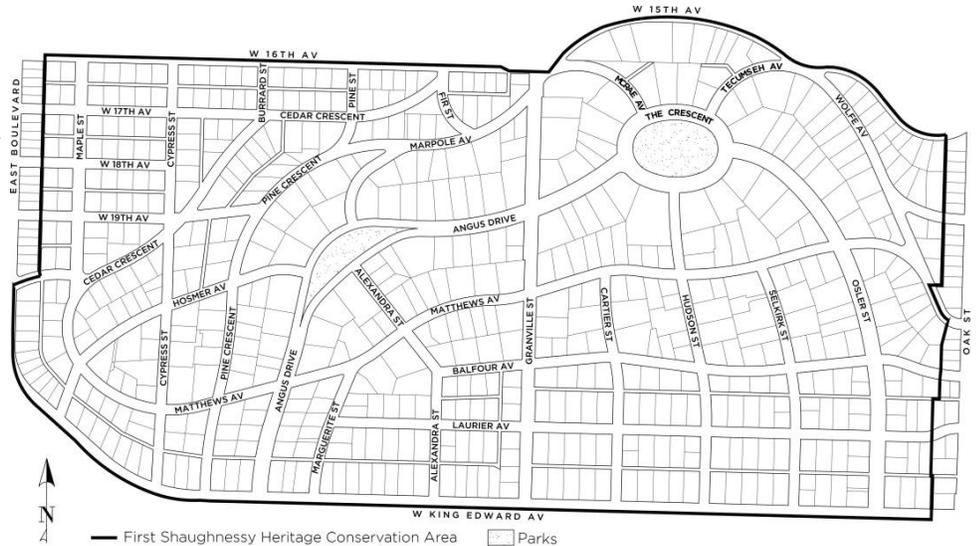


## **Proposed Regulatory & Zoning Changes for First Shaughnessy**

July 2015

This document provides important information about the proposed regulatory and zoning changes for First Shaughnessy (see map). The City of Vancouver has been reviewing ways to strengthen First Shaughnessy's land use regulations in order to meet the area's long-standing goal of conservation of heritage homes built prior to 1940. This review was directed by City Council in 2013 as part of the Heritage Action Plan, and the proposed changes have been referred to a Public Hearing scheduled to commence on Tuesday, July 21st, 2015 at 6:00pm. For Public Hearing information, visit: [www.vancouver.ca/publichearings](http://www.vancouver.ca/publichearings) or phone 3-1-1.



### **Frequently Asked Questions:**

#### **1. What changes are proposed for First Shaughnessy?**

The proposals for First Shaughnessy include the establishment of a Heritage Conservation Area Official Development Plan (HCA ODP), a new Zoning District Schedule, a new Heritage Property Standards of Maintenance By-law and a new Heritage Procedure By-law. All buildings built prior to 1940 are proposed to be scheduled as “protected heritage property” as part of the HCA ODP and legally protected from demolition. They are also eligible for new development benefits in the proposed zoning. The report to Council outlining the proposals along with supporting materials can be reviewed online at: <http://former.vancouver.ca/ctyclerk/cclerk/20150609/regu20150609ag.htm>

#### **2. Why are these changes being recommended?**

The proposed regulatory and zoning changes for First Shaughnessy aim to uphold existing, Council-adopted goals and objectives for the heritage protection of this unique and important part of the City. These changes aim to ensure heritage values of this area are maintained for future generations, keeping First Shaughnessy one of Vancouver's most prestigious residential areas, as originally intended when it was established by the Canadian Pacific Railway in 1907. In addition, the proposed changes aim to create better balance of development opportunities across properties that have pre-1940 buildings and those that do not. If the proposed changes are adopted, new buildings and additions to existing buildings will be more compatible with the character of the area, and more mature landscaping and trees will be maintained when a site is redeveloped.

#### **3. What properties are recommended to become “protected heritage property”?**

All sites in the First Shaughnessy area (including strata-titled properties) that contain buildings constructed prior to 1940 are recommended to be scheduled as “protected heritage property” in the proposed Heritage Conservation Area. To see the complete list of properties and the consultant research that led to the recommended list, visit the following links:

*Proposed Heritage Conservation Area Official Development Plan:*

<http://former.vancouver.ca/ctyclerk/cclerk/20150609/documents/rr1appendixb.pdf>

*(See Appendix A4 - First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties)*

*First Shaughnessy Consultant Recommendations:*

<http://former.vancouver.ca/ctyclerk/cclerk/20150609/documents/rr1appendixl.pdf>

*(See Appendix C - Recommended List of Properties for HCA Schedule)*

#### **4. What does “protected heritage property” mean? What are the benefits?**

If the changes are adopted, properties that are scheduled as “protected heritage property” in the proposed Heritage Conservation Area will be legally protected from demolition. While demolition can be prevented, many benefits are proposed in the new zoning that would only be available to these properties. These benefits include opportunities for coach house dwelling use, and expanded qualifying criteria for multiple conversion dwelling and infill dwelling use. In addition, the proposed changes enable the Director of Planning to consider development relaxations for projects where protected heritage property is conserved, in order to accommodate renovations and sensitive additions.

#### **5. What other aspects of the proposed changes will affect property owners?**

***New First Shaughnessy District Schedule (Zoning):*** The proposed new zoning district schedule will apply to all property currently in the First Shaughnessy Official Development Plan area. Updated development regulation proposals relate to use, built form, and building siting, among other things. The overall goal of the changes is to support development that is more compatible with the existing neighbourhood scale and character. In addition, the First Shaughnessy Design Guidelines have been reviewed and updated to provide greater clarity for property owners and designers. Visit the links below to review the proposals:

*Proposed First Shaughnessy District Schedule to the Zoning & Development By-law:*

<http://former.vancouver.ca/ctyclerk/cclerk/20150609/documents/rr1appendixe.pdf>

*Proposed Design Guidelines:*

<http://former.vancouver.ca/ctyclerk/cclerk/20150609/documents/rr1appendixb.pdf>

*(See Appendix A3 - First Shaughnessy Heritage Conservation Area Design Guidelines)*

***Heritage Alteration Permits:*** If First Shaughnessy becomes a Heritage Conservation Area, all major changes to existing buildings and development proposals will require a Heritage Alteration Permit in addition to the usual development permits. Heritage Alteration Permits are processed concurrently with development permits and do not have additional fee or time requirements.

***Heritage Property Standards of Maintenance:*** If approved, a new Heritage Property Standards of Maintenance By-law will apply to all properties in the First Shaughnessy area. This will ensure that the objectives for the area are upheld and that “demolition through neglect” of protected heritage property is prevented.

#### **6. Have land value impacts been considered with the proposed changes?**

In April 2015, the City undertook third-party analysis of the potential economic impacts of the proposed changes. Additional analysis on the impacts of the proposed zoning changes is currently underway. In general, it is anticipated that maintaining the pre-1940 heritage character of First Shaughnessy will support long-term stability of land values, as this quality of character has contributed to the overall desirability of the area enjoyed by the community to date.

#### **7. What are the next steps?**

Results of the additional analysis and any adjustments to the proposed changes will be provided to Council and made available to the public in advance of the Public Hearing. Please visit the Heritage Action Plan website for updates: [www.vancouver.ca/heritage-action-plan](http://www.vancouver.ca/heritage-action-plan). The Public Hearing is scheduled to commence on Tuesday, July 21, 2015 at 6:00pm. If Council adopts the changes after holding the Public Hearing and enacts the proposed by-laws, all development applications in First Shaughnessy will be reviewed against and must conform to the new regulations.

### ***About the Heritage Action Plan:***

The Heritage Action Plan is a Council approved set of actions to update the City’s Heritage Conservation Program and improve the way in which we manage, preserve, and celebrate our heritage. Actions include an update of the Vancouver Heritage Register, Character Home Zoning Review, Sustainability Initiatives, and Awareness and Advocacy Initiatives. For more information on the Heritage Action Plan, visit: [www.vancouver.ca/heritage-action-plan](http://www.vancouver.ca/heritage-action-plan) or phone 3-1-1.