

HERITAGE CONSERVATION AREA
OFFICIAL DEVELOPMENT PLAN
(Adopted by By-law No. 11349, September 29, 2015)

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Heritage Conservation Area Official Development Plan

1 Intent

Vancouver has a rich architectural, social and cultural history that is reflected in its many and diverse neighbourhoods and districts. Major geographical, political and socio-economic factors shaped the establishment and development of the city. Located on the south side of Burrard Inlet, and originally the territory of Coast Salish First Nations, Vancouver was chosen as the western terminus of the Canadian Pacific Railway, a link to eastern Canada completed in 1887. The connection of the railway to a superb natural harbour turned Vancouver into a bustling trans-shipment point for goods and people, facilitating international trade and commerce. A strategic crossroad between east and west, Vancouver attracted a diverse population and was influenced by many cultures. Early residents of Vancouver worked and lived in a resource-based economy, fuelled by some of the largest lumber, salmon canning and mining operations in the world.

The city's growth ebbed and flowed in response to waves of economic boom and bust. This resulted in a legacy of built form that traces the city's evolution from frontier settlement to major urban metropolis. Vancouver's development was influenced by: war and recession; the cultural and religious diversity of its people; the development of local industries; construction of engineering works and transportation infrastructure; and the formation and growth of government, education and healthcare.

Today, Vancouver is known for a 'west coast' lifestyle that features a diverse culture, natural beauty, and social and environmental activism. Vancouver has become a global tourist destination. It is also a rapidly developing and changing city. Good stewardship of the city's lands, sites and structures with heritage character and heritage value is critical now and in the years to come.

Vancouver's large stock of heritage resources is an important inheritance from the past. Certain key examples of historic built form have been conserved through the Heritage Conservation Program, initiated on the City's 100th birthday in 1986. Through this carefully-developed program of long-term stewardship, the city has retained a considerable degree of its unique heritage character and heritage value. This legacy reflects the pivotal role that Vancouver has played in the development of western Canada.

A number of Vancouver's heritage resources are clustered in areas that represent key aspects of Vancouver's history and are valued for their special features or characteristics. These heritage areas are significant as a grouping of heritage resources, and require careful management to achieve an appropriate level of stewardship. This was recognized as early as 1971, when two of those areas, the Gastown and Chinatown Historic Areas, were established in collaboration with the Province of British Columbia; these two areas have now been designated as National Historic Districts.

Other heritage areas in Vancouver represent important heritage values and warrant careful management of their special and distinct characteristics. Certain neighbourhoods or districts may contain significant concentrations of buildings or features with heritage character and heritage value or may have played a special role in the settlement history of the city. Rapid growth and insensitive development can lead to the irreparable loss of those special neighbourhoods. The *Vancouver Charter* gives Council the authority to have a development plan prepared that designates, for the purposes of heritage conservation, heritage conservation areas, to provide for the long term protection of important community heritage resources.

The intent of this official development plan is:

- (a) to designate as heritage conservation areas those areas, neighbourhoods or districts that, in the opinion of Council, have sufficient heritage value or heritage character to justify their conservation;
- (b) to describe the special features or characteristics that justify the designation of a heritage conservation area;
- (c) to state the objectives of the designation of a heritage conservation area;
- (d) to specify guidelines respecting the manner in which those objectives are to be achieved in a heritage conservation area;
- (e) to designate as protected heritage property those buildings, structures, lands or features that, in the opinion of Council, have sufficient heritage character or heritage value to justify their conservation;
- (f) to identify features or characteristics that contribute to the heritage value or heritage character of a heritage conservation area; and
- (g) to specify conditions under which the requirement for a heritage alteration permit does not apply to properties within a heritage conservation area.

2 Interpretation

2.1 Name of Official Development Plan

The name of this official development plan, for citation, is “Heritage Conservation Area Official Development Plan”.

2.2 Definitions

In this By-law:

“**Conservation**” “**Conserving**” or “**Conserved**” 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 in accordance with this ODP;

“**Development Permit**” means a permit authorized under the Zoning & Development By-law;

“**Director of Planning**” means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning;

“**Existing Building**” means a building that exists in a heritage conservation area at the time the heritage conservation area is designated and that is not protected heritage property;

“**Heritage Alteration Permit**” means a permit authorized under Part XXVIII, Division (5) of the *Vancouver Charter*, the Heritage By-law, or the Heritage Procedure By-law;

“**Heritage Character**” means the overall effect produced by traits or features which give property or an area a distinctive quality or appearance;

“**Heritage Conservation Area**” means an area designated as a heritage conservation area by this official development plan;

“**Heritage Value**” means historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area;

“**ODP**” means this development plan, being the official development plan regarding heritage conservation areas;

“**Property**” means a legal parcel or lot in a heritage conservation area;

“**Protected Heritage Property**” means buildings, structures, land or features in a heritage conservation area that are listed in a schedule or appendix to this ODP;

“**Routine Building Maintenance**” means ordinary maintenance or repair and does not include removal or replacement, or a change in design, materials, or appearance;

“**Routine Garden Maintenance**” means ordinary maintenance and includes weeding, mowing lawns, planting, and pruning shrubs and trees in compliance with the Protection of Trees By-law;

2.3 Incorporation by Reference

All policies, schedules, appendices and guidelines referred to herein form part of this ODP.

2.4 Appendices

The appendices and schedules to this ODP form part of the ODP.

2.5 Table of Contents and Headings

The table of contents and headings in this ODP are for convenient reference only, and are not for use in interpreting or enforcing this ODP.

2.6 Severability

A decision by a court that any part of this ODP is illegal, void, or unenforceable severs that part from this ODP, and is not to affect the balance of this ODP.

2.7 Application

This ODP applies to:

- (a) all lands within a heritage conservation area designated by this ODP; and
- (b) protected heritage property.

2.8 Affordable, Rental and Special Needs Housing Policies

The city promotes the supply of affordable housing, rental housing and special needs housing through a number of initiatives and may promote, permit or provide for such housing through this ODP.

3 Heritage Conservation Areas

3.1 First Shaughnessy Heritage Conservation Area

The First Shaughnessy Heritage Conservation Area, as defined and illustrated by the First Shaughnessy Heritage Conservation Area Designation Map attached hereto as Appendix A1 to Schedule A, is designated as a heritage conservation area.

3.2 First Shaughnessy Heritage Conservation Area Guidelines

The First Shaughnessy Heritage Conservation Area General Guidelines attached hereto as Schedule A:

- (a) describe the special features or characteristics of the First Shaughnessy Heritage Conservation Area that justify its designation as a heritage conservation area;
- (b) set out the objectives of the designation;
- (c) specify guidelines respecting the manner in which the objectives are to be achieved;
- (d) include an appendix listing those buildings, structures, lands or features within the First Shaughnessy Heritage Conservation Area that are designated as protected heritage property;
- (e) identify features or characteristics that contribute to the heritage character or heritage value of the First Shaughnessy Heritage Conservation Area;
- (f) specify conditions under which the requirement for a heritage alteration permit does not apply to property within the First Shaughnessy Heritage Conservation Area; and
- (g) set out the limited circumstances in which a rezoning will be considered for affordable, rental and special needs housing.

