

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.



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 GENERAL GUIDELINES

Adopted by City Council on September 29, 2015

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, 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 affect the external appearance of the building or structure or increase floor area, and do not, in the opinion of the Director of Planning, detract from protected heritage property, or heritage character or heritage value;
- (c) routine building maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value; and
- (d) routine garden maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value.

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

1.9.1 Protected Heritage Property

Any work to be undertaken on protected heritage property listed in Appendix A4, must conform with:

- (a) all applicable by-laws;
- (b) accepted heritage conservation principles, standards and guidelines;
- (c) the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada”© Her Majesty the Queen in Right of Canada, 2003, as amended and updated in 2010; and
- (d) the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.9.2 Conflict in Guidelines

In the event of a conflict between the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” and the First Shaughnessy Heritage Conservation Area Guidelines, the First Shaughnessy Heritage Conservation Area Guidelines must be applied.

1.9.3 New Development and Alterations to Existing Buildings

Any new development or work on existing buildings must conform with the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.10 Protected Heritage Property

All real property listed 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, is designated as protected heritage property by this ODP.

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

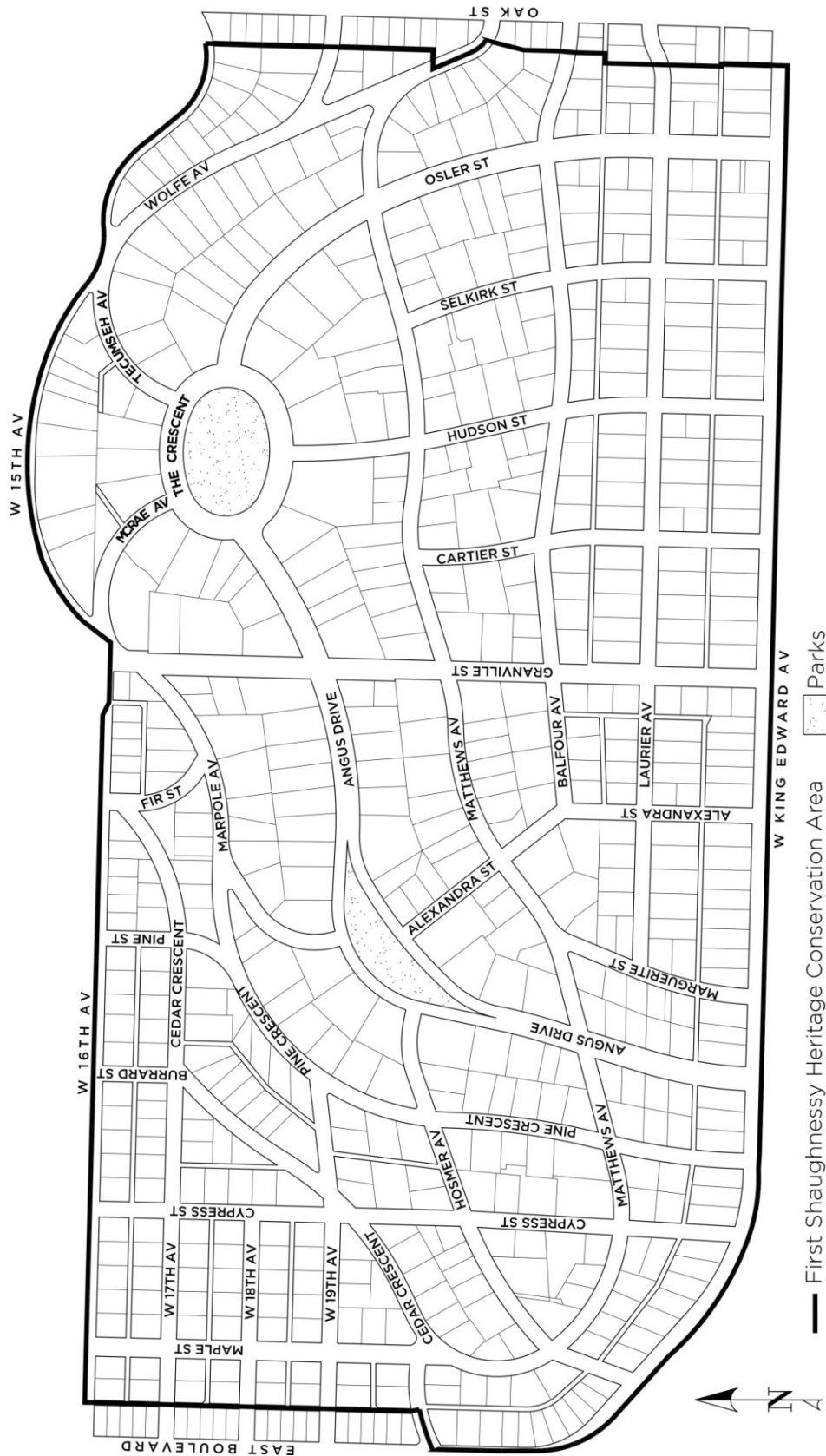
On certain arterial streets, rezoning applications in support of and in accordance with Council policies regarding affordable housing, rental housing, and special needs housing may be considered. Such rezoning applications will only be considered on sites that:

- (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.

Appendix A1

First Shaughnessy Heritage Conservation Area Designation Map



Appendix A2

First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance

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First Shaughnessy Historic Context Statement

The Canadian Pacific Railway and the Establishment of First Shaughnessy

As with so many aspects of Vancouver's development, Shaughnessy is deeply intertwined with the history of the Canadian Pacific Railway. Construction on the British Columbia portion of the CPR began in 1881, fulfilling a promise made to B.C. when it entered the Confederation in 1871. The CPR had decided to extend the line further to the West to Burrard Inlet, but withheld this information to ensure greater concessions. In 1887, the new rail line was completed, with Vancouver as the western terminus, setting off an explosion of building activity in the City. As well as opening up the Canadian West to settlement, the CPR was the largest landowner in Vancouver, and had a huge impact on the city's development through its real estate activities. The CPR was masterful in its deliberate management of its land holdings, seeding buildings at key locations throughout the downtown core – and further out as the city grew – as their vast holdings were subdivided and sold.

The lands comprising District Lot 526 were a grant from the Province to Donald Smith and Richard



Sir Thomas Shaughnessy [District of Summerland]

Angus in 1885. This grant was given to these two men at special request of the Board of Directors of the CPR, and was chosen twenty-two years later as a prestigious and elite new subdivision of estate properties. In the early 1900s Vancouver was booming and its population nearly quadrupled in a decade, reaching just over 100,000 by 1911. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The timing was superb, as the economy was thriving, a new Granville Street Bridge was planned for construction (and opened in 1909) and the proliferation of apartment buildings and working class housing in the formerly exclusive West End set the stage for a mass migration of the city's elite to a new, planned Garden City community. The subdivision was to be named after CPR president Sir Thomas Shaughnessy. Its principal streets bear the name of his daughter, Marguerite, and of several early members of the company Board of Directors: Angus, Marpole, Hosmer, Osler and Nanton.

Shaughnessy was president of the CPR from 1899 to 1918. Under his administration, the CPR's mileage in western Canada almost doubled, and he was knighted in 1901. In recognition of his stewardship of the CPR and its contributions to the war effort during the Great War, he was elevated to the Peerage of the United Kingdom in 1916 as Baron Shaughnessy.

The political influence of the CPR in the development of the area was obvious. On January 1, 1908, the Municipality of Point Grey was established by breaking away from the Municipality of South Vancouver under the authority of a Provincial Letters Patent. The newly elected Council moved quickly to improve access and services to the area.

In the early stages of the development of Shaughnessy Heights, the CPR took steps to ensure that the Province, rather than the municipality of Point Grey, controlled local zoning regulations, made possible by the preponderance of political and financial leaders who lived in the neighbourhood. The CPR thus retained iron-clad control over the quality of the development, and reviewed and approved the plans for every house proposed for the area. The CPR commissioned Montreal landscape architect, Frederick Gage Todd and Danish engineer, L.E. Davick for the project.



Frederick G. Todd [McCord Museum II-175018]

Frederick Gage Todd (1876-1948) was one of the great landscape architects and urban planners in Canada during the early twentieth century, and established the country's first resident practice of landscape architecture. After completing school in 1896, he became an apprentice with the firm of Olmsted, Olmsted and Eliot, in Brookline, Massachusetts until he moved to Montreal in 1900. While working under Olmsted's firm, Todd helped with the design plan for Mount Royal. Between 1907 and 1912, Todd designed three major garden city projects in British Columbia: Shaughnessy Heights and Point Grey in Vancouver, and Port Mann on the Fraser River. Todd was an influential and important figure and created many designs for parks, open spaces, public institutions, roadways, and neighborhoods across Canada. A defining feature of his work was how he popularized naturalistic landscape designs and the idea of a 'necklace of parks' as linked open spaces.

In Shaughnessy, curved tree-lined streets were laid out which followed the contours of the land, in contrast to the grid system common in Vancouver. Residents would be able to enjoy generous lot sizes of a minimum of 10,000 square feet. The centrepiece of the plan for the area was The Crescent, a circular drive fronted by expansive properties situated on the highest ground east of Granville Street. Luxurious amenities such as a

lawn bowling club, golf course and tennis courts were provided.

The design of Shaughnessy Heights reflected Todd's enthusiasm for the Garden City concept of urban planning, first proposed by Sir Ebenezer Howard in the United Kingdom in 1898. Howard was reacting to deterioration of urban environments through overcrowding and lack of planning. His ideas for orderly civic development included various land uses integrated into self-contained communities of residences, industry and agriculture, divided by a greenbelt and connected by efficient means of transportation. The subsequent development of all-residential Garden City suburbs, built on the outskirts of large cities, was at odds with Howard's original thesis. The idea of a protected garden enclave, strictly residential and emphasizing natural and private spaces, became popular in North America, and many were developed in larger cities. The urban form of these enclaves was often coordinated through the use of early land use controls typical of modern zoning, including controlled setbacks, landscaping, and design controls. Also highly influential on the design of these enclaves was the work of Frederick Law Olmsted and his sons, who designed many such enclaves in pastoral, picturesque styles, featuring vast expanses of plantings to achieve a soothing sense of nature's richness.

With its extensive street landscaping, massive lots with private gardens and large estate houses with generous setbacks, Shaughnessy Heights was a superb expression of a Garden City neighbourhood. The area had a leafy ambiance, with long uninterrupted stretches of treed streetscapes. Houses were positioned to be visible from the street, with public and private spaces being defined through low stone walls, fencing and wrought iron gates. Landscaping was defined by extensive gardens, with hedgerows, broad lawns and screening between lots. Many of the estates had large gardens, and outbuildings including stables and gate houses.

The CPR land developers spent \$2,000,000 preparing the site before allowing any of the lots to go on sale. In the summer of 1909, 1,200 workers began to cut roads, build and pave sidewalks and install sewers. Mature trees were selected for the design, many of which were 'fancy evergreens' rather than regular street trees. In a 1910 letter written to W.R. Baker, Secretary of the CPR from the Canadian Nursery Co. Limited, signed by Frederick Todd, the tender for 544 trees ordered for Shaughnessy Heights

is discussed. The cost and challenges of sourcing the “largest size practical for planting” is discussed, “a very large part of which are fancy evergreens, which can only be secured in nurseries dealing in high priced specialties. The large part of the plants on the present list cannot be grown in this part of Canada, and many of them not North of Washington, and those which we could supply cannot be dug from our grounds until too late to meet your requirements, so that we are obliged to purchase everything in a warmer climate and pay extra freight and duty.” This included “rare evergreens from England, where they are grown in large quantities.” The extraordinary care and attention paid to the area’s landscaping shows the high value that was placed on the development of an appropriate setting for the prestigious homes of the city’s wealthy and elite.

When the first lots went on sale, the cost of the land was comparable to other Vancouver neighbourhoods, but the lots were much larger than what was standardly available. The CPR protected Shaughnessy’s exclusive character by requiring that any house built cost a minimum of \$6,000 dollars (at a time when a standard house cost about \$1,000). Restrictions admitted only ‘racially appropriate’ homeowners. The Shaughnessy Settlement Act of 1914 restricted development to single-family houses.

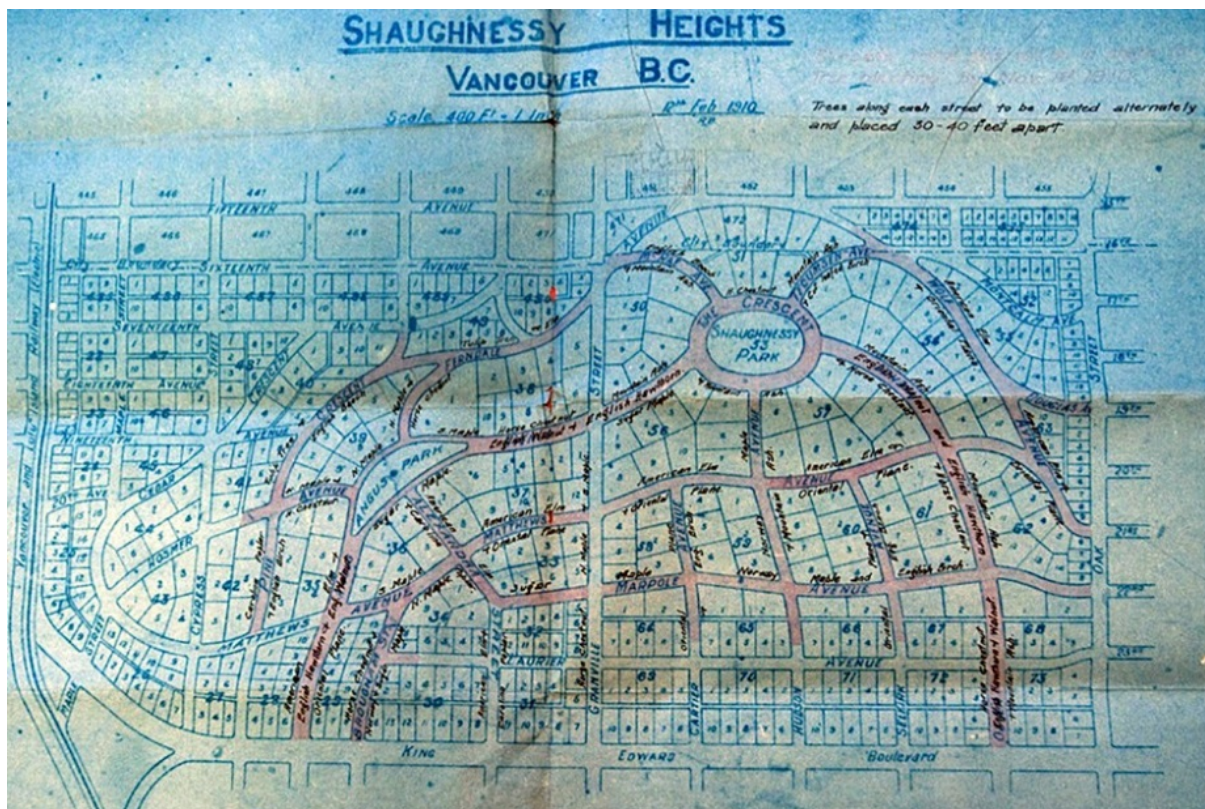


Figure 1 1910 Map of Shaughnessy Heights, annotated with notes regarding tree planting, indicating the different tree species specified and how far apart they should be planted [City of Vancouver Archives]



Figure 2 Line-up at the foot of Granville Street to purchase lots in Shaughnessy neighbourhood from the CPR, 1909
[City of Vancouver Archives 677-526]

The developers divided Shaughnessy into three parcels and developed it in phases. First Shaughnessy centred on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue. Most of these lots were sold by 1914. As this area sold out, the areas further to the south began to develop. Second Shaughnessy was created, with smaller lots, between King Edward and 37th Avenues and was completed in 1929. The development of Third Shaughnessy between West 37th and West 41st Avenues began in 1926. The houses in Second and Third Shaughnessy were comparatively modest in size, built during a time of greater austerity, when incomes were lower and tastes less flamboyant than in the pre-WW1 boom years.

Real Estate Snaps

66 ft. lot, Shaughnessy Heights	-	-	-	\$4000
50 ft. lot, 21st Ave., East, ½ block from car-line,	-	-	-	\$1250
all cleared	-	-	-	

PHONE 992

Figure 3 Advertisement for a Lot in Shaughnessy [The Western Call, August 4, 1911]



Figure 4 M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives 677-251]

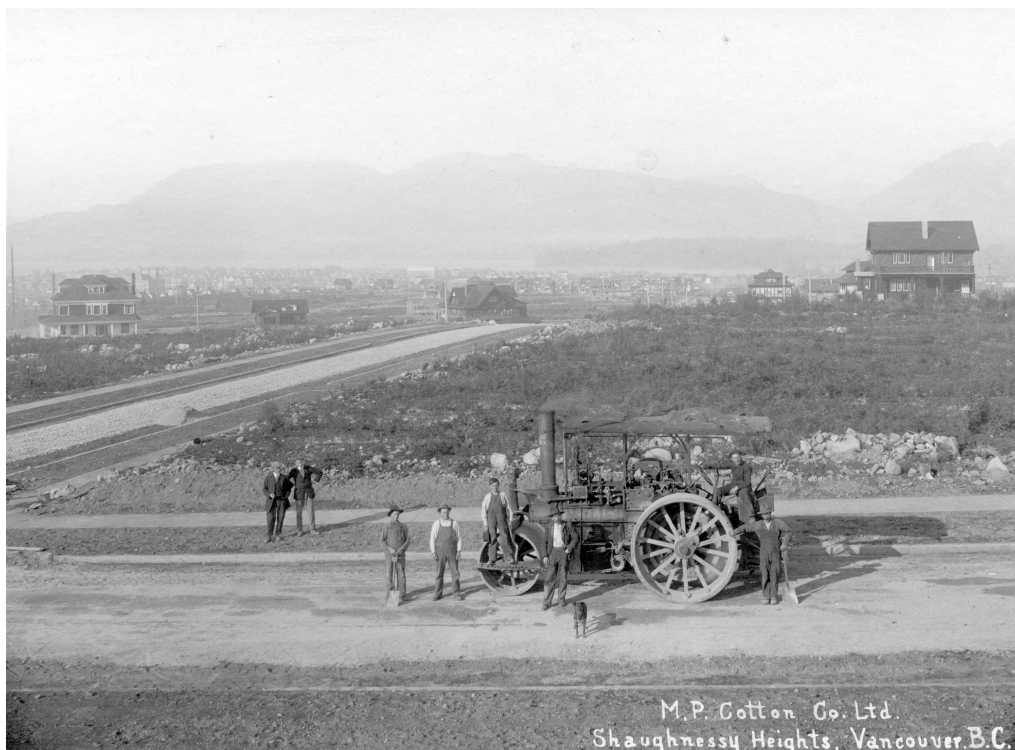


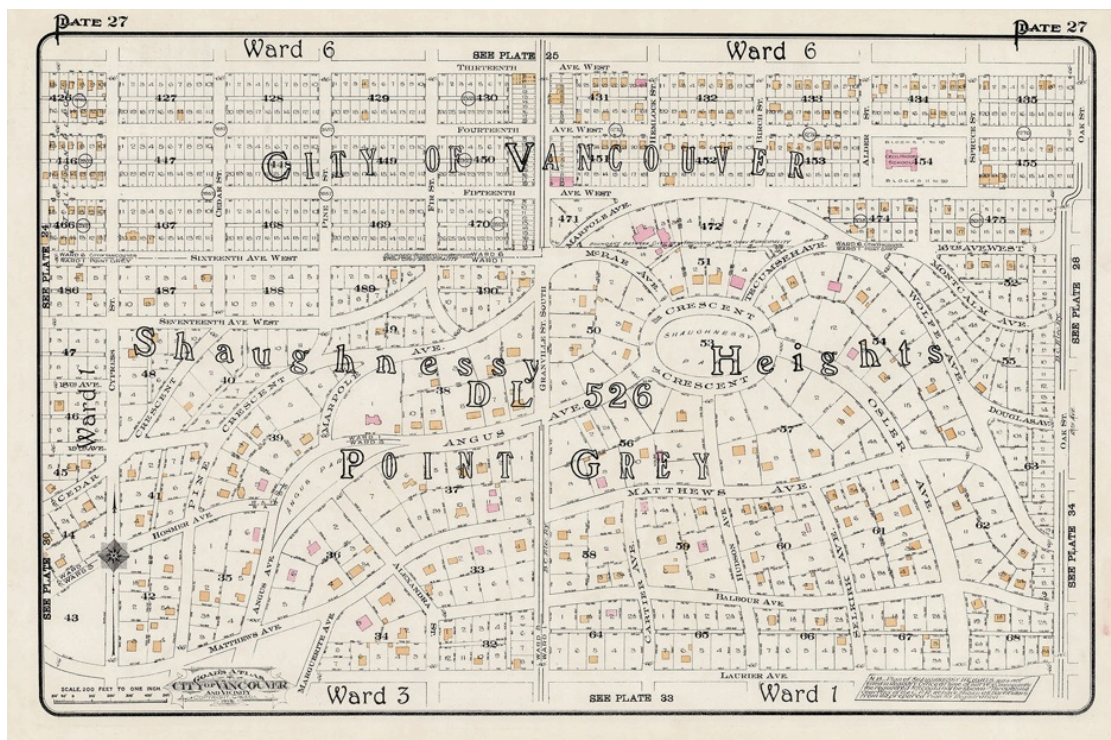
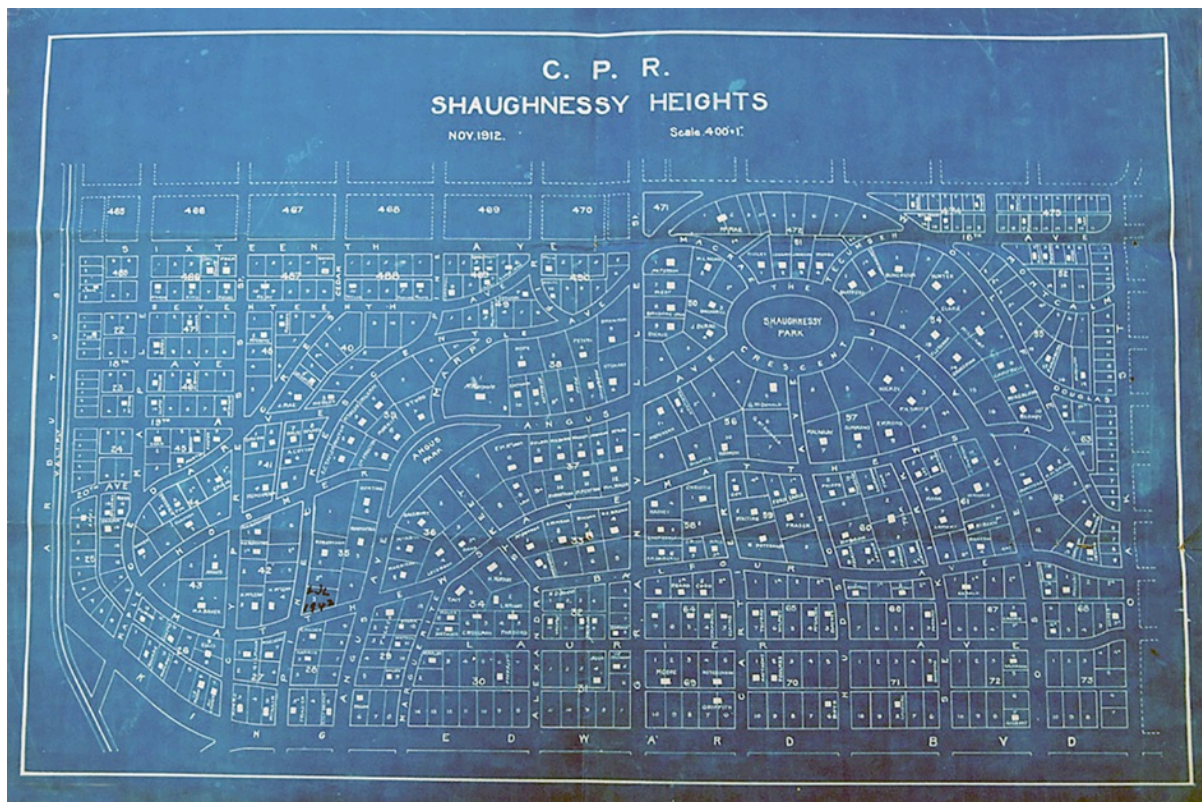
Figure 5 M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives Dist P20]



Figure 6 M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives 677-249]



Figure 7 M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives Bu P164]



The Gilded Age of Shaughnessy

Edwardian-Era Development of Estate Properties

The first residents of Shaughnessy were the wealthy and socially elite of Vancouver. As a group, they flocked to this new prestigious subdivision, establishing their family estates and displaying their status in elegant homes and richly landscaped gardens. By 1914 there were 243 households in Shaughnessy Heights, 80% of which were listed on the Social Register. Among the people who built their homes in Shaughnessy were the city's most prosperous and successful businessmen, politicians and community leaders.

Alexander Duncan McRae (1874-1946) was a very successful businessman, a Major-General in the Army during the First World War, a Member of Parliament and a Canadian Senator. After McRae settled in Vancouver in 1907 he proceeded to build a mansion for his family, known as Hycroft. The home was built on the brow of a hill on 5.5 acres of land, which cost \$10,000. The thirty-room, three-storey mansion, designed by Vancouver architect Thomas Hooper and completed in 1911, cost \$100,000. After the death of his wife Blanche, in 1942, McRae donated Hycroft to the government of Canada to be used as a hospital for wounded veterans. Once converted, it housed 130 beds. Since 1962, Hycroft has been the home of the University Woman's Club of Vancouver.

Walter Cameron Nichol (1866-1928) was a journalist, newspaper editor and publisher, and from 1920 to 1926 was the Lieutenant-Governor of British Columbia. In 1898, Nichol was the editor of the Province, and three years later secured control of the paper. By 1910, it was the leading newspaper in Vancouver and one of the most influential in western Canada. In 1912, he hired prominent architects Maclure & Fox to design a grand home, Miramar, fronting on The Crescent.

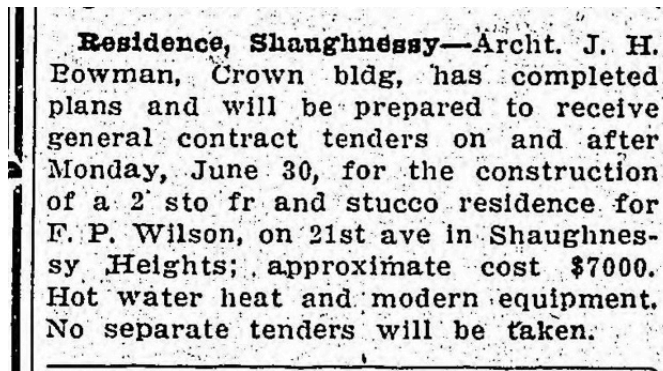
Albert Edward Tulk was born in Hamilton, Ontario in 1879. After a brief stint in the Klondike during the Gold Rush, he moved to Vancouver where he established a number of business interests. In 1902, he married Marie Josephine Nett, who was born in 1877 in Prussia, Germany; Marie's family had moved to Hamilton when Marie was young. Tulk was extremely successful at business start-ups and investments, but decided to attend law school 1907-11, then returned to Vancouver where he practiced as a barrister. Marie and Edward had four children: Alexander Edward Tulk (1912-1995); Eleanor Rosemary Tulk (1913-2014); Philip Albert Tulk (1915-2008); and Peter Haig Tulk (1919-1957). A staunch anglophile, Tulk commissioned a massive British Arts and Crafts house from architects Maclure & Fox, and named it after his daughter, Rosemary. A.E. Tulk died on December 10, 1922 of tuberculosis; at the time of his death, he was one of the richest men in B.C.

These men and their families, who built three of the grandest homes in Shaughnessy Heights, represent the collective power and wealth concentrated in the high-class suburban development of Shaughnessy Heights, carved from the forest and created in just a few short years by the CPR.

The Development of a Garden City

Dignity, Balance and Charm: A Time of Architectural Revivals

The pre-First World War era was a time of architectural revivals. Architects offered their clients a choice of historical styles that reflected the owner's tastes and preferences, and symbolized their status 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, but many others catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients. Many early Shaughnessy residents, especially those of British origin, gave their large, grand homes whimsical names such as Welcome Holme, Greyshott, Miramar, Glen Brae and Greencroft.



Residence, Shaughnessy—Arch. J. H. Bowman, Crown bldg, has completed plans and will be prepared to receive general contract tenders on and after Monday, June 30, for the construction of a 2' sto fr and stucco residence for F. P. Wilson, on 21st ave in Shaughnessy Heights; approximate cost \$7000. Hot water heat and modern equipment. No separate tenders will be taken.

Local Tenders Wanted [BC Daily Building Record, July 2, 1913]

With a few exceptions, the houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood. Yet none of the buildings were designed, visually or structurally, as direct imitations of historic buildings. Rather, they represent an amalgam of interpreted styles, forms and details chosen to emphasize the scale and prestige of each building.

Three basic trends in form and style are evident in these historical references:

- American Vernacular including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival styles.
- English Vernacular including British Arts and Crafts and Tudor Revival styles.
- Classical including Georgian Revival, Foursquare and Neoclassical Revival styles.

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the early settlers were from England and Scotland. First Shaughnessy was also conceived and executed at a time of increasing patriotism, as rumours increased of impending conflict in Europe.

A typical early Shaughnessy home had up to twenty rooms filled with opulent Edwardian furniture, silverware, and other household items to reflect the owner's wealth and status. These homes had reception rooms, music rooms, ballrooms, and parlours. Carriages drew up under porte-cochères and guests were received in lavish furnished halls. Chinese labourers were housed in basement rooms, and performed domestic duties, earning \$10 to \$30 a month.

In just a few short years, these elaborate estates rose from a cleared wilderness to form an astonishing collection of some of the greatest houses ever built in Vancouver.



Figure 10 General A.D. McRae's Hycroft and four other Shaughnessy Heights mansions, 1922
[City of Vancouver Archives Dist. P7]



Figure 11 Hycroft [City of Vancouver Archives Bu P688]

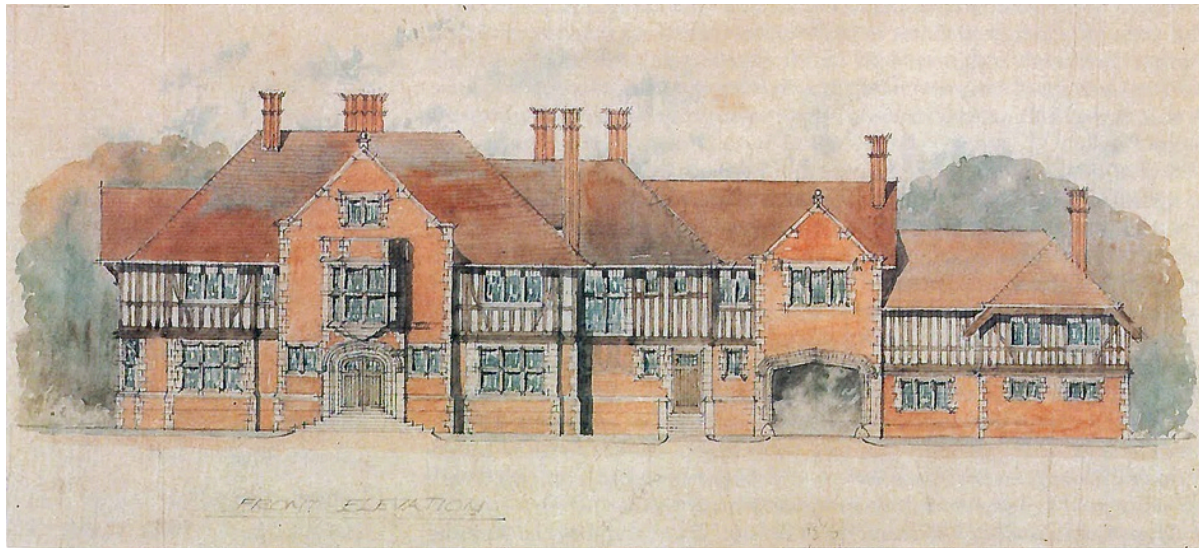


Figure 12 Original Rendering of Rosemary, Maclure & Fox [University of Victoria Special Collections]



Figure 13 Rosemary, with the Tulk Children in the rear yard, 1922 [Leonard Frank, Photographer, Vancouver Public Library 5036]

It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

The domestic work of the Southern Pacific coast seems to be adapted very largely from the Spanish and the old low adobe houses, and well suits the country where there is so much sunlight and shadow. As one comes further north there are numbers of houses designed more after the English half-timbered country house and the Colonial styles, and on reaching British Columbia, the two latter types far outnumber others.

Although there is an abundance of sunshine in British Columbia there are in winter many rainy days, and as the majority of houses are of frame construction and as much stucco is used, the Californian type of house seems hardly as suitable as buildings well protected with overhanging roofs.

There are parts of British Columbia very strongly resembling Switzerland and it is interesting to find houses designed in the style of the Swiss chalet, but as previously mentioned, there seems to be little that is following very closely the old traditions.

In British Columbia where so much of the country is rugged and wild, so totally different from the quiet, pastoral scenery of England and elsewhere, the great things to be striven for are to make the house fit and blend in with the site and surrounding scenery, to make it have the appearance of always having been there, not bought and placed there, to be restful above all things if it is to be a real home. One should not feel tied too strictly to precedent in designing, but feel free to use one's own efforts to give the desired dignity, balance and charm.

Bernard Cuddon Palmer. Development of Domestic Architecture in British Columbia, The Journal, Royal Architectural Institute of Canada, November 1928, pages 414-416.



Figure 14 Oblique view of Shaughnessy, 1934 [Leonard Frank, photographer, City of Vancouver Archives Bu P690]

One of the key defining characteristics of Shaughnessy was the development of lush garden settings that complemented the architecture of the estate mansions. For many of the sites, the gardens were developed

with stables, greenhouses, rose gardens, summer houses, pergolas, coach houses and other outbuildings, that supported the suburban lifestyle of the residents.



Figure 15 Casa Loma, the Thomas William Fletcher Residence, 3402 Osler Street, 1910, now demolished
[City of Vancouver Archives]



Figure 16 1924 photo of the James Rae House, 3490 Cedar Crescent, J.S.D. Taylor, architect, 1912
[Library and Archives Canada]



Figure 17 The rose garden at the A.D. McRae residence, Hycroft, June 22, 1922 [W.J. Moore, photographer, City of Vancouver Archives Bu P567]

The massive lots of Shaughnessy were developed at a time when domestic staff was considered essential for running each estate. Some of the biggest houses, such as Hycroft, had huge gardens and stables. Extensive landscaping provided privacy, lining the edges of lots and defining an appropriate setting for the grand mansions. The wide, open spaces between buildings in all directions were a key feature of Shaughnessy and unique in a city that was already being densely developed.



Figure 18 Gardens at Hycroft, 1927 [Leonard Frank, photographer, Vancouver Public Library 10446B]



Figure 19 Portrait of Blanche McRae in the garden at Hycroft, 1920s [City of Vancouver Archives Port N528.2]

Vancouver's Best Houses

Residential Masterworks by the City's Most Prominent Architects

The homes in Shaughnessy were designed by the most prominent and well-respected architects of the era, notably Maclure & Fox, Parr & Fee, Sharp & Thompson, Mackenzie & Ker, Honeyman & Curtis, Dalton & Eveleigh, J.H. Bowman, G.W. Grant, Gamble & Knapp and Thomas Hooper. These architects represent many who received commissions for grand homes in Shaughnessy homes, and who produced masterworks of design for their clients.



The name of architect Samuel Maclure (pictured at left, courtesy Sally Carter) is synonymous with the predominantly Tudor Revival style of his domestic architecture. Praise for his architecture appeared in international magazines and periodicals throughout his forty-year career. During this period it is estimated he designed close to five hundred structures, most of which were houses. An article in the American publication, *The Craftsman*, called a Victoria house of 1908 “absolutely suited to its environment,” while the popular *British Country Life* featured another of his masterpieces in photos and text. A Paris journal in the 1920s called Maclure “this noteworthy artist” and went on to say that he was “gifted with an original, inventive, pliable and trustworthy genius.” Many of his clients, usually those with an English background, preferred his Tudor Revival style. Maclure had absorbed many stylistic influences, however, and was able to adapt his use of indigenous materials with remarkable versatility. In 1900 he took on a young English assistant, Cecil Croker Fox. Born in Falmouth, England in 1879, Fox had attended Malvern School, and then moved to London where he was a student of the famous Victorian architect, Alfred Waterhouse. Fox then entered the very select practice of C.F.A. Voysey (1857-1941), a gifted architect and one of the leading proponents of the British Arts and Crafts movement. Yet in spite of his work being popular and well-publicized he only employed two or three draftsmen at a time, and Fox would have worked under Voysey’s close supervision. This influence is clearly visible in some of the Maclure & Fox’s greatest commissions.

The booming economy of 1911-13 and the creation of new residential districts such as the Uplands in Oak Bay, and Shaughnessy Heights in Vancouver, created unprecedented growth in the construction of homes for wealthy British Columbians. Maclure & Fox were at the height of their success and influence, and between 1909-15 the Vancouver office alone received almost sixty commissions, including several country clubs, two private schools and a host of large residences. Two adjacent residences facing The Crescent in Shaughnessy Heights demonstrate Maclure & Fox’s stylistic range, the Dockrill Residence, 1910, with its emphatic half-timbering, and the Walter C. Nichol Residence, Miramar, 1912-13, more evocative of the British Arts and Crafts movement. Fox also left his particular stamp on the Hunting House in Shaughnessy Heights, 1911-13, by creating a design with unmistakable Voyseyan elements: an extraordinarily low front double gable with rows of casement windows stamped out of the rough stucco facade – not only Voysey trademarks but an imitation of the great architect’s own home, The Orchard, at Chorley Wood, Hertfordshire, England, built in 1900.



Maclure's Victoria office: Cecil Croker Fox, left and Ross Anthony Lort, right [Courtesy William R. Lort]

developments in construction, they introduced one of the earliest equivalents of the curtain wall in the front facade of a building designed for Buscombe & Co., 1906. In addition to commercial buildings, the firm designed many residential projects, ranging from palatial to modest. Among their larger projects was Glen Brae, 1910, an enormous home in Shaughnessy for W.L. Tait, expansive enough to warrant a flanking pair of their trademark bulbous turrets.



Thomas Hooper (pictured at left, Thomas Hooper Architect, 1910) had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06; the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09. After the partnership with Watkins ended in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence Hycroft, 1909-11, for A.D. McRae – the most imposing mansion in the new suburb of Shaughnessy Heights – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was Greencroft, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work.

The Opulent 1920s

The Heyday of Shaughnessy

The local economy peaked in 1912, but the boom years were about to go bust. The economy started a precipitous decline halfway into 1913. Rumours of an impending war in Europe caused even more anxiety for nervous investors. The Dominion Trust Company collapsed, sending waves of panic throughout the financial community. The National Finance Company and the Bank of Vancouver soon failed. Tension mounted as the news from overseas became ever more ominous. The British declared war on Germany, and Canada was at war. The "War to End All Wars" exacted a staggering toll. The world was forever changed by the four years of brutal conflict, and the surviving soldiers returned to a different world, where women were being enfranchised, where traditional social values were breaking down, where Prohibition had been enacted, and all manner of authority was being challenged. The world suffered another tragedy when Spanish Influenza devastated the remaining civilian population in 1918: this pandemic killed more people world-wide than had died during the war. The combined economic impacts were devastating.

The aftermath of the War brought significant changes, including the introduction of income tax (brought in as a temporary wartime measure in 1917) and calls for more affordable housing. Despite the impacts of the War, the 1920s were the heyday of old Shaughnessy. In 1922 the Shaughnessy Heights Building Restriction Act was passed, forbidding the subdivision of lots and limiting construction to one single-family dwelling per lot. First Shaughnessy's social life resumed with a grand whirl of parties and events, chronicled in the society pages of Vancouver newspapers. Social standing was indicated by the status of the guests invited to one's home. In the early 1920s the high point of the Shaughnessy social scene was the New Year's Eve costume ball at Hycroft, owned by Alexander Duncan McRae who had made his fortune developing the resources of Western Canada. These elaborate events were held in the ballroom of Hycroft, which featured a sprung dance floor.

Typical of the prestige and connections of the Shaughnessy elite, when American President Warren G. Harding toured Vancouver on July 26, 1923 – the first sitting American President ever to visit Canada – he played golf at the Shaughnessy Heights Golf Club prior to meeting with Premier John Oliver and Mayor Charles Tisdall.



Figure 20 New Year's Eve Masquerade Ball at Hycroft, 1920s [City of Vancouver Archives 434.1]



Figure 21 United States President Warren G. Harding standing at tee at Shaughnessy Heights Golf Club, 1923; this was the first visit by a U.S. President to Canada, and much of it was spent on the golf links [City of Vancouver Archives SGN 943.21]

Depression and War

The Wall Street Crash of 1929 signalled the beginning of the Great Depression, and the impact on Vancouver was enormous. Wages plummeted, and countless thousands went bankrupt. The local economy was devastated, and the city's progress was put on hold. British Columbia was especially vulnerable, as the economy relied so heavily on the sale of natural resources to international markets. Unemployment was rampant during the winter of 1929-30, as the seasonally employed returned to the city and many thousands more flocked west, seeking a milder climate and looking for work. Vancouver was the end of the line for many who were thrown out of work. During the depression years the homes of many Shaughnessy residents were either repossessed or placed on the market for a fraction of their original value. Unable to maintain their expensive homes, many homeowners were forced to move out and the once affluent neighbourhood become known as 'Poverty Hill' or 'Mortgage Heights.' The Tait House, Glen Brae, valued at \$75,000 in 1920, sold for \$7,500 in 1939. Ignoring the restrictions of the province, many single-family houses were converted into multiple dwellings.

The outbreak of World War II triggered a number of changes in the Shaughnessy area. Houses stood empty and were deteriorating at a time of acute housing shortages. The War Measures Act, passed in 1939 by the federal government, enabled City Council in 1942 to permit homes in Shaughnessy to be split into much smaller units; this wartime measure did not expire until 1955. Rooming houses and apartments became more common. The City of Vancouver inventory of 1957 indicated that 30% of the buildings contained multiple dwelling units.

In 1942, A.D. McRae gave Hycroft to the Federal Government for one dollar, for use by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans.



Figure 22 Opening Hycroft as Shaughnessy Military Auxiliary Hospital, 1943 [City of Vancouver Archives 586-1453]

The Great Depression and two World Wars had taken their toll, and by 1960 the neighbourhood was considered a blighted area. The houses were too large to maintain, and in addition to those broken up into suites, many were taken over for institutional uses. An example was Rosemary, which from 1947 to 1994, was owned by The Congregation of Our Lady of the Retreat in the Cenacle, who operated it as a retreat house.



Figure 23 The Society of our Lady of the Cenacle at Rosemary, March 1966. [Gordon F. Sedawie, photographer, Vancouver Public Library 40836]

Postwar Revival

When the 1942 order-in-Council that allowed the mansions of Shaughnessy to be broken into smaller units finally expired in 1955, the Shaughnessy Heights Property Owners' Association led a campaign to return to the pre-war period of single-family homes. Eventually the provincial government decided that it would not change the status of existing multiple family dwellings, but new rental suites would be banned. Any properties that lapsed into single-family use for more than a month would be considered rezoned that way. When the provincial building restriction legislation (the 1922 Shaughnessy Heights Building Restriction Act) expired in 1970, the estate houses continued to be broken into suites.

Change was needed to meet the economic challenges of maintaining large houses, and to accommodate new demographics and social changes. The onerous burden of maintaining large houses and properties was recognized, and to meet the pressures for densification and to encourage the retention of the prime heritage housing stock, an innovative Official Development Plan was passed by the city in 1982. The plan allowed some infill dwellings and – under proscribed circumstances – the conversion of large houses into suites. Design guidelines that recognized First Shaughnessy's unique historical, architectural and landscape qualities were introduced, and a neighbourhood design panel was appointed to oversee future development. This stabilized the character of the area and provided a framework for the revival of First Shaughnessy as an important neighbourhood of grand homes in an estate setting.

First Shaughnessy Thematic Framework

National Themes	Vancouver Themes	First Shaughnessy Themes
Peopling The Land <ul style="list-style-type: none"> Settlement 	Peopling The Land <ul style="list-style-type: none"> Influence of the CPR in the real estate development of the city Planning Vancouver 	CPR control of the real estate development of First Shaughnessy: <ul style="list-style-type: none"> Subdivision and sale of the vast land holdings controlled by the CPR Development of elite new neighbourhoods Planned development of a prestigious ‘Garden City’
Developing Economies <ul style="list-style-type: none"> Trade and Commerce 	Developing Economies <ul style="list-style-type: none"> The Last Best West: the Edwardian-era boom The Great War: Impact of Global Conflict The Roaring Twenties: Postwar Economic Revival The Dirty Thirties: The Crash and Great Depression The Second World War: Continued Global Upheaval Modern Spirit: the Postwar Revival 	The Gilded Age of Shaughnessy: <ul style="list-style-type: none"> Edwardian-era development of estate properties Social Register: the city’s elite flock to Shaughnessy The Opulent 1920s: <ul style="list-style-type: none"> The heyday of Shaughnessy Depression and War: <ul style="list-style-type: none"> “Poverty Heights” – the impact of economic depression and war Breakup of single-family houses Institutional uses Postwar Revival <ul style="list-style-type: none"> The neighbourhood is revived through community efforts and a revised regulatory framework.
Building Social and Community Life <ul style="list-style-type: none"> Community Organizations 	Building Social and Community Life <ul style="list-style-type: none"> The development of neighbourhood community associations 	Shaughnessy Heights Property Owners’ Association: <ul style="list-style-type: none"> Role in the postwar revival of First Shaughnessy
Governing Canada <ul style="list-style-type: none"> Politics and Political Processes 	Governing Vancouver <ul style="list-style-type: none"> Ongoing development of a civic governance structure The political influence of the CPR on the development of Point Grey and South Vancouver 	CPR political influence: <ul style="list-style-type: none"> Direct political influence on the development of Point Grey municipality
Expressing Intellectual and Cultural Life <ul style="list-style-type: none"> Architecture and Design 	Expressing Vancouver’s Intellectual and Cultural Life <ul style="list-style-type: none"> Architecture and Design 	The Development of a Garden City: <ul style="list-style-type: none"> “Dignity, Balance and Charm:” a time of architectural revivals Vancouver’s Best Houses: residential masterworks by the city’s most prominent architects

First Shaughnessy Statement of Significance

Description of Historic Place

First Shaughnessy is a residential neighbourhood in Vancouver, bordered by 16th Avenue, King Edward Avenue, Arbutus and Oak Streets. It is a distinctive area comprised mainly of large single-family dwellings on large lots with generous setbacks and lush private gardens. The picturesque street plan is centred on 'The Crescent,' a circular drive of property situated on the highest ground east of Granville Street, and surrounding an oval, tree-filled 1.45-hectare park. The curved street layout features sweeping boulevards and extensive mature landscaping, distinguishing it from adjoining neighbourhoods. A significant number of pre-1940 homes exhibit a variety of traditional architectural styles including Arts and Crafts, Craftsman, Neoclassical Revival, Mission Revival, and Tudor Revival. Infill and new principal houses in the area have been built to conform to design guidelines, some imitating 'historical' styles and few with more contemporary designs.

Heritage Value of Historic Place

The First Shaughnessy neighbourhood is valued as: a residential area that reflects the central role the Canadian Pacific Railway (CPR) played in the development of Vancouver; a superb expression of early urban planning movements; a cultural landscape of estate properties; and a collection of traditional architectural styles, designed by notable architects of British Columbia.

The lands that were ultimately developed as First Shaughnessy were a grant from the Province to Donald Smith and Richard Angus in 1885, given to these two men at special request of the Board of Directors of the CPR. First Shaughnessy illustrates the influence of the strategic real estate activities of the CPR, the largest landholder in Vancouver at the time. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The CPR spent more than one million dollars planning the site before it began selling its lots. The enclave was named after Sir Thomas Shaughnessy, the president of the CPR from 1899 to 1918, and its principal streets retain the names given to them when they were named after his daughter and several early members of the company Board of Directors.

First Shaughnessy's romantic urban landscape was planned by Montreal landscape architect Frederick G. Todd in collaboration with Danish engineer L.E. Davick. The design of Shaughnessy reflected Todd's enthusiasm for the 'Garden City' concept of urban planning, initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. At the time, other North American cities were also developing Garden City neighbourhoods, for example Mount Royal in Montreal, which was also designed by Todd. First Shaughnessy is valued as one of western Canada's best examples of a planned Garden City community, and has retained its original development pattern and estate character.

The lush cultural landscape contributes to the presentation of a cohesive image despite variations in the form of development. Landscape screening addresses concerns for privacy, conceals parked vehicles as well as giving a sense of graciousness and aesthetic quality. Landscaping is layered with many types of trees, shrubs and flowers, varying in size, texture and colour. The consistent streetscapes contribute to the overall estate character of the area. Gently curving tree-lined streets, uninterrupted vistas of layered landscaping and lush private gardens create a distinctive 'garden city' quality. The landscaping includes some of Vancouver's most unusual trees, specially imported by the CPR from overseas and elsewhere in Canada.

First Shaughnessy represents a significant collection of excellent examples of Revival-style architecture designed by well-respected architects of the era, including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper. The pre-First World War era of home construction in Shaughnessy was one of architectural revivals, and conformity to traditional styles remains one of the distinguishing features of the First Shaughnessy neighbourhood. With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. The architectural styles included English Arts and Crafts, Tudor Revival, Craftsman and Colonial Revival. As well as individual heritage value, this collection of unique properties has significant value as a grouping, illustrating a

variety of styles and architectural design within one distinct area. These houses are also valued as examples of good workmanship and for their use of high quality materials.

Character Defining Elements

The elements that define the heritage character of First Shaughnessy are its:

- Direct evidence of a close association with the CPR, as illustrated by the area's street names and the name of the neighbourhood;
- Continuous residential use;
- Distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- Cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revival;
- 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; and
- Residential masterworks built with superior materials and craftsmanship, designed by many of B.C.'s most prominent early twentieth century architects.

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First Shaughnessy Heritage Conservation Area Design Guidelines

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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 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.

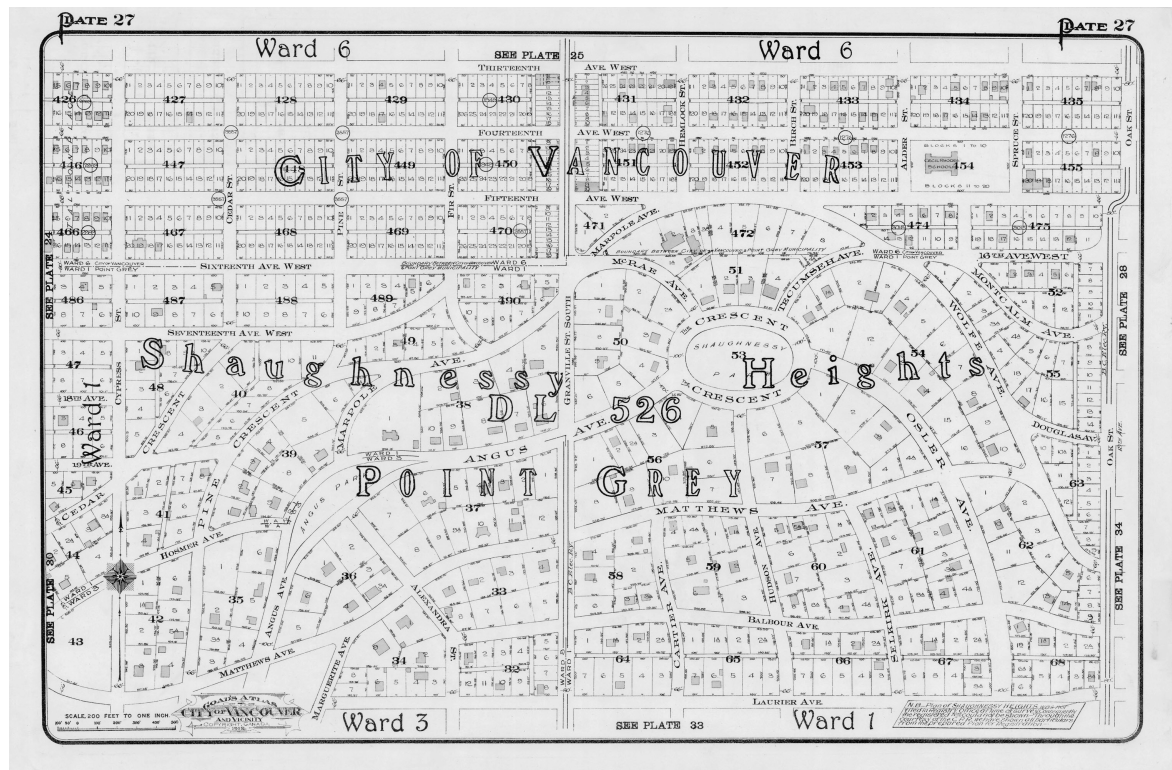


Figure 1 Vancouver Fire Insurance Plan, 1912, Plate 27 [Library & Archives Canada] This plan captures the portion of the First Shaughnessy Neighbourhood where the curved streets that follow topography occur.

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 tracteries 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 Street, 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 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.

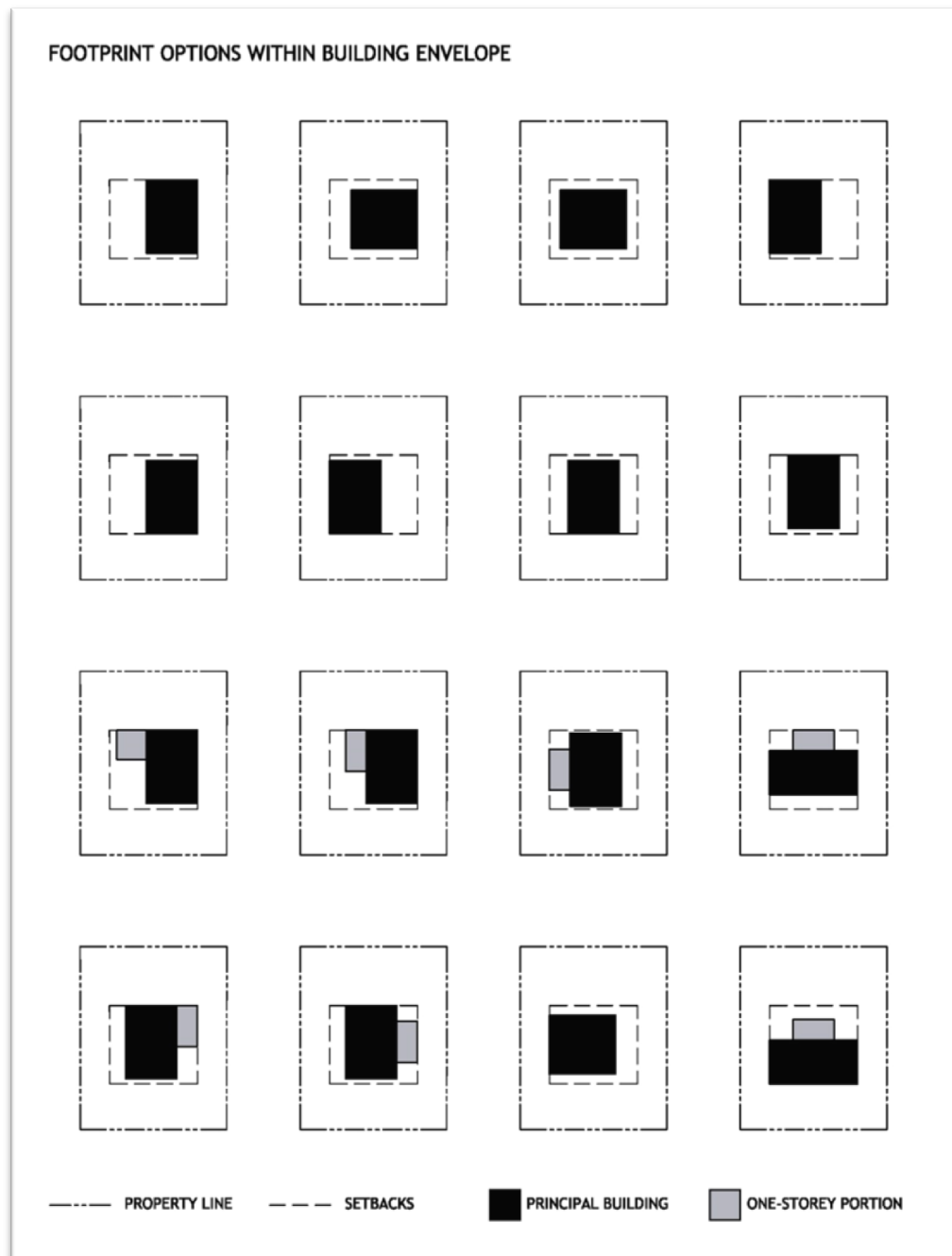


Figure 8 Some examples of possible footprint options. Other variations in building massing may occur within the envelope.

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. 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.

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 l/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 Rezoning 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.

Annex A3-1

First Shaughnessy Advisory Design Panel - Terms of Reference

(Adopted by City Council January 11, 1994)
(Amended December 6, 2001)

1 Purpose

To advise Council, the Development Permit Board or the Director of Planning, as the case may be, regarding all significant development and minor amendment applications in the First Shaughnessy District.

To preserve and protect the heritage and special character of the First Shaughnessy District.

To advise the Director of Planning concerning the implementation and effectiveness of the approved planning policies, regulations and design guidelines for the First Shaughnessy District.

2 Mandate

The Panel is an advisory body authorized only to make recommendations to Council, the Development Permit Board or the Director of Planning. It does not have the authority to approve or refuse development applications or to make policy decisions.

3 Organization

The First Shaughnessy Advisory Design Panel shall consist of fourteen members. Eight members shall be residents of the First Shaughnessy District of which four shall be appointed from nominations received from the Shaughnessy Heights Property Owners' Association (SHPOA) and four shall be appointed from nominations received for resident members-at-large, two members shall be architects appointed from nominations received from the Architectural Institute of British Columbia (AIBC), two members shall be landscape architects appointed from nominations received from the British Columbia Society of Landscape Architects (BCSLA), one member shall be a realtor appointed from nominations received from the Real Estate Board of Greater Vancouver (REBGV) and one member shall represent heritage interests and be appointed from nominations received from the Vancouver Heritage Commission (VHC).

Members shall be appointed by City Council.

No individual may be appointed if that person is an elected representative of Vancouver City Council, the holder of elected office with the City of Vancouver or an employee of the City of Vancouver.

Resident members shall be current residents of First Shaughnessy.

Appointees nominated from the AIBC, BCSLA, REBGV and VHC shall not reside in the First Shaughnessy District.

Non-resident members shall have experience relevant to the planning and development issues of the First Shaughnessy District.

Council shall appoint each member for a term of two years and may reappoint each member for a second term of two years. A resident appointee who is the current chair of the First Shaughnessy Advisory Design Panel may be reappointed by Council to a third term of two years. After an absence of one term (two consecutive years), an individual may again seek nomination.

Council shall make appointments to the First Shaughnessy Advisory Design Panel at the beginning of each calendar year. The terms of appointment shall be staggered such that

approximately one-half of the appointments from each of the SHPOA, resident members-at-large, AIBC and BCSLA shall expire in one year. (Due to the possibility of a third two-year term for the Chairperson, some flexibility in this arrangement shall be permitted).

Any vacancy caused by death, removal, or resignation of a member shall be filled by City Council for the unexpired term of such member.

The Chairperson and Vice-Chairperson shall be elected once a year by the Panel from the resident membership and shall serve a minimum of one year.

The Chairperson and six members, including four resident and two non-resident members one of whom represents the AIBC, the other the BCSLA, shall constitute a quorum. A majority of affirmative votes shall be required for a motion to pass.

Members shall serve without remuneration.

The First Shaughnessy Advisory Design Panel shall record its own minutes and advise Council, the Development Permit Board or Director of Planning, as the case may be, in writing on development permit applications and other planning matters where appropriate.

4 Procedures

The First Shaughnessy Advisory Design Panel shall convene every three weeks to conduct business and review development applications. The business portion of the meeting shall be abbreviated when a large number of development applications are scheduled for review. Additional meetings may be scheduled as circumstances warrant. Such circumstances may include extraordinary numbers of development applications, orientation of new members, general business and preparation of recommendations to the Director of Planning.

An agenda shall be received by Panel members the Friday before the scheduled meeting. The agenda will include a schedule for project review, location maps, reduced application drawings and one page design rationales for each project.

Panel meetings shall be conducted by the Chairperson, or Vice-Chairperson in the Chairperson's absence.

The business portion of the meeting shall occur In-Camera; however, the review and discussion of any development application shall occur in the presence of the applicant.

The procedure for the review of development applications shall be generally as follows:

- (a) the applicant briefly presents the design concept and rationale;
- (b) the Panel and Staff Coordinator may ask questions of clarification;
- (c) the Staff Coordinator presents Planning staff concerns;
- (d) the Panel may ask questions of clarification;
- (e) the Panel discusses the application in the context of the Terms of Reference, relevant By-laws and Council-adopted policies and guidelines; and
- (f) the Panel decides to support or not support the application or defer its review.

The advice or recommendation of the First Shaughnessy Advisory Design Panel shall be attached to each application and forwarded to Council, the Development Permit Board or Director of Planning, as the case may be, for consideration.

5 Conflict of Interest

Appointees shall abide by all conflict of interest standards adopted by Council and by any additional conflict of interest guidelines adopted by the First Shaughnessy Advisory Design Panel.

6 Staff Coordinator

The Staff Coordinator or his/her assistant shall aid the Panel as outlined below:

- (a) Request nominations for appointment to the First Shaughnessy Advisory Design Panel from the various organizations. Prepare and forward to Council an administrative report regarding these nominations. Inform new members of their appointment and forward orientation packages to them;
- (b) schedule regular Panel meetings throughout the year;
- (c) prepare and forward the agenda and accompanying information for each meeting;
- (d) schedule additional meetings and site visits as required;
- (e) prepare and present staff concerns regarding development and minor amendment applications;
- (f) communicate the decisions of the Director of Planning concerning individual applications to the Panel;
- (g) forward Panel considerations to the Director of Planning;
- (h) clarify policy, technical and administrative issues for the Panel;
- (i) attend site visits, on a time-available basis;
- (j) provide information regarding changes which may affect the First Shaughnessy District such as subdivision, rezoning and heritage designation; and
- (k) Summarize Panel review of the First Shaughnessy District applications on a yearly basis.

Additional duties, such as enforcement follow-up and provision of data, shall only be undertaken by the Staff Coordinator on a time-available basis and with the approval of the Director of Planning.

Appendix A4

First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties

Number	Street	PID/Legal Description
1308	West 15th Avenue	029-352-096 Strata Lot 3 District Lot 526 Group 1 New Westminster District Strata Plan EPS2014 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
1320	West 15th Avenue	029-352-088 Strata Lot 2 District Lot 526 Group 1 New Westminster District Strata Plan EPS2014 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
1328	West 15th Avenue	029-352-070 Strata Lot 1 District Lot 526 Group 1 New Westminster District Strata Plan EPS2014 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
1338	West 15th Avenue	029-352-100 Strata Lot 4 District Lot 526 Group 1 New Westminster District Strata Plan EPS2014 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V The Common Property Strata Plan EPS2014
1350	West 15th Avenue	011-524-782 Lot 5 Block 472 District Lot 526 Plan 4502
1646	West 16th Avenue	009-205-195 Lot 4 Block 489 District Lot 526 Plan 4502
1668	West 16th Avenue	011-521-023 Lot 3 Block 489 District Lot 526 Plan 4502
1676	West 16th Avenue	003-184-595 Lot 2 Block 489 District Lot 526 Plan 4502
1774	West 16th Avenue	004-154-037 Amended Lot 2 (See 152137L) Block 488 District Lot 526 Plan 4502
1810	West 16th Avenue	008-470-154 Lot 5 Block 487 District Lot 526 Plan 4502
1826	West 16th Avenue	011-521-112 Lot 4 Block 487 District Lot 526 Plan 4502
1888	West 16th Avenue	011-521-091 Lot 2 Block 487 District Lot 526 Plan 4502
1904	West 16th Avenue	011-521-287 Lot 5 Block 486 District Lot 526 Plan 4502
1930	West 16th Avenue	011-521-252 Lot 4 Block 486 District Lot 526 Plan 4502
1950	West 16th Avenue	011-521-228 Lot 3 Block 486 District Lot 526 Plan 4502
1838	West 17th Avenue	011-534-826 Lot 9 Block 48 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1868	West 17th Avenue	011-534-800 Lot 8 Block 48 District Lot 526 Plan 4502
1867	West 17th Avenue	011-521-121 Lot 9 Block 487 District Lot 526 Plan 4502
1869	West 17th Avenue	
1926	West 17th Avenue	007-158-319 Lot 4 Block 47 District Lot 526 Plan 4502
1919	West 17th Avenue	011-521-309 Lot 7 Block 486 District Lot 526 Plan 4502
1923	West 17th Avenue	
1927	West 17th Avenue	
1950	West 17th Avenue	011-534-907 Lot 3 Block 47 District Lot 526 Plan 4502
1951	West 17th Avenue	011-521-317 Lot 8 Block 486 District Lot 526 Plan 4502
1950	West 18th Avenue	011-536-632 Lot 3 Block 46 District Lot 526 Plan 4502
1990	West 18th Avenue	011-536-616 Lot 1 Block 46 District Lot 526 Plan 4502
2050	West 18th Avenue	002-843-641 Lot 9 Block 23 District Lot 526 Plan 4502
1812	West 19th Avenue	011-538-121 Lot 8 Block 41 District Lot 526 Plan 4502
1837	West 19th Avenue	007-915-101 Lot 5 Block 40 District Lot 526 Plan 4502
1838	West 19th Avenue	011-538-091 Lot 7 Block 41 District Lot 526 Plan 4502
1864	West 19th Avenue	011-538-031 Lot 2 Block 41 District Lot 526 Plan 4502
1903	West 19th Avenue	011-536-683 Lot 6 Block 46 District Lot 526 Plan 4502
1927	West 19th Avenue	011-536-713 Lot 7 Block 46 District Lot 526 Plan 4502
1938	West 19th Avenue	011-536-870 Lot 6 Block 45 District Lot 526 Plan 4502
1947	West 19th Avenue	011-536-721 Lot 8 Block 46 District Lot 526 Plan 4502
1964	West 19th Avenue	011-536-837 Lot 5 Block 45 District Lot 526 Plan 4502
1981	West 19th Avenue	008-028-729 Lot 9 Block 46 District Lot 526 Plan 4502
1990	West 19th Avenue	011-536-781 Lot 1 Block 45 District Lot 526 Plan 4502
1995	West 19th Avenue	011-536-748 Lot 10 Block 46 District Lot 526 Plan 4502
1999	West 19th Avenue	
3494	Maple	
2050	West 20th Avenue	011-542-420 Lot 16 Block 25 District Lot 526 Plan 4502
2060	West 20th Avenue	011-542-128 Lot 1 Block 25 District Lot 526 Plan 4502
3788	Alexandra	005-099-935 Lot 8 Block 33 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
3837	Alexandra	011-540-168 Lot 2 Block 34 District Lot 526 Plan 4502
3890	Alexandra	011-540-311 Lot 12 Block 32 District Lot 526 Plan 4502
1426	Angus	010-985-468 Lot 3 Block 56 District Lot 526 Plan 6043
1450	Angus	005-138-281 Lot 2A Block 56 District Lot 526 Plan 6043
1451	Angus	011-533-251 Lot 5 Block 50 District Lot 526 Plan 4502
1488	Angus	011-532-661 Lot 2 Block 56 District Lot 526 Group 1 New Westminster District Plan 4502
1499	Angus	011-533-269 Lot 6 Block 50 District Lot 526 Plan 4502
1503	Angus	013-931-300 Strata Lot 1 District Lot 526 Strata Plan VR. 2415 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3433	Granville	013-931-326 Strata Lot 3 District Lot 526 Strata Plan VR. 2415 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3483	Granville	013-931-318 Strata Lot 2 District Lot 526 Strata Plan VR. 2415 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 2415
1526	Angus	011-538-961 Lot 2 Block 37 District Lot 526 Plan 4502
1517	Angus	006-467-181 Strata Lot 1 District Lot 526 Strata Plan VR. 1830 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1527	Angus	006-467-211 Strata Lot 2 District Lot 526 Strata Plan VR. 1830 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1537	Angus	006-467-253 Strata Lot 3 District Lot 526 Strata Plan VR. 1830 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1830
1550	Angus	011-538-996 Lot 3 Block 37 District Lot 526 Plan 4502
1553	Angus	011-538-660 Lot 8 Block 38 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1574	Angus	016-078-497 Strata Lot 1 District Lot 526 Strata Plan VR. 2662 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1576	Angus	016-078-519 Strata Lot 2 District Lot 526 Strata Plan VR. 2662 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1580	Angus	016-078-527 Strata Lot 3 District Lot 526 Strata Plan VR. 2662 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 2662
1598	Angus	011-539-011 Lot 5 Block 37 District Lot 526 Plan 4502
1637	Angus	011-538-741 Lot 10 Block 38 District Lot 526 Plan 4502
1641	Angus	
1638	Angus	006-194-672 Lot 6 Block 37 District Lot 526 Plan 4502
1675	Angus	009-175-547 Lot 5 of Lot 1 Block 38 District Lot 526 Plan 6783
1695	Angus	007-317-191 Lot 1 of Lot 1 Block 38 District Lot 526 Plan 6783
1733	Angus	011-538-546 Lot 7 Block 39 District Lot 526 Plan 4502
1738	Angus	024-349-445 PARCEL G Block 36 District Lot 526 Group 1 New Westminster District Reference Plan LMP40345
1790	Angus	008-319-481 Lot 1 Block 36 District Lot 526 Plan 4502
3577	Angus	010-879-536 Strata Lot 3 District Lot 526 Strata Plan VR. 2128 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3583	Angus	010-879-510 Strata Lot 2 District Lot 526 Strata Plan VR. 2128 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3589	Angus	010-878-998 Strata Lot 1 District Lot 526 Strata Plan VR. 2128 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 2128

Number	Street	PID/Legal Description
3637	Angus	004-394-046 Strata Lot 1 District Lot 526 Strata Plan VR. 1478 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1819	Hosmer	004-394-054 Strata Lot 2 District Lot 526 Strata Plan VR. 1478 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1478
3689	Angus	005-062-179 Strata Lot 1 District Lot 526 Strata Plan VR. 1740 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3695	Angus	005-062-187 Strata Lot 2 District Lot 526 Strata Plan VR. 1740 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1818	Hosmer	005-062-209 Strata Lot 3 District Lot 526 Strata Plan VR. 1740 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1740
3737	Angus	008-449-082 Lot D Block 35 District Lot 526 Plan 21422
3802	Angus	004-386-990 Lot 1 Block 29 District Lot 526 Plan 4502 004-387-007 Lot 2 Block 29 District Lot 526 Plan 4502
3837	Angus	002-511-444 Lot 9 Block 28 District Lot 526 Plan 4502
3889	Angus	011-541-423 Lot 8 Block 28 District Lot 526 Plan 4502
3898	Angus	011-540-656 Lot 3 Block 29 District Lot 526 Plan 4502
3926	Angus	024-294-659 Lot 4 Block 29 District Lot 526 Group 1 New Westminster District Plan 4502
3937	Angus	011-541-393 Lot 7 Block 28 District Lot 526 Plan 4502
3979	Angus	011-541-377 Lot 6 Block 28 District Lot 526 Plan 4502
3989	Angus	011-541-351 Lot 5 Block 28 District Lot 526 Plan 4502
3998	Angus	(See 1799 West King Edward)
1033	Balfour	011-531-240 Lot 14 Block 62 District Lot 526 Group 1 New Westminster District Plan 4502
1054	Balfour	011-530-227 Lot 2 Block 68 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1063	Balfour	004-837-240 Lot 13 Block 62 District Lot 526 Plan 4502
1064	Balfour	008-153-221 Lot 1A Block 68 District Lot 526 Plan 4502
1111	Balfour	011-531-801 Amended Lot 4 (Explanatory Plan 4340) Block 61 District Lot 526 Plan 4502
1212	Balfour	004-154-045 Lot 2A Block 66 District Lot 526 Plan 4502
1237	Balfour	011-531-959 Lot 4 Block 60 District Lot 526 Plan 4502
1238	Balfour	011-530-375 Lot 2 Block 66 District Lot 526 Plan 4502
1263	Balfour	011-532-025 Lot 8A Block 60 District Lot 526 Plan 4502
1264	Balfour	011-530-367 Lot 1A Block 66 District Lot 526 Plan 4502
1312	Balfour	011-530-448 Amended Lot 2A (See 249850L) Block 65 District Lot 526 Plan 4502
1428	Balfour	008-285-012 Lot 2 Block 64 District Lot 526 Plan 4502
1469	Balfour	011-532-394 Lot 3 Block 58 District Lot 526 Plan 4502
1490	Balfour	012-026-123 Lot 1 Block 64 District Lot 526 Plan 4502
1495	Balfour	007-189-923 Lot D Block 58 District Lot 526 Plan 18254
1516	Balfour	007-906-498 Lot A Block 32 District Lot 526 Plan 4915
1526	Balfour	016-742-362 Amended Lot 4 (See 4906L) Block 32 District Lot 526 Plan 4502
1550	Balfour	007-869-053 Lot F Block 32 District Lot 526 Plan 14308
1563	Balfour	024-090-506 Strata Lot 1 District Lot 526 Group 1 New Westminster District Strata Plan LMS3155 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1585	Balfour	024-090-514 Strata Lot 2 District Lot 526 Group 1 New Westminster District Strata Plan LMS3155 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan LWM3155
3689	Cartier	011-532-351 Lot 2 Block 58 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
3680	Cartier	003-759-342 Strata Lot 1 District Lot 526 Strata Plan VR. 1651 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3690	Cartier	003-759-377 Strata Lot 2 District Lot 526 Strata Plan VR. 1651 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3698	Cartier	003-759-385 Strata Lot 3 District Lot 526 Strata Plan VR. 1651 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1651
3750	Cartier	009-323-945 Lot A Block 59 District Lot 526 Plan 10647
3773	Cartier	011-532-416 Lot 3A Block 58 District Lot 526 Plan 4502
3828	Cartier	011-530-413 Lot 1 Block 65 District Lot 526 Plan 4502
3837	Cartier	008-211-230 Lot 2A Block 64 District Lot 526 Plan 4502
4050	Cartier	008-115-842 Lot 10 Block 70 District Lot 526 Plan 4502
1611	Cedar	011-521-031 Lot 5 Block 489 District Lot 526 Plan 4502
1612	Cedar	011-534-753 Lot 7 Block 49 District Lot 526 Plan 4502
1637	Cedar	011-521-058 Lot 7 Block 489 District Lot 526 Plan 4502
1650	Cedar	011-534-672 Lot 3 Block 49 District Lot 526 Plan 4502
1663	Cedar	011-521-066 Lot 8 Block 489 District Lot 526 Plan 4502
1695	Cedar	011-521-074 Lot 9 Block 489 District Lot 526 Plan 4502
1703	Cedar	011-524-120 Lot 6 Block 488 District Lot 526 Plan 4502
1712	Cedar	011-538-422 Amended Lot 11 (See 16611K) Block 40 District Lot 526 Plan 4502
1738	Cedar	011-538-376 Amended Lot 10 (See 2071K) Block 40 District Lot 526 Plan 4502
1751	Cedar	011-524-146 Lot 8 Block 488 District Lot 526 Plan 4502
1778	Cedar	011-538-317 Lot 9 Block 40 District Lot 526 Plan 4502
1788	Cedar	008-139-059 Lot 1 Block 40 District Lot 526 Plan 5768
1799	Cedar	009-469-222 Lot 10 Block 488 District Lot 526 Plan 4502
1903	Cedar	011-536-900 Lot 7 Block 45 District Lot 526 Plan 4502
1926	Cedar	006-709-460 Lot 3 Block 44 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1950	Cedar	011-537-451 Lot 2A Block 44 District Lot 526 Plan 4502
1961	Cedar	004-584-694 Lot 4 Block 45 District Lot 526 Plan 4502
1974	Cedar	005-202-132 Lot 2 Block 44 District Lot 526 Plan 4502
1999	Cedar	011-536-811 Lot 3 Block 45 District Lot 526 Plan 4502
2000	Cedar	011-537-400 Amended Lot 1 (See 4361K) Block 44 District Lot 526 Plan 4502
3302	Cedar	011-073-802 Lot 1A Block 40 District Lot 526 Plan 5768
3333	Cedar	011-534-834 Lot 10 Block 48 District Lot 526 Plan 4502
3388	Cedar	006-755-658 Lot 2A Block 40 District Lot 526 Plan 4502
3389	Cedar	003-669-424 Lot 7 Block 48 District Lot 526 Plan 4502
3438	Cedar	011-538-228 Lot 3A Block 40 District Lot 526 Plan 4502
3439	Cedar	011-534-796 Lot 6 Block 48 District Lot 526 Plan 4502
3490	Cedar	004-777-841 Lot 4 Block 40 District Lot 526 Plan 4502
3637	Cedar	011-542-373 Lot 15 Block 25 District Lot 526 Plan 4502
3689	Cedar	008-405-719 Lot 14 Block 25 District Lot 526 Plan 4502
3789	Cedar	011-542-276 Amended Lot 12 (See 102893L) Block 25 District Lot 526 Plan 4502
3350	Cypress	004-173-007 Lot 2 Block 48 District Lot 526 Plan 4502
3398	Cypress	010-449-001 Lot 3 Block 48 District Lot 526 Plan 4502
3490	Cypress	011-534-788 Lot 5 Block 48 District Lot 526 Plan 4502
3538	Cypress	002-694-867 Lot 1 Block 41 District Lot 526 Plan 4502
3590	Cypress	011-538-040 Lot 3 Block 41 District Lot 526 Plan 4502
3698	Cypress	011-537-787 Lot 1 Block 42 District Lot 526 Plan 4502
3738	Cypress	008-914-958 Lot 1A Block 42 District Lot 526 Plan 4502
3751	Cypress	009-745-491 Lot B of Lot 3 Block 43 District Lot 526 Plan 9136
3790	Cypress	011-537-833 Amended Lot 2 (See 24023K) Block 42 District Lot 526 Plan 4502
3823	Cypress	007-680-244 Lot B Block 43 District Lot 526 Plan 15237

Number	Street	PID/Legal Description
3818	Cypress	025-839-063 Strata Lot 1 District Lot 526 Group 1 New Westminster District Strata Plan BCS638 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
#1-3838	Cypress	025-839-071 Strata Lot 2 District Lot 526 Group 1 New Westminster District Strata Plan BCS638 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
#2-3838	Cypress	025-839-080 Strata Lot 3 District Lot 526 Group 1 New Westminster District Strata Plan BCS638 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V
1889	Matthews	025-839-098 Strata Lot 4 District Lot 526 Group 1 New Westminster District Strata Plan BCS638 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V The Common Property Strata Plan BCS638
3890	Cypress	011-541-466 Lot 1 Block 27 District Lot 526 Plan 4502
3996	Cypress	011-541-474 Lot 2 Block 27 District Lot 526 Plan 4502
1053	Douglas Crescent	011-532-769 Lot 15 Block 55 District Lot 526 Plan 4502
1069	Douglas Crescent	006-715-842 Lot 16 Block 55 District Lot 526 Plan 4502
1075	Douglas Crescent	011-532-777 Lot 17 Block 55 District Lot 526 Plan 4502
3690	East Boulevard	011-542-195 Lot 3 Block 25 District Lot 526 Plan 4502
3338	Fir	011-292-024 Lot 10 Block 490 District Lot 526 Plan 4502
3340	Fir	

Number	Street	PID/Legal Description
3290	Granville	006-478-280 Strata Lot 2 District Lot 526 Strata Plan VR. 1266 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3292	Granville	006-478-611 Strata Lot 3 District Lot 526 Strata Plan VR. 1266 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3294	Granville	006-478-247 Strata Lot 1 District Lot 526 Strata Plan VR. 1266 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3296	Granville	006-478-646 Strata Lot 4 District Lot 526 Strata Plan VR. 1266 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1266
3300	Granville	024-903-990
3338	Granville	PARCEL A Block 50 District Lot 526 Group 1 New Westminster District Plan LMP48032
3380	Granville	
3351	Granville	007-365-012 Lot 1 Block 38 District Lot 526 Plan 16781
3589	Granville	011-792-043 Lot 12 Block 37 District Lot 526 Plan 4502
3651	Granville	006-175-015 Lot 4 Block 33 District Lot 526 Plan 4502 (also 1512 Matthews)
3738	Granville	011-532-441 Amended Lot 5 (See 472300L) Block 58 District Lot 526 Plan 4502
3751	Granville	011-540-249 Lot 5 Block 33 District Lot 526 Plan 4502
3857	Granville	011-279-591 Lot B of Lots 5 TO 8 Block 32 District Lot 526 Plan 4915
3989	Granville	011-540-524 Lot 6 Block 31 District Lot 526 Plan 4502
4025	Granville	011-190-272 Lot B Block 31 District Lot 526 Plan 5280
1819	Hosmer	See 3637 ANGUS
1837	Hosmer	006-958-931 Lot 1 Block 39 District Lot 526 Plan 4502
1937	Hosmer	008-345-287 Lot B Block 44 District Lot 526 Plan 9592
1950	Hosmer	011-107-278 Lot B of Lot 2 Block 43 District Lot 526 Plan 5629
1975	Hosmer	011-537-493 Amended Lot 6 (See 4361K) Block 44 District Lot 526 Plan 4502
1998	Hosmer	005-492-751 Lot 1 Block 43 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
3590	Hudson	029-308-313 Lot E District Lot 526 Group 1 New Westminster District Plan EPP41521
3637	Hudson	007-049-846 Lot B Block 59 District Lot 526 Plan 18922
3888	Hudson	011-475-480 Strata Lot 2 District Lot 526 Strata Plan VR. 2164 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3890	Hudson	011-475-501 Strata Lot 4 District Lot 526 Strata Plan VR. 2164 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3896	Hudson	011-475-498 Strata Lot 3 District Lot 526 Strata Plan VR. 2164 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1295	Laurier	011-475-471 Strata Lot 1 District Lot 526 Strata Plan VR. 2164 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 2164
3950	Hudson	012-916-633 Strata Lot 1 District Lot 526 Strata Plan VR 2347 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3980	Hudson	012-916-650 Strata Lot 2 District Lot 526 Strata Plan VR 2347 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 2347
1251	West King Edward	011-527-455 Lot 8 Block 71 District Lot 526 Plan 4502
1375	West King Edward	011-527-757 Lot 9 Block 70 District Lot 526 Plan 4502
1427	West King Edward	011-530-162 Lot 7 Block 69 District Lot 526 Plan 4502
1475	West King Edward	011-530-189 Lot 9 Block 69 District Lot 526 Plan 4502
1503	West King Edward	011-190-281 Lot C Block 31 District Lot 526 Plan 5280
1599	West King Edward	005-162-696 Lot 11 Block 31 District Lot 526 Plan 4502
1619	West King Edward	011-540-621 Lot 9 Block 30 District Lot 526 Plan 4502
1751	West King Edward	011-540-745 Amended Lot 7 (See 58329K) Block 29 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1799	West King Edward	(3998 Angus on VanMap and BC Assessment)
3998	Angus	011-540-699 Lot 6 Block 29 District Lot 526 Plan 4502
1825	West King Edward	011-541-334 Lot 4 Block 28 District Lot 526 Plan 4502
1875	West King Edward	011-541-512 Lot 4 Block 27 District Lot 526 Plan 4502
1925	West King Edward	008-202-125 Lot 6 Block 26 District Lot 526 Plan 4502
1961	West King Edward	011-541-628 Lot 3 Block 26 District Lot 526 Plan 4502
1975	West King Edward	011-541-598 Lot 2 Block 26 District Lot 526 Plan 4502
1989	West King Edward	016-125-045 Lot 1 Block 26 District Lot 526 Plan 4502
1051	Laurier	011-530-243 Lot 4 Block 68 District Lot 526 Plan 4502
1186	Laurier	006-548-016 Strata Lot 1 District Lot 526 Strata Plan VR. 1380 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1188	Laurier	003-928-764 Strata Lot 2 District Lot 526 Strata Plan VR. 1380 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1380
1315	Laurier	011-530-511 Lot 3 Block 65 District Lot 526 Plan 4502
1326	Laurier	011-527-633 Lot 4, except THE EAST 9 feet Block 70 District Lot 526 Plan 4502
1327	Laurier	011-530-626 Lot 4 Block 65 District Lot 526 Plan 4502
1374	Laurier	014-546-515 Lot 2 Block 70 District Lot 526 Plan 4502
1426	Laurier	011-530-111 Lot 4 Block 69 District Lot 526 Plan 4502
1453	Laurier	011-530-928 Lot 5 Block 64 District Lot 526 Plan 4502
1498	Laurier	011-530-090 Lot 2 Block 69 District Lot 526 Plan 4502
1515	Laurier	011-279-605 Lot C of Lots 5 TO 8 Block 32 District Lot 526 Plan 4915
1526	Laurier	011-540-486 Lot 4 Block 31 District Lot 526 Plan 4502
1527	Laurier	003-552-055 Lot 9 Block 32 District Lot 526 Plan 4502
1551	Laurier	011-540-281 Lot 10 Block 32 District Lot 526 Plan 4502
1575	Laurier	011-540-303 Lot 11 Block 32 District Lot 526 Plan 4502
1606	Laurier	004-950-186 Lot 7 Block 30 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1626	Laurier	011-445-491 Lot 6 Block 30 District Lot 526 Plan 4502
1627	Laurier	011-540-176 Lot 3 Block 34 District Lot 526 Plan 4502 011-540-184 Lot 4 Block 34 District Lot 526 Plan 4502
1646	Laurier	011-136-596 Lot 5 Block 30 District Lot 526 Plan 4502
1649	Laurier	007-970-196 Lot 5 Block 34 District Lot 526 Plan 4502
1656	Laurier	008-764-964 Lot H Block 30 District Lot 526 Plan 12959
1675	Laurier	011-540-192 Lot 6 Block 34 District Lot 526 Plan 4502
1696	Laurier	007-752-636 Lot 1 Block 30 District Lot 526 Plan 4502
1699	Laurier	008-207-313 Lot 7 Block 34 District Lot 526 Plan 4502
3290	Maple	011-521-333 Lot 10 Block 486 District Lot 526 Plan 4502
3337	Maple	011-543-001 Lot 8 Block 22 District Lot 526 Plan 4502
3390	Maple	005-433-380 Lot 10 Block 47 District Lot 526 Plan 4502
3550	Maple	002-555-816 Strata Lot 2 District Lot 526 Strata Plan VR1337 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3560	Maple	003-079-791 Strata Lot 1 District Lot 526 Strata Plan VR1337 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR1337
3850	Marguerite	011-540-206 Lot 8 Block 34 District Lot 526 Plan 4502
3851	Marguerite	011-540-818 Amended Lot 12 (See 598640L) Block 29 District Lot 526 Plan 4502
3899	Marguerite	011-540-788 Lot 11 Block 29 District Lot 526 Plan 4502
3937	Marguerite	005-615-381 Lot 10 except Lot A (Reference Plan 1385) Block 29 District Lot 526 Plan 4502
3989	Marguerite	002-508-010 Lot 9 Block 29 District Lot 526 Plan 4502 002-508-044 Lot A (Reference Plan 1385) of Lot 10 Block 29 District Lot 526 Plan 4502
3990	Marguerite	011-540-567 Lot 2 Block 30 District Lot 526 Plan 4502
3992	Marguerite	
4051	Marguerite	005-519-799 Amended Lot 8 (See 58329K) Block 29 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1511	Marpole	005-911-184 Lot 6 Block 490 District Lot 526 Plan 4502
1537	Marpole	005-493-765 Lot 7 Block 490 District Lot 526 Plan 4502
1550	Marpole	011-538-643 Lot 4 Block 38 District Lot 526 Plan 4502
1589	Marpole	004-417-780 Lot 8 Block 490 District Lot 526 Plan 4502
1595	Marpole	003-186-105 Lot 9 Block 490 District Lot 526 Plan 4502
1598	Marpole	012-037-575 Lot 3 Block 38 District Lot 526 Plan 4502
1605	Marpole	017-565-171 Lot B Block 49 District Lot 526 Plan LMP2442
1625	Marpole	007-945-213 Lot 5 Block 49 District Lot 526 Plan 4502
1628	Marpole	023-604-280 Lot 2 Block 38 District Lot 526 Group 1 New Westminster District Plan LMP30847
1645	Marpole	011-534-737 Lot 4, except Lot A (Reference Plan 1549) Block 49 District Lot 526 Plan 4502
1652	Marpole	010-808-361 Lot 3 of Lot 1 Block 38 District Lot 526 Plan 6783
1188	Matthews	007-761-937 Lot 5A Block 61 District Lot 526 Plan 4502
1189	Matthews	011-532-564 Lot 4 Block 57 District Lot 526 Plan 4502
1203	Matthews	009-937-081 Lot 9 Block 57 District Lot 526 Plan 8739
1239	Matthews	016-059-727 Lot D Block 57 District Lot 526 Plan 22855
1254	Matthews	011-531-991 Lot 5A Block 60 District Lot 526 Plan 4502
1281	Matthews	016-059-697 Lot C Block 57 District Lot 526 Plan 22855
1290	Matthews	011-531-983 Lot 5 Block 60 District Lot 526 Plan 4502
1338	Matthews	008-294-984 Lot 1 Block 59 District Lot 526 Plan 4502
1354	Matthews	011-532-319 Lot 4A Block 59 District Lot 526 Plan 4502
1365	Matthews	010-826-742 Amended Lot C (Explanatory Plan 5869) of Lot 7 Block 56 District Lot 526 Plan 6664
1397	Matthews	011-079-614 Lot 10 Block 56 District Lot 526 Plan 5782
1469	Matthews	007-585-438 Lot A Block 56 District Lot 526 Plan 16293

Number	Street	PID/Legal Description
1470	Matthews	006-642-764 Strata Lot 4 District Lot 526 Strata Plan VR. 1482 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1480	Matthews	006-642-705 Strata Lot 1 District Lot 526 Strata Plan VR. 1482 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1490	Matthews	006-642-748 Strata Lot 3 District Lot 526 Strata Plan VR. 1482 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1496	Matthews	004-200-926 Strata Lot 2 District Lot 526 Strata Plan VR. 1482 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 The Common Property Strata Plan VR. 1482
1537	Matthews	007-969-210 Lot 11 Block 37 District Lot 526 Plan 4502
1563	Matthews	011-539-127 Lot 10 Block 37 District Lot 526 Plan 4502
1589	Matthews	011-539-089 Lot 9A Block 37 District Lot 526 Plan 4502
1590	Matthews	008-040-176 Lot F Block 33 District Lot 526 Plan 21350

Number	Street	PID/Legal Description
1632	Matthews	004-284-836 Strata Lot 3 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1634	Matthews	005-071-852 Strata Lot 5 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1636	Matthews	004-285-221 Strata Lot 4 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
1638	Matthews	004-492-251 Strata Lot 6 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3711	Alexandra	006-682-456 Strata Lot 1 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 002-713-225 Strata Lot 2 District Lot 526 Strata Plan VR. 1553 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1
3791	Alexandra	The Common Property Strata Plan VR. 1553
1651	Matthews	004-190-831 Lot E Block 37 District Lot 526 Plan 14931
1690	Matthews	017-850-142 Lot B Block 34 District Lot 526 Plan LMP4875
1699	Matthews	008-898-391 Lot D Block 36 District Lot 526 Plan 12441
1737	Matthews	007-327-838 Lot F Block 36 District Lot 526 Plan 17000
1789	Matthews	011-539-364 Lot 5 Block 36 District Lot 526 Plan 4502
1837	Matthews	011-540-150 Lot 3 Block 35 District Lot 526 Plan 4502
1838	Matthews	011-540-907 Lot 1 Block 28 District Lot 526 Plan 4502
1864	Matthews	008-294-836 Lot 7 Block 27 District Lot 526 Plan 4502
1902	Matthews	011-541-857 Lot 8 Block 26 District Lot 526 Plan 4502 011-541-890 Lot 9 Block 26 District Lot 526 Plan 4502
1926	Matthews	010-302-484 Lot 10 Block 26 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1950	Matthews	011-541-920 Lot 11 Block 26 District Lot 526 Plan 4502
1965	Matthews	007-680-309 Lot E Block 43 District Lot 526 Plan 15237
1988	Matthews	010-117-903 Lot 12 Block 26 District Lot 526 Plan 4502
1998	Matthews	011-541-954 Lot 13 Block 26 District Lot 526 Plan 4502
1469	McRae	011-524-707 Lot 1 Block 472 District Lot 526 Plan 4502
1499	McRae	011-688-718 Lot 1A Block 51 District Lot 526 Plan 4502 011-524-758 Lot 2 Block 472 District Lot 526 Plan 4502
3430	Osler	014-891-841 Strata Lot 1 District Lot 526 Strata Plan VR 2491 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
3450	Osler	014-891-859 Strata Lot 2 District Lot 526 Strata Plan VR 2491 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
3470	Osler	014-891-867 Strata Lot 3 District Lot 526 Strata Plan VR 2491 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The Common Property Strata Plan VR. 2491
3437	Osler	011-944-811 Strata Lot 2 District Lot 526 Strata Plan VAS 2250 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
3439	Osler	011-944-803 Strata Lot 1 District Lot 526 Strata Plan VAS 2250 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
3443	Osler	011-944-838 Strata Lot 4 District Lot 526 Strata Plan VAS 2250 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
3445	Osler	011-944-820 Strata Lot 3 District Lot 526 Strata Plan VAS 2250 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The Common Property Strata Plan VAS 2250
3498	Osler	004-776-691 Lot 15 Block 54 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
3538	Osler	003-660-681 Lot 16 Block 54 District Lot 526 Plan 4502
3638	Osler	010-752-081 Lot 10 Block 62 District Lot 526 Plan 4502
3651	Osler	010-067-523 Lot 3 Block 61 District Lot 526 Plan 4502
3809	Osler	009-624-741 Lot B Block 67 District Lot 526 Plan 9598
3812	Osler	011-530-219 Lot 1 Block 68 District Lot 526 Plan 4502
3838	Osler	004-129-121 Lot 1B Block 68 District Lot 526 Plan 4502
3851	Osler	016-625-676 Lot 3 Block 67 District Lot 526 Plan 4502
3888	Osler	011-530-278 Amended Lot 6A (See 235822L) Block 68 District Lot 526 Plan 4502
4033	Osler	011-433-639 Lot 6, except the South 20 feet Block 72 District Lot 526 Plan 4502
4089	Osler	011-525-762 the South 20 feet of Lot 6 Block 72 District Lot 526 Plan 4502 011-525-819 Lot 7 Block 72 District Lot 526 Plan 4502
1695	Pine Crescent	011-534-656 Lot 1 Block 49 District Lot 526 Plan 4502
3389	Pine Crescent	011-303-425 Amended Lot B (See 2071K) of Lot 8 Block 40 District Lot 526 Plan 4826
3403	Pine Crescent	011-538-261 Lot 7 Block 40 District Lot 526 Plan 4502 010-232-958 Lot A of Lot 8 Block 40 District Lot 526 Plan 4826
3538	Pine Crescent	009-028-234 Amended Lot C (Explanatory Plan 8863) Block 39 District Lot 526 Plan 11895
3589	Pine Crescent	011-538-074 Lot 6 Block 41 District Lot 526 Plan 4502
3637	Pine Crescent	011-538-066 Lot 5 Block 41 District Lot 526 Plan 4502
3638	Pine Crescent	007-388-268 Lot A Block 35 District Lot 526 Plan 16835 007-388-292 Lot B Block 35 District Lot 526 Plan 16835
3663	Pine Crescent	008-342-849 Lot B Block 42 District Lot 526 Plan 11590
3676	Pine Crescent	003-000-818 Lot 1A Block 35 District Lot 526 Plan 5780
3737	Pine Crescent	011-537-850 Amended Lot 5 (See 106300L) Block 42 District Lot 526 Plan 4502
3789	Pine Crescent	005-245-958 Lot 5A Block 42 District Lot 526 Plan 4502
3790	Pine Crescent	002-567-539 Lot 3A Block 35 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
3851	Pine Crescent	012-845-167 Amended Lot 4 (Explanatory Plan 2675) Block 42 District Lot 526 Plan 4502
3924	Pine Crescent	011-540-931 Lot 2 Block 28 District Lot 526 Plan 4502
3989	Pine Crescent	011-541-563 Lot 6 Block 27 District Lot 526 Plan 4502
3990	Pine Crescent	011-541-253 Lot 3 Block 28 District Lot 526 Plan 4502
4050	Pine Crescent	011-541-296 Lot 3A Block 28 District Lot 526 Plan 4502
4051	Pine Crescent	011-541-539 Lot 5 Block 27 District Lot 526 Plan 4502
1056	Richelieu	011-532-700 Lot 5 Block 55 District Lot 526 Plan 4502
1184	Richelieu	011-192-011 Lot B Block 55 District Lot 526 Plan 5262
1186	Richelieu	
1188	Richelieu	
3611	Selkirk	024-567-574 Lot E Block 60 District Lot 526 Group 1 New Westminster District Plan LMP42938
1230	Matthews	
3633	Selkirk	024-567-736 Lot F Block 60 District Lot 526 Group 1 New Westminster District Plan LMP42938
3689	Selkirk	023-561-033 Lot B Block 60 District Lot 526 Group 1 New Westminster District Plan LMP30286
3690	Selkirk	011-531-843 Lot 6 Block 61 District Lot 526 Plan 4502
3789	Selkirk	011-531-975 Lot 4A Block 60 District Lot 526 Plan 4502
3839	Selkirk	005-410-916 Lot A Block 66 District Lot 526 Plan 9560
1238	Tecumseh	006-652-557 Strata Lot 3 District Lot 526 Strata Plan VR1512 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
1242	Tecumseh	002-605-562 Strata Lot 2 District Lot 526 Strata Plan VR. 1512 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
1248	Tecumseh	004-487-192 Strata Lot 1 District Lot 526 Strata Plan VR. 1512 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The Common Property Strata Plan VR1512
1232	The Crescent	011-532-513 Lot 1 Block 57 District Lot 526 Plan 4502 (3351 Osler on VanMap)
1296	The Crescent	011-532-599 Amended Lot 6 (See 597445L) Block 57 District Lot 526 Plan 4502

Number	Street	PID/Legal Description
1311	The Crescent	011-533-161 Lot 4, except part in Plan 10832 Block 51 District Lot 526 Plan 4502
1323	The Crescent	015-873-021 Strata Lot 4 District Lot 526 Strata Plan VR. 2618 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
1333	The Crescent	015-873-013 Strata Lot 3 District Lot 526 Strata Plan VR. 2618 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
1337	The Crescent	015-873-005 Strata Lot 2 District Lot 526 Strata Plan VR. 2618 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.
1339	The Crescent	015-872-998 Strata Lot 1 District Lot 526 Strata Plan VR. 2618 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1. The Common Property Strata Plan VR. 2618
1363	The Crescent	011-533-137 Lot 2 Block 51 District Lot 526 Plan 4502
1388	The Crescent	011-532-688 Lot D (See N64679L) Block 56 District Lot 526 Plan 4502
3567	Hudson	
1389	The Crescent	011-533-102 Lot 1 Block 51 District Lot 526 Plan 4502
1398	The Crescent	011-532-670` Lot 4 Block 56 District Lot 526 Plan 4502
3333	The Crescent	027-666-191 Lot B Block 50 District Lot 526 Group 1 New Westminster District Plan BCP38409
3338	The Crescent	008-228-205 Lot 1 Block 54 District Lot 526 Plan 4502
3351	The Crescent	011533226 Lot 3 Block 50 District Lot 526 Plan 4502
3369	The Crescent	006-792-901 Lot B Block 50 District Lot 526 Plan 18121
3356	The Crescent	011-532-866 Amended Lot 11 (See 248004L) Block 54 District Lot 526 Plan 4502
1041	Wolfe	011-531-126 Lot 12 Block 63 District Lot 526 Plan 4502
1055	Wolfe	011-531-070 Lot 10 Block 63 District Lot 526 Plan 4502
1080	Wolfe	011-532-858 Lot 9 Block 54 District Lot 526 Plan 4502
1088	Wolfe	006-636-721 Lot 8 Block 54 District Lot 526 Plan 4502
1188	Wolfe	011-532-840 Lot 4 Block 54 District Lot 526 Plan 4502
1250	Wolfe	008-156-603 Lot 8B Block 472 District Lot 526 Plan 7670