

SUMMARY AND RECOMMENDATION

4. **TEXT AMENDMENT:** First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws

Summary: To amend certain regulations governing the FSHCA. The amendments being recommended arise in part from a review of the Heritage Conservation Area Official Development Plan and related by-laws undertaken as a result of a petition filed in the BC Supreme Court. Other proposed changes are housekeeping amendments to address improvements that have been identified through the implementation of the new regulations as development permits have been reviewed since adoption of the FSHCA.

Applicant: Acting General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Regular Council Meeting of January 19, 2016.

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

- A. THAT the by-law to amend the Heritage Conservation Area Official Development Plan, generally as set out in Appendix A of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- B. THAT the by-law to amend the Heritage Procedure By-law, generally as set out in Appendix B of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- C. THAT the by-law to amend the Heritage Property Standards of Maintenance By-law, generally as set out in Appendix C of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- D. THAT the by-law to amend the First Shaughnessy District Schedule to the Zoning and Development By-law, as set out in Appendix D of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.
- E. THAT the by-law to amend the Zoning and Development Fees By-law, as set out in Appendix E of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws", be approved.

- F. THAT, at the time of enactment of the proposed HCA ODP amendments, the Director of Planning be instructed to publish the administrative bulletin entitled "Procedure for Review of Protected Heritage Property Status in the First Shaughnessy Heritage Conservation Area (Heritage Character and Heritage Value Impact Assessment)" that sets out the process to determine if a property no longer retains sufficient heritage character or heritage value to justify its conservation, generally as outlined in Appendix F of the Policy Report dated January 11, 2016, entitled "First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws".

Note: A 2/3 vote is required to enact the by-laws referred to in Recommendations A, B, and D, as required by Section 579(1) of the Vancouver Charter regarding delegation of Council authority.

[TA - First Shaughnessy Heritage Conservation Area ("FSHCA") - Amendments Regarding the Heritage Conservation Area Official Development Plan and Related By-laws]