HCA ODP - Appendix A3

City of Vancouver *Land Use and Development Policies and Guidelines*
Planning and Development Services, 453 West 12th Avenue, Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGN GUIDELINES

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

March 2016

Table of Contents

		Page
1	**Introduction**	**1**
2	**Historic Design Elements in First Shaughnessy**	**1**
2.1	Overview	1
2.2	Streetscape	1
2.3	Landscape	2
2.4	Architecture	3
3	**Design Guidelines in First Shaughnessy**	**4**
3.1	Overview	4
3.2	Compatible Design	4
3.3	Landscape Design	5
3.3.1	Landscape Principles	5
3.3.2	Landscape Design Style	5
3.3.3	Retention of Trees and Landscape	6
3.3.4	Pedestrian Access and Circulation	6
3.3.5	Vehicle Access and Internal Circulation	6
3.3.6	Landscape Components	7
3.3.7	Landscape Materials	8
3.3.8	Landscape Summary	8
3.4	General Standards for Conservation	9
3.4.1	Definition of Conservation	9
3.4.2	Assessment of Heritage Character and Heritage Value	9
3.4.3	Conservation Principles	9
3.4.4	Approach to Conservation	10
3.4.5	Heritage Character-Defining Elements	10
3.5	Renovations and Additions	11
3.5.1	Protected Heritage Buildings	11
3.5.2	Existing Buildings Not Protected	11
3.6	Architectural Design	12
3.6.1	Building Envelope and Footprint	12
3.6.2	Principal Building Siting	13
3.6.3	Principal Building Massing and Height	14
3.6.4	Secondary Building Siting	14
3.6.5	Secondary Building Massing and Height	14
3.6.6	Vehicle Parking and Garages	15
3.7	Architectural Components	16
3.7.1	Roof Design and Dormers	16
3.7.2	Roof Design and Dormers for a Coach House	17
3.7.3	Windows	17
3.7.4	Entrances and Porches	18
3.7.5	Compatible Materials	18
3.7.6	Incompatible Materials	18
3.7.7	Exterior Colour	19
4	**Storm Water Storage System**	**19**
4.1	General	19

4.2 Methods of Storage 19
4.3 Flow Control Devices 19
4.4 General Design Notes 20

5 Rezonings for Affordable Housing, Rental Housing and Special Needs Housing 20
5.1 Criteria for Rezoning 20
5.2 General Form of Development 20

1 Introduction

These design guidelines must be read in conjunction with the Heritage Conservation Area Official Development Plan ("the HCAODP"), the Heritage By-law, the Heritage Procedure By-law and the First Shaughnessy District Schedule and apply to all development in the First Shaughnessy Heritage Conservation Area (hereinafter "First Shaughnessy"), including alterations to protected heritage property, new development, and alterations to existing unprotected buildings.

The design guidelines provide a framework for reviewing all development in First Shaughnessy. They outline the broad design principles of architecture and landscape design that shaped the area. The design guidelines discuss conservation principles and the approach to the conservation of heritage character-defining elements. They also provide guidance on site planning, massing, and building composition. All development should reflect the design principles and methods that guide development in the First Shaughnessy.

2 Historic Design Elements in First Shaughnessy

2.1 Overview

The heritage character and heritage value of First Shaughnessy is derived from the planning and architectural philosophies that prevailed during the early stages of Vancouver's development history. Late nineteenth century visions of residential architecture and urban design, evoked by terms such as "picturesque landscape", "pastoral landscape" and "garden suburb" are planning philosophies that inspired First Shaughnessy. To understand the heritage character-defining elements of the area, and how they are to be conserved, it is important to understand the principles of the architecture, urban design, and landscape design that applied to the original development of First Shaughnessy.

This section examines:

(a) the planning philosophy that informed the design of the First Shaughnessy development, including the arrangement of streets and configuration of lots;
(b) the streetscape and landscape which contributes significantly to the identity of the area; and
(c) the architectural history which influenced residential design in First Shaughnessy.

2.2 Streetscape

The work of landscape architect Frederick Law Olmsted strongly influenced the design of First Shaughnessy. From the 1850's to the 1890's, Olmsted designed many parks and neighbourhoods in other North American cities. Olmsted's parks, boulevards, and neighbourhoods combined vehicular and pedestrian circulation within a naturalistic flow of landscaping. Streets followed the natural contours of the land to form an organic relationship with the existing topography. Roads and paths wound their way past trees, lawns, rustic stone walls and picturesque architecture, melding urban infrastructure with these romantic rural elements. The configuration of lots also followed the curves of the road taking on a similar romantic disposition.

First Shaughnessy, planned by Montreal landscape architect Frederick Todd in collaboration with Danish engineer L.E. Davisk, reflects the romantic urban landscape inspired by Olmsted. The curved streets that follow the natural topography, centre boulevards, tree-lined sidewalks, offset intersections, narrow driveways, mature trees, large lots with irregular configurations, and varying lot sizes all contribute to the pastoral image of the neighbourhood.

An important quality of the streetscape of First Shaughnessy is the limited visual presence of automobiles. Site access and internal circulation on First Shaughnessy sites includes narrow driveway entries that provide a clear transition between the street and the site. Oblique views from the street into sites are created by using enclosure elements such as gateposts, hedges, and other landscape treatments incorporated in the vicinity of the site access. Generously landscaped front yards screen vehicles and enhance glimpses of the house. Compressed

landscaped openings, combined with long vistas of richly landscaped front yards, are a unique characteristic of First Shaughnessy.

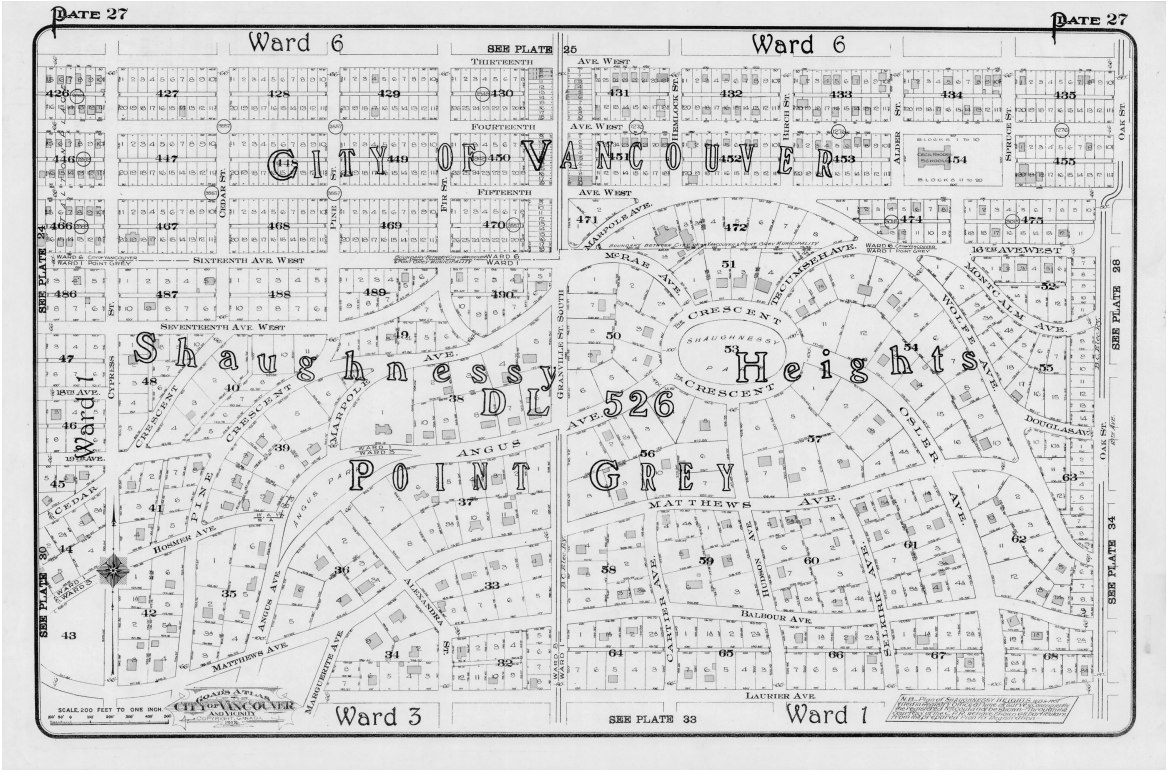

Figure 1 Vancouver Fire Insurance Plan, 1912, Plate 27 [Library & Archives Canada] This plan captures the portion of the First Shaughnessy Neighbourhood where the curved streets that follow topography occur.

2.3 Landscape

First Shaughnessy was strongly influenced by the Garden Suburb concept of large estate sites with grandly scaled houses set in large private gardens. A notable feature of these large sites is a substantial front yard that conveys the scale of the site relative to the size of the building on the property. The front yard leading to the main entrance of the principal building, is designed as an "antechamber": a landscaped area with spatial qualities that emphasize the transition from the street to the house by defining the front yard as a semi-enclosed vestibule through the careful arrangement of tree canopies, hedges, walls and other landscaping devices. The antechamber expression relies on heavy enclosure from the street in order to present the estate scale legacy.

Because First Shaughnessy's development occurred within a short period of time, the neighbourhood has a consistent, cohesive image. Although front yards vary between sites, their appearance from the street is similar. The successful relationship between the streetscape and the house is attributable to seven landscape principles: enclosure, screening, layering, filigree, filtering, revealing and skyline. The use of these principles has created the verdant, mature landscapes and streetscapes that are integral to the heritage value of First Shaughnessy. These landscape principles are further described in Section 3.3.1 of the Guidelines.

Figure 2 **The Rose Garden at the A.D. McRae residence, Hycroft, June 22, 1922 [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. Garden Suburb: One of the key defining characteristics of First Shaughnessy was the development of garden settings that complemented the architecture of estate mansions.**

2.4 Architecture

The pre-First World War era of home construction in Shaughnessy was a time of architectural revivals. Architects offered their clients a choice of historical styles to reflect the owner's ideals and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes Rosemary and Miramar. Many others also catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients.

With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Deference to traditional styles is one of the distinguishing features of the neighbourhood; however none of the buildings were designed as replications of these styles of the past. Rather, these houses represent several styles, the forms and details of which were interpreted by various architects practising during Shaughnessy's early development period. Three prominent trends in form and style evident in those historical references are:

(a) American Vernacular including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival
(b) English Vernacular including British Arts and Crafts and Tudor Revival
(c) Classical including Georgian Revival, Foursquare and Neoclassical Revival.

Many First Shaughnessy houses have a tripartite composition that divides the facade into three parts: base, middle, and top. The base is expressed in robust material such as stone masonry. The middle, comprised of the main and upper floors, forms the principal plane of the elevation. The top, or attic component, is composed of a decorative triangular gable framed by a steeply sloped roof. A rigorous approach to the composition of architecture and its well-considered relationship to the street is strongly characteristic of the area.

Figure 3 **The Nichol House [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. The house design exhibits a tripartite composition with the display of a discernible base, middle and top. The significant front yard rose garden, a protected heritage feature, is an integral component of the heritage value of this property.**

3 Design Guidelines in First Shaughnessy

3.1 Overview

Development in First Shaughnessy should exhibit site planning characteristics that distinguish the heritage conservation area; large sites, generously landscaped front yards, and houses appearing relatively small on the site. This distinct estate image was created within a short period of time when exceptional houses were built with a definitive architectural approach. Exceptional materials and skilled craftsmen were readily available. Today, in recognition of current housing standards, construction material availability, and sustainability concerns, a comprehensive design approach is needed to execute similar high quality standards and complementary design in the neighbourhood.

3.2 Compatible Design

Compatible design does not require new design to replicate the historical styles established in First Shaughnessy; however, an intelligent, sensitive design approach is necessary to honour the design principles and legacies outlined in Section 2 of these guidelines.

The original houses in First Shaughnessy do not compete with each other in terms of landscape design, site planning, building massing and composition, selection of colour, quality and calibre of material. All of these attributes contribute to a consistent, cohesive streetscape. In order to be compatible, new design should achieve the following:

(a) compatible landscape design, parking access and overall site planning;
(b) compatible massing and visual scale of the building relative to the streetscape context;
(c) sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings; and
(d) consistency of proposed grades with natural, existing grades, particularly near property lines.

3.3 Landscape Design

3.3.1 Landscape Principles

The careful selection and configuration of trees and landscape in First Shaughnessy is instrumental in creating the enclosure, screening, layering, filigree, filtering, revealing and skyline inter-relationship with the built form discussed in Section 2.3. Landscape design in First Shaughnessy must provide designs that are sensitive, well crafted, and apply the following:

(a) Enclosure: The concept of enclosure in First Shaughnessy refers to the boundary between the public and private realm occurring at the property line. The traditional landscape enclosure is composed of a low, rough-cut masonry wall with a taller evergreen behind it. "Enclosure" also includes other boundary forms, such as fences, trellises and lattices.

(b) Screening: The degree of transparency and privacy provided by the density of landscaping such as hedges, shrubs and tree canopy. Screening creates privacy for residents, conceals vehicles, and conveys a sense of graciousness of the property to the street.

(c) Layering: Layering is a spatial and perceptual design attribute. In spatial terms, layering refers to multiple levels and bands of landscaping which blend together to form the private landscape towards the front of the site. These strata consist of large and small trees, which vary in size, colour, type and texture; bushes and shrubs, many blossoming or ornamental; flowering plants of all types; ground cover; and formal parterres and flower beds. Perceptually, these layers form the "antechamber" in the front yard, but may extend beyond, emphasizing the sense of depth of the property as seen from the street. "Layering" creates a dynamic landscape as one moves in or through the garden.

(d) Filigree: Filigree refers to the use of plant materials close to or directly attached to the building to partially veil the building or property. Filigree describes the delicate traceries of tree branches, large shrubs and climbing plants that embellish many houses in First Shaughnessy.

(e) Filtering: Filtering is the use of foliage to screen and filter the view from the streetscape through foliage (or "filigree" of branches), beyond iron fences, or other structures to the distant planes of the buildings on the site.

(f) Revealing: Revealing occurs where filigree ends and the gables and roofs of the structure lie exposed above foliage. Revealing in combination with other landscape components enhances the view of the buildings on the site.

(g) Skyline: Throughout First Shaughnessy, the mature and varied growth of many species of trees creates a skyline that frames buildings and provides a backdrop for the built environment.

3.3.2 Landscape Design Style

The gardens of First Shaughnessy are influenced by the English landscape gardens of the 19th Century, adapted to suit the West Coast climate. The style of planting in First Shaughnessy is less formal and uses long-lived substantial specimen trees to provide a substantial and varied tree canopy, under-planted with shrubs and hedges to create variety in scale and degree of enclosure. The landscape provides enclosure to the site to create defined outside space, and to selectively frame and reveal buildings. Overall landscape design schemes in First Shaughnessy should continue to use these ideas and the principles noted in Section 3.3.1.

Landscape designs that are reflective of European historical garden styles, such as the French garden style of the 17th Century, are highly formal, symmetrical, and imposing. This landscape design era represents an attitude where the landscape is low lying, and subordinate to the building, and relies on a high degree of site disturbance to implement. Landscape designs imitative of European garden styles are inconsistent with the landscape principles that govern in First Shaughnessy and should be avoided.

3.3.3 Retention of Trees and Landscape

The number, size and variety of long-lived specimen trees on public and private land in First Shaughnessy is unequalled in any other part of the city. The variety of tree types and tree canopy creates interplay of scale and space between trees that contributes to First Shaughnessy's picturesque and park-like character. All development must retain mature trees and landscaping. Conservation of on-site heritage features such as landscape walls and hedgerows, distinct gardens or similar features is strongly encouraged.

Figure 4 **A pair of Sequoia Trees in First Shaughnessy. An example of the long-lived specimen trees that are a defining feature in First Shaughnessy.**

3.3.4 Pedestrian Access and Circulation

Pedestrian entryways and paths warrant special design consideration. The site entry design of First Shaughnessy houses contributes to the streetscape. Space leading up to the main entrance of the principal building should emphasize the transition from the street to the house by defining the front yard as a semi-enclosed space defined by the arrangement of trees, hedges, walls or other landscaping devices.(see also Section 2.3)

Pedestrian paths and entries must be separate and distinct from vehicle access and circulation. Pedestrian gates may be adjacent to vehicle access. Gates must exhibit high quality design and material choice. The design of the gate must allow views into the site and towards the house. Solid gates are not permitted.

3.3.5 Vehicle Access and Internal Circulation

The enclosure and continuous landscape edge of a site should be preserved by having a minimum number of openings and crossings on the site. Driveway crossings must be carefully located near side property lines, and must not impact street trees.

Internal circulation and parking areas must meet the following performance criteria:

(a) driveway entrances must be narrow and treated with landscape screening or masonry elements to minimize views of paved areas and screen vehicles;
(b) views along driveways must be moderated by curving driveways, and use of landscape screening and layering;
(c) excavated driveways and motor courts are highly disruptive to trees and existing landscaping and must be avoided. Below grade parking will only be considered on steeply sloped sites if garage placement is detrimental to site planning and landscape design;
(d) retention of existing circular driveways may be considered if:
    (i) there are no proposed new areas of vehicle circulation,
    (ii) there is no effect on trees and existing landscaping, and
    (iii) the proposed design does not compromise the landscape design of any yard; and
(e) new circular driveways and secondary access may be considered if:
    (i) there is a minimum site area of 1,858 m2,
    (ii) the site has minimum frontage of 36.57m,
    (iii) the site is not located on Granville Street, King Edward Avenue, 15th and 16th Avenues, or East Boulevard, and
    (iv) there is no impact on trees and existing landscaping.

Figure 5 **Original gate and granite pillars at 1203 Matthews. The narrow driveway curves gently to conceal on-site parking. Edges of the driveway are screened with mature shrubbery and trees.**

3.3.6 Landscape Components

There are many complex landscape components that must be taken into account when site planning and coordinating a landscape design for large sites in First Shaughnessy. These components include:

(a) Site works: storm water retention tanks, retaining walls, light wells and similar items have significant impact on site planning, trees, and landscaping. Such works must be carefully positioned on the site so they do not affect mature trees, mature landscaping, or any other significant landscape features to be conserved;

(b) Outdoor amenities: outdoor amenity areas, like pools, hot tubs, outdoor kitchens, and sports courts generate gatherings, activity, and noise which impact neighbouring sites. Outdoor amenities must not be located:
    (i) close to mature trees and landscaping,
    (ii) within 2 m of a property line, or
    (iii) within the required front yard or side yard;
(c) Paved areas: patios, driveways, pool decks or similar hardscape features, must be carefully located within the overall landscape design. Paved areas must meet the following criteria:
    (i) away from mature trees and landscaping,
    (ii) excessive areas of paving must be avoided,
    (iii) paved areas near property lines must exceed minimum setbacks to accommodate landscape transition and planting, and
    (iv) high quality paving materials must be used;
(d) Built structures: built structures such as water fountains, decks, trellises, gazebos and cabanas must be modest in scale and strategically located in order not to affect mature trees, mature landscaping or any other significant conserved landscape features;
(e) Equipment and systems: pool heating equipment, fountain pumps, heat pumps, air conditioners, generators, or any similar noise generating machinery must be located within an accessory building to curtail noise impacts on neighbouring properties; and
(f) Site lighting: site lighting must be deployed subtly to minimize the impact of light pollution on neighbouring sites and the streetscape. Feature lighting such as soffit lighting and excessive landscape lighting is inconsistent with the area and must be avoided. The Director of Planning may require a site lighting plan to ensure that these concerns are addressed.

The above noted landscape components must be carefully considered and incorporated into a cohesive landscape image. A key goal in such a vision for the landscape and garden design should ensure that individual landscape components are subordinate to the overall garden design and softscaping.

3.3.7 Landscape Materials

First Shaughnessy has a tradition of use of high quality material in every realm of design. The first impression of many sites occurs at the street edge where granite walls, wrought iron gates and high quality fence materials are used. New development should continue this legacy of high quality materials. The principles outlined in Sections 3.7.5 and 3.7.6 of the guidelines also apply to landscape materials.

The following materials are widely used in First Shaughnessy and are considered high quality, authentic materials: granite stone, high quality concrete pavers, wrought iron, and metals that develop patina such as copper and zinc.

Manufactured materials that are synthetic or imitative of other materials are inconsistent with the standard of design within First Shaughnessy. The following materials are out of character with the area and must be avoided:

(a) aluminum fencing and solid panel aluminum gates,
(b) artificial turf,
(c) cultured stone,
(d) plasticised wood products, and
(e) asphalt paving.

3.3.8 Landscape Summary

The large number of mature trees and the landscaping in First Shaughnessy provide privacy and amenity to inhabitants. Variations in height, density and combinations of plant materials embody the archetypal leafy green image of First Shaughnessy. Landscape designs should ensure that these landscape attributes are understood and implemented in all development. The

image of First Shaughnessy has developed a consistent, cohesive relationship between the architecture and the landscape as seen from within the site and from the street.

Landscape designs in First Shaughnessy should:

(a) create functional and identifiable areas for pleasure or use;
(b) increase the perceived depth through a layering of a wide range of tree type, colour and texture;
(c) relate street to house composition through consistent view angles from the street to the house;
(d) screen vehicles;
(e) establish the front yard as the antechamber of the house;
(f) protect and retain mature trees and landscaping; and
(g) conserve significant existing heritage landscape features.

(see also section 3.4 below)

3.4 General Standards for Conservation

3.4.1 Definition of Conservation

"conservation", "conserved" or "conserving" mean protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration.

3.4.2 Assessment of Heritage Character and Heritage Value

Assessment of the heritage character and heritage value of property should be informed by the provisions of the Heritage Procedure By-law and by the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, which defines:

(a) "heritage value" as "the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings." ; and
(b) "character-defining elements" as "materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value."

3.4.3 Conservation Principles

A necessary component of preserving and protecting the distinct character of First Shaughnessy is the careful conservation of the buildings, landscape and streetscape that are an integral part of this heritage conservation area. Conservation includes preservation, rehabilitation and restoration of existing material and is an inherently sustainable activity. A careful, gentle, and respectful approach should be taken towards the conservation of heritage character elements. The following principles for conservation and retention of heritage character and heritage value are based on the Standards and Guidelines for the Conservation of Historic Places in Canada:

(a) the existing condition of a character-defining element should be evaluated to determine the appropriate degree of intervention required;
(b) minimal intervention is the preferred approach;
(c) incongruent design features should not be added;
(d) intact character-defining elements should be left in place;
(e) intact character-defining elements should be protected and stabilized until subsequent intervention is undertaken;
(f) character-defining elements should be repaired rather than replaced; and

(g) extensively deteriorated, or missing character-defining elements should be replaced in kind by use of surviving prototypes to make matching versions.

3.4.4 Approach to Conservation

The following approach should be used in the conservation of character-defining elements:

(a) Understand: how an element contributes to the heritage value of the building;
(b) Document: the composition, form, material, detail dimension, and condition of any element before undertaking an intervention;
(c) Assess: assemblies such as wall, roof, or other areas of the building to identify a scope of work;
(d) Protect: existing character-defining elements to ensure their conservation;
(e) Stabilize: protect, reinforce, shore or support any unsafe, or unstable character-defining elements until repair work is undertaken; and
(f) Retain: existing character-defining elements in place.

3.4.5 Heritage Character-Defining Elements

The following elements are some of the significant heritage character-defining elements that contribute to heritage character and heritage value. In the evaluation of any project, the Director of Planning may determine that character-defining elements other than those listed below have heritage character or heritage value.

The following character-defining elements should be conserved:

(a) Exterior Form: the basic exterior form includes the orientation, scale, massing, composition and roof shape of the building. The exterior building form also contributes to the neighbourhood context which includes its spatial relationship with neighbouring buildings and the streetscape. All these attributes of exterior form enhance heritage character and heritage value.
(b) Roof: most early architecture in First Shaughnessy display prominent roof forms. Roof design includes elements such as cupolas, turrets, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits, and fascias. Roof designs are integral to heritage character and heritage value.
(c) Exterior Walls: exterior walls include foundation walls, structural masonry including stone walls, wood or steel framing, and an exterior cladding system such as stucco, wood siding, or shingles. Exterior walls provide the weatherproofing, structure, insulation, and control of daylight. The type and quality of the materials used for cladding of exterior walls also contributes to heritage character and heritage value.
(d) Windows and Doors: exterior windows and doors include components such as frames, trims, mouldings, sashes, muntins, stained and leaded glass. The hardware on windows and doors adds further detail and interest. The location and design of windows and doors give the building a sense of scale, rhythm, proportion and depth.
(e) Entries and Porches: the location and design of the entry and porch of a building contribute to the heritage character and heritage value of the building.
(f) Interior Architectural Features: interior architectural features include walls, ceilings, stairs, or other unique decorative features, such as columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints, finishes and colours, architectural hardware and all other similar interior features with heritage character or heritage value.
(g) Landscape Features: include any fence, retaining wall, fountain, patio, terrace, statuary or similar feature or garden of significance that is located on a site and outside the exterior walls of a building.

3.5 Renovations and Additions

3.5.1 Protected Heritage Buildings

Renovations and additions to protected heritage property should be physically and visually compatible with, subordinate to, yet distinguishable from the existing building. The renovation must be respectful of the period and style of the house. For example, Foursquare buildings warrant special attention in terms of finding sensitive ways to add to the building while still preserving the original form of the building. Wherever possible, original forms, materials and details should be revealed, left in place, preserved, and restored in place. Replacement of an existing foundation, including the raising and relocation of a house, should not be considered when it will substantially alter stone or brick foundation walls and related features.

(a) Additions: Whenever possible, siting of additions to the rear of a building is preferred in order to maintain the appearance of the house from the street. Whether located to the rear or to the side, all additions must propose a substantial setback from the existing face of the existing building.

(b) Multiple Conversion Dwellings: The development of multiple conversion dwellings on protected heritage property must sensitively create units within the principle building with minimal visual effect to the building exterior. The following criteria for the design of a multiple conversion dwelling must be met:
   (i) maintain the existing front entry as a common entry;
   (ii) unit entries must occur internally;
   (iii) exterior fire escapes are not permitted; and
   (iv) dwelling units must be generally similar in size to ensure equal financial commitment towards property maintenance.

3.5.2 Existing Buildings Not Protected

For renovations or additions to existing buildings that are not protected heritage property, the design, form, and massing must be generally consistent with the existing building. Renovations and additions to existing buildings should follow the design guidelines with respect to compatible design, building siting, massing and height, and architectural detailing.

Figure 6 Rosemary, 3689 Selkirk Street, 2015. View from the front yard of the ongoing refurbishment of the exterior cladding.

3.6 Architectural Design

Architecture in First Shaughnessy includes a variety of styles and architectural expressions. The guidelines do not require that new building design or renovations to protected heritage property replicate historical architectural styles or motifs (see Section 2.4). New construction and renovations to protected heritage property must be evaluated carefully within their context to understand the appropriate architectural approach. Contemporary architectural ideas may be considered in proposals demonstrating a rigorous design process and a high degree of compatibility with other buildings on the site, neighbouring sites and the streetscape.

Figure 7 1098 Wolfe Avenue, photo courtesy of Measured Architecture, 2014. Contemporary expression in conjunction with a carefully crafted landscape design

3.6.1 Building Envelope and Footprint

Building envelopes are prescribed to establish minimum standards for sites to perform favourably towards neighbouring sites with respect to height, shadowing, privacy, and overlook. The building envelope is not a basis for generating building form, nor is it anticipated that buildings should fill the building envelope. The regulations in the District Schedule for the maximum building footprint are intended to allow designers flexibility of building placement within the building envelope. This is intended to support creativity, variety, and design excellence in the neighbourhood. Substantial excavated features in the building envelope will not be not supported. Sunken wells to enhance light and access to the basement will only be permitted towards the rear of the building. Light wells at the side of the building must be limited to the window that they serve at a sufficient depth to avoid the requirement for guardrails.

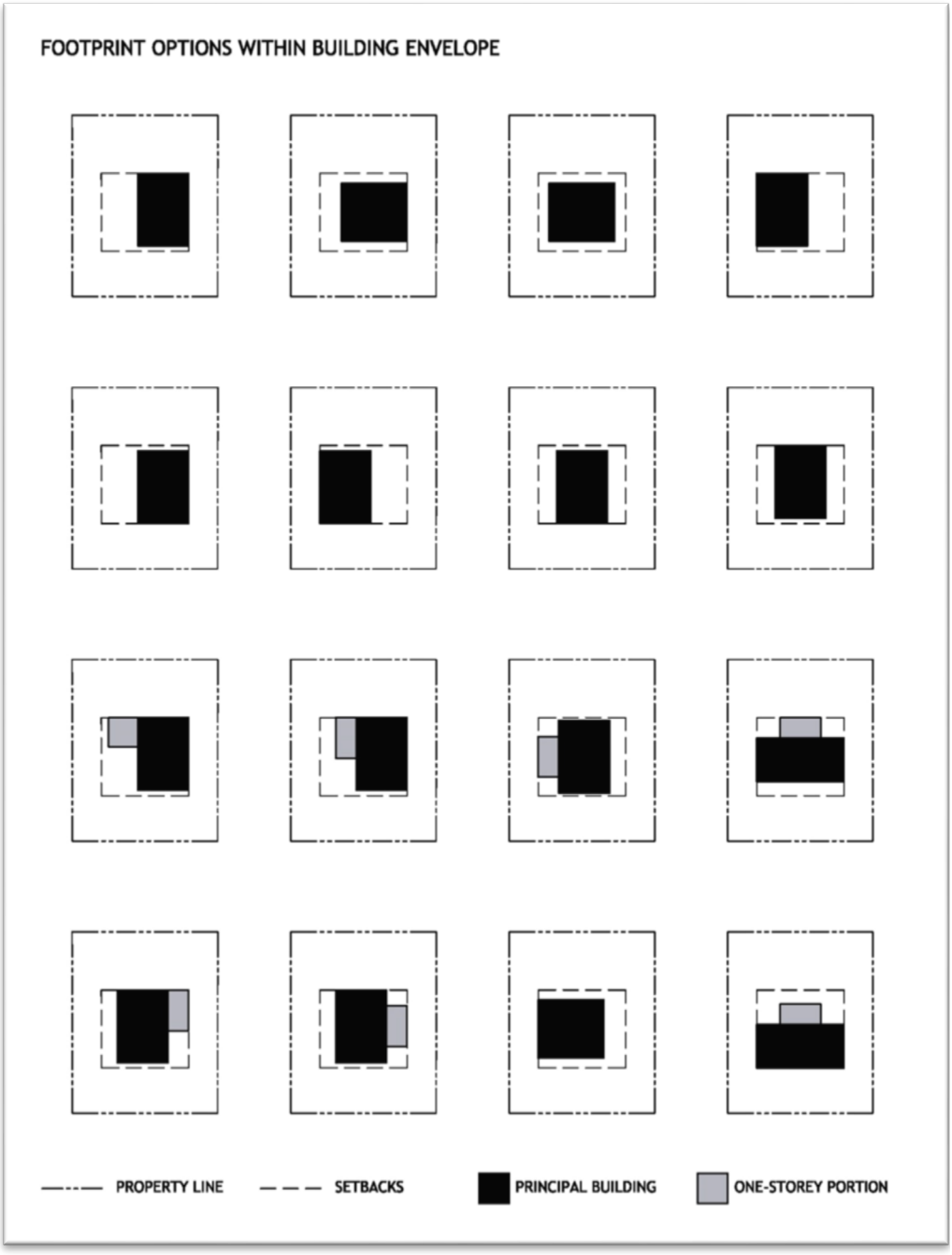

Figure 8 Some examples of possible footprint options. Other variations in building massing may occur within the envelope.

3.6.2 Principal Building Siting

Compatible design with respect to building siting applies to all development to ensure a balanced relationship between the principal building and the streetscape, secondary buildings, neighbouring sites, and landscape spaces. Principal building siting must meet the following criteria:

(a) be prominently sited with consideration to the streetscape;
(b) create outside spaces designed with purpose and character;
(c) accommodate the retention of protected trees and mature landscaping; and

(d) demonstrate sensitivity towards adjacent outdoor areas, such as patios and swimming pools, on the site and on neighbouring sites.

3.6.3 Principal Building Massing and Height

Principal buildings must be compatible with and generally consistent in scale, mass, and proportion to neighbouring buildings within the streetscape context. New development and renovations and alterations to existing buildings must not overwhelm the street.

The discretionary height limit in the District Schedule is intended to allow a partial third storey. Consideration for this additional height is to allow buildings to conform to the general neighbourhood context, and to reduce the building footprint. Various roof forms such as end-gable, cross-gable, or hip may be considered. The eaves must terminate at the level of the second floor ceiling or lower. The partial third storey must be substantially contained within the roof form. Dormers may be considered at the partial third storey subject to Section 3.7.1.

3.6.4 Secondary Building Siting

Careful consideration of secondary building development for infill and accessory buildings can enhance and complement the estate image of First Shaughnessy. The design of secondary buildings need not mimic or replicate the existing form and detail of the principal structure. However, the design should be complementary in terms of building siting, massing, height, materials and colours, and generally consistent with the streetscape.

Siting of secondary buildings may be more flexible than siting of principal buildings if the secondary building:

(a) is located to the rear or to the side of a principal building in deference to the principal building;
(b) is sited to create in-between open space with a definite use and character;
(c) accommodates the sensitive design of vehicle access, manoeuvring, and parking; and
(d) the separation between all buildings on the site is sensitive to the scale, massing and orientation of the buildings and provides acoustic and visual privacy.

3.6.5 Secondary Building Massing and Height

Secondary buildings must be subordinate and complementary to the scale and massing of the principal building on the site and neighbouring sites. The total massing of secondary development must maintain the dominance of the existing principal building. On an infill building whose first floor is at or near grade, the eaves should terminate approximately 1.2m above the level of the first floor ceiling.

Figure 9 The coach house at Grey Gables. Original coach house forming entrance to the estate site is enhanced by the surrounding landscape treatments.

3.6.6 Vehicle Parking and Garages

Vehicle parking should be located in an accessory building (garage) and should be sited in the rear yard whenever possible. Vehicle parking should not be located in a principal building, except as provided in these design guidelines. Garages should be sited in the rear yard whenever possible. On a site served by a lane, the garage must be accessed from the rear of the site. The design of the garage should be generally consistent with the design of the principal building. In keeping with the original intent of the First Shaughnessy neighbourhood, garages should be visually unobtrusive, modest in size and accommodate a maximum of three cars. If additional cars must be accommodated on site, creative solutions such as car lifts should be incorporated to preserve the modest size of garage structures. In the case of infill developments, garages should be integrated into the design of the infill building.

Vehicle parking may be located in a principal building that is protected heritage property, if:

(a) there is unnecessary hardship due to a significant slope or unusual configuration of the site which would make it difficult to locate a garage on the site, or

(b) it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and
(c) the vehicle parking is located below finished grade.

For all other property, vehicle parking may only be located in a principal building if:

(a) there is unnecessary hardship due to a significant slope or unusual configuration of the site which would make it difficult to locate a garage on the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation in order to accommodate parking in an accessory building,
(b) the site does not have lane access, and
(c) the vehicle parking is located below finished grade.

3.7 Architectural Components

Features such as roofs, windows and entranceways must be designed with great care. The building volume should be articulated with projections or recessions rather than uniform planes and monolithic volumes. Individual elements of building design are discussed in the following sections.

Figure 10 Gable end detailing. Even with severely weathered finishes, the robust detailing of this gable design featuring a stained glass window, a functional soffit bracket, half timbering, a dentiled beam, and a decorative column capital together provide a rich composition.

3.7.1 Roof Design and Dormers

Roof design with a substantial slope and a dominant primary roof is a notable feature in First Shaughnessy. The roof design must not contain any subtractions or negative volumes for inset roof decks or similar outside spaces. To achieve compatible design within the neighbourhood roof design must:

(a) have a dominant primary form;
(b) incorporate gables and chimneys to articulate the volume of the building;
(c) not use skylights or sustainable roof mounted technologies on any location visible from the street; and

(d) comply with the following table regarding the maximum total width of dormers provided on a half storey above the second storey:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of the width of the elevation of storey below
Interior side yard	25% of the width of the elevation of storey below
Street or flanking lane	30% of the width of the elevation of storey below

3.7.2 Roof Design and Dormers for a Coach House

The coach house roof must consist of a dominant roof form without any subtractions or negative volumes for inset roof decks or similar outside spaces. The spring height for the roof must be no more than 2.6 m above grade. To enhance the livability of the coach house, dormers are permitted in the partial storey, except that:

(a) only hip, gable or wall dormers are permitted;
(b) the dormers must have a minimum roof slope of 10:12; and
(c) no more than two gables are permitted.

Figures 11, 12 Hip dormer [drawing by Paul B. Ohannesian. Image used with the permission of Touch Wood Editions] and wall dormer. Prominent roof slopes with skillful use of dormers to create living space within the roof form. Exquisite masonry chimneys further enhance the roof design.

3.7.3 Windows

Window selection and detailing must meet the following criteria:

(a) all windows must be high quality wood windows with true divided lites and consistent with the construction standard in the area;
(b) windows should be deeply set within the building elevation to read as punched openings; and
(c) traditional window detailing, placement and proportion must be demonstrated on any building face visible from the street.

3.7.4 Entrances and Porches

Apart from their practical function of providing weather protection, the design of entrances and porches should provide further articulation, depth and visual interest to the design of buildings. The First Shaughnessy District Schedule contains a floor area exclusion to encourage new porches and to facilitate re-opening of pre-existing porches that have been filled in. Original porches on existing buildings should be preserved or restored to an open condition whenever possible. The design of new entrances and porches should be consistent with the overall composition and character of the building. Entrances to the main floor must be sufficiently above grade to give prominence to the porch and to give the building a substantial base.

3.7.5 Compatible Materials

The materials that are used in First Shaughnessy are high-quality materials installed with skill and craftsmanship. The densely articulated appearance of First Shaughnessy houses is achieved by clear architectural expression combined with robust detailing of decorative elements, such as pediments, cross-timbers, cornices and chimneys.

For protected heritage property, original materials should be conserved and refurbished in place. In areas where repair is required, new materials should respect, blend, and be generally consistent with the original materials. Original materials left in place such as wood siding and trim should be repaired, painted and maintained to a generally restored condition. Where original building materials are degraded or decayed to the point where replacement is necessary, the original configuration, assembly and appearance should be replicated. (see also section 3.4)

All new materials must have the following properties:

(a) Durability: materials should retain their shape and properties for many years without deformation. When materials weather, fade or change colour, such change is predictable leading to a desired patina.
(b) Structural Solidity: high-quality materials have a substantial dimension and proportion and give the appearance of thickness, depth, and solidity. It is important that the building materials contribute to this sense of solidity.
(c) Authenticity: authentic materials are natural materials such as wood, stone, and slate, or materials that have integrity and durability such as concrete and brick. Use of the following authentic material is encouraged:
    (i) stone facing of substantial thickness,
    (ii) painted wood shingles or lapped horizontal siding,
    (iii) brick,
    (iv) cedar shingles, high quality asphalt shingles,
    (v) copper or zinc limited to feature roofs, or bay details,
    (vi) cementitious stucco with heavy dash, or rock dash,
    (vii) slate, and
    (viii) wrought iron.

3.7.6 Incompatible Materials

The fabric and image of First Shaughnessy depends on the selection of high quality materials. Materials must be appropriately selected and installed to ensure compatibility with the character of the area. The following materials or application of materials are not compatible with the area and are not permitted:

(a) aluminum, vinyl, or fibreglass windows,
(b) clay or concrete tile roofing,
(c) diagonal wooden siding,
(d) plywood as a primary facing material,
(e) combed or textured lumber,

(f) acrylic or smooth stucco,
(g) concrete block as a primary facing material, and
(h) dimensional stone tile cladding.

Materials that are manufactured to imitate other materials are incompatible with the character of the historic conservation area. The following materials are imitative materials and are not permitted:

(a) cementitious siding,
(b) aluminium or vinyl siding,
(c) cultured stone,
(d) expanded Styrofoam castings,
(e) plasticized wood products, and
(f) rubber roof shingles.

3.7.7 Exterior Colour

For protected heritage property, it is recommended that a return to the original colour scheme be considered to reflect a colour selection and palette authentic to the period when the building was constructed. In general, earth-tones and natural pigment colours and colours from the Benjamin Moore Historical Vancouver True Colours Palette created by the Vancouver Heritage Foundation are the most appropriate choices.

For all development, colours that are incongruent with the neighbourhood such as brightly hued or highly saturated versions of orange, yellow, red, and blue, in addition to any fluorescent colours, are not permitted.

4 Storm Water Storage System

4.1 General

The purpose of these guidelines is to provide information to aid the design engineer. These guidelines shall be used in conjunction with the Storm Water Storage Regulations in the First Shaughnessy District Schedule.

The following guidelines discuss storage methods, flow restriction devices and detailed design features.

4.2 Methods of Storage

Acceptable alternate storm water storage methods are:

(a) Surface Storage in Dry Ponds: Surface storage may be provided on a tennis court or patio where the design must give special attention to the emergency overflow and the connection of footing drains.
(b) Surface Storage in Wet Ponds: Wet ponds may be incorporated into a landscaping feature, although this may not be practical on a small or steep lot. Special attention is required in designing the flow restriction device, the emergency overflow, and the footing drain connections.
(c) Underground in a Structure: This is suitable for all lots. Storage volume could be provided in a pipe (corrugated metal or concrete) or a tank.

4.3 Flow Control Devices

Orifice-type flow control devices must be used in First Shaughnessy. Minimum size is 50 mm, although larger sizes or a “Hydrobrake” should be considered to avoid maintenance problems.

4.4 General Design Notes

The following comments are general design guidelines:

(a) All storage systems must have a control manhole containing the flow restriction device, an emergency overflow, a backwater valve and an effectively trapped sump (refer to the Plumbing By-law for sump and backwater valve specification). The control manhole must be accessible for inspection and maintenance, and its overflow must be above the design head of the storage system.
(b) All habitable areas must be located at least 150 mm above the emergency overflow elevation.
(c) Some areas of First Shaughnessy may have plumbing fixture elevation restrictions. Please check for this with the Sewer Design Branch.
(d) The storm water storage system must be separate from the sanitary system.
(e) The design storage head must be kept to a minimum to allow the use of the largest size orifice.
(f) The minimum storage volume required is based on calculations using the Rational Method and assuming a 100-year design storm, a run-off coefficient of 0.95 and a constant outflow volume equal to the maximum allowed (17.5 1/s/hectare). The designer may wish to provide more storage.
(g) For enquiries or further information, please contact:

Sewers Engineer
City of Vancouver Engineering Department
5th Floor, 507 West Broadway
Vancouver, B.C. V5Z 0B4

5 Rezonings for Affordable Housing, Rental Housing and Special Needs Housing

5.1 Criteria for Rezoning

Consideration of rezoning proposals is limited to sites and developments that meet the following criteria:

(a) the site does not contain protected heritage property;
(b) the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
(c) the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;
(d) the site has a rear lane;
(e) the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;
(f) the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and
(g) the proposed development complies with the intent and objectives of these guidelines.

5.2 General Form of Development

The form of a multiple dwelling residential development differs from the single family development that is characteristic of First Shaughnessy. Some variations to the built form described in these guidelines may be necessary to reconcile these differences. Any variations will be assessed on a case by case basis specific to the site and context in terms of urban design performance as it relates to compatibility with the character of the neighbourhood.

The general form of development will be evaluated based on the following:

(a) minimum side, rear and front yard requirements should be met;

(b) if development occurs beside a site with non-conforming yards:
    (i) in the case of front yards, new development should provide a transition from an existing non-conforming front yard to a conforming front yard setback; and
    (ii) in the case of side yards, new development should be generally consistent with the existing development pattern and should include a landscape design consistent with these guidelines, to create a buffer between the new development and adjacent sites;
(c) additional density may be considered if appropriate to context, and subject to consideration of shadow analysis, view impacts, frontage length, building massing, setbacks and similar issues and to a demonstration of community support;
(d) existing height limits must be met;
(e) the roof design requirements in these guidelines may not be compatible with a multi residential development and roof design may vary subject to general compatibility with the streetscape context;
(f) landscape design should demonstrate enclosure, screening, layering, filigree, filtering, and revealing, as outlined in these guidelines;
(g) protected trees and mature landscaping must be retained;
(h) landscape design for multiple dwelling residential use must carefully integrate the following:
    (i) pedestrian circulation,
    (ii) outdoor amenity and play areas suitable for families, and
    (iii) vehicle circulation and parking;
(i) landscaping and building materials must be of the high quality, detailing, and authenticity required by these guidelines; and
(j) delivery of ground-oriented housing for families.