



Consultation Summary Report

APRIL 2015



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THE VANCOUVER HERITAGE ACTION PLAN

The Vancouver Heritage Action Plan (HAP) is a process being undertaken by the City of Vancouver to comprehensively update and strengthen the City's Heritage Conservation Program, which was originally established in 1986. Together with consultants and a public advisory committee, the HAP is working towards the following tasks:

- **A review of the Heritage Conservation Program** - including planning and regulatory tools, incentives, and programs;
- **An update to the Heritage Register** - including inviting the public to nominate sites to be considered for the register;
- **A zoning review of character homes** - including reviewing and updating the First Shaughnessy Official Development Plan, and single family zone regulations (RS-3, RS-3A RS-5);
- **Investigate Sustainability Initiatives** - including enhancing deconstruction and recycling strategies for demolitions, and developing energy retrofit programs; and
- **Foster Awareness and Advocacy** - improving public awareness on heritage retention, and engaging with the public on implementation.

The overall goal of the HAP is to strengthen policies and tools to protect Vancouver's heritage resources and character areas. The project commenced in September 2014 and is scheduled for completion in December 2015.

PURPOSE OF THIS REPORT

A key component of the HAP process is engaging with the public and stakeholders. This report summarizes consultation efforts to-date, which focused on three of the five tasks of the HAP: reviewing the Heritage Conservation Program (HCP), updating the Heritage Register, and a zoning review of character homes. The consultation initiated a broader dialogue about how heritage and character are perceived in Vancouver, towards informing future planning and development in the City.



CONSULTATION FOCUS AREAS

To-date, community and stakeholder engagement has centred on the topics below.

HERITAGE CONSERVATION PROGRAM

In 1986, the City's Heritage Conservation Program (HCP) was established to celebrate Vancouver's centennial. The current HCP is a diverse program offering a range of management tools and conservation incentives.

The HCP is being reviewed as part of the Heritage Action Plan, and includes a focus on planning and regulatory tools, incentives, and programs from comparable municipalities that could be applied/adapted to fit the Vancouver context. Through the review process, a draft vision was formulated for the HCP, along with four goals:

- Goal #1: Recognize a Diversity of Heritage Values;
- Goal #2: Enhance Management Tools;
- Goal #3: Link Heritage to Other City Goals; and,
- Goal #4: Promote Public Awareness, Engagement and Support.

The public was invited to comment on the HCP vision, goals, and strategic directions, and are summarized in this report.



THE FIRST SHAUGHNESSY DISTRICT AND HERITAGE CONSERVATION AREA

The First Shaughnessy District (FSD) is a neighbourhood originally planned in 1907, defined by its lush landscaping, mature trees, and distinct homes in neo-Tudor, Federal Colonial, and Arts and Crafts styles. As part of the Heritage Action Plan, the FSD is being reviewed towards strengthening its' zoning and guidelines to better conserve and preserve heritage and character homes.

One of the options being considered for the FSD is to introduce a Heritage Conservation Area (HCA). An HCA is a heritage register tool used to identify, manage, and provide long-term protection of heritage resources. Once established, additional areas can be added and a Standards of Maintenance Bylaw can be adopted to ensure historic features are maintained. The public was asked to comment on this potential tool for the FSD or, alternatively, maintain the current Official Development Plan (FSODP).

The public was also asked to review and comment on possible updates to the FSD current zoning, which included proposed new building setbacks and yards, floor space regulations, height, infill, landscaping, and multiple unit conversion opportunities. Comments from the feedback are summarized in this report, including input into regulatory options and opportunities for the FSD.

SINGLE FAMILY ZONES

The City's single family zone contain many of Vancouver's pre-1940 homes. The Heritage Action Plan is exploring concepts to retain character homes in the RS-5, RS-3 and RS-3A zones. Retention incentive options were shared with the public, including adjusting floor areas, increasing units or site modifying zoning requirements and other opportunities. The public was asked to provide input on such retention options.

HERITAGE AND CHARACTER

As the City explores ways to encourage and regulate the retention of heritage and character houses, it is important to understand what heritage and character mean to residents, property owners, and neighbourhoods. With this in mind, the consultation events had activities to solicit responses from the public on what heritage and character mean to them in order to better inform retention and protection policies and regulations.

CONSULTATION AT-A-GLANCE



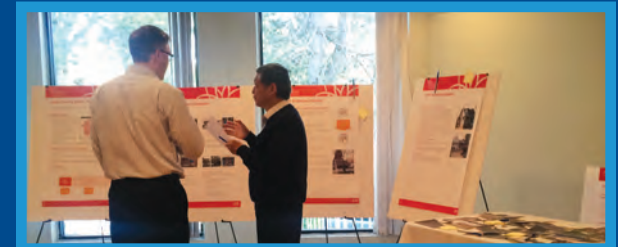
652 notifications
mailed out, **30** posters
placed, **3** ads printed in
4 newspapers for
3 open houses



239 people
attended open houses
1,125 short + **120** long
questionnaires submitted



16 hours
of one-on-one
engagement
with residents



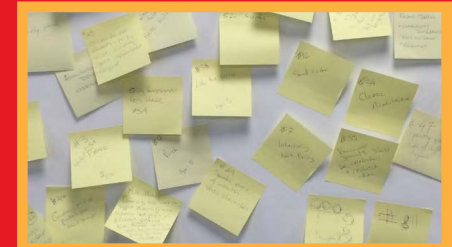
CONSULTATION AT-A-GLANCE



1 graffiti wall, **2** activities to solicit ideas, **8** meetings with the HAP Public Advisory Committee, **24** meetings and sessions with stakeholders & the public, **28** boards to share information



28 comments on the graffiti wall, **86** comments on the post-it boards, **334** responses from the heritage & character visual explorer, and **4,284** views on the HAP Website





Welcome!

CITY EVENTS



OPEN HOUSES

In total, 239 people attended three HAP open houses. Two open houses were held at the Hellenic Community Centre in Arbutus, and the third was held at Vancouver City Hall. Each were 4 hours, and had representatives from City staff and consultants to engage with participants. Information, ideas, and concerns were shared through one-on-one engagement and informal group discussions. Attendees largely consisted of residents from the First Shaughnessy District and nearby neighbourhoods, as indicated by our interactive “Where Do You Live” map board.



QUESTIONNAIRE

The City of Vancouver prepared a questionnaire consisting of 25 questions related to the topic areas: heritage conservation program, the First Shaughnessy District, and single family zones. Demographic information was also a voluntary option for participants to provide on the questionnaire. The questionnaire was made available online, as well as at the open houses, with a total of 1,125 short questionnaires submitted, and 120 long questionnaires submitted.



HAP LEARNING SESSIONS

The City of Vancouver organized and hosted information learning sessions and practitioner round tables. Attended by 42 participants, these sessions offered information on the First Shaughnessy District, its current development plan, and the potential of becoming a heritage conversation area.

FUN AND GAMES

Below are descriptions of some of the fun and interactive activities incorporated into engaging with residents, generating discussions and valuable feedback into the Heritage Action Plan.



VISUAL EXPLORER

The Visual Explorer™ game is a tool for creative conversations using imagery. An adapted version of the activity was developed, using a wide variety of images relevant to heritage and character in Vancouver. Participants chose an image that, in their opinion, represented character. Participants then described why it represented character, recorded their comments, and displayed them on the ‘what is character’ board for other open house participants to review and discuss.

Reoccurring comments from this activity suggested character is:

- Architectural Excellence
- Authenticity
- Interesting
- Modest
- Compatibility
- Street and neighbourhood identity

A visual depiction of the most often chosen photos from the Visual Explorer™ game can be found in APPENDIX A.



GRAFFITI WALL

The Graffiti Wall was an art-oriented activity that consisted of a poster designed with a series of boxes that resemble name tags. The name tags each had a starter sentence, such as “I think heritage means...” and “Neighbourhood character is...”. The poster was placed on a wall during the open houses, and participants had the option to ‘fill in the blanks’ based on their opinion of what heritage and character meant to them.

Samples of what people said include:

My Street has Character Because ...

... “it is full of diverse buildings representing the early start and evolution of the neighbourhood”

... “all houses on our street are original with careful upgrading without changing streetscape”

... “the houses are occupied. There is a sense of community”

... “it has buildings that are sturdy, affordable, house a variety of socio economic households”

I think Heritage Means ...

... “passion, detail, history, durability”

... “old, outdated, underutilized”

... “building that embody the spirit of their time”

... “local distinctiveness derived from historical roots of evolution of human settlement in specific place”

A full list of comments from the graffiti wall can be found in APPENDIX B.

CONCURRENT EVENTS

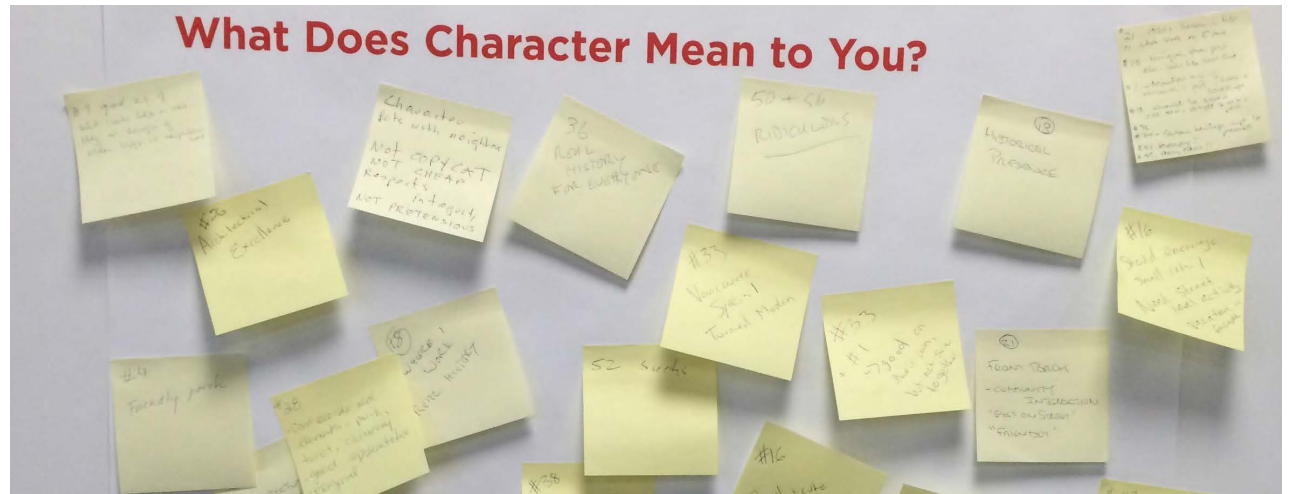
Heritage Vancouver is co-hosting a series of conversations on the Heritage Action Plan with Simon Fraser University's Vancity Office of Community Engagement. The topics of the complete series are:

- Are Heritage Conservation Areas right for Vancouver?
- What is Vancouver's Heritage?
- What is Neighbourhood Character?
- Our Main Streets

To date, one of four conversations have been held, with the others scheduled for later this year. Held on February 27th, 2015, the event entitled 'Are HCAs right for Vancouver?' offered concurrent dialogue in advance of the formal Housing Action Plan open houses. It consisted of a brief formal presentation on the HAP and its process as a way to frame the topic, followed by a panel discussion with topic experts, and then a questioning period with the audience. The event enhanced the overall engagement on the issues and opportunities related to heritage and character in Vancouver, and it informed participants of ways they can provide input, such as attending a City-held Heritage Action Plan public open house, and by completing a questionnaire.



CONSULTATION ACTIVITIES



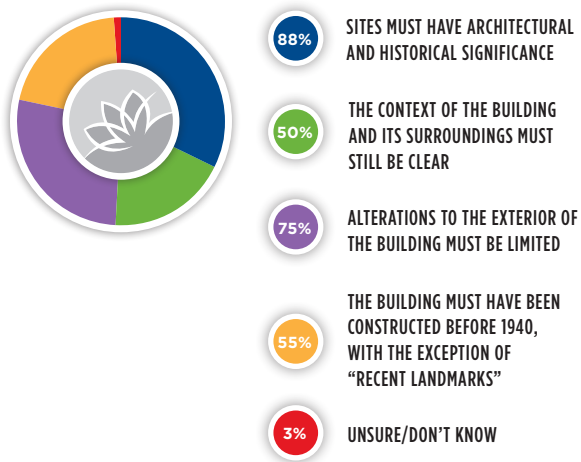


SHORT FORM QUESTIONNAIRE - RESULTS SUMMARY

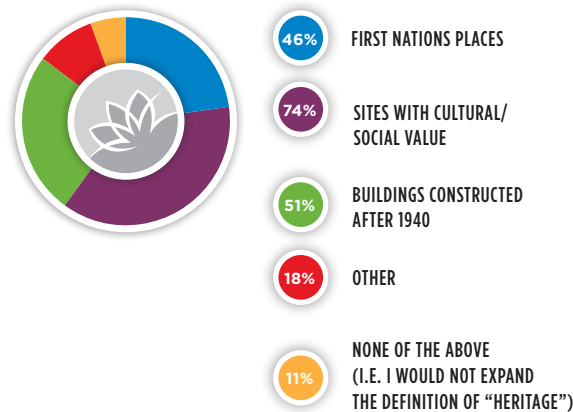
TALK VANCOUVER

The City of Vancouver issued a survey on heritage through their Talk Vancouver web platform. 1,125 respondents from around the City participated. This is what they said:

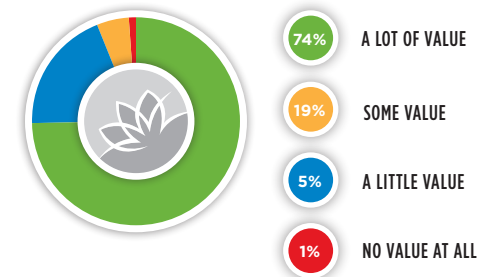
1: Select all elements that align with your own personal definition of what constitutes “heritage”.



2: How would you expand the definition of “heritage”?



3: How much value do you, personally, place on historic places and heritage buildings?



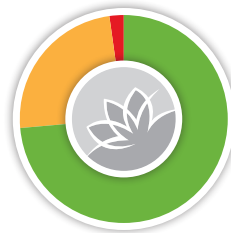
TALK VANCOUVER

4: To what degree do you think heritage buildings contribute to residents' sense of place in Vancouver?



- 69%** HERITAGE BUILDINGS CONTRIBUTE A LOT TO RESIDENTS' SENSE OF PLACE IN VANCOUVER
- 21%** HERITAGE BUILDINGS CONTRIBUTE SOMEWHAT
- 6%** HERITAGE BUILDINGS CONTRIBUTE A LITTLE
- 2%** HERITAGE BUILDINGS DO NOT CONTRIBUTE AT ALL TO RESIDENTS' SENSE OF PLACE IN VANCOUVER
- 1%** UNSURE/DON'T KNOW

5: Do you think we need to preserve heritage buildings in Vancouver?



- 73%** YES, WE NEED TO PRESERVE HERITAGE BUILDINGS WHENEVER POSSIBLE
- 24%** YES, BUT ONLY FOR SELECT BUILDINGS (E.G. THE ONES CONSIDERED 'IMPORTANT' FOR THE CITY)
- 2%** NO, WE DO NOT NEED TO PRESERVE HERITAGE BUILDINGS IN VANCOUVER
- 0%** UNSURE/DON'T KNOW

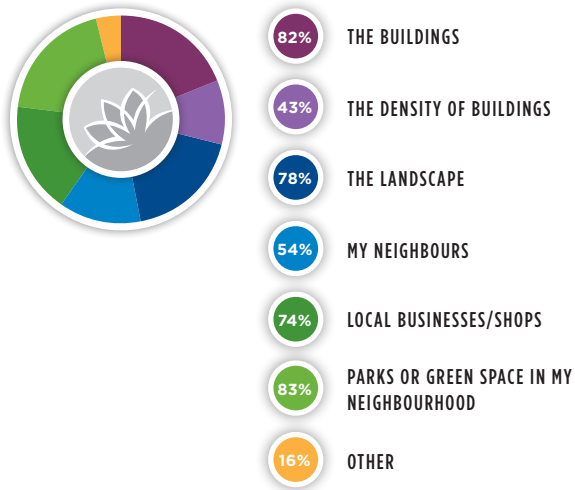
6: How well you think the City of Vancouver is doing, currently, with respect to the conservation of historic buildings and places?



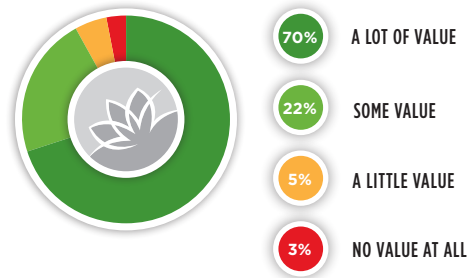
- 2%** EXCELLENT
- 20%** GOOD
- 30%** FAIR
- 20%** POOR
- 20%** VERY POOR
- 7%** UNSURE/DON'T KNOW

TALK VANCOUVER

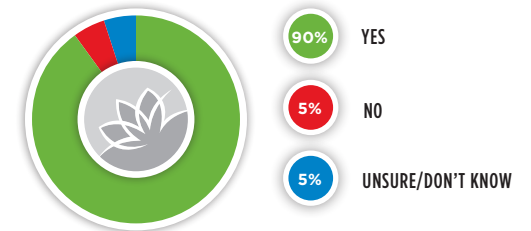
9: What aspects of your neighbourhood give it the most “character”?



10: How much value do you, personally, place on “character” buildings?



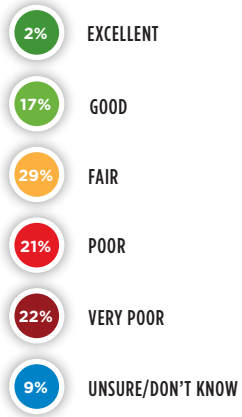
11: Do you think the retention of character buildings in Vancouver should be encouraged?



TALK VANCOUVER

12:

Please indicate how well you think the City of Vancouver is doing with respect to character building retention?



TALK VANCOUVER RESULTS

WHAT IS YOUR VISION FOR VANCOUVER'S HISTORIC PLACES AND HERITAGE BUILDINGS IN 10 YEARS? 20 YEARS?

"to tell
Vancouver's story
architecturally"

"people start
learning that Vancouver
has a vibrant and
interesting history"

"continued impor-
tance placed on preserv-
ing buildings of architectural
importance"

"the
history of Vancouver
is celebrated and honoured
in public ways"

"continue
to add even more
character to our city
over time"

"innovative
housing that is
reminiscent of the past,
but still allowing more
people to live here"

"restoring
heritage buildings
for accessibility"

"First Nations have
meaningful input into
heritage preservation"

"to remember
our past but also to
make space for new uses
and forms"

WHAT IS YOUR VISION FOR VANCOUVER'S HISTORIC PLACES AND HERITAGE BUILDINGS IN 10 YEARS? 20 YEARS?

"a place that still celebrates its settler communities (British and European) as well as immigrant groups"

"to see modernist buildings post 1940's era to be identified and considered for future protection"

"to see a mix of the heritage buildings tastefully integrated into the 'new city' landscape much like you find in major European cities"

"not only preserved but restored and reintegrated into the modern neighbouring architecture"

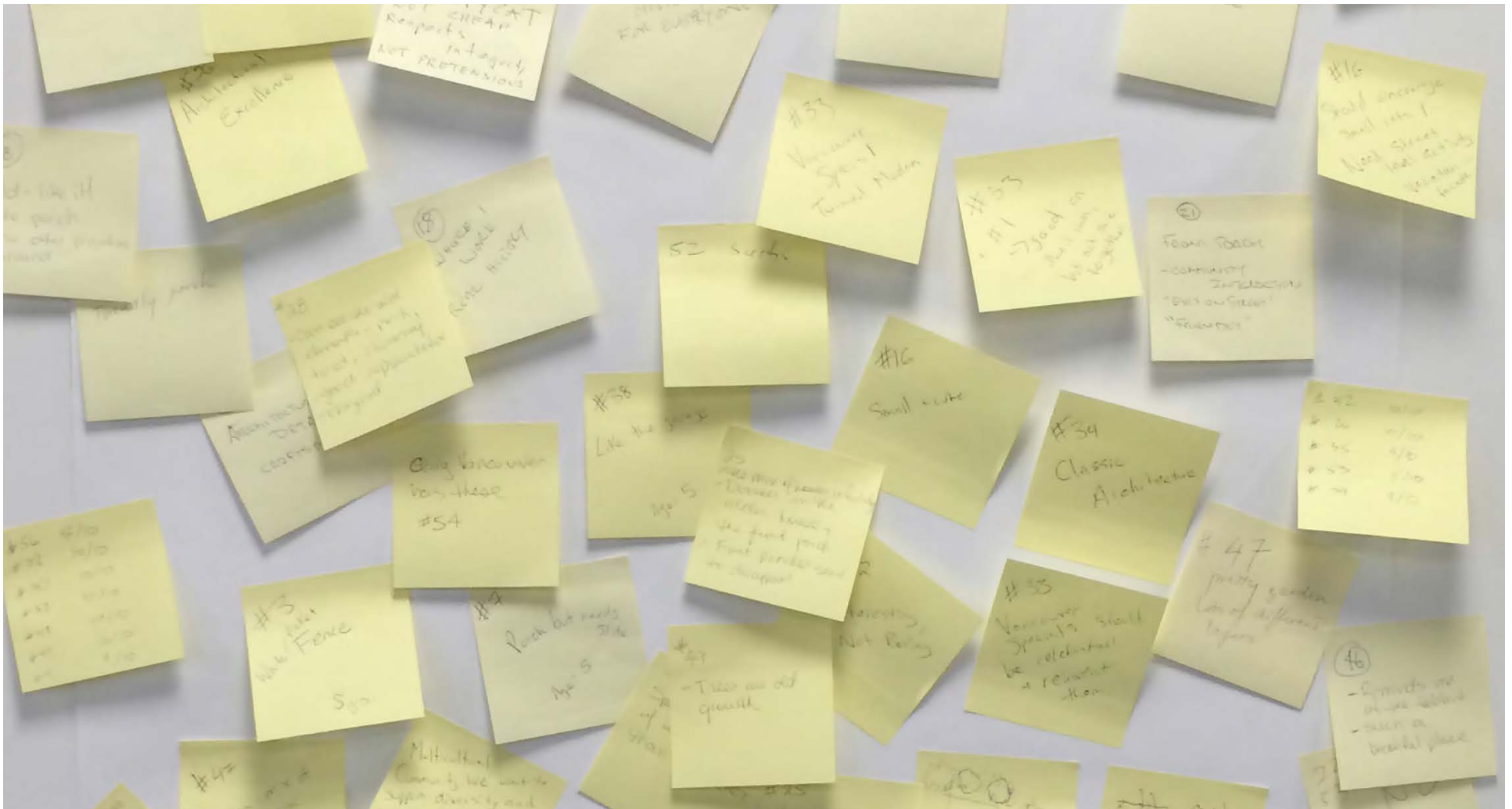
"to preserve as many heritage buildings and areas as possible"

"history is celebrated in local contexts"

"they are vibrant, active, functioning, fully accessible sites that inform us where we've been"

"continue to re-evaluate heritage so that we're not just protecting pre-1940 buildings but also newer buildings"

"heritage homes and 'normal peoples lives' are promoted as interesting and valuable parts of our heritage"



LONG FORM QUESTIONNAIRE - RESULTS SUMMARY

HERITAGE CONSERVATION PROGRAM REVIEW

Participants were asked to comment on the Heritage Conservation Program. This is what they said:

1:

Do you support the proposed vision for the Heritage Conservation Program?



- 42% YES, FULLY SUPPORT
- 24% YES, BUT WITH SOME CHANGES
- 18% NO, DON'T SUPPORT
- 7% NOT SURE
- 9% NO RESPONSE

2:

Do you support the proposed Goals and Strategic Directions?



- 41% YES, FULLY SUPPORT
- 23% YES, BUT WITH SOME CHANGES
- 14% NO, DON'T SUPPORT
- 12% NOT SURE
- 11% NO RESPONSE

"ensure it can be communicated to potential buyer/ investor so they are aware before they buy + want to demo"

"we should allow new ideas and new modern houses in our neighbourhood"

"allow for more individuality"

Yes, I think it's imperative"

"Heritage Conservation Areas are too broad and should not encompass an entire neighborhood, in particular a residential neighborhood"

FIRST SHAUGHNESSY DISTRICT

Participants were asked to comment on the Regulatory options framework and development options for the First Shaughnessy District. This is what they said:

4:

Do you support the current zoning's intent and heritage goals for First Shaughnessy?



- 33% YES, FULLY SUPPORT
- 29% YES, BUT WITH SOME CHANGES
- 13% NO, DON'T SUPPORT
- 13% NOT SURE
- 12% NO RESPONSE

5a:

Option 1: Maintain Current Official Development Plan (ODP)



- 13% STRONGLY SUPPORT
- 20% SUPPORT
- 26% DON'T SUPPORT
- 13% STRONGLY DON'T SUPPORT
- 15% NOT SURE
- 15% NO RESPONSE

5b:

Option 2: Adopt a Heritage Conservation Area (HCA)



- 42% STRONGLY SUPPORT
- 17% SUPPORT
- 13% DON'T SUPPORT
- 8% STRONGLY DON'T SUPPORT
- 10% NOT SURE
- 10% NO RESPONSE

FIRST SHAUGHNESSY DISTRICT

6:

If the City were to adopt a Heritage Conservation Area for First Shaughnessy, which of the following approaches do you prefer for the Heritage Inventory?



- 35%** KEEP LIST OF PRE-1940 PROPERTIES AS APPENDIX TO DESIGN GUIDELINES
- 38%** SCHEDULE LIST OF PRE-1940 PROPERTIES UNDER THE HCA AS PROTECTED HERITAGE PROPERTY
- 5%** NO PREFERENCE
- 15%** NOT SURE
- 8%** NO RESPONSE

8a:

Do you support the development option of building setbacks and yards?



- 43%** YES, FULLY SUPPORT
- 23%** YES, BUT WITH SOME CHANGES
- 16%** NO, DON'T SUPPORT
- 8%** NOT SURE
- 10%** NO RESPONSE

8b:

Do you support the development option of floor space regulations?

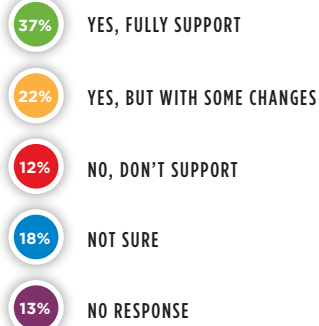


- 41%** YES, FULLY SUPPORT
- 18%** YES, BUT WITH SOME CHANGES
- 18%** NO, DON'T SUPPORT
- 11%** NOT SURE
- 13%** NO RESPONSE

FIRST SHAUGHNESSY DISTRICT

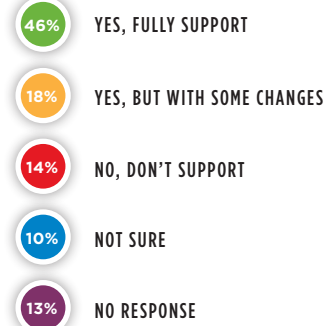
8c:

Do you support the development option of parking?



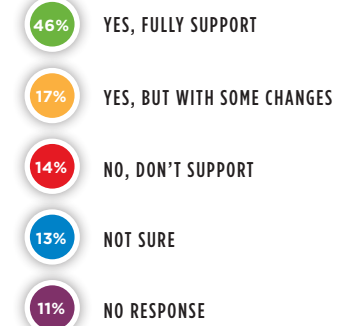
8d:

Do you support the development option of building height?



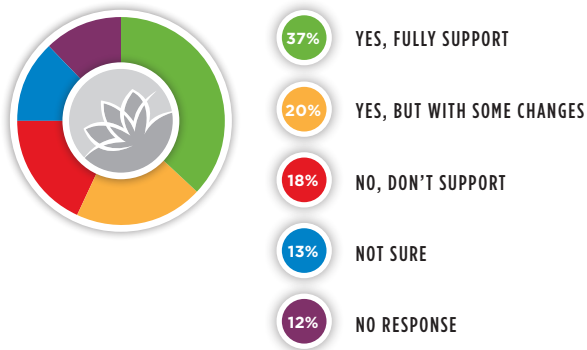
8e:

Do you support the development option of multiple conversion dwelling?

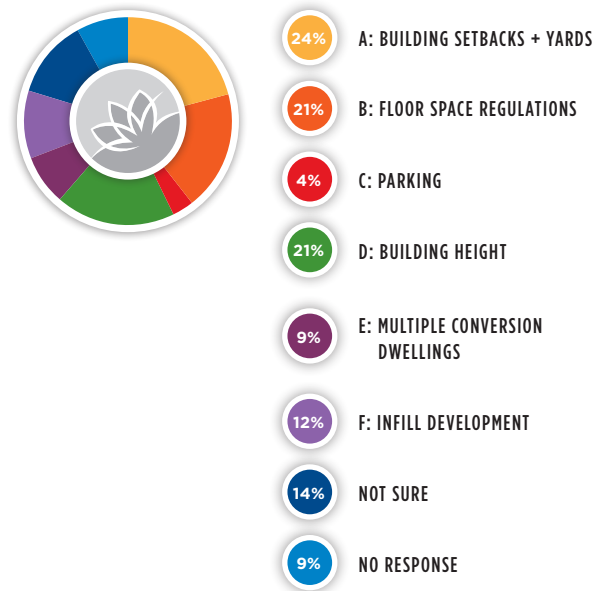


FIRST SHAUGHNESSY DISTRICT

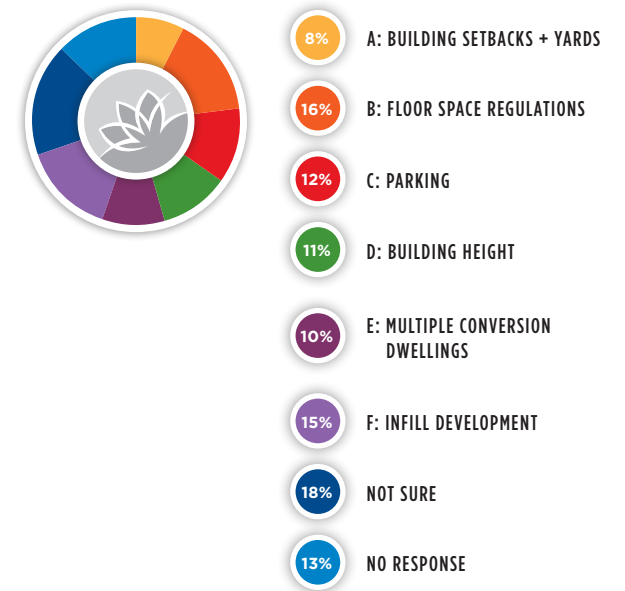
8f: Do you support the development option of infill development?



9: Which Development Option do you like best?



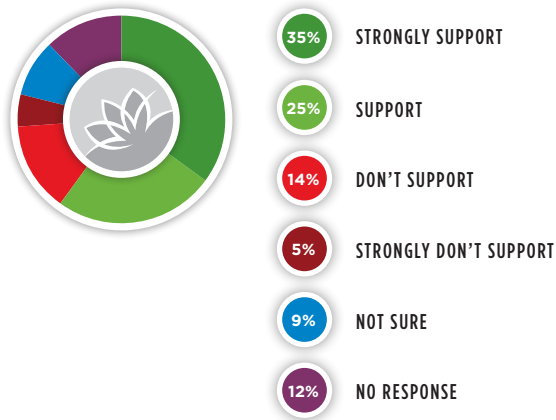
10: Which Development Option do you like least?



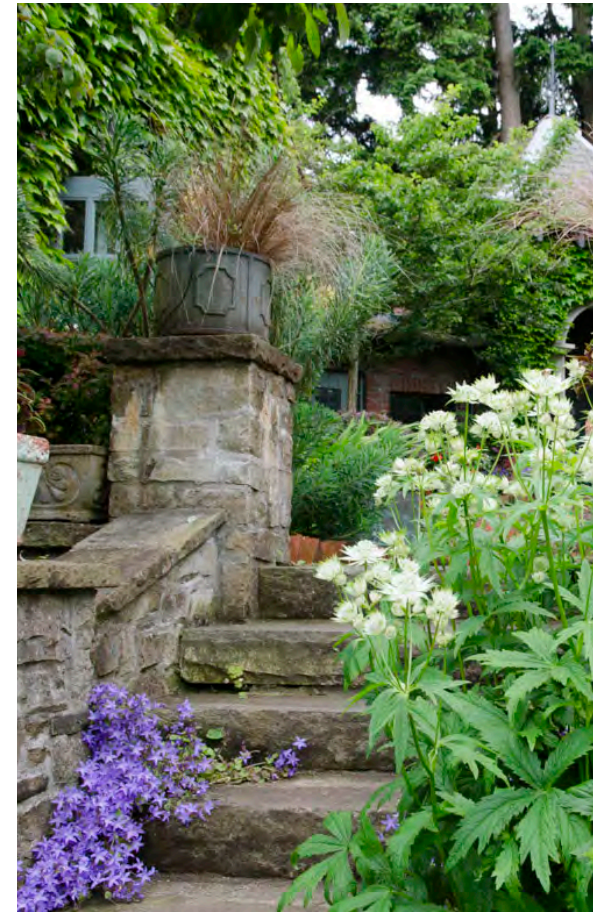
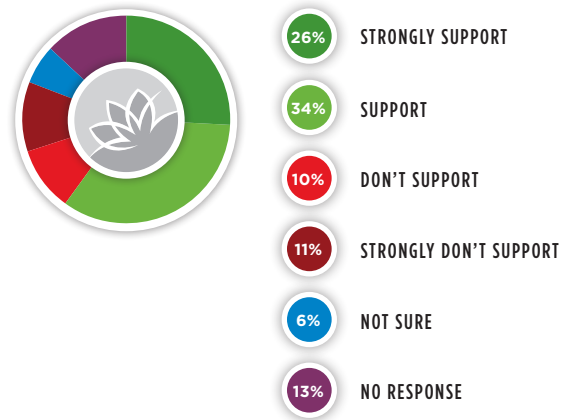
SINGLE FAMILY ZONES (RS-3, RS3-A, RS-5)

Participants were asked to comment on the Heritage Conservation Program. This is what they said:

13: In principle, do you support the use of zoning incentives to encourage retention of character and heritage homes?

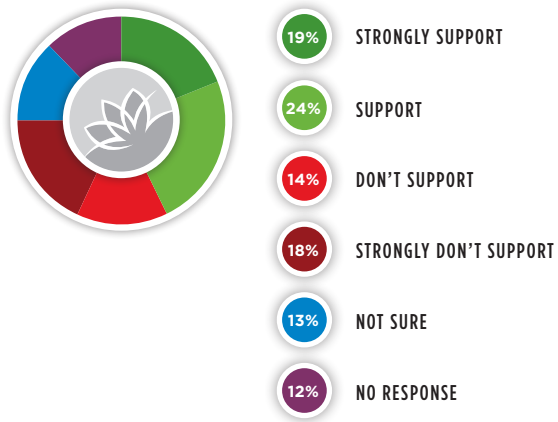


14a: What's your opinion on adjusting floor area?

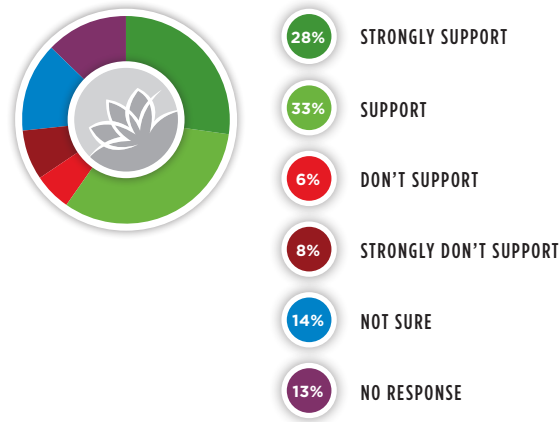


SINGLE FAMILY ZONES (RS-3, RS3-A, RS-5)

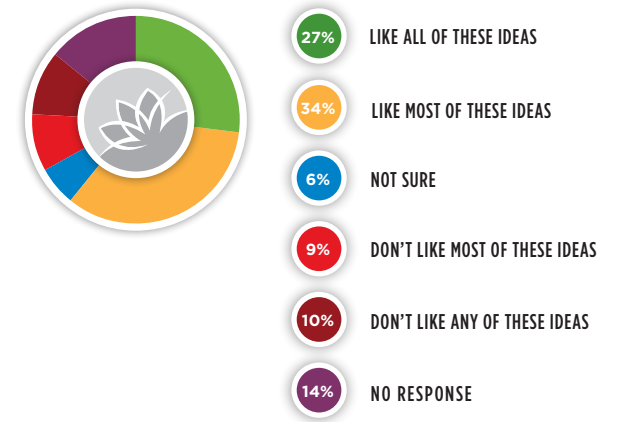
14b: What's your opinion on increasing units on a site?



14c: What's your opinion on modifying building site requirements?

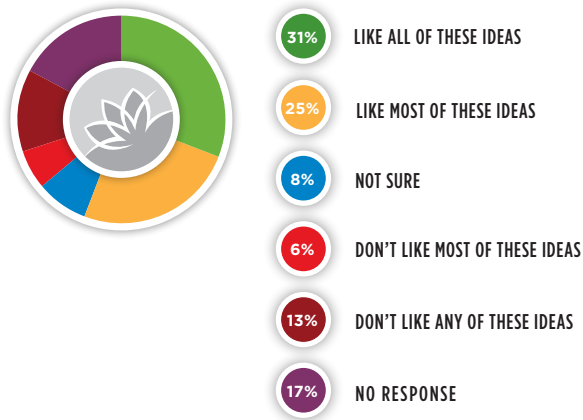


14d: What's your opinion on identifying character house concentration areas?

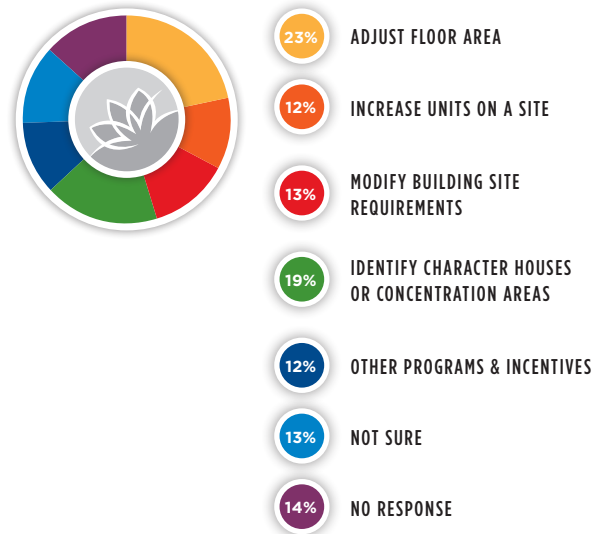


SINGLE FAMILY ZONES (RS-3, RS3-A, RS-5)

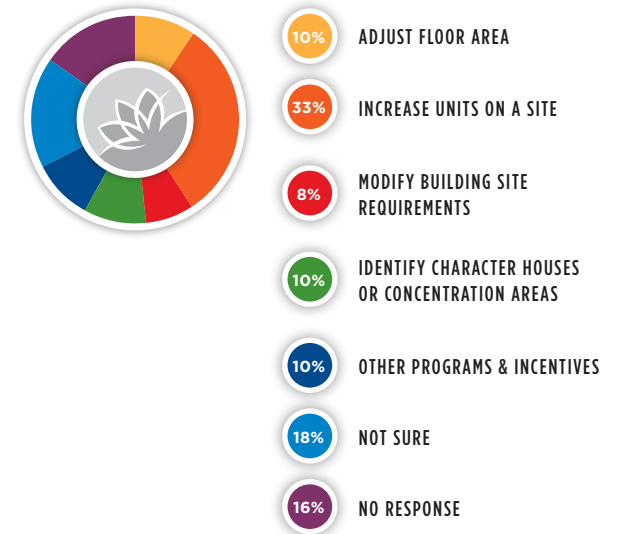
14e: What's your opinion on other programs and incentives?



15: Which idea do you like best?



16: Which idea do you like least?



HERITAGE AND CHARACTER

Responses from in-person interaction and written feedback indicate that residents of Vancouver are somewhat divided on the meaning of ‘character’. Activities sparked debate amongst participants, not always arriving at consensus. Some reoccurring responses are provided in more detail below.

A MARKER IN TIME:

Many respondents indicated that heritage resources are a representation of a marker of time, and not necessarily the built environment pre-1940. We received feedback that heritage could include buildings that were built mid-century. Some argued that the ‘Vancouver Special’ is also a marker in the City’s historical urban development, and could be considered heritage. These ideas were not completely agreed upon, but did indicate that pre-1940 may not be the appropriate determinant of heritage or character.



DID YOU KNOW?

In Vancouver, any building constructed before 1940 is considered to be a character building if it also has a number of surviving, prescribed character features such as the authentic or period massing, roof form, front porch, exterior wall materials, window openings and frames, and detailing. This date was established during planning studies related to new zoning in 2005 and was based on community consultation in the Cedar-Cottage and Norquay neighbourhoods.

HERITAGE AND CHARACTER MEAN DIFFERENT THINGS TO DIFFERENT PEOPLE:

Architectural excellence was conveyed as a top priority amongst residents, but not everyone agreed on what represents architectural excellence. Some participants suggested that building features such as porches represent character, and new buildings attempting to replicate such features look ‘fake’ and are not of the same quality/durability. Other residents disagreed, and suggested that new buildings mimicking old buildings are more compatible with the street character while incorporating sustainability features.

Some respondents indicated that ‘character’ is not necessarily synonymous with ‘heritage’, and vice versa. Further discussion suggested that character can be buildings and neighbourhoods that looked interesting, and authentic to the era in which it was developed.



“.. how a person has experienced communities, neighbourhoods, and streets can influence their perception.”

HERITAGE AND CHARACTER IS STRONGLY LINKED TO NEIGHBOURHOOD IDENTITY:

A reoccurring response from the public was that character is not just a building, but rather the collection of buildings, structures, landscaping, streets and corners that create a character area, generating an identity of a neighbourhood. Respondents indicated that these characteristics are what make neighbourhoods unique and distinct from one another and worth preserving.

We also heard that the built environment and street character are directly correlated to the social interactions of neighbours, and that these interactions contribute to the character of a neighbourhood. Respondents identified features of homes and streets that support social interaction, such as porches, short setbacks, gardens, and front yard play space.

Respondents equally pointed to features that discourage social interactions, such as neutral colour palettes and tall retaining walls/fences, which, in their opinion, can occur when new development or infill projects do not reflect the inherent values of existing development patterns and features.

Other opinions were shared about the authenticity of development. Some respondents argued that existing designated heritage homes are not authentic to Vancouver, but rather replicated from other places which represent a different time and culture (i.e. Tudor Revival of English domestic architecture). Respondents discussed how these buildings may be a representation of an aspiration rather than a reflection of Vancouver’s west coast identity.



CULTURAL LENS, EXPERIENCES AND FAMILIARITY CAN INFLUENCE PERSPECTIVE OF HERITAGE AND CHARACTER:

We heard from participants that different cultures and experiences may shape our opinions on what character and heritage mean. Respondents suggested that the experiences of people in their community and neighbourhood of origin, be it a neighbourhood in Vancouver, Lower Mainland, elsewhere in BC, or out of province, can influence their perception on how they define heritage and character.

Some respondents suggested that these differences have formed our individual values, and these values are brought with people when they move to an unfamiliar neighbourhood, and can manifest into a new development (i.e. house), which may or may not align with the values/character of an area. We heard that the cultural lens and experiential differences between residents is potentially a root cause of some friction on heritage and character preservation. Respondents suggested that further dialogue is needed to reconcile these differences towards shared values and understanding on character and heritage.





WARNING
VIDEO SURVEILLANCE

HYCKS
ALARMS
& SECURITY

CONCLUSION

A key element of the Vancouver Heritage Action Plan process is its engagement with local and city-wide residents and stakeholders. This is evident by the several opportunities made available to community stakeholders and members of the public to participate and provide feedback on the many facets of the process. Through the consultation activities outlined in this report, we received a significant response from the community, revealing the importance of heritage and character to City residents. As demonstrated by the formal and informal feedback heard, along with the many points of view shared, it is clear that this subject is also a personal matter influencing residents strongly in terms of their sense of community and definition of neighbourhood identity.

That is not to say that there was not clarity on specific issues before the public. Results from the long form questionnaire revealed that there is a strong level of support for pursuing the option of designating First Shaughnessy as a Heritage Conservation Area. As well, there is a good level of support for the proposed regulatory changes to the zoning for both the First Shaughnessy District and the neighbourhoods currently zoned RS-3, RS-3A and RS-5. Interestingly though, when asked not about individual zoning changes, but instead preferences amongst the many possible regulatory amendments that could be made, the level of clarity was reduced.

This suggests that there is support in principle for such zoning efforts towards preserving heritage and character homes, however, actual implementation may be more challenging given resident perceptions and personal influences inherent in the various neighbourhoods.

The affect of perception was further identified through the many one-on-one conversations held over the engagement period and as evidenced through the value-based Visual Explorer™ and Graffiti Wall activities. While the current process is not tasked with defining what makes heritage or character in a particular neighbourhood, the founding nature of these perceptions suggest that ongoing explorative efforts will be valuable to best inform the policies, guidelines or other measures used to implement the proposed regulatory changes.

In terms of next steps, this report along with other summaries of the community and stakeholder input will be presented to City Council for consideration during their review of the pending recommendations on the City's Heritage Conservation Program, starting with the First Shaughnessy District. Ongoing opportunities for further public engagement are also planned, including the public launch of the Vancouver Heritage Registry Update in Spring 2015, as the next step in the Heritage Action Plan process.



APPENDIX A: PUBLIC RESPONSE TO VISUAL EXPLORER

If a picture is the same as 1,000 words, what do these pictures say to you? Below are written comments from the public in response to photos from the Visual Explorer™ game, providing insight into what participants perceive to represent (or not represent) ‘character’.





“good example of what looks like a new building in design of older building in neighbourhood”

“needs landscaping to soften side of house”

“positive: wide covered porch, gable, siding. house has been raised, detriment to looks”

“solid, nice porch, cedar shakes, detail”



“a good reno!”

“I am delighted! with a new house in a character style”

“renovation and demolition process takes much longer than a new building. timing needs to be fair”

“old and nice”

“porch, but needs a slide” - Age 5

“post 1940 rancher style with it’s own authenticity. age not important”

“just a box”

“small windows, dark inside”

“a range of materials, brick is nice”



“distinctive, early classic”

“yes. accessibility, not closed off, open”

“no character”

“era, Better Homes and Garden front page 1967”

“beautiful. example of Vancouver’s past - home and landscape”

“I love this! the architecture and details - the porch and balcony, the decorative doors. shows a sense of fun of the owner. gorgeous garden. shows care and love!”

“architectural merit”



“classic for families”

“nice features, gables, but not perfect”

“terrific. dormers, interesting roofline”

“pride by extension of neighbourhood”

“contains historical architectural features”

“heritage feel”

“great old house, porch, colour, interesting”

“balcony/porch”

“porch – usable, quaint, tower and chimney, welcoming”



“unique from past era”

“can see the old elements – porch, turret, chimney – good representation, original”

“old – I like it! the porch, no other projections around”

“museum”

“not flat. not faux”

“well designed,
good proportions”

“square lines not
very nice. broad eaves
would make more
sense for Vancouver”

“great, retained.
interesting interpretation
of building.”

“good use of
space and light”



“beautiful. has lots
of character that
would compliment an
older community”

“good on their own,
but not mixed together
with older homes”

“Vancouver Specials
should be celebrated
and reinvented”

“who says only
old buildings
have architectural
character and style?!”

“they should have never built these”

“these can all be torn down”

“Vancouver Special will be character in another 100 years”

“iconic”



“no”

“opportunity waiting to be modified”

“ugly but has potential and affordability to families”

“livable, practical, affordable”

“small, charm,
not utilitarian”

“yes, the
feel of it,
character”

“love the
corner store”



“should encourage
small retail. need
street level activity,
variation in facade”

“small and cute”

“flowers on
the street
look great”

“landscaping, cozy”

“beautiful garden,
cozy, old, warm,
unimposing”

“nice to retain old
houses amongst
new development”

“real neighbourhood
feel, garden!”



“gardens have
character”

“chateau-like,
interesting”

“architectural
detail - craftsman”

“gorgeous garden
that shows a great
deal of love and
attention”

“grey, neutral,
not attractive”

“yes, great
stone work”

“poor replica, horrific,
looming. trims too thin
on roofline, too many
materials. steeper roofs,
too many stories”

“clean lines, well
maintained, solid
stone foundation,
nice paint”



“faux character,
new building
trying to be
something it's
not”

“doesn't
present nice”

“hate this. cheap,
poorly built -
every house here
has character
except this one”

“needs
plantings. too
much concrete”

“mature landscaping and architectural details”

“landscaping can make a property look so much better”

“garden - mix of planters, pots, landscape”



“pretty garden. lots of different layers”

“handmade and hand craft details, well-built, and landscaping”

“warm, inviting, secret garden - makes you want to be outside”

“wonderful stonework,
wooden beams”

“new building
beside hobbit house
doesn’t compliment”

“has lights, looks
like it’s from the
Hobbit” – Age 11

“unique, snow
white house”

“no,
contrived”



“new development
overwhelms this
home”

“style no
longer possible”

“development
needs to fit in
with neighbours”

“unique roof
and stone and
woodwork”



“yes. character homes, about 1940”

“kept a few pieces of a neighbourhood intact – a little pocket of originality”



“don’t like flat roof but like the blue building”

“no. not identifiable from era, doesn’t fit”

“yes cube house, because it’s a cube” –Age 11

“had a time and purpose but doesn’t work today”

“landscaping would help, but might not be worth retaining because of condition”

“poorly constructed”

“ridiculous”

“simple, not unique. don’t enjoy looking at it”



“appealing, modest for working family”

“character needs consistency on street, i.e. roofline”

“cookie cutter and built too quick”

“cute roofline, but underutilized lot”

“not worth preserving, not usable”

“like scale, front porch encourages neighbours connecting”

“fake. romantic view of north America. trying to depict a grand lifestyle”

“nice to sit outside”

“columns, windows, frames, handrails”

“white picket fence”



“I like the light coming in through the trees” - Age 7

“I want to buy this and fix it”



“not all character is good. there is good character and bad character and this is bad character”

“house shell is enough. even if it has been altered, the house will add to streetscape”

“represents a specific area”

“too plain jane,
not worth retaining.
renos cost too much
compared to new build”

“9/10”

“veranda
openness,
welcoming to
neighbours”

“front porches
have character”





My street has character because...

I think character means...

character because...

heritage means...

My favourite character area is...

My neighbourhood is...

Character and heritage are...

My street has character because...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

My neighbourhood is...

Character and heritage are...

My street has character because...

Neighbourhood character is...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

Neighbourhood character is...

Character and heritage are...

My favourite character area is...

Neighbourhood character is...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

Neighbourhood character is...

I think heritage means...

My favourite character area is...

Neighbourhood character is...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

My home has character because...

I think heritage means...

My favourite character area is...

Neighbourhood character is...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

Neighbourhood character is...

Character and heritage are...

My street has character because...

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Neighbourhood character is...

Character and heritage are...

My street has character because...

I think character means...

Character and heritage are...

My street has character because...

I think character means...

My home has character because...

I think heritage means...

My favourite character area is...

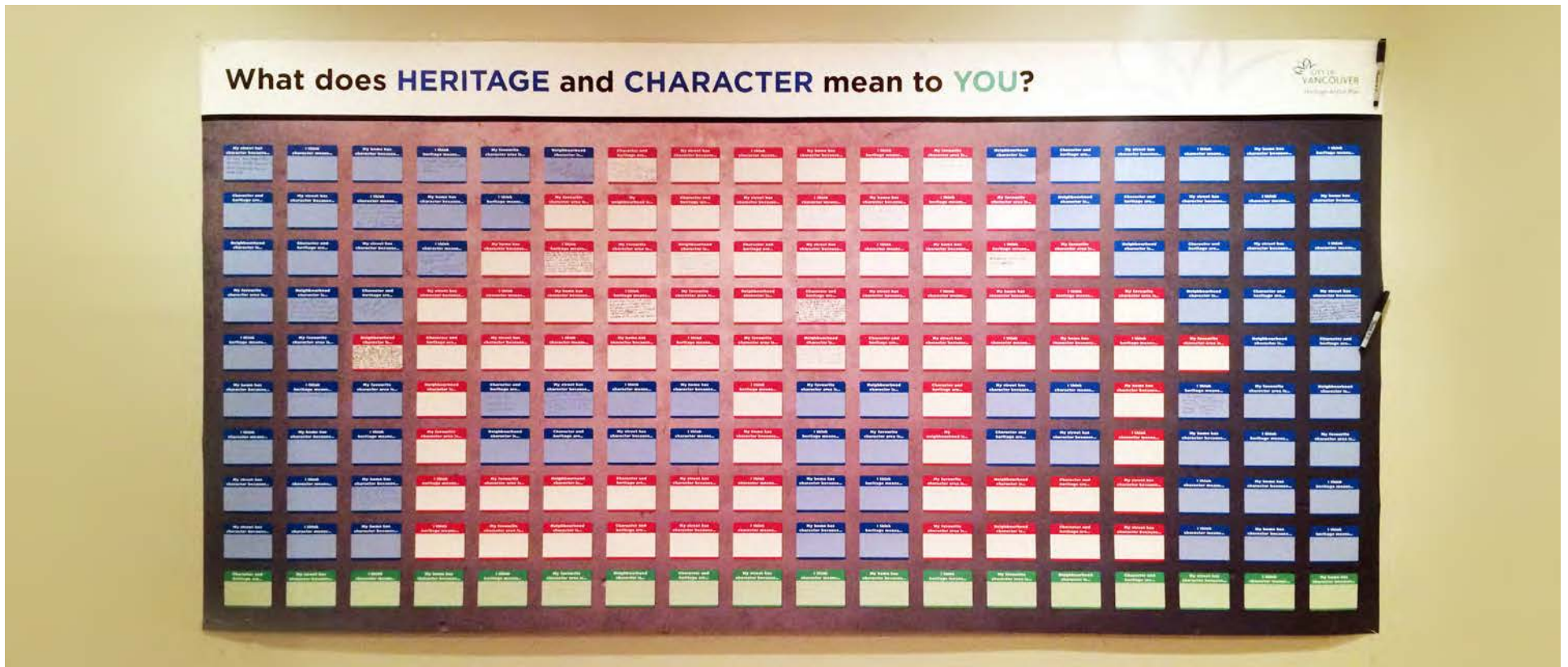
Neighbourhood character is...

Character and heritage are...

My street has character because...

APPENDIX B: PUBLIC RESPONSE TO GRAFFITI WALL

The graffiti wall was an interactive art-oriented display poster where participants could share their thoughts on what heritage and character mean to them. This section summarizes the collection of poster comments.



CHARACTER AND HERITAGE ARE ...

Distinct from each other (and get overlap). Heritage building a specific designation with parameters, "character" more amorphous.

Over 100 years or after. Very difficult for seniors to sell houses if deemed heritage without any real merit.

Essential to a city that has so little character.

Not dictated/demolished by developers. They should not be shaping the city.

Critical for cohesiveness in neighbourhoods.

Homes that need not be automatically preserved simply because of age and building features. They are often non-energy efficient.

Heritage is a preservation of history and culture. Showcasing design from a previous age. With so few of these houses left, it is so important to retain the ones that haven't been destroyed.

The established homes that exist in a neighbourhood. If they are well-built, they should remain and not just torn down. Three levels of government legislation are enforced to stop this destruction.

"Blue chip" investments and have lead the real estate market back from a downturn - see 4x real estate board newsletters '82, '91, 2001, 2012-2013...

CHARACTER AND HERITAGE ARE ...

*Representative of the history
of a neighbourhood.*

One and the same.

*What makes a city unique
and more livable.*

*It is preserving important
historical everything - keep your
hands off everything else!!*

Not value (\$) driven.

Essential.

In Shaughnessy: regulated by the 1st Shaughnessy neighbourhood plan. Do we really need someone in City Hall giving their subjective opinion on what they will or will not allow to be done? I do not trust the transparency at City Hall. I do not want my life regulated by someone with little life experiences. There is a democracy not a totalitarian regime.

NEIGHBOURHOOD CHARACTER MEANS ...

Homes that blend well together to achieve a visually appealing landscape.

When houses bring neighbours together not separated.

Shaughnessy - I want a streetscape that is cohesive i.e. can have old, new and in between. Cohesive i.e. ok with renewal of old if new fits.

Involvement, pride, local businesses, "village" feel

Not destruction of beautiful homes by offshore buyers.

*Kitsilano - some beautiful streets still exist.
Also Mole Hill - Nelson Park.*

A variety of design details and architectural forms blending together on a cohesive streetscape.

Important. But stop making arbitrary decisions without consultation. You removed the roundabout at 19th and Cypress in such a way that traffic turns right (west) onto 19th thinking it can't go through to W. 21st. Our once quiet block has traffic from morning to night. We told you it would happen and you chose to ignore it. I have no trust in you.

*Having neighbours, not empty houses.
Families that live and work or are retired in the neighbourhood.*

NEIGHBOURHOOD CHARACTER MEANS ...

*A mix of old houses and new.
Lots of greenery (trees, etc.) nearby
stores to walk to, a library,
a community centre.*

*Also about people, besides
the building.*

*Fading due to the demolition of many
family homes which are small but fit in
with the rest of the street - that are being
replaced by large modern homes that
remain unoccupied.*

*What defines Vancouver
as a city of 23 unique
neighbourhoods.*

*Range of incomes, range of ages
of people, street life.*

*A living community
not just old buildings.*

MY FAVOURITE CHARACTER AREA IS ...

Yaletown lofts etc.

*A building that is super special
for that area.*

*Darkridge with 60's houses, Chinatown
- First Nation's history, Gastown -
brick history, Shagnessy and
Kerrisdale - gracious homes.*

*Commercial Drive / Grandview
Woodland (my home for 22 years).
Love the "this house is 100 years
old this year" signs!*

*Gastown, Chinatown, west
of Granville*

*All of City of Vancouver - any
building that is pre-1960*

*South side 2600 block W. 12th, 8-9 character
houses - individual expression, consistent
scale of massing - an attractive 30's
"subdivision" in a Garden City.*

Kitsilano, Gastown

*Any area of Vancouver that catches
areas built with good architectural
examples from each decade/era. Also,
neighbourhoods with history.*

MY FAVOURITE CHARACTER AREA IS ...

*Cambie area, Main to Cambie 12th,
King Edward.*

East side, Strathcona.

*The Crescent and Angus Drive 25th
and Connaught Drive from
Alexanders to Granville.*

*All the Vancouver areas that
were developed in the
20's, 30's, 40's, 50's and 60's.*

Kitsilano.

Was... Dunbar.

I THINK HERITAGE MEANS ...

*Culturally significant value
of a property.*

*Quality, well-preserved, cared for
- of well-built original buildings -
structures that represent the past in a
meaningful way.*

*Valuing history and retaining for
the future environmental.*

*Buildings that embody the
spirit of their time.*

Much more than old houses!

Old, 10, 20, outdated, rundown.

I THINK HERITAGE MEANS ...

Keeping an old energy using house because of someone's romantic notion of what they'd like to look at! We need to be able to live in a house that is energy efficient, environmentally friendly and safe - no asbestos! - without worrying about City Hall rubbish!

Be knowledgeable of the past,
be informed.

A pre-1940's house with single pane windows, no vapor barriers, no insulation in the walls, non-compliance with seismic withstand and requirements, and not meeting modern building code requirements.

*Preserving history, character,
and soul creates neighbourhoods
people cherish.*

The sense of roots of a place.

*Local distinctiveness derived from
historical roots of evolution of human
settlement in specific place.*

I THINK HERITAGE MEANS ...

Loss in value.

Old, outdated, underutilized.

Physical personification of local history through buildings, landscapes and uses of both.

Passion, detail, history, durability.

Character means old and nice homes.
Not all homes on the heritage list in Shaughnessy is character to me. I think the City is labeling too much character and we should have better other than this.

The architecture and landscape that was in style at the time the neighbours developed character and is worth maintaining as we don't have a lot of history.

I THINK MY HOME HAS CHARACTER BECAUSE ...

It's only about 20 years old but built architecturally in keeping with 100 years here on street - people think it's an original renovated!

It was well built in 1930 with excellent materials. It is just a right size for a family.

It is surrounded by green space. A front yard, back yard, side yard and driveway. It wasn't built lot line to lot line!

It has original hardwood, leaded windows, and no major alterations. Built in 1925 in Dunbar.

It was built in 1927 and still has original hardwood, moldings, windows, French doors - craftsmanship, history.

It has the style of the street - craftsman.

1. Energy efficient to mitigate the built environments contribution to GHG's.
2. Re-usable cradle to cradle materials.
3. Healthy no voc's interior.

It was built in 1925 and is on a tree lined street - hardwood floors too.

Colour of the July sky; the old door is daffodil! It has architectural interest and handmade carvings on the window box. The garden has ceramic frogs. It looks like no other house on the street.

I THINK MY HOME HAS CHARACTER BECAUSE ...

Flexible, creative, expressive, inclusive.

*Solid wood details/good construction,
stained glass, high ceilings.*

*It was created, designed, and lived in each day
with love. It contains antique wood furniture, out
of mine and loved ones, windows, colours, and
people are relaxed and cozy.*

*I combine elements of
all eras - I appreciate the past
while recognizing I can
carefully update.*

*There is a true respect for the
size of the lot, plenty of room for
gardens and growth.*

*A real family home built in 1924 - also
a beautiful street that hasn't been
completely ruined by big new homes with
no architectural style.*

Art house.

I THINK CHARACTER MEANS ...

*Quality, taste that has withstood
the test of time.*

*well built, architecturally designed,
that helps represent something
that warms the heart and is fitting
to the community.*

*Like people,
you can't put a price on it.*

*Is too late: good character
homes are gone. Ours won't fit
no longer in our block, it is
the only one left.*

*New homes can be built with
character to make it "fit in"
neighbourhood.*

*Craftsmanship, old materials -
fir, cedar, etc.*

*It is old and has interesting and individual
characteristics which sets it apart yet fits
in with other neighbours works.*

I THINK CHARACTER MEANS ...

Not allowing non-residents or new residents tear down alternative to build mega home. Shaughnessy 1 and 2 have turned into construction sites.

Respecting neighbours.

*Not necessarily always old!
Who does not appreciate something made well and designed appropriately.*

Established built form and landscape character that has evolved gently over time and has many levels and nuances.

Massive energy consumption.

Beautifully tree lined streets, limited traffic, buildings that are thoughtfully designed, landscaped, inviting street appeal, making those who live in and visit feel at ease in.

MY STREET HAS CHARACTER BECAUSE ...

It has low population density, partly because it doesn't have any laneway houses yet.

It has the old growth trees and older homes.

It has buildings that are sturdy, affordable, house a variety of socio economic households. And large trees, room between buildings and parks nearby.

Some 100 years plus, well-maintained - others (some) built "in style of" and across the street the Van East Cultural Centre!! (and lined with old Elms).

It is full of diverse buildings representing the early start and evolution of the neighbourhood.

Lost character - because the City is greedy for development dollars.

MY STREET HAS CHARACTER BECAUSE ...

New homes have design that is similar to old homes.

A high percentage of the homes are occupied. They have life!
They're not empty most of the year.

Trees, gardens, green space - allows interaction with neighbours.
Consistency of architectural style.

Because there are homes that young families and older residents can afford to live in.

Of the pretty roofline, the lovely front gardens (with bushes and small trees) pretty house colours (not dark browns or khakis).

It is street oriented with large homes transformed into 4 unit strata and friendly neighbours, is on a bike route (10th BT Boulevard and Cypress).

MY STREET HAS CHARACTER BECAUSE ...

All houses on our street are original with careful upgrading without changing streetscape

The old growth trees, the new original houses, the gardens.

The houses are occupied. There is a sense of community.

The houses on the street are all lived in and made use of. They are not built and flipped by offshore profiteers who don't give a damn about the neighbors... and left to rot.

Heritage is a preservation of history and culture. Showcasing design from a previous age. With so few of these houses left, it is so important to retain the ones that haven't been destroyed.

Double flowering cherries on both sides of a double block street - when they need to be replaced PLEASE plant flowering cherries and not trees that are of other varieties.



Heritage Action Plan

FOR MORE INFORMATION:

Dial 311

for City of Vancouver's
Call Centre

or visit our website

[www.vancouver.ca/
heritage-action-plan](http://www.vancouver.ca/heritage-action-plan)

Prepared by

CITY  SPACES

