



City of Vancouver *Land Use and Development Policies and Guidelines*

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FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA GENERAL GUIDELINES

*Adopted by City Council on September 29, 2015
 Amended March 8, 2016*

1.1 Designation of First Shaughnessy Heritage Conservation Area

The portion of the city identified in Appendix A1 which is attached to and forms part of these Guidelines is designated as the First Shaughnessy Heritage Conservation Area.

1.2 First Shaughnessy Heritage Conservation Area

First Shaughnessy is a residential neighbourhood in Vancouver, located on the crest of a hill and bordered by 16th Avenue, King Edward Avenue, East Boulevard and Oak Street. The area has a quiet residential nature, but is dissected by the busy main north-south artery of Granville Street.

1.3 Special Features or Characteristics

The special features or characteristics that justify the designation of the First Shaughnessy Heritage Conservation Area and contribute to the heritage character or heritage value of the area include:

- (a) a rich history that reflects the arrival of the Canadian Pacific Railway, the social history of Vancouver's powerful early families and the architectural revivals prior to the First World War;
- (b) a strategic central location on the crest of a hill overlooking downtown Vancouver and flanking Granville Street;
- (c) a distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; wide, curved streets following topographical lines; boulevards; large lot sizes; generous setbacks; large private gardens; enclosed site boundaries with rock walls, fences and perimeter plantings; and the grand scale of principal residences and estate properties;
- (d) generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants;
- (e) a cultural landscape of individually-designed homes built with superior materials and craftsmanship and conforming to traditional styles, linked by their large scale proportions, and demonstrating a variety of styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revivals; and
- (f) many high-quality masterworks by British Columbia's most prominent architects including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper.

These special features and characteristics are described in more detail in Appendix A2, the First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance and Appendix A3, the First Shaughnessy Heritage Conservation Area Design Guidelines, which are attached to and form part of these General Guidelines and this ODP.

1.4 Objectives

The objectives of the designation of the First Shaughnessy Heritage Conservation Area include:

1.4.1 Heritage

- (a) to protect this unique architectural and historical area;
- (b) to promote conservation of pre-1940 homes and maintenance of the estate-like image of development in accordance with these Guidelines, zoning by-laws, standards of maintenance and design guidelines adopted by Council;
- (c) to conserve the heritage character, heritage value and character-defining elements of First Shaughnessy;
- (d) to promote excellence in architectural design and new construction that is compatible with the character and quality of pre-1940 houses in the area; and
- (e) to preserve and improve the public and private streetscape.

1.4.2 Pattern of Development

- (a) to retain First Shaughnessy as a predominantly single-family residential community; and
- (b) to limit further subdivision to protect the park-like character of the area.

1.4.3 Vehicle Parking and Circulation

- (a) to minimize on-street parking; and
- (b) to discourage commuter and through vehicle traffic.

1.4.4 Mature Gardens, Landscape and Streetscape

- (a) to conserve mature landscapes, streetscapes, trees and gardens; and
- (b) to ensure that all development includes landscape design that enhances and contributes to the heritage character and heritage value of First Shaughnessy through the use of the landscape design principles listed in the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.4.5 Community Involvement

- (a) to provide residents and property owners the opportunity to participate in the planning and development of the area through the First Shaughnessy Advisory Design Panel.

1.5 Development Permits

Development permits are required for new development, and for any demolition, construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Zoning & Development By-law and the Heritage Procedure By-law. Any proposed change to the regulations in a CD-1 district will also require an application for an amendment to the applicable CD-1 by-law.

1.6 Heritage Alteration Permits

Heritage alteration permits are required for new development and for any demolition of, or construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Heritage By-law and the Heritage Procedure By-law.

1.7 Exemptions from Heritage Alteration Permit

The following works are exempt from the requirement for a heritage alteration permit in accordance with the provisions of the Heritage Procedure By-law:

- (a) painting of buildings or structures, if the proposed colours are the same as the existing colours;
- (b) interior alterations to a building or structure, that do not:
 - (i) increase floor area,
 - (ii) affect the external appearance of the building or structure, or
 - (iii) affect any interior feature that has been designated pursuant to either a heritage designation by-law or the Heritage Conservation Act or specifically listed pursuant to section 1.10 of Schedule A of this ODP;
- (c) routine building maintenance; and
- (d) routine garden maintenance.

1.8 Standards of Maintenance

Minimum standards of repair and maintenance are specified in the Heritage Property Standards of Maintenance By-law, the Untidy Premises By-law and any applicable provisions of the Standards of Maintenance By-law.

1.9 Heritage Conservation Area Standards and Guidelines

Any work to be undertaken on protected heritage property listed in Appendix A4, and any new development or work on existing buildings in the heritage conservation area, must:

- (a) be authorized by and carried out in accordance with a heritage alteration permit issued pursuant to the Heritage Procedure By-law, unless it is work that is exempt from the requirement for a heritage alteration permit; and
- (b) conform to the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.10 Protected Heritage Property

All buildings, structures, land or features listed under the column with the heading “Protected Heritage Property” in Appendix A4, the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties, which is attached to and forms part of these General Guidelines and this ODP, are listed as protected heritage property by this ODP.

1.11 Demolition of Protected Heritage Property

1.11.1 Application for demolition

An owner seeking to demolish protected heritage property must apply to the Director of Planning and must:

- (a) submit an assessment of the heritage character and heritage value of the buildings, structures, land or features, in a form satisfactory to the Director of Planning, if requested to do so by the Director of Planning; and
- (b) submit such other plans and documentation as may be requested by the Director of Planning.

1.11.2 Heritage inspection

The Director of Planning may order a heritage inspection pursuant to the Heritage Procedure By-law in order to determine whether or not the protected heritage property has sufficient heritage character or heritage value to justify its conservation.

1.11.3 Demolition permits

The Director of Planning may issue a heritage alteration permit and development permit to authorize demolition of protected heritage property that, in the opinion of the Director of Planning, no longer has sufficient heritage character or heritage value to justify its conservation, in accordance with the provisions of the Heritage Procedure By-law.

1.12 Removal from Protected Heritage Property List

1.12.1 Application for removal

An owner of protected heritage property may apply to Council requesting that the property be removed from Appendix A4.

1.12.2 Heritage inspection

If an application is made to Council in accordance with Section 1.12.1, the Director of Planning may order a heritage inspection pursuant to the Heritage Procedure By-law, in order to determine whether or not the protected heritage property has sufficient heritage character or heritage value to justify its conservation.

1.12.3 Recommendation for removal

If, in the opinion of the Director of Planning, protected heritage property no longer has sufficient heritage character or heritage value to justify its conservation, the Director of Planning must report back to Council with a recommendation that Council remove the protected heritage property from Appendix A4.

1.13 Rezoning for Affordable Housing, Rental Housing and Special Needs Housing

On certain arterial streets, rezoning applications in support of and in accordance with Council policies regarding affordable housing, rental housing, and special needs housing may be considered. Such rezoning applications will only be considered on sites that:

- (a) do not contain protected heritage property;
- (b) do not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
- (c) are located on West King Edward Avenue, Granville Street or West 16th Avenue; and
- (d) have a rear lane.

Rezoning must comply with the First Shaughnessy Heritage Conservation Area Design Guidelines and with all applicable Council policies and guidelines.