and
  - d) modernize the language of the By-law
- B. THAT City Council approve enactment of a new Tax Penalty By-Law to:
- a) consolidate penalties applicable to outstanding taxes due at any time of the year solely to this By-law; and
  - b) modernize the language of the By-law
- C. THAT the Director of Legal Services be authorized to prepare the necessary new By-laws, generally as set out in Appendices A and B of the Administrative Report *Advance Real Property and Tax Penalty By-laws*, dated May 1, 2006, to implement the changes as outlined in A and B above.

ADOPTED ON CONSENT

**11. Grant Request - World Planners Congress (Planning Institute of BC)  
April 29, 2006 (VanRIMS No. 05-5000-10)**

THAT Council approve a grant of \$5,000 to the Planning Institute of BC for the World Planners Congress that is being held in Vancouver June 17-20, 2006; source of funds being the 2006 Operating Budget.

ADOPTED ON CONSENT AND  
BY THE REQUIRED MAJORITY

**12. Queen Elizabeth Theatre/Vancouver Playhouse Theatre - Acoustic Separation -  
Award of Construction Contracts  
May 3, 2006 (VanRIMS No. 02-4000-01)**

- A. THAT Council approve the increased project budget of \$5,920,000 for the Queen Elizabeth Theatre/Vancouver Playhouse Theatre Acoustic Separation project, source of funding to be:
- allocation of private funds raised for the Queen Elizabeth Redevelopment project in the amount of \$600,000;
  - reallocation of approved funding of \$60,000 to modify the Vancouver Playhouse loading dock;

- approved funding of \$3.5 million; and
- additional funding of \$ 1.76 million from the Civic Theatres Capital Reserve,

with interim financing as necessary to be provided from the Capital Facilities Fund on terms acceptable to the Director of Finance.

B. THAT contracts for Queen Elizabeth Theatre/Vancouver Playhouse Theatre Acoustic Separation be awarded to:

- Parkwood Construction Ltd. in the amount of \$4,129,645 plus GST; and
- Actes Environmental Ltd. for phase two of the abatement work in the amount of \$309,993 plus GST;

said contracts to be to the satisfaction of the Director of Legal Services.; and further no legal rights or obligations will be created or arise by Council's adoption of A and B above, unless or until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

13. Award of Contract for RFP # PS06036 - Service Request Mapping Services  
May 1, 2006 (VanRIMS No. 03-1200-11)

- A. THAT, subject to the conditions set out in B, C, and D below, Council authorize a contract with AtFocus, Inc. to provide service request mapping services for the 311 Feasibility Study at the cost of \$186,000 plus applicable taxes, subject to a contract satisfactory to the Director of Legal Services, the City Manager, and the Manager, Materials Management, funding provided in the 2006 Operating Budget.
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement A above.
- C. THAT, all such legal documents be on terms and conditions satisfactory to the City Manager, Manager of Materials Management and the Director of Legal Services.
- D. THAT, no legal rights or obligations will be created by Council's adoption of A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

ADOPTED ON CONSENT

**14. 2006 Property Taxation: Taxation Bylaws and Resolutions  
May 5, 2006 (VanRIMS No. 05-4200-10)**

MOVED by Councillor Anton

- A. THAT Council approve the 2006 Rating Bylaw establishing the City's general purposes property tax rates.
- B. THAT Council approve the 2006 Rating Bylaw for the property tax requisition of the Greater Vancouver Regional District.
- C. THAT Council approve the resolutions attached as Appendix B to the Administrative Report *2006 Property Taxation: Taxation Bylaws and Resolutions*, dated May 5, 2006, adopting adjusted tax rates for the Provincial Schools, the B.C. Assessment Authority, the Municipal Finance Authority and the Greater Vancouver Transportation Authority levies, pursuant to the Vancouver Charter and the Averaging Bylaw No. 9266 adopted by Council on March 23, 2006.

CARRIED UNANIMOUSLY

**15. Councillor Kim Capri's Travel to Victoria, BC - May 15<sup>th</sup>, 2006  
May 5, 2006 (VanRIMS No. 08-2200-20)**

THAT Council approve Councillor Kim Capri's trip to Victoria, BC on May 15, 2006 to attend meetings with Provincial Ministers at an estimated cost of \$360.00, source of funding to be the Councillor's 2006 travel budget.

ADOPTED ON CONSENT

**16. Replacement of Firehall No. 15 - Development Options  
May 5, 2006 (VanRIMS No. 14-1000-01)**

Also before Council was a letter, dated May 16, 2006, from the General Manager, Vancouver Board of Parks and Recreation.

The Chair advised requests to speak on Administrative Report A16 have been received. Council agreed to refer consideration of the report to the Standing Committee on Planning and Environment meeting of May 18, 2006, to hear the speakers.

17. **Request by Councillor B.C. Lee to travel with Mayor Sullivan to Ottawa for Civic Business May 31 - June 1, 2006**  
May 5, 2006 (VanRIMS No. 08-2200-20)

POSTPONEMENT MOVED by Councillor Louie

THAT consideration of Administrative Reports A17 and A18 be postponed to a Standing Committee meeting on Thursday, May 18 to allow the Mayor to submit a list of meetings the Councillors will be attending.

Withdrawn, with the consent of Council

MOVED by Councillor Anton

THAT Council authorize Councillor B.C. Lee to travel with Mayor Sullivan to Ottawa for civic business from May 31 to June 1, 2006 at an estimated cost of \$480.00, source of funding to be the Councillor's 2006 travel budget.

CARRIED  
(Councillors Deal and Louie opposed)

18. **Request by Councillor Elizabeth Ball to travel with Mayor Sullivan to Ottawa for Civic Business June 4, 2006, after the FCM Conference in Montreal**  
May 5, 2006 (VanRIMS No. 08-2200-20)

MOVED by Councillor Anton

THAT Council authorize Councillor Ball to travel with Mayor Sullivan to Ottawa for civic business June 4-5, 2006 at an estimated cost of \$255.00, the source of funding to be the Councillor's 2006 travel budget

CARRIED  
(Councillors Deal and Louie opposed)

#### **ACKNOWLEDGEMENT - 2006 STREET BANNER PROGRAM**

The Mayor acknowledged the Summer Street Banner Program and the unveiling of the 2006 Banners. The Street Decoration Committee and the artist, Rudy Kovach, were recognized for their contributions.

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The Council recessed at 4:15 p.m. and, following a reception in the foyer, reconvened at 4:40 p.m. with all Councillors present.

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## POLICY REPORTS

1. **The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area**  
May 1, 2006 (VanRIMS No. 11-2000-30)

MOVED by Councillor Ladner

THAT Council receive the Policy Report *The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area*, dated May 1, 2006, and refer it to a future meeting of Council to hear from the public; and

FURTHER THAT staff meet with residents, business and property owners in advance of the meeting with Council to answer questions regarding the options included in the Policy Report.

CARRIED UNANIMOUSLY

2. **Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments**  
May 1, 2006 (VanRIMS No. 11-3600-03)

- A. THAT the Director of City Plans be instructed to make application to amend the Zoning and Development By-law No. 3575 by deleting and amending non-industrial uses in the I-2 and M-2 Industrial District Schedules and by amending Section 2, generally in accordance with Appendix A of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006, and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-laws, generally in accordance with Appendix A of the Policy Report, for consideration at the Public Hearing;

- B. THAT, following referral of the application to Public Hearing and prior to its approval, the Director of Development Services and the Director of Current Planning be instructed to report to Council any development applications for sites in the I-2 and M-2 Industrial District Schedules which are not in accordance with the proposed amended I-2 or M-2 schedules, for possible withholding pursuant to Section 570 of the Vancouver Charter.

- C. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing, the by-law be accompanied at the time of enactment by:

- (1) amendments to "Bingo Hall Guidelines", "Casino - Class 1 Guidelines", and "Church Guidelines" containing revised policies for Bingo Halls, Casinos - Class 1, and Churches, generally in accordance with Appendix B of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2*

*Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006;

- (2) new "Policies and Guidelines for Non-Industrial Conditional Uses (I-2 and M-2)" to allow for:
  - Consideration of rezoning applications to regularize or redevelop existing non-industrial conditional uses made legally non-conforming under the Zoning By-law amendments proposed for the I-2 and M-2 zoning schedules in Appendix A and generally in accordance with Appendix C of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006; and
  - Consideration of rezoning applications to permit certain non-industrial uses in designated areas in the city, generally in accordance with Appendix C of the Policy Report.
- (3) amendments to "Grandview Boundary Industrial Area Plan" and "Grandview Boundary Industrial Area Rezoning and Development Policies and Guidelines", to revise the policies and guidelines for the Grandview Boundary Industrial Area, to be amended by resolution of Council, generally in accordance with Appendix D of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006.

- D. THAT, subject to approval of the by-law to amend the I-2 and M-2 Industrial District Schedules following Public Hearing; and

FURTHERMORE, subject to Council's decision on the policies which allow large format retail uses in the Marine Drive Industrial Area, the by-law be accompanied at the time of enactment by:

- (4) repealing the "I-2 Conditional Institutional, Cultural and Recreational Uses Policies and Guidelines: Marine Drive Industrial Area"; and
- (5) amendments to the Highway Oriented Retail (HOR) Rezoning Policies and Guidelines: Marine Drive Industrial Area to change the area's name from Highway Oriented Retail (HOR) to Large Format Area (LFA) and to incorporate policies and guidelines for the institutional, cultural and recreational uses, generally in accordance with Appendix E of the Policy Report *Non-Industrial Conditional Uses in the I-2 and M-2 Industrial Zones - Proposed Policy and Zoning By-law Amendments*, dated May 1, 2006.

ADOPTED ON CONSENT

## **RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Cadman

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

## **ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Ladner  
SECONDED by Councillor Capri

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

CARRIED UNANIMOUSLY

## **BY-LAWS**

MOVED by Councillor Cadman  
SECONDED by Councillor Capri

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 17 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. A By-law to amend the DD ODP By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9274)  
(Councillor Chow ineligible to vote.)
2. A By-law to amend the Zoning and Development By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9275)  
(Councillor Chow ineligible to vote.)
3. A By-law to amend the Sign By-law (re 101 and 149 West Hastings Street and 150 West Cordova Street) (By-law No. 9276)  
(Councillor Chow ineligible to vote.)
4. A By-law to amend the Parking By-law (re Woodward's site) (By-law No. 9277)
5. A By-law to amend the Business Premises Regulation of Hours By-law (re liquor premises and modernization) (By-law No. 9278)
6. A By-law to amend the License By-law (re extended hours liquor establishment acoustical regulations and fees) (By-law No. 9279)

7. **A By-law to amend the Noise Control By-law (re extended hours liquor establishments) (By-law No. 9280)**
8. **A By-law to amend CD-1 By-law No. 7879 (re 2111 West 11<sup>th</sup> Avenue) (By-law No. 9281)**  
(Councillor Louie ineligible to vote.)
9. **A By-law to amend CD-1 By-law No. 4472 (re ICORD setbacks) (By-law No. 9282)**  
(Councillor Louie ineligible to vote.)
10. **Advance Real Property Tax By-law (By-law No. 9283)**
11. **Tax Penalty By-law (By-law No. 9284)**
12. **2006 Rating By-law (re General Purpose Taxes) (By-law No. 9285)**
13. **2006 Rating By-law (re Greater Vancouver Regional District) (By-law No. 9286)**
14. **Noise Control By-law (re Hillcrest Park and Nat Bailey Stadium Park) (By-law No. 9287)**
15. **A By-law to amend the Business Prohibition By-law (re inhumane practices and modernization) (By-law No. 9288)**
16. **A By-law to create a CD-1 Zone (re 5455 Fraser Street) (By-law No. 9289)**  
(Councillor Louie ineligible to vote.)
17. **Subdivision By-law No. 5208 (re 5455 Fraser Street) (By-law No. 9290)**  
(Councillor Louie ineligible to vote.)

#### MOTIONS

##### A. Administrative Motions

1. **Form of Development - 5455 Fraser Street (Mountain View Cemetery)**  
(VanRIMS No. 11-3600-01)

MOVED by Councillor Louie

SECONDED by Councillor Deal

THAT the form of development for the CD-1 zoned site known as 5455 Fraser Street - Mountain View Cemetery be approved generally as illustrated in Development Application No. 409733 prepared by Birmingham and Wood Architects and Planners, and stamped "Received, City of Vancouver Planning Department, March 28, 2006", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CARRIED UNANIMOUSLY

2. Tax Levies for Provincial Schools (VanRIMS No.05-4200-10)

MOVED by Councillor Deal  
SECONDED by Councillor Capri

THAT WHEREAS pursuant to Section 119(3) of the *School Act*, the Surveyor of Taxes for the Province of British Columbia in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver;

AND WHEREAS on April 27, 2006 by Orders-in-Council No. 288 and No. 289, the Lieutenant-Governor in Council levied the following tax rates on Class 1 - Residential and Class 6 - business and other:

Class 1 - residential	2.0353
Class 6 - business and other	9.2000

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver would raise the following sums:

Class 1 - residential	\$ 182,495,524
Class 6 - business and other	\$159,342,730

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *School Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,665,171,922	\$ 80,446,140,074
Class 6 - business & other	17,319,862,000	15,983,110,951

AND WHEREAS Council is obliged to vary the rate set by the Lieutenant-Governor in Council in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 2.26854 is hereby substituted for the rate of 2.0353; and in the case of Class 6 - business and other, the rate of 9.96944 is substituted for the rate of 9.20000 for taxation pursuant to the *School Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

3. Tax Levies for British Columbia Assessment Authority (VanRIMS No. 05-4200-10)

MOVED by Councillor Capri  
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 17(2) of the *Assessment Authority Act*, the British Columbia Assessment Authority in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS on March 9, 2006, the Authority, levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.0816
Class 6 - business and other	0.2647

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 7,316,613
Class 6 - business and other	\$ 4,566,044

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *British Columbia Assessment Authority Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the British Columbia Assessment Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.09095 is hereby substituted for the rate of 0.08160; and in the case of Class 6 - business and other, the rate of 0.28685 is substituted for the rate of 0.26470 for taxation pursuant to the *Assessment Authority Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

4. Tax Levies for Municipal Finance Authority of British Columbia  
(VanRIMS No. 05-4200-10)

MOVED by Councillor Capri  
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 17 and 18 of the *Municipal Finance Authority Act*, the Municipal Finance Authority of BC in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS on March 30, 2006, the Authority, with the approval of the Lieutenant-Governor in Council, levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.00030
Class 6 - business and other	0.00010

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective Classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 26,899
Class 6 - business and other	\$ 1,725

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *Municipal Finance Authority Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the Municipal Finance Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.00033 is hereby substituted for the rate of 0.00030; and in the case of Class 6 - business and other, the rate of 0.00011 is substituted for the rate of 0.00010 for taxation pursuant to the *Municipal Finance Authority Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

5. Tax Levies for Greater Vancouver Transportation Authority  
(VanRIMS No. 05-4200-10)

MOVED by Councillor Capri  
SECONDED by Councillor Deal

THAT WHEREAS pursuant to Section 25(9) of the *Greater Vancouver Transportation Act*, the Greater Vancouver Transportation Authority in each year levies a tax on the net taxable value of all land and improvements in the City of Vancouver (excluding property that is taxable for school purposes only by special act);

AND WHEREAS, on March 6, 2006, the Authority levied the following tax rates on Class 1 - residential and Class 6 - business and other:

Class 1 - residential	0.46880
Class 6 - business and other	2.11010

being dollars of tax for each one thousand dollars of taxable value, for the 2006 taxation year, which when applied to the net taxable value of all land and improvements in the respective classes in the City of Vancouver (excluding property taxable for school purposes only by special act) would raise the following sums:

Class 1 - residential	\$ 42,034,658
Class 6 - business and other	\$ 36,398,981

AND WHEREAS on March 23, 2006, pursuant to provisions of the *Vancouver Charter*, Council approved Bylaw 9266 which authorized adjustment of the net taxable value of land in Class 1 - residential and Class 6 - business and other, within the City of Vancouver;

AND WHEREAS the net taxable value and the adjusted taxable value pursuant to the Council by-law of March 23, 2006, of land in the above-noted Classes subject to taxation under the *Greater Vancouver Transportation Act* for the year 2006 are as follows:

	<u>Net Taxable Value</u>	<u>Adjusted Taxable Value</u>
Class 1 - residential	\$ 89,664,373,422	\$ 80,445,341,574
Class 6 - business & other	17,249,884,200	15,917,790,484

AND WHEREAS Council is obliged to vary the rate set by the Greater Vancouver Transportation Authority in order to produce the same amount of revenue that would have been raised if the net taxable value of the specified land had not been adjusted;

NOW THEREFORE BE IT RESOLVED THAT, in the case of Class 1 - residential, the rate of 0.52252 is hereby substituted for the rate of 0.46880; and in the case of Class 6 - business and other, the rate of 2.28669 is substituted for the rate of 2.11010 for taxation pursuant to the *Greater Vancouver Transportation Act* within the City of Vancouver for the 2006 taxation year.

CARRIED UNANIMOUSLY

**B. Motions on Notice**

**1. Harm Reduction (VanRIMS No. 11-2200-01)**

MOVED by Councillor Stevenson  
SECONDED by Councillor Louie

WHEREAS:

1. Mayor Sam Sullivan has indicated he is working on proposals to introduce a widespread prescription heroin maintenance program in Vancouver as a solution to the twin problems of poverty and addiction; and
2. the NAOMI trials intended to test this approach in Vancouver are still in the early stages; and
3. Insite, the supervised injection site opened as part of the City's Four Pillars Strategy, is operating under a federal legal exemption which expires in September; and
4. full public engagement and consultation has been crucial to the success of the Four Pillars Strategy, which is the foundation of the City's policy;

THEREFORE BE IT RESOLVED that Council ask Mayor Sullivan to submit a written outline of his heroin maintenance proposal to city staff for evaluation; and

BE IT FINALLY RESOLVED that this evaluation be included in a full assessment of progress on all aspects of the Four Pillars Strategy by June 30, 2006 to ensure Council has the time to take any necessary actions before expiry of the Insite legal exemption.

LOST

(Councillors Anton, Cadman, Capri, Ladner, Lee, and the Mayor opposed)

**ENQUIRIES AND OTHER MATTERS**

**1. Vancouver Police Department Budget (VanRIMS No. 05-1000-30)**

Councillor Capri referred to a letter from the Vancouver Police Department advising of the possibility of the Criminal Investigation Fund being over budget by the end of 2006. She enquired on where the funding would come from to cover this.

The City Manager explained the steps the City would take to address any budget shortfall.

**2. Closure of Granville Street to Buses and Taxicabs (VanRIMS No. 13-1400-22)**

Councillor Deal referred to the closure of Granville Street to buses and taxicabs and noted that taxis were able to share Granville Mall with buses. She requested staff to provide a memorandum on the feasibility of allowing taxicabs to share bus lanes on the side streets.

**3. Affordable Housing in the Downtown Eastside (VanRIMS No. 11-2200-21)**

Councillor Deal referred to recent articles and reports on the loss of affordable housing stock in the Downtown Eastside area, and enquired what the City was doing about the situation.

The City Manager advised staff will be providing a very thorough review on the issue of affordable housing in a series of briefings which have been scheduled for Council within the next few weeks.

The Council adjourned at 5:30 p.m.

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