

## REVISED SUMMARY AND RECOMMENDATION

**1. REZONING: First Shaughnessy Heritage Conservation Area**

**Summary:** To establish a Heritage Conservation Area Official Development Plan replacing the First Shaughnessy Official Development Plan and to amend the Zoning and Development By-law to establish a new Zoning District Schedule for First Shaughnessy. Also proposed are a new Heritage Procedure By-law, a new Heritage Property Standards of Maintenance By-law, and consequential amendments to the Heritage By-law and the Parking By-law. If approved, all real property listed in the Official Development Plan would become protected heritage property.

**Applicant:** The General Manager of Planning and Development Services

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of June 9, 2015.

**Recommended Approval:** By the General Manager of Planning and Development Services:

- A. THAT the Heritage Conservation Area Development Plan (the "HCA Development Plan") as generally as set out in Appendix A1, which is the version of HCA Development Plan attached to the May 2015 Report with the additional amendments as set out in Table 1 of the Yellow Memorandum dated July 21, 2015, which will provide stewardship and long-term protection for areas of the City possessing significant heritage resources and distinct heritage value and character, and which will designate the First Shaughnessy Heritage Conservation Area (as defined in the HCA Development Plan) as the first heritage conservation area ("HCA") in the City, be approved.
- B. THAT, subject to Council adopting the HCA Development Plan as recommended in Recommendation A, the by-law to repeal the First Shaughnessy Official Development Plan and to adopt the HCA Development Plan as an Official Development Plan, known as the "Heritage Conservation Area Official Development Plan" (the "HCA ODP"), generally as set out in Appendix B1, which is the version of the by-law posted prior to the Public Hearing with the following additional amendments:
  - a) *In Schedule A, Section 1.10, in the first sentence "The properties" is struck and replaced with "All real property"; and*
  - b) *In Appendix A4, "1998 Cedar Crescent" and "1564 Matthews Avenue" are struck from the list of Protected Heritage Properties;*be approved.
- C. THAT, subject to adoption of the HCA ODP, the proposed Heritage Procedure By-law to provide clear procedures for managing heritage property in the City, generally as set out in Appendix C1, which is the version of the by-law posted prior to the Public Hearing, be approved.

- D. THAT, subject to adoption of the HCA ODP, the proposed Heritage Property Standards of Maintenance By-law to ensure the long-term maintenance and upkeep of designated protected heritage property and property within an HCA, generally as set out in Appendix D1, which is the version of the by-law posted prior to the Public Hearing, be approved.
- E. THAT, subject to adoption of the HCA ODP, the by-law to amend the Zoning and Development By-law to create a new District Schedule for First Shaughnessy and to repeal the current First Shaughnessy District Schedule, generally as set out in Appendix E1, which is the version of the by-law posted prior to the Public Hearing with the following additional amendments:
- a) *In Section 4.2.3 (a), "enclosed or covered stairs" is struck and replaced with "covered porches"*
  - b) *In Section 4.2.3 (b), (iii) is struck and (iv) is renumbered as (iii)*
  - c) *After Section 4.3.3 the following is added:  
", except that the Director of Planning may permit a floor elevation less than 1.4, if:  
(a) the Director of Planning first considers all applicable policies and guidelines and the site context; and  
(b) the proposed design of the principal building meets the First Shaughnessy Design Guidelines."*
  - d) *In Section 4.3.5, the following changes are made:  
i. (b) is changed from "a minimum slope of 12:12" to "a minimum slope of 8:12"  
ii. After (c) a new provision is added:  
"(d) the proposed design of the principal building meets the First Shaughnessy Design Guidelines."  
iii. The use of section number 4.3.5 was used twice in error. The second occurrence has been renumbered to 4.3.6 and then 4.3.6 was renumbered to 4.3.7.*
  - e) *In Section 4.7.4 (f)(ii) the figure "5%" has been struck and replaced with "20%"*
  - f) *After Section 5.2, a new provision is added:  
"5.3 The Director of Planning may relax the building footprint requirements in section 4.2.3 if the Director of Planning first considers:  
(a) all applicable policies and guidelines adopted by Council;  
(b) the submissions of any advisory group, property owner or tenant;  
(c) the height, bulk, location and overall design of the building or buildings and the effect on the site, surrounding buildings, neighbouring sites, streets and views;  
(d) the amount of open space; and  
(e) the preservation of the heritage character and heritage value of the area; and the relaxation does not exceed 20% of the building footprint requirements in this Schedule."*
- be approved.
- F. THAT, subject to adoption of the HCA ODP, the by-law to amend the Heritage By-law to include reference to HCAs, generally as set out in Appendix G1, which is the version of the by-law posted prior to the Public Hearing, be approved.
- G. THAT, subject to adoption of the HCA ODP, the by-law to amend the Parking By-law to delegate authority to the General Manager of Planning and Development Services to

relax parking requirements for protected heritage property in an HCA, as generally as set out in Appendix H1, which is the version of the by-law posted prior to the Public Hearing, be approved.

- H. THAT, subject to approval of Recommendations A to G, the Director of Legal Services be instructed to prepare the necessary by-laws for enactment by Council.

Note: There is no need for a 2/3 vote to adopt the Recommendations before Council at the Public Hearing as is noted on page 3 of the May 2015 Report, however a 2/3 vote is required to enact the by-laws referred to in Recommendations B, C, E and F, as required by Section 579(1) of the Vancouver Charter regarding delegation of Council authority.

**[RZ - First Shaughnessy Heritage Conservation Area]**