

Recommendations

After consideration of the consultant recommendations and stakeholder and public feedback, the following recommendations will be made to Council for the First Shaughnessy area.

1. ESTABLISH A HERITAGE CONSERVATION AREA

This would require adopting a new Heritage Conservation Area Official Development Plan, which would have City-wide applicability. First Shaughnessy would be scheduled as the first HCA in Vancouver with the option to add other areas in the future.

► The First Shaughnessy Heritage Conservation Area would include:

- Historic Context Statement & Statement of Significance describing the heritage values of the area.
- Design Guidelines based on the current guidelines with updates to improve readability and clarity, and to ensure greater compatibility of development with heritage character.
- List of Protected Heritage Property based on current Heritage Inventory with updates to reflect current research and remove demolished homes.

► HCA and Future Rezoning:

- The Vancouver Charter requires that all ODPs include policies on affordable housing, rental housing, and special needs housing.
- For First Shaughnessy, the proposed policy is to limit any future rezoning to affordable, rental or special needs housing on arterial streets limited to West King Edward Avenue, Granville Street, West 15th Ave and West 16th Ave, where there would be no loss of pre-1940s homes.
- In all cases, a proposed development would need to demonstrate good contextual fit with adjacent development and the HCA, and would be required to comply with the requirements and objectives of the First Shaughnessy design guidelines.

2. IMPLEMENT CLEAR PROCEDURES

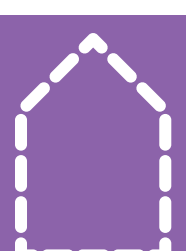
In order to enhance conservation and clarify processes for all proposed development in the HCA, the following new by-laws are required.

► Heritage Property Standards of Maintenance By-law

- Prevents demolition through neglect.
- Outlines minimum requirements for maintenance (i.e. in good repair, watertight, structurally sound etc.).
- Outlines procedures for vacant properties under redevelopment/construction etc.

► Heritage Procedures By-law

- Outlines procedures for Heritage Alteration Permits (processed concurrently with development permits).
- Outlines procedures for reconsideration by Council.
- Enables faster response to heritage concerns.
- Delegates Vancouver Charter authorities for heritage protection and inspections to Director of Planning and Chief Building Official.



Recommendations

3. UPDATE CURRENT ZONING

A new District Schedule to the Zoning and Development By-law would need to be adopted for First Shaughnessy, replacing the current First Shaughnessy Official Development Plan (FSODP).

► First Shaughnessy District Schedule

- Located in the same by-law as other residential zoning schedules.
- Based on FSODP and updated to improve:
 - Readability and clarity of requirements.
 - Compatibility of development with heritage character.
- Detailed technical testing of regulations is underway.

► FSODP and current design guidelines would be repealed if HCA and new zoning are adopted.

4. UPDATE EXISTING BY-LAWS

To implement the HCA and new District Schedule, the following minor amendments are required to two existing By-laws:

► Parking By-law

- Update with reference to new District Schedule.
- Possible review of parking requirements to enable flexibility for parking requirements in the HCA (i.e. infill and MCD).

► Heritage By-law

- Add references to Heritage Conservation Areas.



Proposed Zoning Changes

Uses

	Existing Provision	Proposed Change	Rationale
Parking & Accessory Buildings <i>(Section 3.2.A*)</i>	<ul style="list-style-type: none"> Commonly, parking is located underground and is not counted as floor area 	<ul style="list-style-type: none"> Include underground parking in floor area Allow parking at grade as excluded floor area, with limitations for accessory buildings to manage scale 	<ul style="list-style-type: none"> Ensures greater compatibility to historic character and scale. Reduces impact on site caused by excavation and allows for greater retention of mature landscape.
Secondary Suites	<ul style="list-style-type: none"> Not allowed 	<ul style="list-style-type: none"> Allow in One-Family Dwellings 	<ul style="list-style-type: none"> Many already exist in First Shaughnessy and are desired for caretaker suites etc. Aligns with city-wide regulations for residential areas.
Infill <i>(Section 3.2.DW*)</i>	<ul style="list-style-type: none"> Minimum site size of 2,137 m² (23,000 sq.ft.) 	<ul style="list-style-type: none"> Reduce minimum to 1,859 m² (20,000 sq.ft.) 	<ul style="list-style-type: none"> Creates infill opportunity for more pre-1940 sites. (48 more sites)
Multiple Conversion Dwelling <i>(Section 3.2.DW*)</i>	<ul style="list-style-type: none"> Minimum home size of 650 m² (7,000sq.ft.) 	<ul style="list-style-type: none"> Reduce minimum to 557 m² (6,000sq.ft.) Dwelling unit density of 4, with provisions for relaxation to 5 units 	<ul style="list-style-type: none"> Creates MCD opportunity for more pre-1940 homes. (96 more homes)

* Section references are to the current FSODP.



Proposed Zoning Changes

Built Form

	Existing Provision	Proposed Change	Benefits
Floor Area & Density <i>(Section 4.1*)</i>	<ul style="list-style-type: none"> • 0.45 FSR 	<ul style="list-style-type: none"> • For pre-1940 homes: 0.45 FSR • For new/existing buildings: <ul style="list-style-type: none"> • Above grade 0.25 FSR (x site area) + 139m² (1496 ft.) • Add above grade floor area regulations • General: <ul style="list-style-type: none"> • Support limited “open to below” spaces • Exclude basement floor area (except parking) 	<ul style="list-style-type: none"> • Floor area remains constant for pre-1940 homes with basements now exempted • Focus for new/existing buildings on managing above grade floor area to ensure greater compatibility with neighbourhood character.
Height <i>(Section 4.2*)</i>	<ul style="list-style-type: none"> • 35 ft. • 2.5 storeys 	<ul style="list-style-type: none"> • Minimum 35 ft. and 2.5 storeys, allowed to 45 ft. based on: <ul style="list-style-type: none"> • Minimum 12:12 slope ratio • Gable or hip forms • Consideration of neighbourhood impacts 	<ul style="list-style-type: none"> • Ensures greater compatibility to historic character and scale. • Allows partial 3rd floor living space.
Building Depth	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • 40% of site depth 	<ul style="list-style-type: none"> • Allows for flexibility of siting within the building envelope. • Consistent with other residential zones.
Relaxations <i>(Section 5*)</i>	<ul style="list-style-type: none"> • Broad Provisions 	<ul style="list-style-type: none"> • Limit broad relaxation provisions to pre-1940 homes • Add limited relaxations for yard requirements, building depth, and open to below spaces. 	<ul style="list-style-type: none"> • Add flexibility for pre-1940 homes, and to address varied site conditions. • Support relaxations for building siting on new homes to respond to unique site conditions.

* Section references are to the current FSODP.



Proposed Zoning Changes

Building Siting

	Existing Provision	Proposed Change	Rationale
Site Coverage & Building Footprint (Section 4.3*)	<ul style="list-style-type: none"> • 35%; 25-30% for sites with infill buildings. 	<ul style="list-style-type: none"> • No change to coverage, but add building footprint requirement 	<ul style="list-style-type: none"> • Maintains estate-like character and building pattern. • Allows for flexibility within the building envelope.
Front Yard (Section 4.4*)	<ul style="list-style-type: none"> • 9m (30ft.) 	<ul style="list-style-type: none"> • 25% of site depth 	<ul style="list-style-type: none"> • Ensures greater compatibility to historic character and scale.
Side Yards and Setback (Section 4.5*)	<ul style="list-style-type: none"> • 4.5m (15ft.) 	<ul style="list-style-type: none"> • 15-20% of site width, depending on length of site frontage. 	<ul style="list-style-type: none"> • Ensures greater compatibility to historic character and scale. • Preserves mature landscaping.
Rear Yard and Setback (Section 4.6*)	<ul style="list-style-type: none"> • 10.7m (35ft.) 	<ul style="list-style-type: none"> • 12.19m (40ft.) 	<ul style="list-style-type: none"> • Slight increase to rear yard to accommodate garages.

Miscellaneous Amendments

	Proposed Change	Rationale
Bed & Breakfast (Section 3.2.S*)	<ul style="list-style-type: none"> • Remove conditions and refer to Section 11 regulations in Z&D By-law where city-wide regulations are located. 	<ul style="list-style-type: none"> • No material change. Links to standard city-wide regulations.
Other Uses (Section 3.2.Z*)	<ul style="list-style-type: none"> • Remove ability for DOP or DPB to consider other uses not listed. 	<ul style="list-style-type: none"> • Other uses would only be contemplated by Council through an HRA or rezoning process.
Stormwater Storage (Section 4.8*)	<ul style="list-style-type: none"> • Change term from impervious to impermeable, and add definitions for these terms. 	<ul style="list-style-type: none"> • Add clarity and align with standard city-wide terminology.

* Section references are to the current FSODP.

