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**To:** "Direct to Mayor and Council - DL"

**CC:** "City Manager's Correspondence Group - DL"

"Kelley, Gil" <Gil.Kelley@vancouver.ca>

**Date:** 10/2/2018 4:59:57 PM

**Subject:** First Shaughnessy Heritage Conservation Area Update

**Attachments:** Memo to Mayor and Council - First Shaughnessy Heritage Conservation Area....pdf

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Dear Mayor and Council,

The attached memo is provided in response to Council's motion that staff report back after 15 permits have been issued in First Shaughnessy on the impact and effectiveness of the Heritage Conservation Area established in September 2015. The key points addressed in the memo are as follows:

- ⊙ Since the designation, development activity has been more balanced with an almost equal number of new and conservation applications.
- ⊙ New build applications have complied with new regulations resulting in more compatible building in scale, siting and style with the area's heritage character.
- ⊙ There has been no further loss of heritage houses listed on the list of protected properties.

Should you have any questions regarding this matter, please do not hesitate to contact Gil Kelley.

Best,  
Paul

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## OCTB MEMORANDUM

October 2, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Communications Director  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Naveen Girn, Community Relations Director, Mayor's Office

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: First Shaughnessy Heritage Conservation Area update

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Dear Mayor and Council,

This memo is in response to Council's motion that staff report back after the issuance of development and building permits of 15 applications on the impact and effectiveness of the establishment of the First Shaughnessy Heritage Conservation Area.

### **Background:**

On September 29, 2015, Council designated the First Shaughnessy Heritage Conservation Area as the first heritage conservation area in the City and approved a new District Schedule for First Shaughnessy and related Heritage By-laws to provide stewardship and long term protection for an area of the city possessing significant heritage resources and distinct heritage value and character. This was undertaken as part of the Heritage Action Plan because the previous First Shaughnessy Official Development Plan was found to be declining in its effectiveness to manage the conservation of heritage buildings and character in First Shaughnessy in the current development climate.

<https://council.vancouver.ca/20150609/documents/rr1report.pdf>

### **Key Objectives:**

- To strengthen the City's long-standing goals for the conservation and preservation of neighbourhood character and pre-1940 heritage homes and provide flexibility and incentives aimed at facilitating heritage building rehabilitation in the First Shaughnessy area.
  - To address issues for new buildings to be compatible in scale, siting, and style with the area's heritage character.
  - To ensure the long-term maintenance and upkeep of designated protected heritage property and property within the Heritage Conservation Area (heritage property standards of maintenance by-law).
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**Update:**

There have been 33 applications submitted since the adoption of the Heritage Conservation Area. This does not include minor amendments or landscape alterations. Of the 33 applications, 16 projects have been issued a development and building permit. The applications to date include 13 Conservation applications on protected properties list, 16 new build, 3 renovations, and 1 multiple dwelling (36 rental units) issued under a rezoning policy for affordable, rental and special needs housing. For the new builds, styles have ranged from modern, to historical styles. Applications reviewed by the First Shaughnessy Advisory Design Panel, were supported at first review with 2 projects supported at second review. There has been no further loss of heritage houses listed on the list of protected properties.

**Conservation & Renovation Applications/Issued:**

- 1. 3837 Alexandra St. / July 2018
- 2. 1655 Angus Dr. / Nov. 2017
- 3. 1263 Balfour Ave. / Dec. 2017
- 4. 1961 Cedar Cres. / Aug. 2016
- 5. 1695 Pine Cres. / July 2018
- 6. 3789 Pine Cres. / July 2018
- 7. 1837 W 19<sup>th</sup> / Nov. 2017
- 8. 1638 Angus Dr. / Oct. 2018

**New Build Applications / Issued:**

- 1. 1190 Matthews Ave. / May 2018
- 2. 1341 Matthews Ave. / Aug. 2018
- 3. 1138 Richelieu Ave. / July 2018
- 4. 1037 W King Ed. Ave. / Aug. 2018
- 5. 1227 W King Ed. Ave./ Aug. 2017
- 6. 1299 W King Ed. Ave./ Aug. 2018
- 7. 1099 Wolfe Ave. / Mar. 2018
- 8. 1093 Wolfe Ave. / Oct. 2018

**Summary:**

Since the designation of First Shaughnessy as a Heritage Conservation Area, development activity for pre- and post-1940 homes has been more balanced. The greater flexibility for retention projects which include increased allowable floor area has resulted in an equal number of conservation to new build applications. The goal to protect and preserve pre-1940 buildings on the List of Protected Properties has been met with no further loss of heritage buildings on the List. New build applications have complied to the reduced footprint, setbacks and FSR resulting in compatible in scale built forms that have ranged from a variety of styles with historical references ranging from Tudor Revival, Georgian, Arts and Crafts to Modern. City Council’s current Interim Affordable Housing Rezoning Policy has been applied in the approval of a secured rental housing application (36 units), located at a main arterial with a rear lane. The loss of mature trees and landscaping has been avoided wherever possible in keeping with the Protection of Trees By-Law. The Heritage Property Standards of Maintenance By-Law is being applied to ensure restoration of heritage homes resulting from damage or neglect.

It has been almost three years since the designation of the First Shaughnessy Conservation Area and the issuance of 15 development and building permits with 33 applications total (including in stream applications). The designation of First Shaughnessy as an HCA, FS District Schedule, and related Heritage By-laws have been effective in upholding the Council-adopted goals and objectives of the heritage protection of one of Vancouver’s most prestigious residential areas, as was the initial plan for this neighbourhood at the time it was established by the CPR in 1907.



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