



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (277)

1037 Matthews Avenue

By-law No. 6883

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

Effective September 24, 1991

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

Guidelines:

1037 Matthews Avenue

CD-1 Guidelines

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

2 **Definitions**

The definitions contained in section 2 of the Zoning and Development By-law, No. 3575, shall apply, except as varied or supplemented by the following:

Attic means a space located on one or more floors, where the elevation of such floors is less than 0.6 m below the lowest elevation at which a sloping roof on the building joins an exterior wall, but does not include space located on a floor having vertical exterior walls no less than 2.1 m in height around no less than 50 percent of its perimeter.

Landscaping means those elements of vegetation and construction located beyond the exterior walls of a building, and includes pavement and similar surfacing materials, fences, retaining walls, hedges, trees, shrubs, lawn, water bodies, statuary and artificial lighting intended to complement any of the foregoing.

Principal Building means the building with the largest total floor area on the site.

Site means the area of land delineated by a combination of solid and striped lines on Diagram 1 below and identified by the letters "A" or "B".

Site Coverage means the percentage figure obtained when the projected area of the outside of the outermost walls, excluding steps, eaves, cantilevered balconies and sun decks, of all buildings on the site is divided by the site area.

Diagram 1

LOT 10, BLOCK 54, D.L. 526, N.W.D. PLAN 4507

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6883 or provides an explanatory note.

City of Vancouver
CD-1 (277)
1037 Matthews Avenue

1

Amended to By-law No. 8169
March 14, 2000

- 3 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(277), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) a One-Family Dwelling in each of the two areas shown as “A” and “B” on Diagram 1 above;
 - (b) Accessory Uses customarily ancillary to the above uses; and
 - (c) Accessory Building customarily ancillary to any of the uses listed in this section, subject to the following:
 - (i) for accessory buildings existing as of September 24, 1991 and located in the area shown as “A” on Diagram 1, the height, floor area and siting shall be that existing as of September 24, 1991;
 - (ii) for all other accessory buildings except those described in clause (i) the following shall apply:
 - A. no accessory building exceeds 4.5 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 6.1 m in height;
 - B. all accessory buildings are located in the rear yard or as otherwise approved by the Director of Planning, having regard to:
 - (i) the siting of development on adjacent parcels;
 - (ii) the impact of alternate locations on the site; and
 - (iii) all applicable policies and guidelines adopted by Council, and the submission of any advisory group;
 - C. in no case is an accessory building located less than 3 m from a flanking street and 1.5 m from an interior property line;
 - D. the gross floor area of all accessory buildings is not greater than 25 percent of the minimum rear yard prescribed for a principal building;
 - E. all accessory buildings on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, are provided with a setback of 7.3 m from the flanking street; and
 - F. the siting and design of accessory buildings shall complement the principal building on the site.

4 Floor Space Ratio

4.1 The floor space ratio shall not exceed:

- (a) for the area shown as “A” on Diagram 1, 0.45 except that for buildings existing as of September 24, 1991, the floor space ratio shall not exceed the greater of 0.45 or that existing as of September 24, 1991;
- (b) for the area shown as “B” on Diagram 1, 0.48; and
- (c) for a principal building, except for a principal building existing prior to September 24, 1991, the floor area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has floor surface located 2.0 m or more above finished grade shall not exceed a floor space ratio of 0.25 plus 139 m².

4.2 For the purpose of computing floor space ratio, the site area of area “A” on Diagram 1 shall be deemed to be 1 207.7 m², and the site area of area “B” on Diagram 1 shall be deemed to be 1 229.2 m².

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

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

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

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

- (a) open balconies, open-sided verandahs, canopies, open porte-cochere, and 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 heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface;
- (d) where floors are used for off-street parking and loading, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, provided that:
 - (i) they are located within a principal building;
 - (ii) they are situated below living accommodation or other floor areas included in the calculation of floor space ratio;
 - (iii) points of vehicular access are not visible from the street;
 - (iv) any ramp providing vehicular access is located and designed to preserve the maximum amount of existing site topography and mature landscaping; and
 - (v) where located within an existing principal building, the building foundation will be reconstructed to maintain the architectural character and integrity of the building; and
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (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. [8169; 00 03 14]

5 Height

- 5.1** The maximum building height, measured above the base surface or in accordance with Sections 10.10.2 and 10.10.3 of the Zoning and Development By-law, No. 3575, shall be the lesser of 10.7 m or 2 1/2 storeys except that for a principal building existing as of September 24, 1991 and located in the area shown as "A" on Diagram 1 the maximum height shall be the greater of 10.7 m or that existing on September 24, 1991.

6 Front Yard

- 6.1** A front yard shall be provided with a minimum depth of 9.0 m except that for a principal building existing as of September 24, 1991 and located in the area shown as "A" on Diagram 1 the minimum front yard depth shall be the lesser of 9.0 m or that existing on September 24, 1991.

7 Side Yard

- 7.1** A side yard shall be provided with a minimum width of:

- (a) for the area shown as "A" on Diagram 1, for a principal building existing as of September 24, 1991, 4.5 m from the boundary between areas "A" and "B" on Diagram 1, and the lesser of 4.5 m or that existing on September 24, 1991 from the southwest property line;
- (b) for the area shown as "A" on Diagram 1, for all other cases except a principal building existing as of September 24, 1991, 4.5 m from the boundary between areas "A" and "B" on Diagram 1 and 4.5 m from the southwest property line; and

- (c) in the area shown as “B” on Diagram 1, 1.5 m from the boundary between areas “A” and “B” on Diagram 1, and 4.5 m for all other cases.

8 Rear Yard

- 8.1 A rear yard shall be provided with a minimum depth of 10.7 m except that for a principal building existing as September 24, 1991 and located in the area shown as “A” on Diagram 1 the minimum rear yard depth shall be the lesser of 10.7 m or that existing on September 24, 1991.

9 Site Coverage

- 9.1 The maximum site coverage shall be 35 percent except that for buildings existing as of September 24, 1991 and located in the area shown as “A” on Diagram 1 the maximum site coverage shall be that existing as of September 24, 1991.

10 Siting

- 10.1 Development shall be sited so as to preserve the maximum amount of existing site topography and landscaping, having regard to:
 - (a) all applicable policies and guidelines adopted by Council;
 - (b) the submission of any advisory group, property owner or tenant;
 - (c) the existing topography and landscaping consisting of mature vegetation as fully described on plans or drawings submitted by the applicant, proposed alterations or removals, and siting alternatives which may be examined;
 - (d) siting alternatives for the proposed development which may allow for greater retention of existing site topography and landscaping; and
 - (e) the degree to which proposed landscaping or topographic alterations will enhance the siting of the proposed development and prominence of the building.

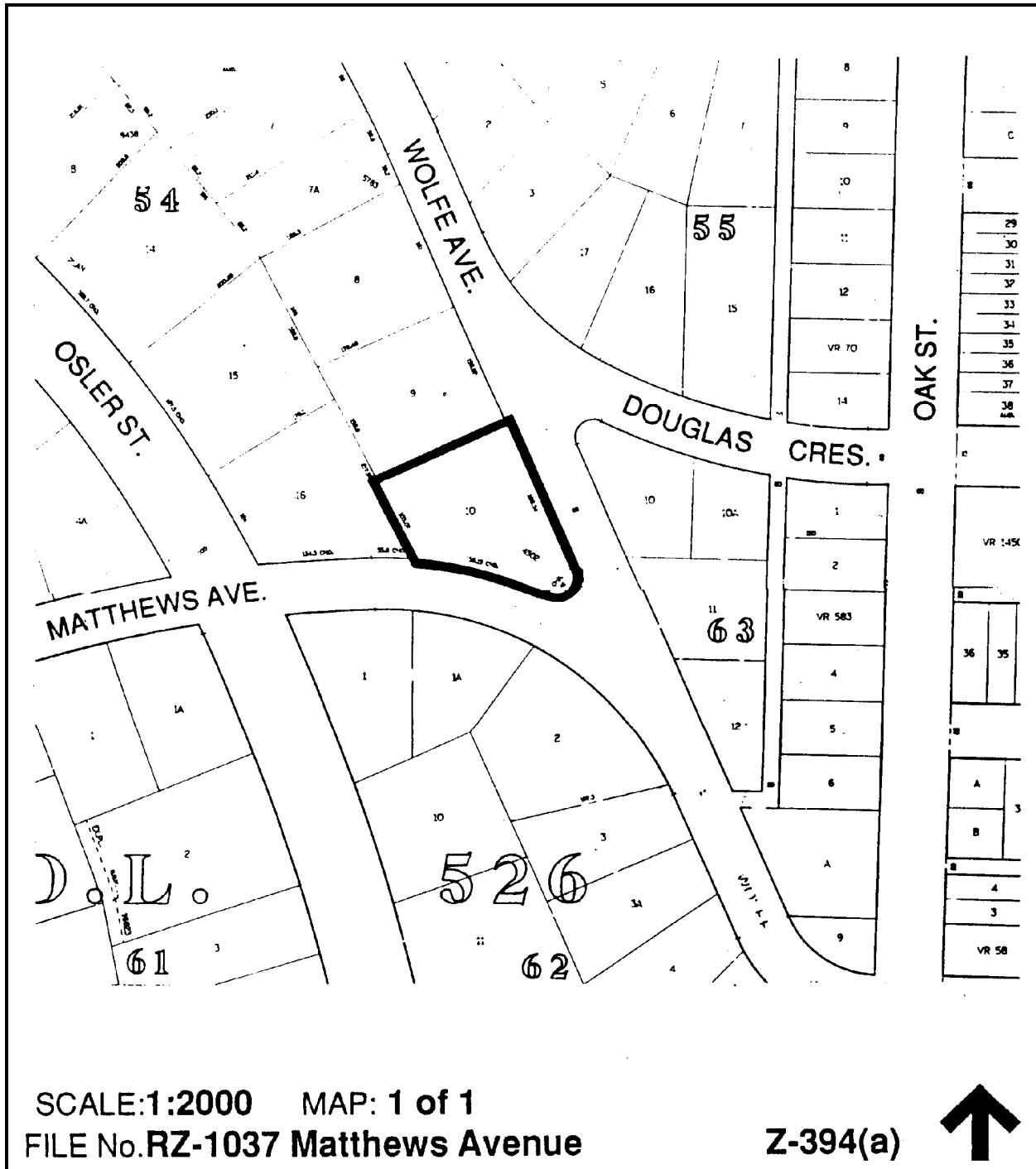
11 Off-Street Parking

- 11.1 A minimum of 2 off-street parking spaces for every dwelling unit shall be provided.

- 12 *[Section 12 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*

By-law No. 6883 Being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from FSD to CD-1



1037 Matthews Avenue

BY-LAW NO. 6883

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

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

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-394(a) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Definitions

The definitions contained in section 2 of the Zoning and Development By-law, No. 3575, shall apply, except as varied or supplemented by the following:

Attic means a space located on one or more floors, where the elevation of such floors is less than 0.6 m below the lowest elevation at which a sloping roof on the building joins an exterior wall, but does not include space located on a floor having vertical exterior walls no less than 2.1 m in height around no less than 50 percent of its perimeter.

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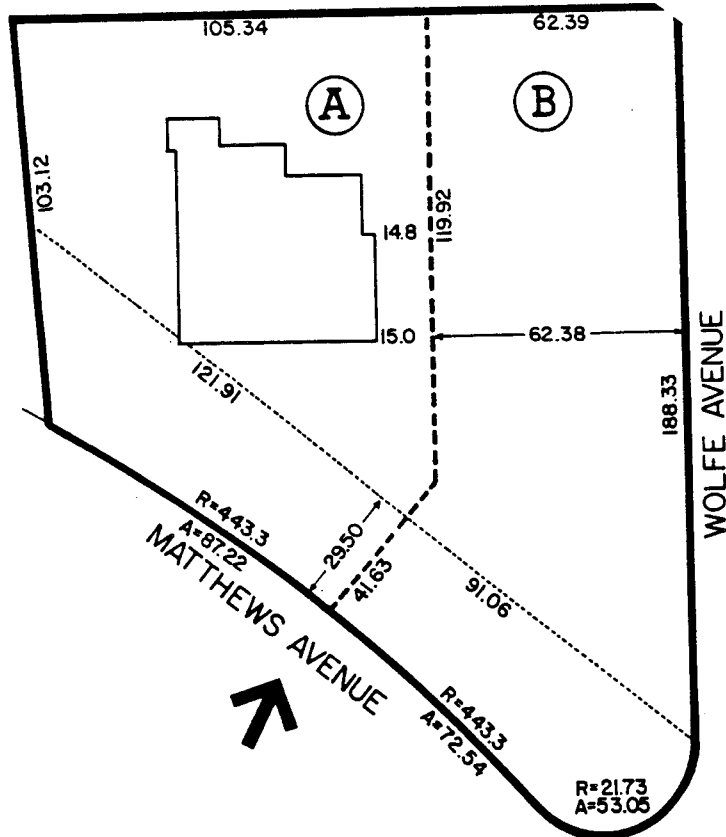
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Diagram 1

LOT 10, BLOCK 54, D.L. 526, N.W.D. PLAN 4507



3. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, which area shall be more particularly described as CD-1(277), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

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 - B. all accessory buildings are located in the rear yard or as otherwise approved by the Director of Planning, having regard to:
 - (i) the siting of development on adjacent parcels;
 - (ii) the impact of alternate locations on the site; and
 - (iii) all applicable policies and guidelines adopted by Council, and the submission of any advisory group;
 - C. in no case is an accessory building located less than 3 m from a flanking street and 1.5 m from an interior property line;
 - D. the gross floor area of all accessory buildings is not greater than 25 percent of the minimum rear yard prescribed for a principal building;
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similar to the foregoing, those floors or portions thereof so used, provided that:

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lesser of 4.5 m or that existing on September 24, 1991 from the southwest property line;

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10. Siting

10.1 Development shall be sited so as to preserve the maximum amount of existing site topography and landscaping, having regard to:

- (a) all applicable policies and guidelines adopted by Council;
- (b) the submission of any advisory group, property owner or tenant;
- (c) the existing topography and landscaping consisting of mature vegetation as fully described on plans or drawings submitted by the applicant, proposed alterations or removals, and siting alternatives which may be examined;
- (d) siting alternatives for the proposed development which may allow for greater retention of existing site topography and landscaping; and
- (e) the degree to which proposed landscaping or topographic alterations will enhance the siting of the proposed development and prominence of the building.

11. Off-Street Parking

11.1 A minimum of 2 off-street parking spaces for every dwelling unit shall be provided.

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

DONE AND PASSED in open Council this 24th day of
September , 1991.


(Signed) Gordon Campbell
Mayor

(Signed) Maria C. Kinsella
City Clerk

" I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 24th day of September 1991, and numbered 6883.

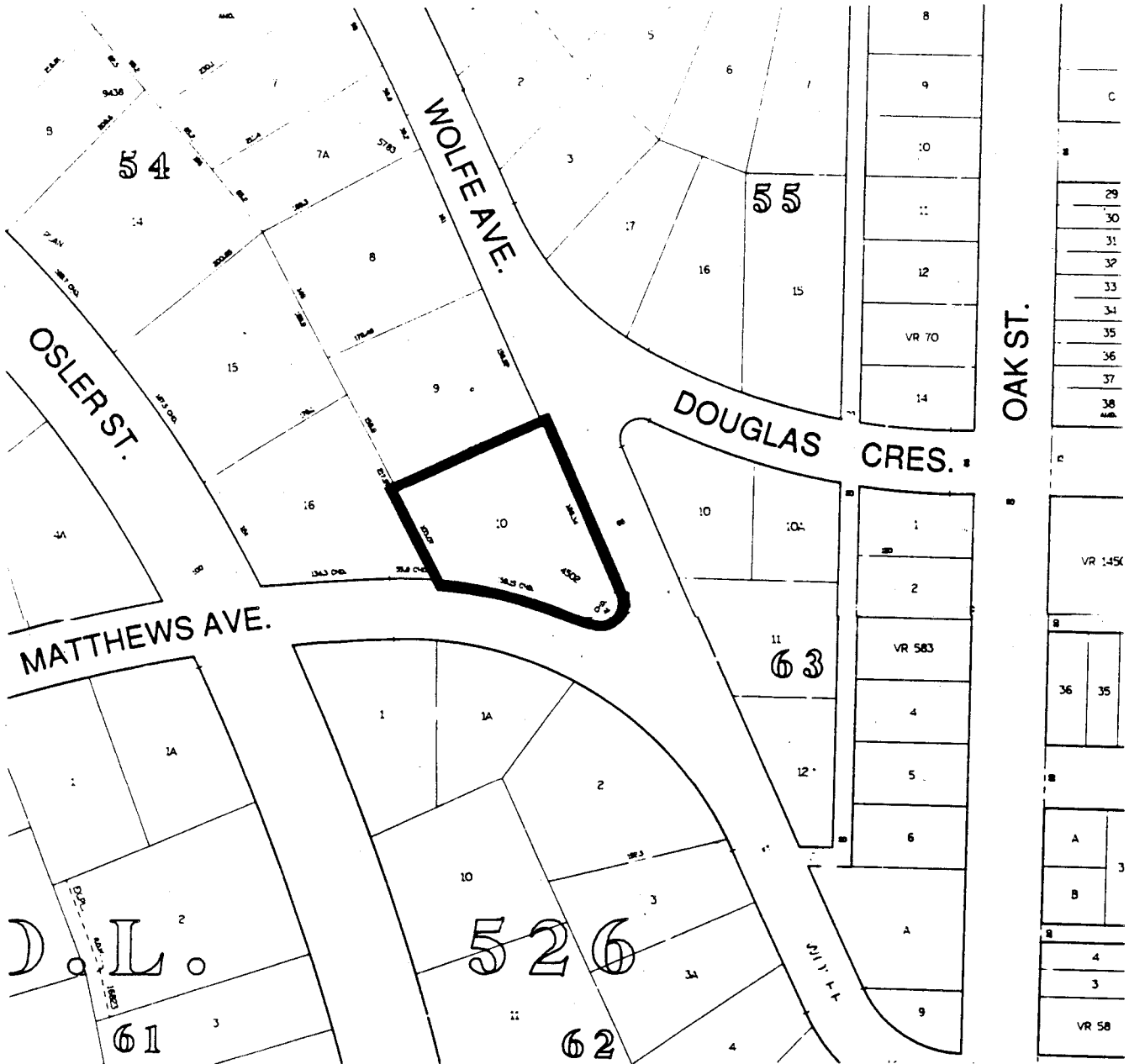
CITY CLERK "

BY-LAW No. 6883 BEING A BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT BY-LAW

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

SCHEDULE A

FROM FSD TO CD-1



SCALE:1:2000 MAP: 1 of 1
FILE No. RZ-1037 Matthews Avenue

Z-394(a)



CITY OF VANCOUVER
MEMORANDUM

1037 Matters

From: CITY CLERK

Date: September 19, 1991

To: CITY MANAGER
DIRECTOR OF PLANNING
ASSOCIATE DIRECTOR, LAND USE & DEVELOPMENT
DIRECTOR OF LEGAL SERVICES
DIRECTOR OF PERMITS & LICENSES
CITY ENGINEER
DIRECTOR OF SOCIAL PLANNING

Refer File:

RECEIVED	
PLANNING DEPARTMENT	
SEP 20 1991	
NUMBER	M6487
REFERRED TO	FAS/
COPY TO	
ANSWER REQ'D	

Subject: PUBLIC HEARING - SEPTEMBER 12, 1991

I wish to inform you of the attached minutes from the Special Council Meeting (Public Hearing) held on September 12, 1991.

Please note any matters contained therein for your attention.

DEPUTY CITY CLERK

JT:ss
Att.

CITY OF VANCOUVERSPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 12, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Chan, Davies,
Eriksen, Owen, Price, Puil
and Wilson

ABSENT: Alderman Rankin
Alderman Yorke (Leave of Absence)

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Eriksen,

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

- CARRIED UNANIMOUSLY

1. Rezoning: 430 Dunlevy Avenue

An application by Joe Wai Architects was considered as follows:

REZONING: 430 DUNLEVY AVENUE (Lots 28 to 32, Block 70, D.L. 196, Plan 196)

Present Zoning: RT-3 Two-Family Dwelling District
Proposed Zoning: CD-1 Comprehensive Development District

Cont'd

2. Rezoning: 1037 Matthews Avenue

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

REZONING: 1037 MATTHEWS AVENUE (Lot 10, Block 54, D.L. 526, Plan 4502)

Present Zoning: FSD First Shaughnessy District
Proposed Zoning: CD-1 Comprehensive Development District

- (i) If approved, the CD-1 by-law would permit the use and development of the site generally as follows:
- one-family dwellings;
 - accessory uses customarily ancillary to the above;
 - accessory buildings;
 - maximum floor space ratios set out on a sub-area basis ranging from 0.45 to 0.48, or the floor space ratio existing on the date of enactment for a principal building existing as of the date of enactment;
 - maximum height of 10.7 m or 2½ storeys, or the height existing on the date of enactment for a principal building existing as of the date of enactment; and
 - provisions regarding off-street parking.
- (ii) Any consequential amendments, including adoption of design guidelines.

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

- (a) 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.
- (b) That, prior to enactment of the CD-1 by-law, the registered owner shall, at no cost to the City:
- (i) obtain designation of the existing building at 1037 Matthews under Schedule A of the City's Heritage By-law; and
 - (ii) obtain preliminary subdivision approval.

Cont'd

Clause No. 2 cont'd

- (c) That, if approved at Public Hearing, the By-law be accompanied at the time of enactment by design guidelines to be adopted by resolution of Council.

SUMMARY OF PROPOSED CHANGES

	CURRENT STATUS	PROPOSED AMENDMENT (IF APPROVED)
ZONE	FSD	CD-1
TOTAL FSR (MAX.)	0.45	0.45 - 0.48

Correspondence received and circulated prior to the Public Hearing included a letter from the property owner and a letter from the Community Arts Council Heritage Committee expressing concerns about the CD-1 by-law as proposed. All correspondence on file.

Prior to the staff review, the Mayor advised those present, the City has been concerned about finding a means of ensuring the preservation of 1037 Matthews through heritage designation and this has been the focus of activities leading to the application.

Mr. R. Scobie, Associate Director, Land Use and Development, reviewed the application noting the two principal objectives of the rezoning application:

- 1) to facilitate site subdivision to create two parcels of no less than 13,000 square feet: one for the heritage building on the site (Site A); and one for a new one family dwelling of 6,300 square feet (Site B).

The subdivision will result in an fsr on the new parcel of up to 0.48 and would be subject to the First Shaughnessy design guidelines that would otherwise apply.

- 2) To secure, as a condition of rezoning approval, the heritage designation of the building at 1037 Matthews Avenue which is listed in the "A" category of the Vancouver Heritage Inventory, as well as being an "A" building on the Shaughnessy Architectural and Landscape Inventory.

Cont'd

Clause No. 2 cont'd

Mr. Scobie noted the application had been precipitated in order to secure designation of the existing heritage building on the site which was in jeopardy in view of the owner's intention to demolish and redevelop the site with a new single family dwelling. Since the First Shaughnessy ODP did not preclude demolition, staff and Council had considered options to retain the heritage building. Details of the draft by-law now presented at the Public Hearing had been arrived at through discussion involving staff, the Deputy City Manager, the Mayor and the site's owner, Mr. Nabata.

Mr. Scobie advised the site qualified for infill development under the ODP which provides for relaxation for the purpose of heritage preservation. The proposal now under consideration would permit a 6,300 square feet single family infill building, and impose a condition of rezoning which requires the designation of the heritage building.

Mr. Scobie responded to concerns raised in letters received by Council members and staff, dealing principally with

- 1) the creation of a precedent which may encourage other owners of double "A" listed Shaughnessy properties to seek similar concessions;
- 2) the suggestion that imposed designation should have been pursued;
- 3) the submission that the proposed rezoning goes too far in terms of concessions to the owner and preservation of the existing building may not be worth it.

Mr. Scobie also noted the draft by-law had been developed in consultation with Mr. Nabata to reflect basically all the normal procedures and requirements implicit in the Shaughnessy ODP; however, later this evening the Public Hearing will consider an amendment to the ODP regarding a clarification of the fsr that would apply to single family properties in Shaughnessy and, if approved, the CD-1 By-law for 1037 Matthews should also be amended accordingly.

Cont'd

Clause No. 2 cont'd

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

Mary McDonald, Community Arts Council Heritage Committee, spoke to a circulated brief (on file), which supported in principle the rezoning to permit construction of a fee simple house but cautioned the CD-1 by-law, as proposed, would result in a serious erosion of First Shaughnessy's historic character and set a precedent that will negate the intent and effectiveness of the ODP. Council was urged to reject the proposed CD-1 By-law and renegotiate to include the following:

- (a) that in return for the floor space ratio of the existing house being at .6 on "Site A," that the floor space ratio of the new dwelling on "Site B" be set so that its maximum area is 3,700 square feet, of which 2,600 square feet would be above ground, as per the drawings submitted by Mr. Nabata on March 15, 1991;
- (b) that the sideyard requirements for the new dwelling on "Site B" be maintained at 4.5 metres.
- (c) that the subdivision of the existing property be contingent on the approval of complementary infill and landscaping designs, the latter to be protected by a Section 215 covenant, in order to preserve the visual sense of 1037 Matthews as a single large property.
- (d) that the existing dwelling at 1037 Matthews Street be designated under the Heritage Conservation Act.
- (e) that the existing dwelling at 1037 Matthews Street be restored.

In the event the negotiation with the owner fails, the Council was urged to proceed with the designation under the Heritage Conservation Act.

Judith Hanson, President, Shaughnessy Heights Property Owners Association, advised the Board of the Association was disappointed such an important heritage issue had not been determined in the Courts and that Council had chosen not to go to the legal community for expert advice. Had Council proceeded to designate against the owner's wishes, the facts could be shown to support the saving of the house while the owner received a reasonable financial gain.

Cont'd

Clause No. 2 cont'd

SHPOA was dismayed by the contempt being shown for the community plan. The Association appreciates the time and resources expended by Council to bring about a satisfactory conclusion; but it remains convinced that spot zoning individual properties in First Shaughnessy will set a dangerous precedent and the Association cannot support the concessions given to the owner. The shared vision of the First Shaughnessy ODP, which over the past ten years has seen positive, gradual change while maintaining stability and neighbourhood values, appears to have been overthrown by this owner.

Ms. Hanson warned those wishing to exploit First Shaughnessy for raw land could see the success of this application as an opening wedge. A building may be saved but an outstanding heritage area could be lost.

Richard Keate, resident of First Shaughnessy and current Chairman of the First Shaughnessy Advisory Design Panel, commended Council and Planning staff for their scrupulously fair handling of the dilemma posed by the saving of a meritorious heritage house. Hopefully, it would be the last time anyone would want to destroy such an outstanding character house which is an intrinsic component of what should be a Provincially designated heritage zone. Since the subdivision appears to be the only compromise available, it was essential:

- 1) the new dwelling on Site B be reviewed by the First Shaughnessy Advisory Design Panel and the Planning Department to ensure it will have the character and appearance of a conforming infill house, meeting the intent of the First Shaughnessy guidelines.
- 2) that the proposed by-law ensure the restoration and maintenance of the designated heritage house on Site A, as per Section 3 of the ODP, which states that issuance of the Development Permit shall be subject to completion to the satisfaction of the Director of Permits & Licenses of no less than 50% of the value of restoration improvements to the existing principal building in order to preserve, protect and enhance it.

Mr. Keate advised the Advisory Design Panel was apprehensive about a subdivision in an area with 53 subdividable properties, many with outstanding heritage houses and heritage grounds. The Panel was reassured that Council does not see this particular subdivision as a precedent.

Cont'd

Clause No. 2 cont'd

Stuart Howard, member of the First Shaughnessy Advisory Design Panel and Vancouver Heritage Advisory Committee, stated he sensed in his meetings with the First Shaughnessy community a level of frustration about the cost of saving the heritage house. The Heritage Committee supports the compromise solution, with reservations: the new building on Site B must conform to the same regulations as every other applicant in First Shaughnessy and be subject to review by the Advisory Panel and the Director of Planning before any permit is issued. It was also felt that .48 fsr is excessive and there should be no relaxation of the requirement for .45 fsr. Further, a condition of the rezoning should be the restoration and preservation of the existing house to ensure there is no possibility of demolition by neglect.

Mr. Howard noted a lack of professionalism in Mr. Nabata's infill proposals and strongly suggested a requirement of the CD-1 zoning be that the owner obtain input from a professional versed in the regulations and design guidelines for First Shaughnessy.

Dealing with the question of precedent, Mr. Howard advised the Heritage Committee has, at recent meetings, discussed other heritage buildings in Shaughnessy where owners are contemplating rezoning or subdivision in some manner. If the ODP is outdated and no longer relevant, it should be reviewed so that this particular application will not be precedent setting for other lots which may become subdivision victims.

During discussion Council members questioned the scope of the restoration work planned for the existing heritage house.

Mr. D. Rudberg, Acting City Manager, advised it was Mr. Nabata's intent to put substantial money into the existing building by upgrading the foundations and doing other work. The extent of the upgrading will be determined in consultation with Permits & Licenses and Heritage staff.

Mr. Nabata advised the Public Hearing he planned to spend \$200,000 - \$300,000 on renovations scheduled to start as of October 1st when tenants will vacate the premises. They would not be high level renovations but the house would be very stable and livable. He had this morning discussed with the Acting City Manager the problem he may have with the building permit process as he did not want to get into major item such as a sprinkler system. He anticipated over the next week to work out something acceptable to Council.

Cont'd

Clause No. 2 cont'd

Council members noted their intent to require upgrading as a condition of rezoning approval.

MOVED by Ald. Bellamy,

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

FURTHER THAT the following be approved as condition (d):

- (d) That prior to the CD-1 By-law being enacted, staff report back to Council with information on upgrading of 1037 Matthews Avenue including an indication of Mr. Nabata's position on the upgrading suggested by Civic staff.

AND FURTHER THAT the CD-1 By-law be amended as necessary for compliance with the floor space ratio revisions set out in Item 4 of this Public Hearing agenda ~~and that~~ those floor space ratio amendments be later approved by Council at this Public Hearing.

- CARRIED UNANIMOUSLY

should

3. Text Amendment: CD-1 By-law No. 6429
(2040-80 West 10th Avenue)

An application by Mr. Alec Caruth was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW, NO. 6429 - 2040-80 WEST 10TH AVENUE (Lot F, including part in Air Space Plan 22484, Block 365, D.L. 526, Plan 22022)

- (i) If approved, the proposed text amendment would expand the range of permitted uses to include the development of medical office and restaurant.
- (ii) Any consequential amendments.

Cont'd

CITY OF VANCOUVER
MEMORANDUM

From: CITY CLERK

Date: Oct. 1, 1991

To: City Manager
Director of Planning
Associate Director of Planning, Land Use and Development

Refer File: 5306-1

Subject: 1037 Matthews Avenue
CD-1 Guidelines

I wish to advise that Vancouver City Council, at its meeting on September 24, 1991, when considering the above matter, resolved as follows:

THAT the document entitled "1037 Matthews Avenue CD-1 Guidelines" be adopted by Council for use by applicants and staff for development applications at 1037 Matthews Avenue.

CITY CLERK

TT/cb

RECEIVED	
PLANNING DEPARTMENT	
OCT - 2 1991	
NUMBER	m 6737
REFERRED TO	THE/FAS
COPY TO
ANSWER REQ'D

1037 MATTHEWS AVENUE CD-1 GUIDELINES

(BY-LAW NO. 6883)

(CD-1 NO. 277)

Adopted by City Council September 24, 1991



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1 APPLICATION AND INTENT

1.1 Application

These guidelines should be used for development at 1037 Matthews Avenue, zoned CD-1. The following goals, development principles and guidelines, together with policies adopted by Council, provide the necessary guidance for the preparation of a development proposal.

1.2 Goals

Following are goals which provide the basis for the planning and development of the "First Shaughnessy District". They also provide general planning direction and a context for private and public decision-making regarding future development for the areas shown as "A" and "B" in Diagram 1 of the CD-1 By-law.

Heritage

- To strengthen a unique architectural and historical area.
- To promote conservation and restoration of meritorious pre-1940 homes and maintenance of the estate-like image of development.
- To preserve and enhance the cultural, social, economic, architectural and historical elements of First Shaughnessy.
- To promote excellence in architectural design and construction that is compatible with the character and quality of most pre-1940 houses in First Shaughnessy.
- To preserve and improve the public street and private streetscape.

Housing

- To retain First Shaughnessy as a predominantly single-family residential community.
- To promote and encourage continued private ownership and use of dwellings.

Circulation

- To discourage commuter and through traffic.
- To minimize on-street parking.

Community Involvement

- To provide residents and property owners an opportunity to continue their participation in the planning and development of the area.

1.3 Development Principles

1.3.1 Built Form

New principal buildings should be at least two storeys in height to provide some physical prominence to the structure as viewed in a landscaped setting.

The roof treatment in the design of new buildings should be a significant feature.

Service function aspects, such as garages and garbage storage, should not be visually prominent when viewed from the street.

The detailing of new development should reinforce the archetypal residential character of the area. Features such as roofs, windows and entranceways should be prominently developed.

All buildings should be complementary in architectural style and subordinate in size to the principal building on the site.

1.3.2 Siting

New principal buildings should be prominently sited as viewed from the street.

New development should present an estate image character that respects front yard setbacks, neighbouring buildings and privacy, with siting in a landscaped setting.

New development should be carefully sited to retain as many mature trees and as much of the existing topography and vegetation on the property as possible.

1.3.3 Landscaping/Streetscape

The landscaping treatment should complement new development.

Landscaping should be designed to reinforce the entranceway to the development.

The long uninterrupted stretches of landscaped streetscape should be preserved.

New development should strive to create an estate-image character through landscaped screening, stone or rock walls to form an enclosure around the property.

Wherever possible, existing driveways should be retained for access purposes to preserve the existing character of the streetscape.

Site topography should generally not be altered unless to better meet design guidelines approved by Council.

1.3.4 Views

The location, height and massing of new development should respect existing or potential views of the central business district, harbour or North Shore mountains from neighbouring properties and the street.

1.3.5 Servicing

Off-street parking and loading should be located and designed to be unobtrusive.

Vehicular access to the area shown as "B" in Diagram 1 of the CD-1 By-law should be from Wolfe Avenue.

2 HISTORICAL PERSPECTIVE AND IMAGE OF THE AREA

2.1 Overview

Shaughnessy's particular ambience is derived from the beginning of Vancouver's development and the planning and architectural attitudes of that time. In order to understand what elements should be preserved, the philosophies of urban design and architecture which are fundamental to the origins of Shaughnessy's form need to be identified.



This section examines:

- the planning philosophies which provided the basic concept for the particular street arrangement and the estate-sized lots;
- the historical design concepts which influenced residential design in Shaughnessy; and
- the landscape and streetscape treatments which remain the strongest overall contribution to the richness of the area.

The historical philosophies and concepts to be discussed have a solid grounding, particularly in their debt to the architecture and landscape architecture legacies of the late eighteenth and nineteenth centuries. In particular, late nineteenth century visions of residential architecture and urban design, reflected in such phrases as "house and garden", "picturesque landscape", "garden city", "naturalism", and "country life" are most relevant to Shaughnessy. These key phrases were instrumental in defining the latter stages of the Romantic Movement in architecture and landscape. The manner in which these were applied to early Shaughnessy, how they came together to create the special Shaughnessy character, and their beneficial translation in light of future preservation and development must be understood.

2.2 Architecture and Landscape Legacies

The work of Frederick Law Olmsted perhaps had the strongest influence on the design of Shaughnessy properties. Between the 1850's and the 1890's, Olmsted was responsible for the design of many parks and urban design concepts in other North American cities. Olmsted's layouts for parks, boulevards, and urban neighbourhoods sensitively combined vehicular and pedestrian circulation with a naturalistic flow of vegetation along the lines of the existing natural topography. Streets would follow contours, rising, falling and curving in an organic relationship with the land, instead of imposing a rigid grid or unnatural geometry. Roads and paths wound their way past trees, shrubs, lawns, rustic stone walls and picturesque architecture to attain a novel marriage of urban and rural elements.

At the same time, an ideology originating from the Romantic Movement greatly influenced residential architecture. An important part of this architectural style was an "eclectic" approach, characterized by a sophisticated manipulation of architectural form which had been borrowed from historic example. This was combined with the desire for a country feeling in conjunction with an urban architecture, a rapidly increasing fascination with the outdoors in general and gardens in particular. This was the picturesque, medieval "country-home" approach to the ideal residence popularized by American architects and designers A.J. Downing, Calvert Vaux, H.H. Richardson and even Frank Lloyd Wright. In England and Scotland, the chief exponents were J.C. Loudon, Philip Webb (who worked with William Morris), R. Norman Shaw, C. Voysey, W.R. Lethaby, E. Lutyens and C.R. Mackintosh.



The Shaughnessy that we recognize today resulted from the Olmsted-like romantic urban landscape planned by Montreal architect Frederick Todd in collaboration with Danish engineer L.E. Davisk. This picturesque eclecticism is most evident in stately houses designed by architects Maclure and Fox, Parr and Fee, MacKenzie and Ker, Thomas Hooper and others. These delightful structures have been enhanced by Vancouver's climate, which has promoted the lush growth of the great variety of native and exotic vegetation so necessary to the picturesque idiom, and so original to Shaughnessy itself. In fact, it is this very mature, even over-abundant, landscape that focuses our attention on Shaughnessy's unique character.

Downing's American Cottages

Above: "a villa in the Italian style, bracketed."

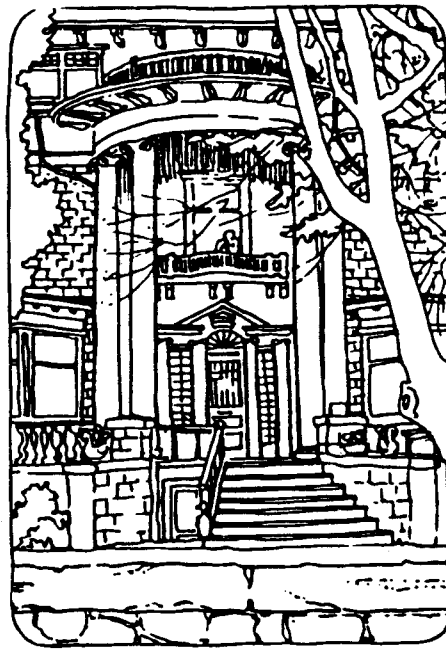
Below: "a small cottage, ...which would make a neat and picturesque dwelling... for a small, respectable family leading a quiet, simple life."



3.1 Architectural Design Legacy

Most houses that typically dominate the architectural image of Shaughnessy were built before 1930. Superficially, many of them show details where refer to architectural styles of past centuries, especially the "half-timbered" structures of the Tudor period in England. Yet none of the buildings were designed, visually or structurally, as direct or accurate imitations of buildings of the past. Rather, the structures represent several styles, forms and details interpreted by various individuals in Shaughnessy's early development period and subject to alteration and change by many others over the years.

This poses a very obvious problem in the creation of design guidelines, which must refer to a great range of vaguely defined architectural styles. As a result, design guidelines must address such basic elements as massing and siting, and the classical principles of composition which are so strongly presented throughout Shaughnessy. The architect/developer must understand the basic organization of the plans, facades, and volumes of built form in order to deal with the problem of preserving the architectural character of the old buildings as well as guiding the quality of that character in new construction. If we are to attempt to understand what it is that is important in Shaughnessy architecture we must remember that we are referring to a nineteenth/early twentieth century house style, as it has been modified to suit the Vancouver climate, local use of building and plant materials, and construction methods practised at that time.





Tripartite housing expression realized in original materials, showing base, "piano nobile" and picturesque, steep roofline.

While some of the most interesting and imposing houses display a renaissance classical symmetry containing a central entrance porch and equal wings stretching to either side, most of the designs are more directly influenced by the deliberate asymmetry of late nineteenth century houses which combine irregular plans with the free-flowing romantic approach of the Neo-Gothic. Nevertheless, something that both types of Shaughnessy houses have in common is an essentially classical horizontal composition which divides the facade into a tripartite scheme of a basement, a "body" and an attic. In

Shaughnessy, this represented a response to the early regulations which limited the structure to two and a half storeys. The basement or base (not counted as a storey) is usually strongly indicated, often with rustic stone facing. The main level of the house, therefore, is usually several feet above ground (the "Piano Nobile" of European residential architecture) and together with the storey above it, expresses itself on the principal planes of the facade. The facades, rather than being topped with a strong horizontal cornice denoting the line of a flat roof or concealing shallow sloped roofs behind them, usually support vigorous, steep roof planes forming picturesque triangular gables, and containing the allowed one-half storey or loft.

The importance of these three portions of the facade composition becomes apparent when one notes the way each tier has developed a very specific relation to the street, the property enclosure and the vegetation between the landscaped enclosure and the house. The delicate balance in attaining the degree of privacy appropriate to these houses and the degree of presence on the public street necessary for the urban quality of the house-street relationship has been achieved over the years by the application of landscape design principles affecting the broad area between the street and the house facade.



Many of First Shaughnessy's picturesque eclectic examples showed an incredible amount of craftsmanship and dedication in the use of materials and ornament.

3.2 Estate Scale Legacy

The large estate-like properties in First Shaughnessy create long uninterrupted stretches of landscaped streetscape. The traditional estate scale in Shaughnessy consists of a sidewalk/boulevard condition, a firm enclosure of the site, a private garden and a grand scaled structure situated on a large landscaped property. An important element contributing to the estate image is the front yard between the landscape enclosure and the building. This area conveys the scale of the principal residence and the estate property. This "antechamber" relies on heavy enclosure (landscaping, fencing, and/or wall) from the street in order to present the estate scale legacy. Unfortunately, post-war subdivision and development has often broken down this estate image with damaging effects on the streetscape as well.

Traditional estate scale legacy is delineated by landscape, architecture



"Grey Gables" gatehouse - crucial Shaughnessy coach-house and entrance to estate

3.3 Landscape Screening Legacy

An important factor in Shaughnessy's development has been its presentation of a cohesive image despite variations in the form of development. For instance, the front yards vary - sometimes drastically - from house to house. Yet appearance from the street is similar in effect. The quality of the urban street and rural house relationship depends greatly upon four conditions which are described as: screening; layering; filigreeing and revealing. The first important factor is that the lowest level of the structure, where there may be a private garden, driveway and entryway is usually screened. This factor addresses concerns for privacy, concealment of

parked vehicles as well as giving a sense of graciousness and aesthetic quality to the property. The private front garden is layered with many types of trees varying in size, texture and colour. The layering between the enclosure element and the facade consists largely of small flowering or fruiting trees, shrubs and flowers, although more formal classical arrangements of previous years sometimes contribute as layering elements. The main living quarters in the middle levels of the house are partially veiled by the filigree of small branching/blossoming trees and bushes layered close to the facade of the structure, or by vines, creepers, planter-boxes or the like attached to the structure. Finally, as the eye travels upward, this screening/layering/filigreeing combination gives way, and the relatively unobstructed view of the picturesque upper volumes of the structure lies revealed, presenting an interesting sequence of more or less ornamented gables, roof planes and other architectural volumes which provide interesting silhouettes against the sky and lend richness to the experience of the streetscape.

While the lower levels of the houses are usually screened as described above, the visual contact of the upper parts of the houses with the street gives these streets the urban liveliness and sense of protection that pedestrians require in an urban setting. At night, the light from within these houses makes an especially important contribution to the comforting feeling of human presence and surveillance and the general safety of the street.



Landscape elements abound in First Shaughnessy and often take precedence over the architecture



The traditional landscape principles:

- 1. screening - hedges; trees*
- 2. layering - small trees; shrubs*
- 3. filigree - climbers; vines; ivy*
- 4. revealing - the roofline*

3.4 Streetscape Legacy

The image of Shaughnessy is derived largely from the character of its streets. The overall effect is one of stately country homes situated in an estate setting. Gently curving tree-lined streets, small quiet parks and lush private gardens create a distinctive estate-garden quality.

This estate-garden concept is a major factor contributing to Shaughnessy's image and is comprised of several unique characteristics. Shaughnessy's streets contrast with most typical residential streets and are characterized by a rhythmic variation in setbacks and vegetation which confers a strong vertical and horizontal dimension. These elements are discussed on the following page.



Streetscape legacy in Shaughnessy followed romantic landscape, "organic" planning precedents

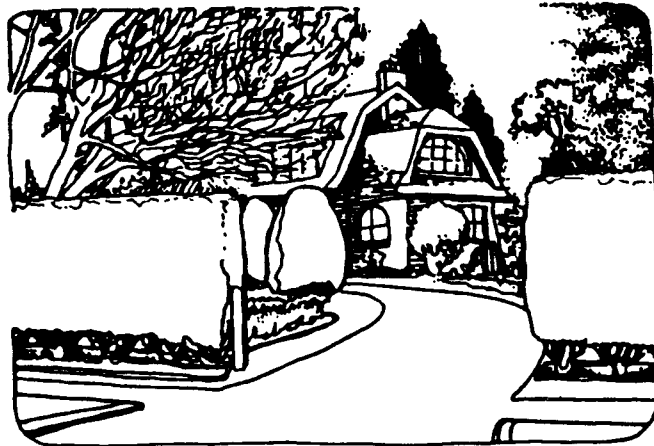


Shaughnessy streets are traditionally heavily treed and enclosed

The combination of low residential density and sufficient on-site parking results in very few vehicles being parked on the street. Because of this lack of on-street parking, the curb is the outer boundary of the street. The curb is separated from the sidewalk by a wide boulevard punctuated with a row of closely spaced trees. The overall effect is one of enclosure along the boulevard which is reinforced by arching branches and in some cases shrubs planted between the boulevard trees. The result is that the pedestrian experiences a continuous rhythm of trees and overhanging branches on the curb side, and on the other, fences and hedges - punctuated periodically by narrow gates at the driveways - which conceals most of the grounds and structures to the rear.

Above the line of fences, houses are sited at varying distances from the street and are seen through a thin veil consisting of the layering and filigree of tree and shrub branches. Views of the house are often restricted to the attic with its play of volumes, gable ends and roof planes. The skyline is made up of roofs and the tops of the tall trees. Occasional long vistas are also provided by driveways or other openings between structures and vegetation adding to the park-like quality of Shaughnessy streets. These elements should be recognized and preserved wherever possible.

Street intersections are of importance in Shaughnessy's development; each is unique and displays a differing combination of landscape/streetscape elements. Some, particularly at Granville, show a somewhat disturbing resolution due to the intensity of the arterial traffic. Several blocks away, however, the image is often rural and peaceful. The paved walkways are traditionally narrow, bounded by green and often controlled on one side by a low stone wall of rough-cut masonry blocks, traditionally delineated by a thick evergreen hedge, and ending in tall, solid gateposts on which may be topped cast-iron and glass lanterns which remain often enough to be considered a special Shaughnessy motif to be preserved.



Angle views into property from street limited by landscape which conceals vehicles

3.5 Automobile Legacy

An important facet in maintaining the gracious ambience of Shaughnessy has been the limited visible presence of automobiles on the street. An important result of the historical landscape screening noted above is that it obscures parked vehicles in the driveways (often circular) which cut through the front gardens of many of the Shaughnessy houses. While the scale and size of most of the large traditional houses

provide a tolerable and sometimes even elegant relationship between the house and automobile, this is not always the case. In situations where the house is smaller in scale than the archetype and the front yard is shallow, the dominant impact of unscreened vehicles between the sidewalk and the house disrupts the park-like appearance of the street that is so typical in Shaughnessy. Wide circular driveways, with two entrances off the street, and excessive paving destroys the street's formal continuity and pleasant sense of closure.

In contrast, the driveways on most typical Shaughnessy houses are narrow and are often flanked by gateposts of masonry or thick shrubs, or both, marking a clear transition between the street and the front yards. At the same time, they reduce the amount of paving which meets the eye at the property line, and restrict the angle of vision into the private front garden. The axial view down a long straight driveway leading past the main house to a coach house or garage to the rear of the property can also present an attractive perspective. These views start from the gateposts in the foreground, move along a line of trees or shrubbery, pass through a porte-cochere on the side of the house, and end with a distant view of the garage. Even a line of vehicles parked on such a driveway is minimally disturbing since the end of only one can be seen, usually at a fair distance from the sidewalk, and the angle of vision in which it can be seen is restricted by the narrow opening of the driveway. This type of enclosure is often successful when a driveway has been built very close to the side property line, leaving a minimum strip for a screening fence and some planting. This allows for the temporary or permanent storage of vehicles to the side and rear of the house, and is more in keeping with the preservation of the ambience of the area, rather than an insistence on a side setback for driveways which may then divert them through a shallow front yard, creating a visual disturbance which is difficult to conceal.

In keeping with the image of historic Shaughnessy, it is important to preserve the angle views from the street into the property by manipulating the enclosure elements. Visual control is achieved through proper dimensioning of gateposts and hedges with the driveway opening. Depth is required in order that cars may be screened from view, and to enhance glimpses of the structures themselves. This sense of tight, landscaped openings punctuating long expanses of enclosure is unique to Shaughnessy and should be carefully handled.

4 DESIGN GUIDELINES

4.1 Overview

Preservation of the Shaughnessy character must be sensitive to the strong home/garden/street relationship which distinguishes this area within Vancouver. This strong image was created in a relatively short period, at a time when quality homes were built, there was a dominant architectural approach, and good materials and craftsmen were

available. Today, in recognition of contemporary housing standards, materials and workmanship, a more comprehensive assessment and design approach is needed to achieve these high standards and complementary design.

The following guidelines, however, do not require new housing design to replicate the older character housing existing in Shaughnessy. Rather, these guidelines reflect present day circumstances related to housing design, construction materials and methods but also emphasize the importance of high-quality materials and skilled craftsmanship. They also stress the need for a sensitive design approach in order to satisfactorily address the relationship between house/garden/street and the surrounding environs as well. Successful design in First Shaughnessy requires a sensitive evaluative approach.



Archetypal Shaughnessy residence with full landscape details

4.2 General Application

4.2.1 Neighbourliness

The combination of sensitive siting, design and use of materials creates a sense of harmony or neighbourliness in Shaughnessy. In part, the brief period in which most homes were built accounts for the development of a particularly attractive and enduring streetscape. The original homes do not compete with each other in composition, massing, siting, colour, quality and use of materials and architectural style. It is in effect a balanced form of architectural expression. This "Neighbourly Design" consideration should continue, noting that it consists of the following elements:

- (a) individual design solutions to a set of recurring architectural and site issues;
- (b) a clear definition of territoriality between neighbour, house and street; and
- (c) outdoor places with a design and character of their own.



Original house in excellent condition displaying: excellence of siting and true accordance with the three principles of the "Neighbourly Design Legacy"

4.2.2 Materials

Reference to compatible materials in First Shaughnessy is complicated by their availability as well as acceptability over different periods of time. One of the prime criteria for establishing the acceptability of exterior materials is based on quality. High-quality materials are defined by their cost as well as other aspects noted below which substantiate their use.

- (a) Sense of Timelessness - The materials retain their intended shape for many years from the time of installation and keep this shape without wrinkling, buckling, or curling. If they weather, fade or change colour, the change is predictable and desired, leading to the development of a sought-for "patina" rather than peeling, decomposition or deterioration in appearance or function.

- (b) Substantial Structural Qualities - The material has an intrinsic structural quality, and gives the appearance of a certain structural resistance. It does not have the appearance of a superficial, "pasted on" element. This is especially relevant when the material purports to have a true structural function, such as suggesting the timbers in a half-timbered structure, the stones in structural walls or the mullions in a window. The materials must have the thickness, depth, and solidity necessary to give the impression of their ability to perform their respective functions. It is important that the visible building materials as well as the structure contribute to this sense of solidity.



A wide diversity of materials were used, often in combination, for many of Shaughnessy's archetypal residences. These combinations led to successful, unique structures



Volumetric massing and presentation of materials are exemplary in this house on Selkirk. High-quality materials ensure the five criteria of "materials" are met

- (c) Authentic Appearance - A principle of building which has for the most part been recognized in Shaughnessy, involves the "honest" use of materials, avoiding the use of impermanent, low-quality materials which masquerade as more enduring, architectural ones. The materials in question should avoid imitating others, e.g. stucco poorly imitating stone, asphalt shingle imitating brick, aluminum siding with embossed "wood" grain, false impressions applied to various material, etc. Within this category are included not only materials which have been used for major homes ("antiqued" brick; plastic or "yellow" glass; any form of mock wood hardware or detailing) but also substandard copies of the archetypal Shaughnessy gatepost-and-lantern detail (incompatible brick, tin and plastic lantern, and unsuitable house numbers,

etc.). Most traditional Shaughnessy homes are constructed of wood shingles, wood clapboard, stucco, stone and brown/old brick materials. The picturesque ornamental appearance of Shaughnessy houses is not achieved by large, wide or colourful surface materials, but by the boldness and strength of the decorative elements of detailing, such as doors, porticos, cross-timbers, cornices, etc.

- (d) Qualities of Workmanship or Craft - The material should present an appearance of having been well-crafted for its aesthetic purposes, for example, the stucco infill between half-timbering is normally expected to have a finely-textured even surface, "classical" details in wood should have smooth surfaces and clean edges free of circular saw marks, hammer dents, etc.; cut ends of timbers and boards exposed to the weather should be well smoothed and detailed to prevent deterioration from moisture, and so on. Wherever feasible, local craftsmen should be called upon to review the existing conditions and to create solid, lasting examples of craftsmanship. Over-processing or insensitive application of the material, as in florid, dramatically textured stucco and plastic work, is detrimental as are raw or stark materials, brilliantly coloured materials, or poorly constructed stylistically unsuitable items. Landscape is also regarded as a craft, and care and sensitivity in design should extend to garden ornamentation, gazebos, outbuildings and the like. Craftsman-like care should extend to the placement of plant materials, pruning and thinning.
- (e) Qualities of Appropriateness and Compatibility - The stylistic character of the building or the relation of the building to the character of the area affect the choice of appropriate materials. The materials traditionally associated with the "Tudor" house style exclude such elements as shiny aluminum window frames or clay tile roofs. The use of adobe or adobe-like building forms often appears foreign to the Vancouver climate and is jarring in the English park-like context of Shaughnessy. This is not to suggest that all buildings should follow the "Tudor" or picturesque style but to note that a sensitive response to the stylistic and visual forms of Shaughnessy is necessary to achieve acceptable design in Shaughnessy without destroying the established character. Shaughnessy is more than a twentieth-century Tudor enclave; it encompasses a wealth of styles and neighbourly interrelationships. These interrelationships often draw their inspiration from the ingenious or even surprising juxtapositions of architecture and landscape styles. The English picturesque aesthetic is at its strongest here, but other approaches (e.g. Glen Brae, Villa Russe, Hycroft) are found to be compatible and enriching to the area.

4.2.3 Architectural Detailing

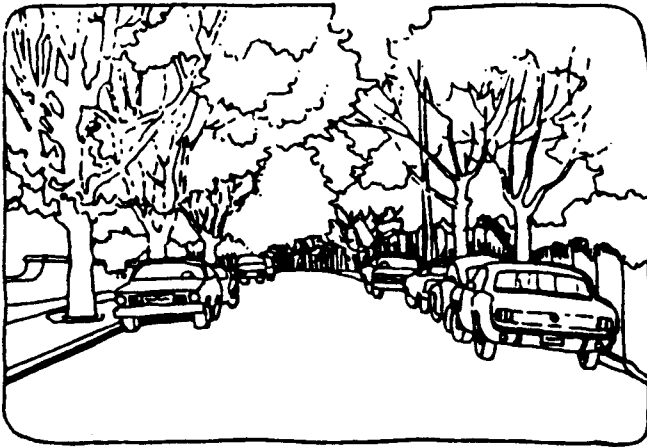
The detailing of new development must reinforce the traditional residential character of the area. Features such as roofs, windows and entranceways must be prominently developed. The volume or planes of certain areas of the building may be expressed as projections or recessions rather than uniform planes enclosing a simple volume. (Roofs and entrance treatment are dealt with in greater detail in Section 4.3.) Window treatment must meet the following criteria:

- (a) all windows must be of wood sash construction in keeping with the traditional standard in the area;
- (b) all windows should be set within the exterior facade; and
- (c) traditional window treatment must be used where visible from the street. Skylights, plastic bubble windows and any other non-traditional windows must not be used in prominent locations on the building that are visible from the street.

4.2.4 Automobile Treatment

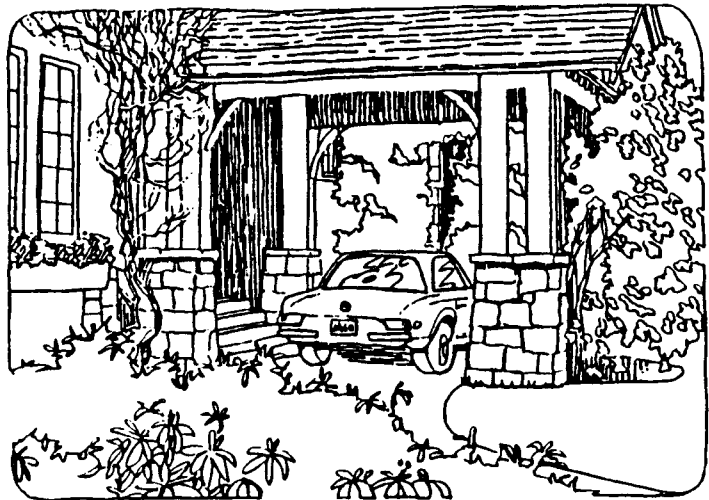
Circulation and parking areas must be provided on the site and address the following guidelines:

- (a) parking areas should generally be well hidden from view, preferably to the rear of the site;
- (b) parking areas and driveways located towards the front of the site must be contained and screened by a variety of means including porte-cocheres, landscape screening and layering, walls, hedges and other enclosures;
- (c) the driveway entrance must be narrow and the edges treated by landscaped screening or masonry work to minimize views of large areas of asphalt paving from the street;
- (d) views along private driveways should be interrupted by porte-cocheres, curving driveways, etc. so that the house facade is the primary focus from the street;
- (e) no more than two parked vehicles on the site should be visible from the street at any one time; and
- (f) parking structures must be sensitively sited and visually unobtrusive. On-site parking structures should be enclosed, contained within or attached to the dwelling unit or located underground. The design of detached garages should have a coach-house appearance and complement other buildings on the site.



On-street parking in Shaughnessy spoils the park-like streetscape

The traditional screened enclosure consists of stone wall and hedge. Layering and filigree are more subtle



4.3 Principal Buildings

4.3.1 Siting

Siting of principal buildings should vary from the required minimum setback regulations. A tradition of neighbourliness in siting should be respected such that there is a balanced relationship between the principal building, street, secondary buildings and neighbouring structures and outdoor areas. The siting of new development must address the following guidelines:

- (a) the siting of various buildings must create designed in-between places with a purpose and character;
- (b) front yard setbacks should respond to the rhythm of principal buildings along the street and vary from the minimum front yard regulations;
- (c) new development must be carefully sited on the property to retain as many mature trees and existing vegetation as possible;
- (d) new development must be carefully sited on the property in order to respect adjacent private outdoor areas such as patios, swimming pools, etc; and
- (e) new development must be prominently sited with consideration to its street presence.



Many estates provide numerous options for sensitive development

4.3.2 Massing

Principal buildings must be comparable in scale and massing to other existing buildings on the street. New development must be relatively in proportion to its neighbour, be enriched with interesting detail, texture and colour, and be partially screened from direct view from the street in a manner that is characteristic of the area. The massing of the principal building should not overwhelm the site.



*The archetypal Shaughnessy composition:
base, "piano nobile", and roof*

4.3.3 Height

The minimum height of principal buildings must be at least two storeys in order to preserve the traditional architectural scale in First Shaughnessy. Consideration must also be given to the relationship with adjacent buildings, roofscape modulations, volumetric limitations, etc.

4.3.4 Roof Treatment

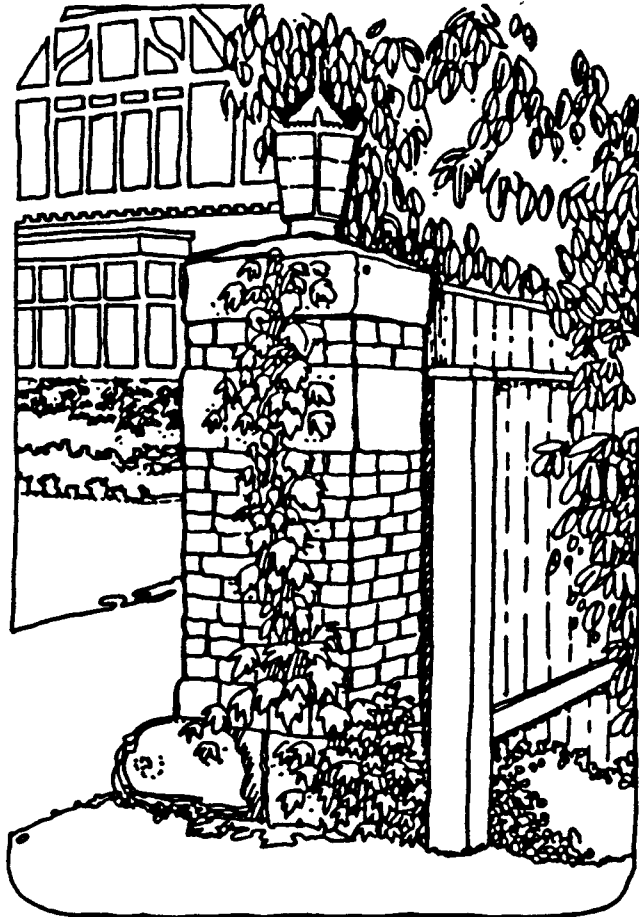
A strong roof pitch is a prominent and recurring feature of picturesque Shaughnessy housing. The roof treatment of new development should take this characteristic element into consideration by:

- (a) using distinctive identifiable roof slopes where appropriate to emphasize the character of the building. A steep roof pitch in the order of 1:1 ratio is encouraged;
- (b) developing a roofscape with the use of gables, dormers, etc. which accentuate the volume or function of the building;
- (c) contributing to the overall silhouette and sequence of volumes and roof lines along the streetscape; and
- (d) providing a significant feature to the overall design of the building.

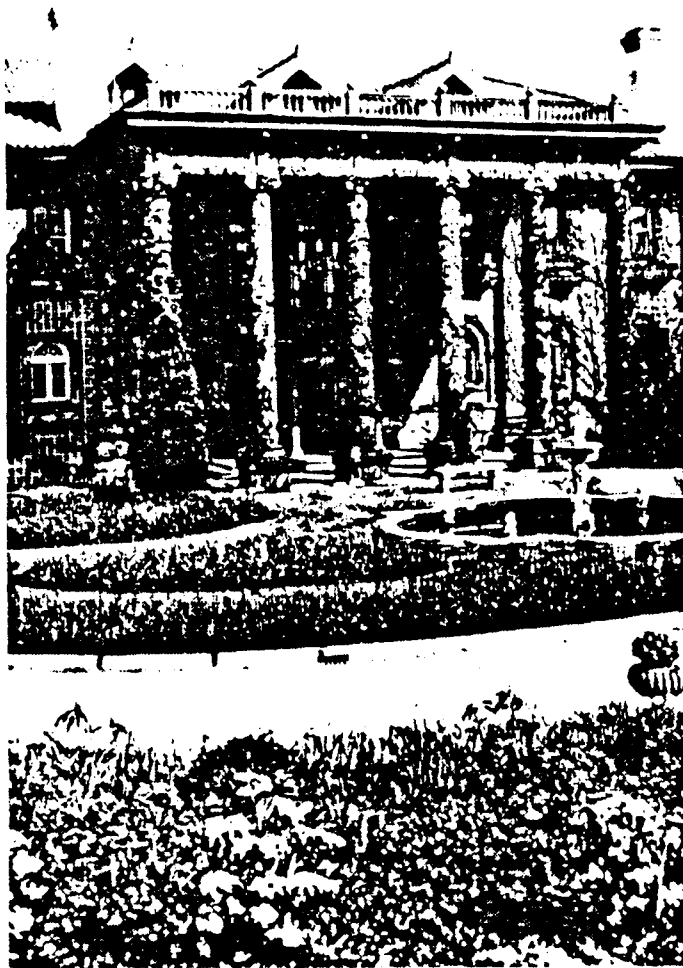
4.3.5 Entrance Treatment

The entrance treatment of Shaughnessy houses is an important contributing element to their overall image. Space leading up to the main entrance of the principal building should be treated as an "antechamber" that emphasizes the transition from the street to the house. This antechamber effect is created by:

- (a) defining the front yard as a semi-enclosed "vestibule" through the arrangement of trees, hedges, walls or other landscaping devices;
- (b) articulating the entrance through the building massing with attention to the front plane of the building, porches, porticos, terraces, etc.; and
- (c) the application of other design techniques to emphasize the entrance as a special place of transition from street to house.



Design elements combine to create a holism of design. These elements in combination are recognized and implemented as Design Principles. These principles are intuitively realized in First Shaughnessy



The entrance tradition is most grandly realized at Hycroft, where the "antechamber" and entrance harmoniously interrelate

4.5 Landscape Design Principles

4.5.1 Introduction

First Shaughnessy has been endowed with a growth of mature trees on both public and private land which is substantial enough to present a tree skyline for the neighbourhood unequalled in any other part of the city. It is self-evident that new development should retain mature landscaping, and in the event that this cannot be done, it must be demonstrated:

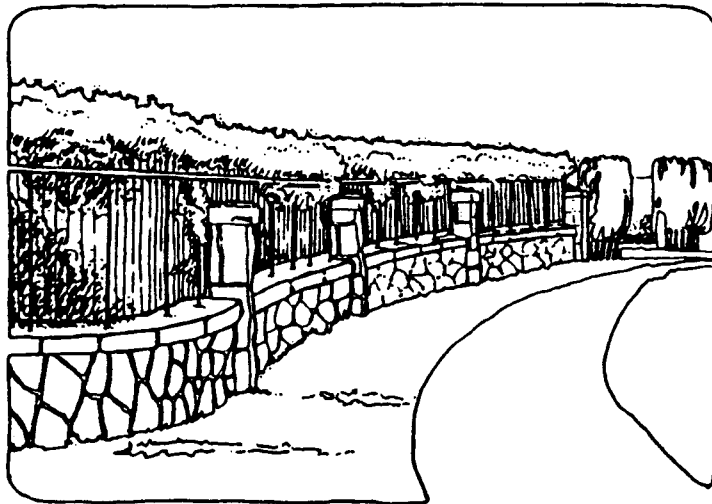
- that the proposed structure be so well-designed and integrated with the Shaughnessy image in form, style, detailing and materials that it more than compensates for the lost vegetation; and

- that landscape design principles (screening, layering, filigreeing) be implemented to a degree conforming to the archetypal Shaughnessy residence.

The mature coniferous and deciduous trees of Shaughnessy have been as instrumental in the development of its particular image as have the estate houses. Trees throughout First Shaughnessy create street patterns, divide traffic, define boundaries and enclosures, shelter and inspire users, are instrumental in creating the screening, layering and filigreeing interrelationship with the built form, and provide a stabilizing, traditional ambience.

This landscape design must be preserved and enhanced through supplementary planting. It is very important that all landscape design in Shaughnessy recognize and adhere to the following design principles (in Section 3.3 above).

- (a) Enclosure - the concept of "enclosure" in Shaughnessy relates to the real (or occasionally, psychological) boundary between the street and the garden. The traditional landscape enclosure is composed of a low, rough-cut masonry wall with a dense evergreen, small-leaved hedge (e.g. privet) above it. "Enclosure" also includes other boundary forms, such as fences, trellises and lattices of various materials whether covered with landscape materials or not;



The traditional screened enclosure consists of stone wall and hedge. Layering and filigree are more subtle

- (b) Screening - refers to the degree of transparency, and hence, privacy, afforded the estate house by virtue of the number and thickness of walls, hedges, shrubs and small trees. Generally, a formal, traditional element such as a mature hedge, ("screening") both partially or totally blocks the house from the street. True screening usually is accomplished through the use of a single, solid element although composite screening using a combination of vegetation and built elements is also possible and successfully applied in many cases;
- (c) Layering - the most important reference, is complex in its translation, because layering is both spatial and perceptual. In spatial terms, layering refers to the multiple levels and bands of vegetation which blend together forming the private landscape to the front of the estate house. These strata consist of large or small coniferous or deciduous trees, which ideally vary in colour, type, texture, flowering and fruiting nature; bushes and shrubs, many blossoming or ornamental; flowering plants of all types; ground cover, and formal parterres and flower beds if pertinent. Perceptually, the layers cover and sometimes define that front portion, or "antechamber" to the estate house itself, and may even extend beyond, emphasizing the sense of depth into the property as viewed from the street. "Layering" creates a dynamic ever-changing landscape as one moves past or through the garden;
- (d) Filigree - denotes the open, lacy texturing of plant material either close to, or directly attached to, the facades of the building. While filigree may include delicate trceries of tree branches close to the facade, it refers most specifically to the vines, ivies and other exotic or trailing climbers which cover so many original facades and porte-cocheres in Shaughnessy. Window boxes and trellises likewise further the filigreeing effect;
- (e) Filtering - the ideal filtering condition entails the view from the streetscape through foliage (or "filigree" of branches), beyond iron fences, etc. to the distant planes of the structure;
- (f) Revealing - where filigree ends and the gables and roofs of the structure lie exposed, a condition of "revealing" occurs. "Revealing" in combination with the traditional landscape elements accents the display of the architectural detail of Shaughnessy's roofline tradition; and
- (g) Skyline - throughout Shaughnessy, the mature and varied growth of trees of all types creates a "skyline" which frames the structures and provides a proportional "backdrop" for the built environment.

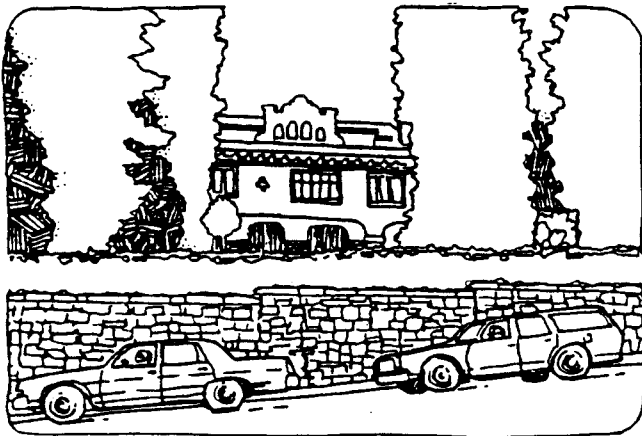
4.5.2 House/Street Interface

The image of the Shaughnessy estate has developed a rich and consistent relationship between house and landscaping as presented to the street. Layers of landscaping have been used to:

- create functional and identifiable areas for pleasure or use;
- increase perceived depth through a layering, conscious or not, of a wide range of tree type, colour and texture;
- relate street to house composition through consistent view angles from the street to the housing composition;
- screen the automobile(s); and
- develop the front yard as the effective antechamber to the house.

The largely evergreen landscaping provides privacy and security to inhabitants on a year-round basis. Exciting variations in height, density and combinations of plant materials are to be seen throughout the area. Such variations constitute the functional and aesthetic principles habitually established in the archetypal Shaughnessy properties; every effort should be made to ensure that these principles are recognized and implemented in future developments.

A converted mansion protected from the busy street



Shaughnessy street profile reveals variety of shapes, forms



4.5.3 Streetscape

Shaughnessy's streetscape consists of three separate elements: section, elevation and plan.

- (a) Streetscape Section. The traditional streetscape section in First Shaughnessy consists of these elements viewed horizontally in sequence: house facade/filigree/driveway/layering elements/screening/boundary enclosure/path or pedestrian walkway/narrow boulevard with mature trees/curb/car/street/median (wide) boulevard with planting and a mirror reflection of this sequence to the house facade beyond.

This overall profile of the section from the rear of one property to the rear of the opposite one across the street reveals a "dish" or concave shape, from mature skyline through landscape elements in the private garden, to street boulevard planting and back up to the skyline beyond. Each element of the streetscape section makes a particular contribution. Boulevard planting provides a visual barrier between the pedestrian and the cars parked or moving on the streets. The boundary enclosure defines the estate boundary. Where the enclosure consists of a retaining wall, the hedge can be stepped back, allowing hanging plants for colour and detail. The small band between one enclosure element and the sidewalk can also be softened with a ground cover or border of flowers or vines. The screening/layering elements, as discussed, provide a definition of the private garden which can be repeated in the boulevard planting. The median boulevard

in the centre of the Shaughnessy street could benefit from this treatment in instances where it appears too wide and the planting too meagre. A more canopied effect on both sides of a wide street would, as has been proven in other cities, project a strong sense of security and tradition.

- (b) Streetscape Elevation. The typical street elevation has an important bearing on the user's perception of the streetscape in general, and as noted, the number of openings on a street has a strong effect on the character of the area. The boundary enclosure should be preserved, and this is best achieved through the establishment of a minimum number of openings per site. If the rhythm of openings is to be maintained and the closely spaced series of driveways associated with subdivision is to be avoided, driveways should be carefully spaced wherever possible and their openings kept close to the side lot lines so that the widely spaced intermittent rhythm of openings to the street can be maintained.

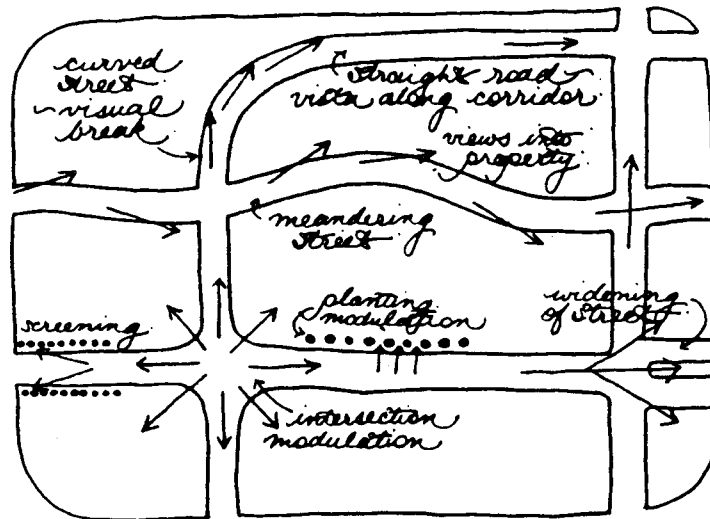
In instances where the boundary enclosure is not solid and the street is more narrow than usual, an alternative is to create a textured, semi-transparent screen which would allow for the visual extension of the streetscape, but would still maintain a sense of enclosure. This can be achieved through the use of the traditional iron fence, or thinner hedging, atop a low masonry wall. Where the house is too visible from the streetscape elevation, the principles of private landscape-layering, filigree, must be observed.



In elevation, the street often reveals a major effect on the properties behind

- (c) Streetscape Plan. In plan, the streetscape can be perceived as comprising a series of modulations. These modulations consist of a widening/narrowing flow of the street; a horizontal/ vertical flow of the street; an intersection of modulation; and a planting modulation. The closed borders of the street corridor cause a dramatic sense of widening at intersections. This modulation should not be allowed to get out of control by neglect of closure at street corners resulting in a dull sweep of open space without visible boundaries.

In plan, numerous conditions exist:



In the instance of the meandering street, the line of sight extends into the estates at the street curve and the view containment or extension depends upon the foliage and openness of the boulevard planting and the boundary enclosure. It is recommended that the original concept of regular tree spacing be adhered to so that uniform, equally spaced trees, infilled with smaller, regular trees or shrubs where necessary, provide a strong linear element defining the sidewalk as separate from the street.

The variation in street tree types is most important, since the interplay of a variety of trees adds to Shaughnessy's picturesque park-like character. These street tree types include:

- Shaughnessy "formal" planting: mature, tall, dark coniferous or rounded deciduous with hedge. Similar in appearance and character to examples in the eastern United States;

- Shaughnessy "informal" planting: varieties of coastal type conifers with low enclosure wall. (Lesser evergreens and tall conifers planted in estate lots.)
- "West Coast" planting: may be "formal" (i.e. ornamental lowering tree planting with enclosures; views of open mixed planting in estates); or "open" (i.e. open boulevard, smaller enclosure).
- Poplar row with high stone or concrete wall, ivy-covered.
- Mature cedar tree planting.
- Evergreen shrubs (e.g. Russian Laurel) interspersed with small deciduous trees.
- Open lawn with or without low screening element.

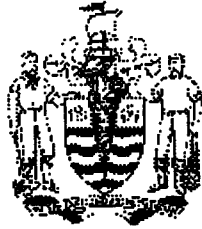
4.5.4 Automobile Treatment

As discussed, the above landscape design principles have been effectively used to screen parking areas and driveways in Shaughnessy. The following design elements must be addressed:

- (a) the typically shaped opening through the high, dense hedge (often with substantial masonry gateposts) must be maintained whenever possible;
- (b) the width of the driveway must be kept to minimum required width to create a formal entrance in the early carriage tradition;
- (c) iron gates are a traditional form of driveway treatment in Shaughnessy and should be utilized where appropriate, and when possible softened behind layers of vegetation;
- (d) combinations of screening and layering must be used to hide the vehicle from direct view in the "antechamber" (refer to Section 4.3.5) or front yard as well as other parking areas situated elsewhere on the site.



Conversion of existing properties poses numerous problems which must be correctly solved



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 24, 2000

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

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

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

CITY CLERK'S OFFICE: Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

CD-1 By-laws - Floor Space Exclusions

[Barrett Commission]

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

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

The Director of Current Planning recommended approval.

Staff Comments

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

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

Summary of Correspondence

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

one letter in support of 'Option A'.

Speakers

Mayor Owen called for speakers for and against the application.

The following spoke in support of 'Option A':

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

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

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

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

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

brick and stone-faced walls should be encouraged.

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

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

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

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

Staff Closing Comments

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

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

MOVED by Cllr. Don Lee,

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

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

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

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

(Italics denote amendment)

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

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

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

* * * * *



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

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EXPLANATION

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

Amendments re Exterior Wall Exclusion (Barrett Commission Recommendations)

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

**Director of Legal Services
14 March 2000**

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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
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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
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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"