



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

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## **CD-1 (388)**

*6111 Cambie Street*

*By-law No. 8016*

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

**Effective April 13, 1999**

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

## **1 Application**

The provisions of this by-law apply to the area shown included within the heavy block outlined on Schedule “A”, which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 3907) shall be more particularly described as CD-1 (388).

## **2 Uses**

The only uses permitted within the area outlined on Schedule “A”, 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) Institutional Use of a philanthropic or charitable character (including St. John Ambulance);
  - (c) Dwellings Units, to a maximum of 56 units, and
  - (d) Accessory Uses customarily ancillary to the above uses.
- [8031; 99 06 15] [8298; 01 02 20]

## **3 Floor Space Ratio**

**3.1** The floor space ratio for institutional uses shall not exceed 0.59 of which a maximum 0.35 shall be permitted above grade.

**3.2** The floor space ratio for residential uses shall not exceed 1.51.

**3.3** For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 4 371 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**3.4** The following will be included in the computation of floor space ratio:

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

**3.5** 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;
- (b) patios and roof gardens, 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, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8016 or provides an explanatory note.

- (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) open-sided, glass-covered entries and connecting walkways; [8031; 99 06 15]
- (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. [8169; 00 03 14]

**3.6** 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) all residential balconies facing Cambie Street and West 45th Avenue may be enclosed;
    - (ii) the total area of all open and enclosed balcony (but not including those referred to in subclause (i)) or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
    - (ii) no more than 50 percent of the excluded balcony floor area (but not including those referred to in subclause (i)) may be enclosed.
- [8031; 99 06 15]

**4 Height**

The maximum building height measured above the base surface is 23 m or 6 storeys on the easterly half of the site and 13.7 m or 4 storeys on the westerly half of the site.  
[8031; 99 06 15]

**5 Off-Street Parking and Loading**

**5.1** Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law.

**5.2** The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

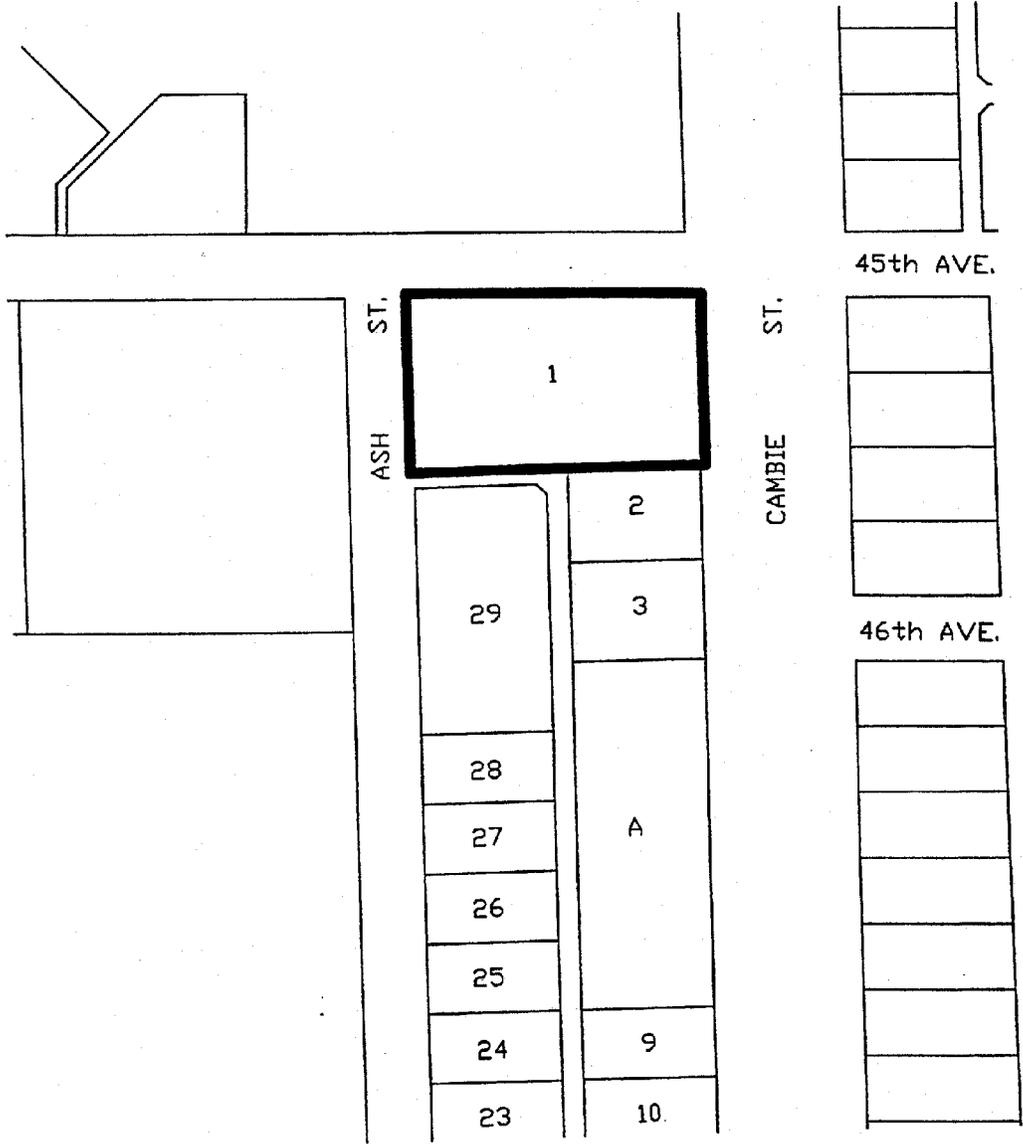
**6 Acoustics**

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

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

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

By-law No. 8016 being a By-law to amend By-law No. 3575  
 being the Zoning & Development By-law



Z-486(a)

RZ - 6111 Cambie Street

map:1 of 1  
 scale:1:2000



City of Vancouver



Undisplayed Graphic

**CITY OF VANCOUVER  
SPECIAL COUNCIL MEETING MINUTES  
SEPTEMBER 15, 1998**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 15, 1998, at approximately 7:35 p.m. in the Council Chamber, Third Floor, City Hall, to consider proposed amendments to the Zoning and Development By-law.

**PRESENT:** Mayor Philip Owen

Councillor Don Bellamy

Councillor Jennifer Clarke (Items 3 and 4)

Councillor Alan Herbert  
Councillor Lynne Kennedy  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Sam Sullivan

**ABSENT:** Councillor Chiavario (Sick Leave)  
Councillor Gordon Price  
Councillor George Puil (Civic Business)

**CLERK TO THE  
COUNCIL:**

Nancy Largent

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,

SECONDED by Cllr. Don 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.

- CARRIED UNANIMOUSLY

**1. Rezoning: 1001 Hornby Street, 1050 Burrard Street,  
and 1088 Burrard Street (Wall Centre)**

Before any discussion began on this item, Councillor Clarke stated she was in conflict of interest on items 1 and 2 because a family member has done work for the developer, and

withdrew at 7:40 p.m.

An application by Busby and Associates Architects was considered as follows:

**Summary:** The proposed rezoning from DD (Downtown District) to CD-1 (Comprehensive Development District) would permit heritage density transfers from 750 Burrard and 440 Cambie Street to increase the density of the previously approved Phase II of the Wall Centre development.

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval of the application, subject to the following conditions as proposed

for adoption by resolution of Council:

(a) THAT the form of development for Site 1 be approved by Council as illustrated in plans prepared by Bruno Freschi Architects and approved by the Director of Planning in Development Permit No. DE 213934 issued December 3, 1992 and as illustrated in plans prepared by Bruno Freschi Architects and approved by the Director of Planning in Development Permit No. DE 216143 issued June 9, 1994, and provided that the Director of Planning may allow minor alterations to this form of development as outlined in (c) below.

(b) THAT the proposed form of development for Site 2 be approved by Council in principle, generally as prepared by Busby and Associates, Architects, and stamped "Received City Planning Department, May 15, 1998", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (c) below.

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

(i) design development to the podium to:

- pull it back from the Hornby/Nelson corner to expose more of the dynamic tower shape at this corner;
- consider incorporating weather protection at the Hornby/Nelson corner;
- more closely align it with the tower's curve on its northwest face, so as not to detract from the tower's dynamic shape; and
- increase its transparency to add vitality and activity to the surrounding streets and open spaces;

(ii) design development to the tower's cap to recapture the sculptural quality evident in the previous approval for what will be the tallest building in Vancouver; and

(iii) design development to the landscape architecture and perimeter uses at the edge of Volunteer Square to make this important space an inviting, active, highly integrated component of the Public Realm.

(d\*) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

(i) obtain approval of a compatible subdivision plan to alter a portion of the common boundary between LMS1689 and Lot 2, Plan LMP17390, to the satisfaction of the subdivision Approving Officer; and confirm full registration of the subdivision plan and any accompanying documents

at the Land Title Office, to the satisfaction of the Director of Legal Services; and

(ii) execute a legal agreement satisfactory to the Director of Legal Services providing that owners will not discriminate against families with children in the sale of their property.

\* This clause was erroneously referenced as a second "c" in the original report.

### **Staff Comments**

Rob Whitlock, Rezoning Planner, reviewed the application, including locations and uses of the increased density. Changes to the form of development are minor, and overall height remains the same. Staff support the application because it is consistent with Council policy regarding transfer of heritage density.

### **Applicant Comments**

Peter Busby, Busby and Associates, responded to questions regarding the form of development and signage, to which there has been no change.

### **Summary of Correspondence**

Council received no correspondence on this application.

### **Speakers**

Sean McEwen, 1900 Block West 14th Avenue, did not object to any features of the proposed development, but wished to address the issue of public amenities. This amount of additional density is a substantial benefit to the developer, and public amenity contribution should be levied accordingly. Revenue is needed to pay for housing and other incentives. Mr. McEwen questioned whether heritage preservation alone is a sufficient benefit, and requested a review of the financial analysis to ensure that the public is getting full benefit.

The Mayor called for any other speakers on the application, but none came forward.

### **Applicant Closing Comments**

Mr. Busby reminded Council that the developer is purchasing this density at a cost of approximately \$ 4 million. The project is also absorbing a large part of the surplus density available for sale.

### **Staff Closing Comments**

There were no staff closing comments.

### **Council Discussion**

Council felt that the proposal constitutes an interesting addition to the development. The developer is not being given the density for free, but is paying for it. Viability of the transfer of heritage density program is a benefit to other heritage buildings. There are already other benefits provided, including additional parking and Volunteer Square.

MOVED by Cllr. Kennedy,

That the application be approved, with conditions as set out in the Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

## **2. Text Amendment: 750 Burrard Street**

### **(Transfer of Density to 1001 Hornby Street)**

An application by the Co-Director of Planning, on behalf of Land Use & Development, was considered as follows:

**Summary:** The proposed text amendment would allow the transfer of heritage density to Phase II of the Wall Centre at 1001 Hornby Street.

(Note: A similar density transfer from 750 Burrard Street to 1200 Hamilton Street was approved June 25, 1998, but the related by-law amendment has not yet been enacted. Should that by-law also be enacted, the maximum floor space ratio for 750 Burrard Street would be further reduced.)

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval of the application.

### **Staff Comments**

Rob Whitlock, Rezoning Planner, explained this application is an administrative follow-up to the previous application, amending the FSR for 750 Burrard Street, the former Main Library.

### **Summary of Correspondence**

Council received no correspondence on this application.

### **Speakers**

The Mayor called for speakers for or against the application, but none came forward.

### **Council Discussion**

MOVED by Cllr. Don Lee,

THAT the application be approved.

- CARRIED UNANIMOUSLY

(Councillor Clarke returned after the vote had been taken on the foregoing, at 8:02 p.m.)

## **3. Text Amendment: 6184 Ash Street (Peretz Institute)**

An application by Victor Tam, Nigel Baldwin Architects, was considered as follows:

**Summary:** The proposed amendment to CD-1 By-law No. 3907 would permit the replacement of the Peretz Institute and development of a maximum of 50 dwelling units.

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval, subject to the following conditions as proposed for adoption by resolution of Council:

a) THAT the proposed form of development be approved by Council in principle, generally as

prepared by Nigel Baldwin, Architect, and stamped "Received City Planning Department, April 21, 1998", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.

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

(i) design development to incorporate CPTED principles (Crime Prevention Through Environmental Design), particularly to reduce opportunities for:

- graffiti on blank lane walls;
- mischief in lane alcoves;
- theft in underground parking; and
- break and enter to ground level residential units;

(ii) design development to achieve functional exterior access to 13 grade-level apartments;

(iii) submission of a detailed landscape plan, showing provision of a 0.6 m (2 ft.) landscape strip adjoining the cultural centre; and

(iv) deletion of the special paving shown in the laneway.

(c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall:

(i) make arrangements to the satisfaction of the City Engineer and Director of Legal Services for provision of:

- a speed hump in the lane east of Ash Street south of the site, in consultation with the neighbourhood and all at the developer's expense; and
- a sidewalk, including handicapped sidewalk ramps on the east site of Ash Street adjacent the site, all at the developer's expense.

(ii) make arrangements for all new electrical and telephone services to be undergrounded within and adjacent the site from the closest existing suitable service point;

(iii) execute a legal agreement satisfactory to the Director of Legal Services providing that owners will not discriminate against families with children in the sale of their property; and

(iv) contribute \$11,500 towards traffic calming measures along West 45th Avenue and Ash Street.

[Note: Established as a condition of rezoning for 620 West 45th Avenue (former Vancouver Police Sub-station site) that cost of mitigation measures along West 45th Avenue and Ash Street would be shared with the St. John and Peretz sites, in a direct ratio to the amount of development on each site.]

### **Staff Comments**

Rob Whitlock, Rezoning Planner, advised that this and the following application were undertaken in the context of the Oakridge-Langara Policy Statement. Both institutions have

remained consistent in size for many years.

Mr. Whitlock then reviewed the application for replacement of the Peretz Institute and development of a maximum of 50 housing units with reference to a model. The proposal is consistent with the Oakridge-Langara Policy Statement, with a proposed FSR 14% higher than the existing floor space, less than could have been requested. There are community concerns related to traffic arising for a number of projects being undertaken in this general location. The Engineering Department has costed traffic requirements, and these are included in the cost of the development.

### **Applicant Comments**

Dale McClanaghan, VanCity Enterprises, noted that consistent with the Oakridge-Langara Policy Statement, a maximum of 50 housing units will be built to finance the redevelopment of the Peretz Institute. Such creative partnerships are required for the development of needed housing.

Nigel Baldwin, Architect, outlined measures undertaken to retain the development's compatibility with the neighbourhood. Child Daycare and Social Services Centre are proposed as uses; Mr. Baldwin requested Council specifically include these in the list of approved uses to ensure there is no future confusion.

Noting Social Service Centre may include some medical uses, Council sought clarification from the Planner. Mr. Whitlock read the applicable definition, and noted the extent to which the City would retain control if any major medical use were proposed. Messrs. Baldwin and McClanaghan clarified that dedicated space would not be available, precluding any uses requiring non-portable medical equipment.

Richard Rosenberg, Peretz Institute, referenced the Institute's more than fifty year history and benefits to the community, including social, educational and cultural programs. Membership is open to all, and outreach is carried out throughout the city, not just in the Oakridge-Langara area. A better facility is needed and can be financed through the associated housing. It is hoped the new building will see the Institute through its next fifty years.

### **Summary of Correspondence**

Council received three letters and four form letters opposed to both this application and the following application (item 4).

### **Speakers**

The following speakers addressed the rapid pace of development in the area and the issue of public benefits in connection with this and the following application:

Mrs. W. Lau (remarks read by an interpreter)

Mrs. Eileen Ng

Following are some of the comments made by the foregoing speakers:

·the Community Amenity Contribution for the Peretz Institute and St. John ambulancedevelopments should be used to expand the Oakridge Public Library and buy more books;

- Oakridge is the second busiest library in the system, and is often over-crowded or needed books are unavailable, requiring school children to be driven to other branches;
- the library is an equalizer, which children benefit from, thereby providing benefits to the community at large;
- it will be good for older residents to have these types of housing opportunities in their neighbourhood;
- area residents are extremely frustrated about the very rapid pace of development in this area;
- area residents want a neighbourhood meeting place as part of the Community Amenity Contribution; civic staff believe that there is sufficient space available, but much of it is frequently booked, or available at inconvenient times, or there are fees to be paid;
- the Engineering Department was asked to closely monitor the intersection at Cambie Street and 45th Avenue to ascertain whether it requires upgrading;
- Council should require developers to live up to their promises; for example, re-planted and new trees in Tisdall Park were allowed to die from lack of water;
- Council was requested to withhold approval of this application pending the outcome of development on the former Police Station site.

The Mayor called for any other speakers on the application, but none came forward.

#### **Applicant Closing Comments**

There were no closing comments by the applicant's representatives.

#### **Staff Closing Comments**

Mr. Whitlock advised the upgrading of Oakridge Library and a neighbourhood meeting place were not included in the priority uses for amenity contributions in the Oakridge-Langara Policy Statement. Mr. Whitlock reiterated that Engineering will be monitoring the traffic situation, including the Cambie and 45th intersection, in light of development in the area.

#### **Council Discussion**

It was noted that the Peretz Institute has a long history of service to the Jewish community, and has filled a niche not filled by organizations with a religious orientation. In addition, the application is respectful of architectural design and the neighbourhood's character.

MOVED by Cllr. Herbert,

That the application be approved, with conditions as set out in the Minute of the Public Hearing, subject to the addition of Child Daycare Facility and Social Service Centre to the list of permitted uses..

- CARRIED UNANIMOUSLY

#### **4. TEXT AMENDMENT: 6111 Cambie Street (St. John Ambulance)**

An application by Greystone Properties Ltd. was considered as follows:

**Summary:** The proposed amendment to CD-1 By-law No. 3907 would permit the replacement

of the existing St. John Ambulance facility and development of a maximum of 56 dwelling units.

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval subject to the following conditions as proposed for adoption by resolution of Council, except that the FSR be reduced to 1.86 if the applicant is unwilling to provide the necessary City desired public benefit under condition (f):

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng & Wright Partners, Architects and stamped "Received City Planning Department - May 4, 1998", provided the Director of Planning may allow minor changes to this form of development when approving the detailed scheme as outlined in (b) below; and

(b) THAT prior to the final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning. In considering the development application, the Director will have regard for the following considerations:

(i) design improvements to the Ash Street building, to provide a better residential scale and expression along West 45th Avenue and Ash Street, noting comments of the Urban Design Panel;

(ii) changes to meet Fire Department requirements (identified in Appendix F of the Manager's report);

(iii) retention or relocation of existing trees where possible;

(iv) design development to reduce opportunities for theft in the underground parking;

(v) design development to reduce opportunity for break and enter;

(vi) design development to reduce opportunities for graffiti; and

(vii) design development to reduce fear for residents and for vulnerable appellations in the neighbourhood, such as seniors.

Prior to enactment of the CD-1 by-law, the owner shall undertake the following, at no cost to the City:

(c) Make arrangements to the satisfaction of the General Manager of Engineering Services:

(i) for removal/relocation of the existing wood pole in the lane, and corresponding easement on Lot 1, which affects access to parking and loading;

(ii) for provision of concrete sidewalk on the east side of Ash Street from West 45th Avenue, south, to the south property-line of the site; and

(iii) for undergrounding of all services for this site to be from the closest suitable pole.

(d) 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 that may be designated as senior citizens' housing\*; and

(e) Contribute \$21,000 towards traffic calming measures along West 45th Avenue and Ash

Street; and

[Note: Established as a condition of rezoning for 620 West 45th Avenue (former Vancouver Police Sub-station site) that cost of mitigation measures along West 45th Avenue and Ash Street would be shared with St. John and Peretz sites, in a direct ratio to the amount of development on each site.]

(f) Pay to the City a Community Amenity Contribution to provide for City-desired public benefits in an amount to be determined by City Council in a separate report.

\* NOTE: Senior citizens' housing is not presently part of proposal.

Also before Council was a memorandum from R. Whitlock, Rezoning Planner dated September 15, 1998, advising that at its meeting of September 8, 1998 (In Camera), City Council established the amount of \$400,000 as the total combined charge for the Development Cost Levy (DCL) and Community Amenity Contribution (CAC) for this site. Accordingly, Council was requested to amend Condition of Approval (f) to read as follows:

(f) Pay to the City a Community Amenity Contribution of \$169,125.00, with expenditure of the funds to be determined at a future date through a report to Council.

### **Staff Comments**

Rob Whitlock, Rezoning Planner, reviewed the St. John Ambulance application, noting the height is below that provided in the Policy Statement. The full extent of the emergency response centre is below grade, and the applicant has worked hard to reduce neighbourhood concerns about the original proposal. The project is fully consistent with the Oakridge-Langara Policy Statement, and now that the CAC/DCL has been settled, supported by staff. Mr. Whitlock requested that the record strike the clause "except that the FSR be reduced to 1.86 if the applicant is unwilling to provide the necessary City desired public benefit under condition (f)" from the foregoing recommendation of the Director of Central Area Planning.

### **Applicant Comments**

Renee Rose, Greystone Properties, noted that enlargement of the St. John Ambulance facility will make possible better community service and training as well as emergency response capability. Funding derived from the housing component will enable St. John to redevelop while staying in this central location. Height and number of housing units, have been reduced, and the access to underground parking changed, in response to neighbour's concerns,

Lucille Johnston, St. John Ambulance, reviewed services provided on the site. There are over one thousand events per year, including youth programs and training and education for the broader community. Classes are provided in seven languages. The existing building is now insufficient for emergency response, and it is difficult to cope with the volumes.

### **Summary of Correspondence**

Council received one letter and one e-mail opposed to this application. Council also received three letters and four form letters opposed to both this application and the former application (item 3).

### **Speakers**

The Mayor called for speakers on this application, but none came forward. Speakers on item 3

addressed issues pertinent to this proposal, i.e. pace of development and use of CACs.

### **Applicant Closing Comments**

There were no closing comments from the applicant's representatives.

### **Staff Closing Comments**

Mr. Whitlock provided additional clarification with respect to CACs.

### **Council Discussion**

Council noted the existing building is clearly sub-standard and in need of replacement. St. John Ambulance's significant record of service to the community and fine programs were cited. Public benefits are also being provided consistent with the Oakridge-Langara Policy Statement public benefits strategy. It was noted that St. John also provides benefits to non-profit agencies, by providing a needed service to their events affordably.

MOVED by Cllr. Clarke,

THAT the application be approved, subject to the conditions set out in the Minute of the Public Hearing amended as follows (*italics denote amendment*):

**Recommended Approval:** By the Director of Central Area Planning, on behalf of Land Use & Development, subject to the conditions as proposed for adoption by resolution of Council [*wording deleted*]:

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng & Wright Partners, Architects and stamped "Received City Planning Department - May 4, 1998", provided the Director of Planning may allow minor changes to this form of development when approving the detailed scheme as outlined in (b) below; and

(b) THAT prior to the final approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning. In considering the development application, the Director will have regard for the following considerations:

(i) design improvements to the Ash Street building, to provide a better residential scale and expression along West 45th Avenue and Ash Street, noting comments of the Urban Design Panel;

(ii) changes to meet Fire Department requirements (identified in Appendix F of the Manager's report);

(iii) retention or relocation of existing trees where possible;

(iv) design development to reduce opportunities for theft in the underground parking;

(v) design development to reduce opportunity for break and enter;

(vi) design development to reduce opportunities for graffiti; and

(vii) design development to reduce fear for residents and for vulnerable appellations in the neighbourhood, such as seniors.

Prior to enactment of the CD-1 by-law, the owner shall undertake the following, at no cost to the City:

(c) Make arrangements to the satisfaction of the General Manager of Engineering Services:

(i) for removal/relocation of the existing wood pole in the lane, and corresponding easement on Lot 1, which affects access to parking and loading;

(ii) for provision of concrete sidewalk on the east side of Ash Street from West 45th Avenue, south, to the south property-line of the site; and

(iii) for undergrounding of all services for this site to be from the closest suitable pole.

(d) 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 that may be designated as senior citizens' housing\*; and

(e) Contribute \$21,000 towards traffic calming measures along West 45th Avenue and Ash Street; and

[Note: Established as a condition of rezoning for 620 West 45th Avenue (former Vancouver Police Sub-station site) that cost of mitigation measures along West 45th Avenue and Ash Street would be shared with St. John and Peretz sites, in a direct ratio to the amount of development on each site.]

(f) Pay to the City a Community Amenity Contribution of \$169,125.00, with expenditure of the funds to be determined at a future date through a report to Council.

\* NOTE: Senior citizens' housing is not presently part of proposal.

- CARRIED UNANIMOUSLY

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

MOVED by Cllr. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

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

MOVED by Cllr. Bellamy,

SECONDED BY Cllr. Clarke,

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 8:50 p.m.

\* \* \* \* \*

PUBLIC HEARING - SEPTEMBER 15, 1998

7:30 P.M., COUNCIL CHAMBER

The following motions were approved by Vancouver City Council at its Public Hearing on September 15, 1998.

Contact: Nancy Largent, 873-7652

nancy\_largent @ city.vancouver.bc.ca

**1. Rezoning: 1001 Hornby Street, 1050 Burrard Street,  
and 1008 Burrard Street (Wall Centre)**

That the application be approved, with conditions as set out in the Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

**2. Text Amendment: 750 Burrard Street**

**(Transfer of Density to 1001 Hornby Street)**

THAT the application be approved

- CARRIED UNANIMOUSLY

**3. Text Amendment: 6184 Ash Street (Peretz Institute)**

That the application be approved, with conditions as set out in the Minute of the Public Hearing, subject to the addition of Child Daycare Facility and Social Service Centre to the list of permitted uses..

- CARRIED UNANIMOUSLY

**4. Text Amendment: 6111 Cambie Street (St. John Ambulance)**

THAT the application be approved, subject to the conditions set out in the Minute of the Public Hearing amended as follows (*italics denote amendment*):

**Recommended Approval:** By the Director of Central Area Planning, on behalf of Land Use & Development, subject to the conditions as proposed for adoption by resolution of Council [*wording deleted*]:

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng & Wright Partners, Architects and stamped "Received City Planning Department - May 4, 1998", provided the Director of Planning may allow minor changes to this form of development when approving the detailed scheme as outlined in (b) below; and

(b) THAT prior to the final approval by Council of the form of development, the applicant shall

obtain approval of a development application by the Director of Planning. In considering the development application, the Director will have regard for the following considerations:

- (i) design improvements to the Ash Street building, to provide a better residential scale and expression along West 45th Avenue and Ash Street, noting comments of the Urban Design Panel;
- (ii) changes to meet Fire Department requirements (identified in Appendix F of the Manager's report);
- (iii) retention or relocation of existing trees where possible;
- (iv) design development to reduce opportunities for theft in the underground parking;
- (v) design development to reduce opportunity for break and enter;
- (vi) design development to reduce opportunities for graffiti; and
- (vii) design development to reduce fear for residents and for vulnerable appellations in the neighbourhood, such as seniors.

Prior to enactment of the CD-1 by-law, the owner shall undertake the following, at no cost to the City:

(c) Make arrangements to the satisfaction of the General Manager of Engineering Services:

- (i) for removal/relocation of the existing wood pole in the lane, and corresponding easement on Lot 1, which affects access to parking and loading;
- (ii) for provision of concrete sidewalk on the east side of Ash Street from West 45th Avenue, south, to the south property-line of the site; and
- (iii) for undergrounding of all services for this site to be from the closest suitable pole.

(d) 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 that may be designated as senior citizens' housing\*<sup>2</sup>; and

(e) Contribute \$21,000 towards traffic calming measures along West 45th Avenue and Ash Street; and

[Note: Established as a condition of rezoning for 620 West 45th Avenue (former Vancouver Police Sub-station site) that cost of mitigation measures along West 45th Avenue and Ash Street would be shared with St. John and Peretz sites, in a direct ratio to the amount of development on each site.]

(f) Pay to the City a Community Amenity Contribution of \$169,125.00, with expenditure of the funds to be determined at a future date through a report to Council.

\* NOTE: Senior citizens' housing is not presently part of proposal.

- CARRIED UNANIMOUSLY

\* \* \* \* \*

- CARRIED UNANIMOUSLY

**6. A By-law to amend By-law No. 6066, being**

**the Vehicles for Hire By-law (Increase to  
Maximum Private Impoundment Fees) By-law 8015**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. Kennedy,

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. Clarke,  
SECONDED by Cllr. Kennedy

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

**7. A By-law to amend By-law No. 3575, being**

**the Zoning and Development By-law, to provide  
uses and regulations for a portion of an area zoned CD-1  
by By-law No. 3907 (6111 Cambie Street) By-law 8016**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. Kennedy,

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. Clarke,  
SECONDED by Cllr. Kennedy

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

- CARRIED UNANIMOUSLY

Councillors Chiavario, Price and Puil excused  
from voting on By-law No. 7

**8. A By-law to amend By-law No. 4037, being a by-law**

**which amended the Zoning and Development By-law  
by rezoning an area to CD-1  
(1925 West 33rd Avenue - Arbutus Gardens) By-law 8017**

MOVED by Cllr. Clarke,  
SECONDED by Cllr. Kennedy,

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. Clarke,  
SECONDED by Cllr. Kennedy

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

- CARRIED UNANIMOUSLY

Councillor Herbert excused from voting on By-law No. 8

**9. A By-law to amend By-law No. 7092, being**

**a By-law which amended the Zoning and  
Development By-law by rezoning an area to CD-1  
(1530 East 22nd Avenue - St. Margaret's Cedar Cottage) By-law 8018**

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

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

6111 Cambie Street

BY-LAW NO. 8016

A By-law to amend  
By-law No. 3575, being the  
Zoning and Development By-law,  
to provide uses and regulations for a portion  
of an area zoned CD-1 by By-law No. 3907

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

1. Application

The provisions of this by-law apply to the area shown included within the heavy black outline on Schedule "A", which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 3907) shall be more particularly described as CD-1(388).

2. Uses

The only uses permitted within the area outlined on Schedule "A", 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) Institutional Use of a philanthropic or charitable character (including St. John Ambulance),
- (c) Multiple Dwellings, containing a maximum of 56 dwelling units, and
- (d) Accessory Uses customarily ancillary to the above uses.

3. Floor Space Ratio

3.1 The floor space ratio for institutional uses shall not exceed 0.59 of which a maximum 0.35 shall be permitted above grade.

3.2 The floor space ratio for residential uses shall not exceed 1.51.

3.3 For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 4 371 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

3.4 The following will be included in the computation of floor space ratio:

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

3.5 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;
- (b) patios and roof gardens, 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, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length, or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located

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

#### 4. Height

The maximum building height measured above the base surface is 23 m or 6 storeys on the easterly half of the site and 13 m or 4 storeys on the westerly half of the site.

#### 5. Off-Street Parking and Loading

5.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law.

5.2 The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

#### 6. 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

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

DONE AND PASSED in open Council this 13th day of April  
1999.

(Signed) Philip W. Owen  
Mayor

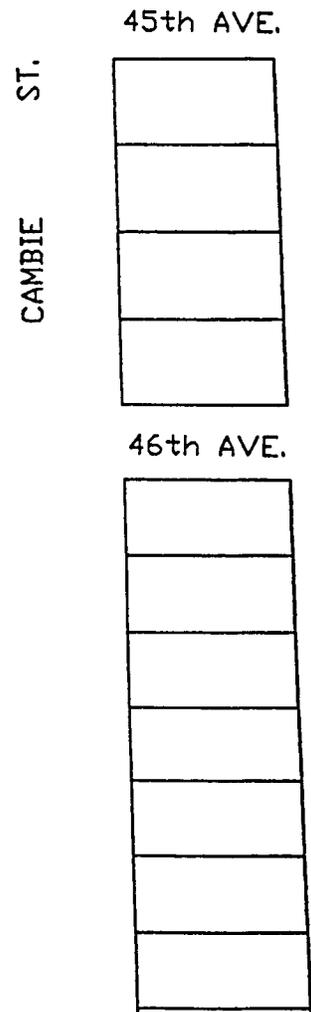
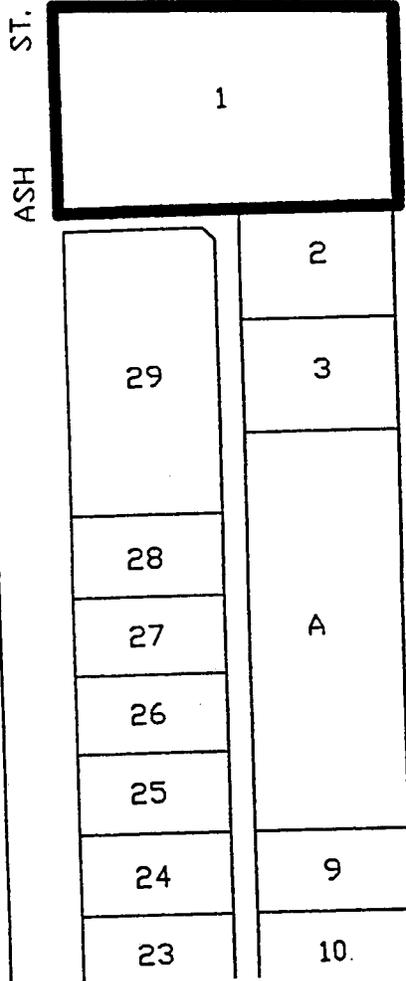
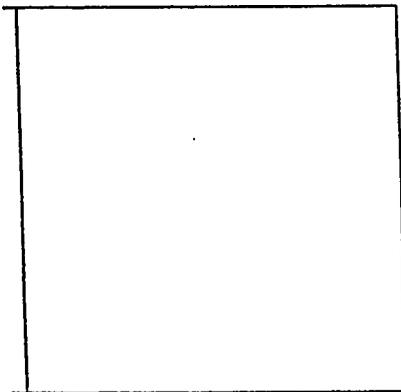
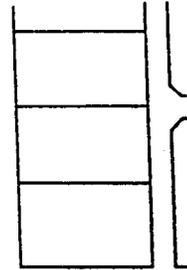
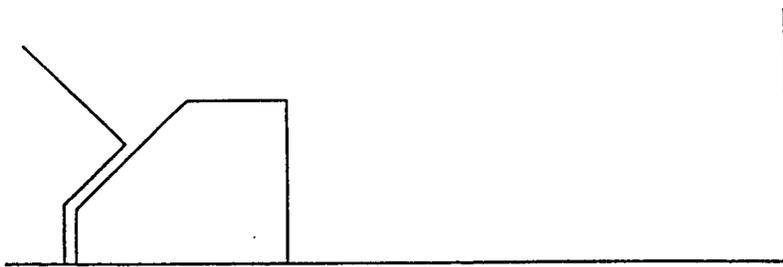
(Signed) Ulli S. Watkiss  
City Clerk

"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 13th day of April 1999, and numbered 8016.

CITY CLERK"

By-law No. 8016 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



Z-486(a)

RZ - 6111 Cambie Street

map:1 of 1  
scale:1:2000





CITY OF VANCOUVER

**SPECIAL COUNCIL MEETING MINUTES**

**MAY 18, 1999**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1999 at 7:30 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.

**PRESENT:** Mayor Philip Owen  
Councillor Don Bellamy  
Councillor Alan Herbert  
Councillor Lynne Kennedy  
Councillor Daniel Lee  
Councillor Don Lee  
Councillor Gordon Price  
Councillor George Puil  
Councillor Sam Sullivan

**ABSENT:** Councillor Nancy A. Chiavario (Leave of Absence)  
Councillor Jennifer Clarke

**CLERK TO THE COUNCIL:** Tarja Tuominen

**COMMITTEE OF THE WHOLE**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Don 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.

- CARRIED UNANIMOUSLY

**1. Text Amendment: 5108-5160 Joyce Street & 3438 Vanness Avenue**

An application by the Director of Central Area Planning, on behalf of Land Use & Development, was considered as follows:

Summary: The proposed text amendment would delete adult-oriented uses as permitted uses.

The Director of Central Area Planning, on behalf of Land Use & Development, recommended approval of the application.

### **Staff Comments**

Rob Whitlock, Planner, briefly reviewed the application which proposes two modest changes to the CD-1 bylaw for the site. The developer and the Community Policing office support the amendment.

### **Summary of Correspondence**

There was no correspondence received on this application.

### **Speakers**

Mayor Owen called for speakers for and against the application.

Richard John Opitz, Vice-Chair, Strata Council at 3438 Vanness Avenue, spoke in favour of the application. The location of the SkyTrain station nearby would increase access to the types of people who would frequent the adult-oriented uses allowed in the existing CD-1 By-law.

MOVED by Cllr. Sullivan,

THAT the application be approved.

- CARRIED UNANIMOUSLY

## **2. Text Amendment: 6111 Cambie Street (St. John Ambulance)**

An application by Greystone Properties Ltd. was considered as follows:

Summary: The proposed text amendment would increase the number of dwelling units from 56 to 62, allow for a small height increase and allow floor space exclusions for a glass-covered entry and walkway connection

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval of the application, subject to the following condition as proposed for adoption by resolution of Council:

THAT the proposed form of development be approved by Council in principle, generally as prepared by Hancock Brückner Eng & Wright Partners, Architects, as part of the submission for DE 403844, received on December 18, 1998.

### **Staff Comments**

Rob Whitlock, Planner, briefly reviewed the application, and offered to answer any questions.

## **Applicant Comments**

Rene Rose, representing the applicant, advised she was present to answer any questions.

## **Summary of Correspondence**

There was no correspondence received on this application.

## **Speakers**

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

MOVED by Cllr. Bellamy,

THAT the application be approved, subject to the condition as set out in this minute of the Public Hearing.

- CARRIED UNANIMOUSLY

## **3. Text Amendment: 6112-6138 Cambie Street**

An application by the Director of Central Area Planning, on behalf of Land Use and Development, was considered as follows:

Summary: The proposed text amendment would permit bay windows, open-sided porches and verandahs, entry gazebos and parking/podium structures to project into the required setbacks; and exclude open-sided porches, verandahs, and entry gazebos from floor space calculations.

The Director of Central Area Planning, on behalf of Land Use and Development, recommended approval.

## **Staff Comments**

Rob Whitlock, Planner, briefly reviewed the application, noting the proposed text amendment proposed a series of changes to accommodate the form of development.

## **Summary of Correspondence**

There was no correspondence received on this application.

## **Speakers**

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

MOVED by Cllr. Don Lee,

THAT the application be approved.

- CARRIED UNANIMOUSLY

6111 Cambie Street

BY-LAW NO. 8031

A By-law to amend  
By-law No. 8016,  
being a By-law which amended the  
Zoning and Development By-law  
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 8016 is amended in clause (c) by deleting the figure "56" and substituting the figure "62".
2. Section 3 is amended
  - (a) in clause (e) (ii) by deleting the final word "and",
  - (b) in clause (f) by deleting the final period and substituting a semi-colon followed by the word "and", and
  - (c) by adding the following:

"(g) open-sided, glass-covered entries and connecting walkways."
3. Section 3 is further amended by adding the following:

"3.6 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) all residential balconies facing Cambie Street and West 45th Avenue may be enclosed;
    - (ii) the total area of all open and enclosed balcony (but not including

those referred to in subclause (i) or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and

(ii) no more than 50 percent of the excluded balcony floor area (but not including those referred to in subclause (i)) may be enclosed."

4. Section 4 is amended by deleting the figure "13" and substituting the figure "13.7".

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

DONE AND PASSED in open Council this 15th day of June ,  
1999.

(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 15th day of June 1999, and numbered 8031.

CITY CLERK"

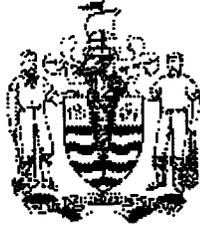
**MOTIONS (CONT'D)**

**H. Approval of Form of Development - CD-1 - 6111 Cambie Street File: 2604**

MOVED by Cllr. Bellamy,  
SECONDED by Cllr. Sullivan,

THAT the form of development for the CD-1 zoned site known as 6111 Cambie Street be approved generally as illustrated in Development Application No. DE403844 prepared by Eng & Wright Partners Architects, and stamped "Received, City of Vancouver Planning Department, April 8, 1999", 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



**CITY OF VANCOUVER**

**SPECIAL COUNCIL MEETING MINUTES**

**FEBRUARY 24, 2000**

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

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

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

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

**COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

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

### [Barrett Commission]

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

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

The Director of Current Planning recommended approval.

### Staff Comments

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

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

### Summary of Correspondence

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

one letter in support of 'Option A'.

### Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

### **Staff Closing Comments**

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

*(Italics denote amendment)*

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

- CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

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

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

- CARRIED UNANIMOUSLY

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

\* \* \* \* \*



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**EXPLANATION**

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

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

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

**Director of Legal Services  
14 March 2000**

**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**

**JANUARY 25, 2001**

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 25, 2001, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Heritage, Zoning and Development By-laws, Official Development Plans and the Sign By-law.

**PRESENT:** Mayor Philip Owen

- Councillor Fred Bass
- Councillor Don Lee
- Councillor McCormick
- Councillor Gordon Price
- Councillor George Puil
- Councillor Sam Sullivan

**ABSENT:** Councillor Jennifer Clarke (Civic Business)

- Councillor Lynne Kennedy (Civic Business)
- Councillor Daniel Lee (Sick Leave)
- Councillor Tim Louis (Leave of Absence)

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

**COMMITTEE OF THE WHOLE**

**MOVED** by Cllr. Don Lee,  
**SECONDED** by Cllr. Sullivan,

"B" category, as protected heritage properties.

C. THAT Council commend the building owners for designating their properties on a voluntary basis and for participating in the Vancouver Heritage Foundation's True Colours project.

D. THAT Benjamin Moore Paints be commended for their contribution and participation in the True Colours project.

- CARRIED UNANIMOUSLY

## 2. Text Amendments: Miscellaneous

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

Summary: The text amendments would correct or clarify various sections of the Zoning & Development By-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law.

The Director of Current Planning recommended approval.

### Staff Comments

Lynda Challis, Planner, briefly explained the application. Every few years, Planning staff propose a package of miscellaneous text amendments. The amendments are considered housekeeping in nature, with no policy implications.

### Summary of Correspondence

There was no correspondence received on this application since the date it was referred to Public Hearing.

### Clause No. 2 (cont'd)

#### Speakers

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

MOVED by Cllr. Don Lee,

THAT the application by the Director of Current Planning for miscellaneous text amendments to correct or clarify various sections of the Zoning & Development by-law, CD-1 By-laws, Official Development Plan By-laws, and the Sign By-law be approved.

- CARRIED UNANIMOUSLY

## 3. ~~Text Amendments: 1299 West Hastings Street (501 Bute Street)~~

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

~~Summary: To amend the CD-1 By-law and Coal Harbour Official Development Plan to reduce the required percentage of non-market housing and increase the allowable residential floor area.~~

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. Don Lee,  
SECONDED by Cllr. McCormick,

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

**3. A By-law to amendment various Comprehensive Development District By-laws (Miscellaneous Text Amendments) By-law No. 8298**

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

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. Don Lee,  
SECONDED by Cllr. McCormick,

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

- CARRIED UNANIMOUSLY

(Councillors Clarke, Kennedy, Daniel Lee and Louis excused from voting)

~~4. A By-law to amend Schedule A to By-law No. 5261, being the~~

~~Central Waterfront Official Development Plan, and Schedule A to By-law No. 6650, being the False Creek North Official Development Plan (Miscellaneous Text Amendments) By-law No. 8299~~

~~MOVED by Cllr. Price,  
SECONDED by Cllr. Sullivan,~~

Miscellaneous Text (CD-1)

BY-LAW NO. 8298

A By-law to amend By-laws No.  
3869, 4037, 5091, 5373, 5420, 5491, 5760, 5927, 6063  
6221, 6689, 6744, 6747, 7066, 7114, 7235, 7248, 7592,  
7648, 7932, 8016, 8035, 8044, 8055, 8073, 8122 and 8193,  
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. 3869 is amended by relettering clause 3.3(h) as clause 3.3(f).
2. By-law No. 4037 is amended in section 4.5
  - (a) in clause (a) by inserting the words "covered porches" after the word "gutters",
  - (b) in clause (b) by inserting the words "or semi-enclosed" after the word "enclosed",
  - (c) in sub-clause (b)(i) by deleting the first use of the word "and" and inserting a comma after the word "open" and inserting the words "or semi-enclosed" after the word "enclosed", and
  - (d) by adding the following new clause;  
  
"(c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design."
3. By-law No. 5091 is amended by deleting the diagram forming part of section 4.1 and substituting the new diagram which, as Schedule A, is attached to and forms part of this by-law.
4. By-law No. 5373 is amended in Section 3 by deleting the period after the final word "foregoing" and substituting a semi-colon and by adding the following clause:

- " - where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000."
5. By-law No. 5927 is amended in Section 6 by deleting the second use of the word "parking" in the phrase "Off-street parking parking and loading".
6. By-laws No. 5420 , 5760, and 6689 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000."
7. By-law No. 5491 is amended in Section 3.3 by deleting the period from the end of clause (c) and substituting 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-laws No. 6063 and 6221 are each amended by relocating section "4.1" from Section 3 and adding it immediately following the existing text in Section 4.
9. By-law No. 6744 is amended in Section 6.5 by deleting the period from the end of clause (j) and substituting 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."
10. By-law No. 6747 is amended in Section 7.3 by deleting the period from the end of clause (h) and substituting 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."

11. By-laws No. 7066 and 8035 are each amended in Section 3.3 by deleting the period from the end of clause (f) and substituting 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."

12. By-law No. 7114 is amended in Section 3.3 by deleting the word "and" from the end of clause (c) and by deleting the period from the end of clause (d) substituting a semi-colon followed by the word "and" 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."

13. By-law No. 7235 is amended in Section 4.3 by deleting the word "and" from the end of clause (d) and by deleting the period from the end of clause (e), substituting a semi-colon followed by the word "and" 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."

14. By-law No. 7248 is amended in Section 6.6 by deleting the existing clause (a) and substituting the following:

"(a) retail use can only be located on that portion of a storey having an elevation within 1.5 m of fronting street grade;"

15. By-law No. 7592 is amended in Table 1 by inserting the words "Bingo Hall," immediately after the words "Casino-Class 1,".

16. By-law No. 7592 is further amended in Section 6 by adding the following new clause:

"(b) No additional off-street parking will be required for individual changes of use unless and until the total number of off-street parking spaces that would otherwise be required for all uses, calculated pursuant to the Parking By-law, exceeds 807 spaces. The Director of Planning, in consultation with the City Engineer, may relax this requirement, subject to consideration of all applicable policies adopted by Council."

17. By-law No. 7648 is amended in Section 3.4 by deleting the period from the end of clause (d) and substituting 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."

18. By-law No. 7648 is further amended in Section 3.7 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f) and substituting 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."

19. By-law No. 7932 is amended in Section 4 by deleting the words "base surface" and substituting the words "finished grade around the building".

20. By-law No. 8016 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) "Dwelling Units, to a maximum of 56 units, and".

21. By-law No. 8044 is amended in Section 2 by deleting clause (c) and substituting the following:

"(c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, ".

22. By-law No. 8044 is further amended in Section 3.5 by deleting the word "and" from the end of clause (e) and by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

23. By-law No. 8055 is amended in Section 3.3 by deleting the period from the end of clause (h) and substituting 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."

24. By-law No. 8073 is amended in Section 4.3 by deleting the word "and" from the end of clause (e), by deleting the period from the end of clause (f), substituting a semi-colon followed by the word "and" 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."

25. By-law No. 8122 is amended by deleting the Schedule A map and substituting the new map which is attached to this by-law as Schedule B.

26. By-law No. 8193 is amended in Section 3.3 by deleting the period from the end of clause (d) and substituting 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."

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

DONE AND PASSED in open Council this 20th day of February ,  
2001.

(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 20th day of February 2001, and numbered 8298.

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)