



Heritage Action Plan Phase 1 Update

Presentation to
City Council
June 10, 2014



- Approved by Council December 2013
- Key items
 - Update Heritage Register
 - Review First Shaughnessy
 - Simplify/streamline approval processes
 - Retention of character houses/buildings (pre-1940)
 - Review incentives
- Completed Items
 - ✓ RFP issued end of May for Heritage Consultant
 - ✓ Working with senior governments to seek support for rehabilitation incentives as per Council direction
 - ✓ Urban Forest Strategy - enhanced tree retention

Purpose of Today's Presentation

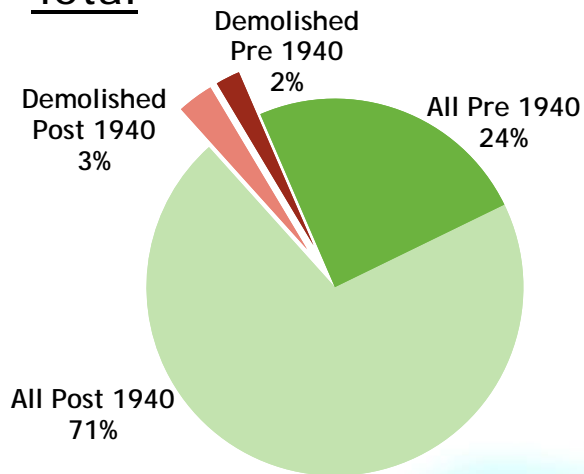
- Heritage Action Plan - Phase 1 Actions
- The Actions today are aligned with Council policy and direction to
 - Enhance retention of character houses throughout Vancouver
 - Encourage rehabilitation of heritage houses
 - Protect Pre-1940 houses in First Shaughnessy
 - Encourage reuse and recycling of character elements and reduction of construction waste



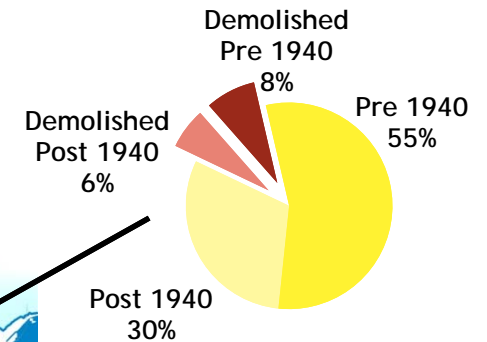
Single Family Dwelling Districts (RS Zones): Demolition Rates (2009-2013)



Total

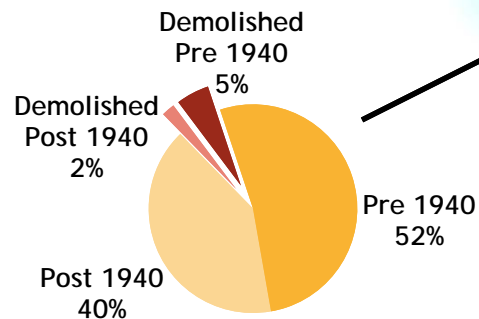


First Shaughnessy ODP (1982-2012)



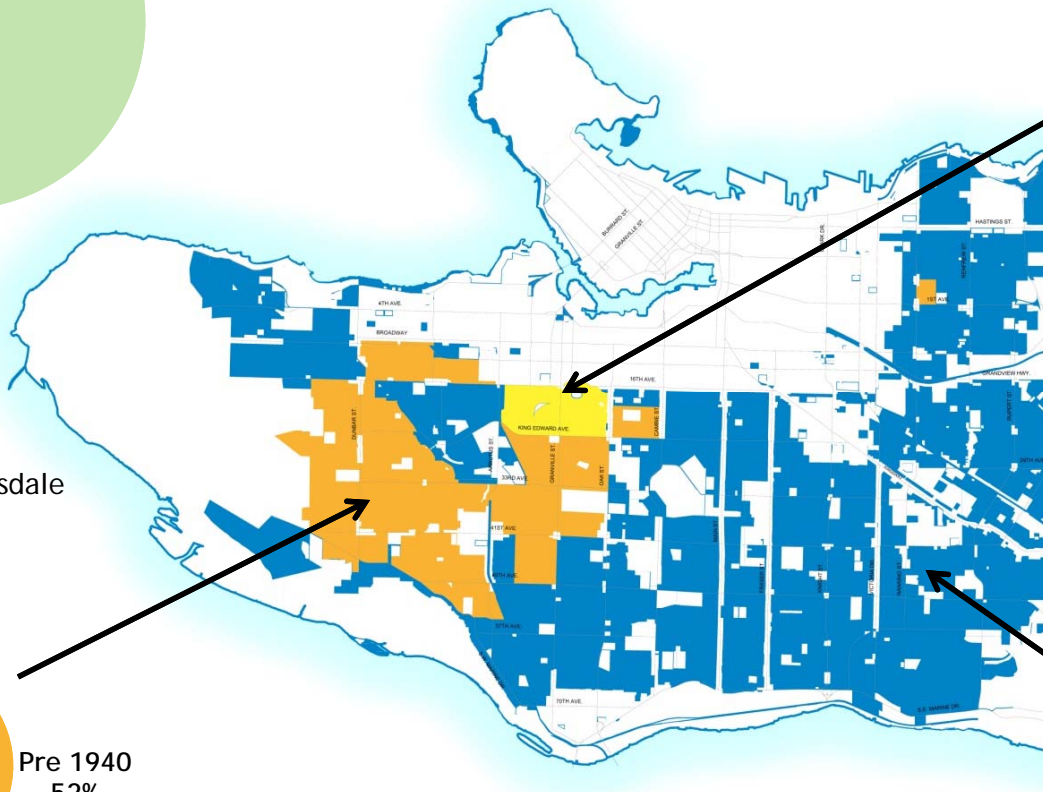
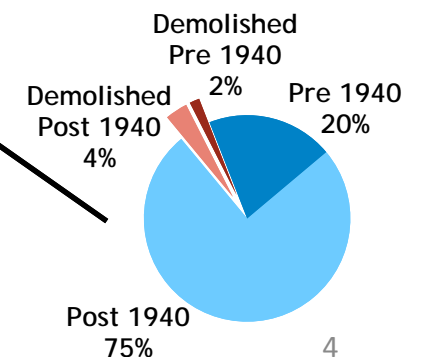
Discretionary

Arbutus, Dunbar, and Kerrisdale
(RS-3 and RS-5)



Outright

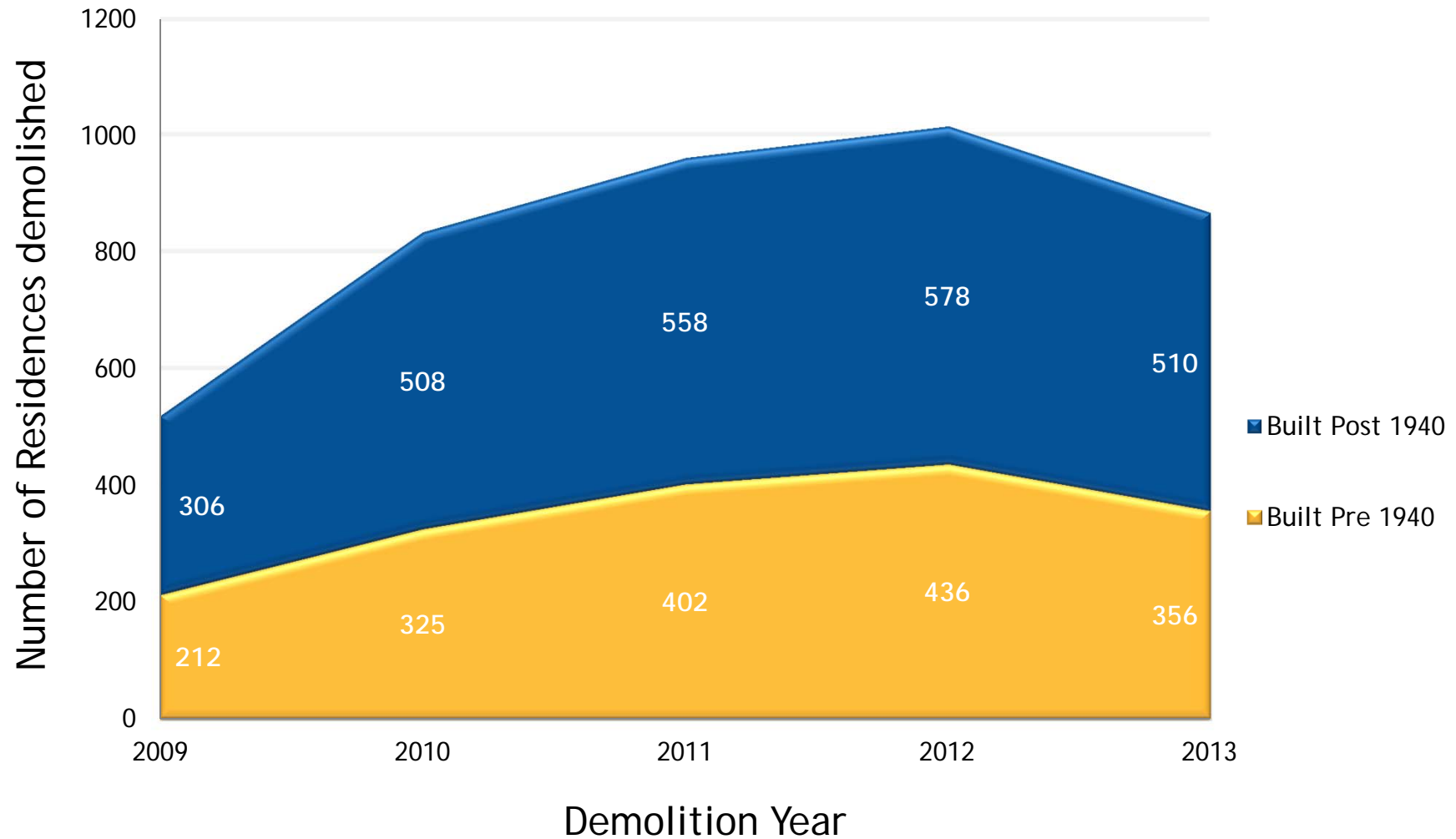
(RS-1, RS-2, RS-4, RS-6, RS-7)



Single Family (RS) Demolitions (2009-2013)



Of homes demolished on annual basis- consistently about 40% were built pre-1940



Heritage Protection Tool Box

(Authority under Vancouver Charter)



PROTECTION/RETENTION

PROTECTION TOOLS

- Heritage Designation
- Heritage Revitalization Agreement
- Heritage Conservation Covenants
- Heritage Alteration Permits
- Heritage Conservation Areas
- Temporary Protection (property/areas)

SUPPORT TOOLS

- Bonus Density
- Transfer of Density
- Property tax exemptions (DTES heritage areas)
- Grants (DTES heritage areas)

PLANNING AND REGULATORY TOOLS

- Community Plans
- Official Development Plans
- Zoning and Development By-law
- Other bylaws (e.g. solid waste)
- Heritage Policies and Guidelines
- Heritage Register

Phase 1 Heritage Action Plan: Recommended New Tools



PROTECTION/RETENTION

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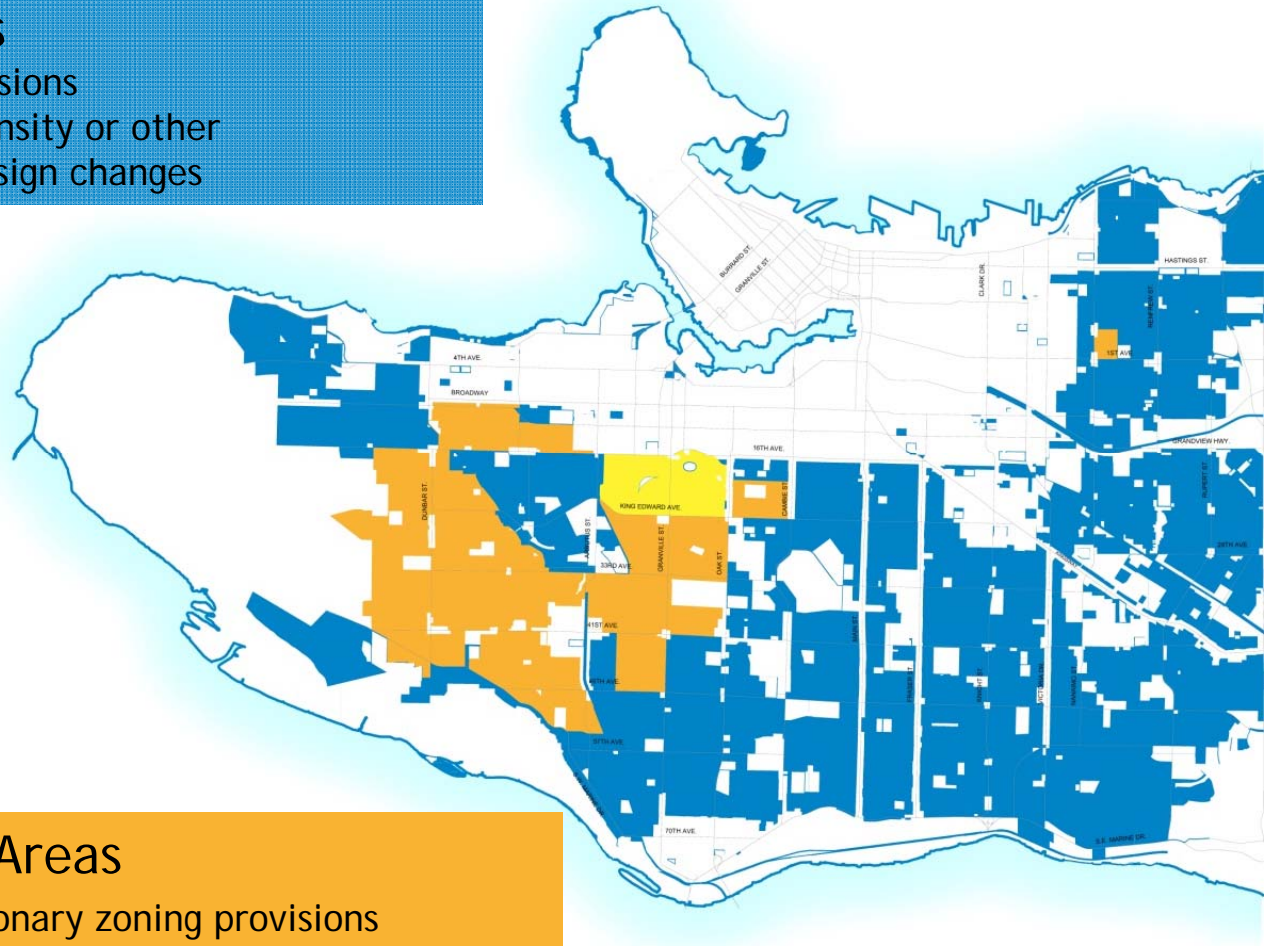
Phase 1 Heritage Action Plan

- Enhance retention of character houses throughout Vancouver
- Encourage rehabilitation of heritage houses
- Protect Pre-1940 houses in First Shaughnessy
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CITY OF
VANCOUVER

- base outright zoning provisions
- no ability to gain more density or other considerations through design changes



- both outright and discretionary zoning provisions
- increased density, height, yard relaxations can be obtained if development meets design guidelines
- Goal of Design guidelines: preserving neighbourhood and built form character including materials, livability, neighbourliness, etc.

Single Family (RS)

Identify Potential Heritage or Character Buildings

Step 1: Identify character homes - note this does not apply to outright zones

Character Checklist (built before 1940)

(4 or more required)

- ☐ Original massing and roof form
- ☐ Original front porch or veranda
- ☐ Cladding consistent with 1940 and earlier
- ☐ Period windows (50% or more)
- ☐ Original casings or trim (50% or more)
- ☐ Period details or decorative elements
(2 or more of brackets, beams, joist ends, etc)
- ☐ Other period features
(porch, roof, foundation, etc)



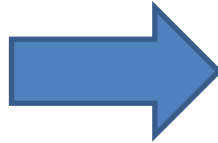
- Other assessment criteria: underutilized site and/or structurally unsound. In these cases a pre-1940 house may be considered for deconstruction.
- Character Criteria Met: Property owner can take advantage of discretionary zoning density increases.

Single Family (RS) Interim Procedure



Character Merit

HOME SAVED



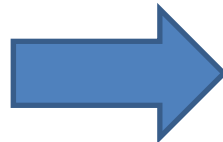
House Retained

- *Increased density permitted* under discretionary zoning provisions.



No Character Merit

HOME REPLACED



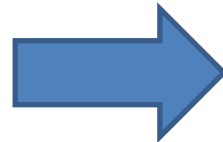
New House

- *Increased density permitted* under discretionary zoning provisions.



Character Merit

HOME REPLACED



New Smaller House

- limited to outright density provisions
- *No discretionary density allowed.*

Phase 1 Heritage Action Plan

- Enhance retention of character houses throughout Vancouver
- **Encourage rehabilitation of heritage houses**
- Protect Pre-1940 houses in First Shaughnessy
- Encourage reuse and recycling of character elements and reduction of construction waste

- Current Process
 - heritage retention projects: owners seeking incentives are required to submit a business case (proforma)
 - More time, more expense
 - Heritage retention projects: also require
 - neighbourhood consultation (routine for any DP)
 - public hearing for Heritage Designation/HRA
- Heritage Action Plan – Phase 1
 - Single family heritage preservation: exempt requirement for proforma pending final Heritage Action Plan
 - Expedite projects by 2-3 months on average

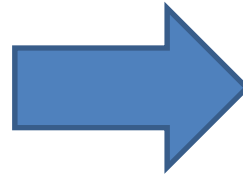
Single Family (RS) Expedite Heritage Retention Projects

- Exempting proforma requirements for smaller projects:
 - allow for up to 10% increase above permitted floor area



Pre 1940 Heritage Candidate

HOME SAVED



Increase of 10% floor area above the zoning provisions with heritage designation.

Phase 1 Heritage Action Plan

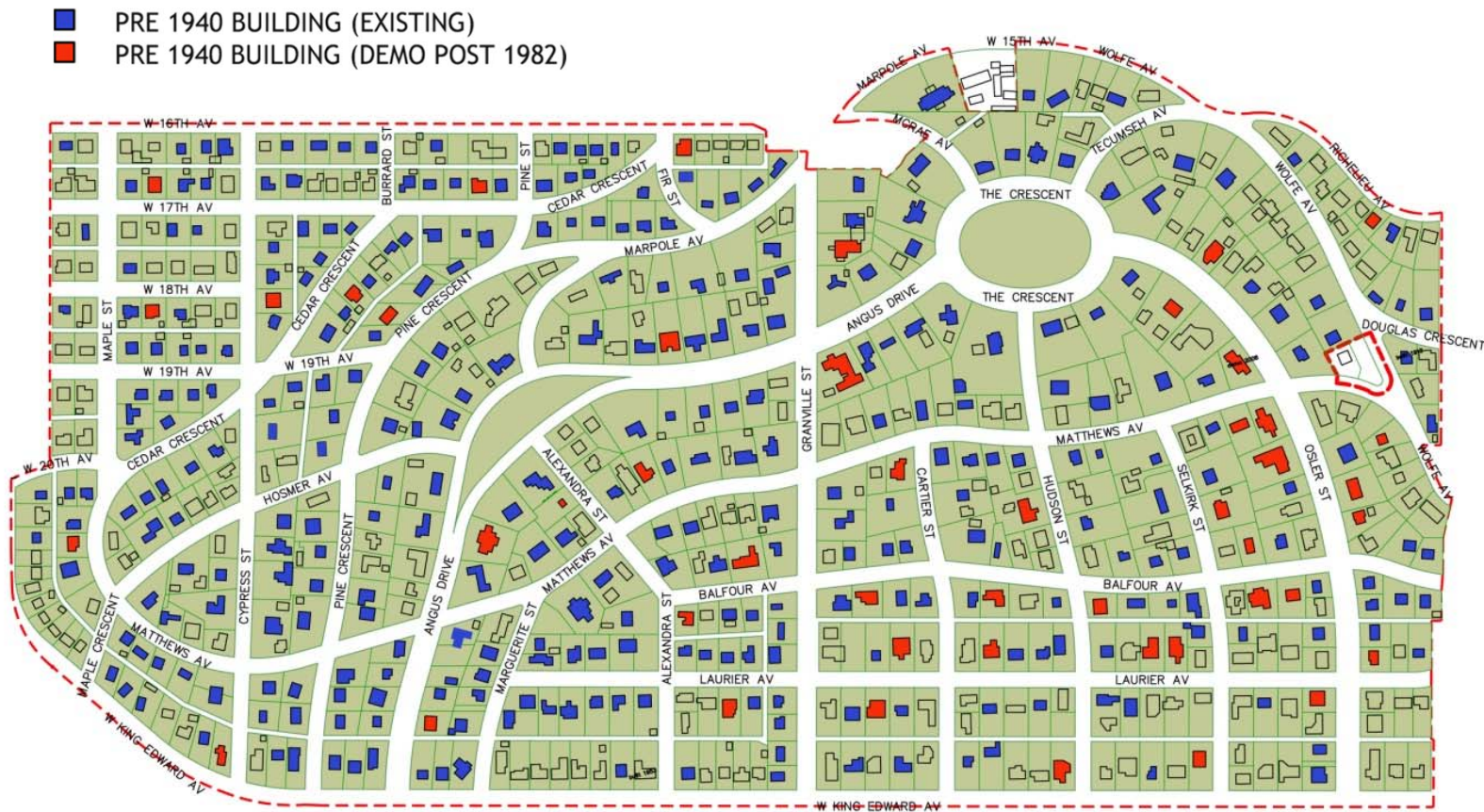
- Enhance retention of character houses throughout Vancouver
- Encourage rehabilitation of heritage houses
- **Protect Pre-1940 houses in First Shaughnessy**
- Encourage reuse and recycling of character elements and reduction of construction waste

- Shaughnessy is a highly valued heritage area in the city
- Formally recognized through Official Development Plan and Design Guidelines approved in 1982
- Surveyed by Canadian Pacific Railway in 1907 and marketed as Vancouver's premier residential neighbourhood at the time
- Important collection of houses and landscape features which collectively contribute to heritage estate character of neighbourhood

First Shaughnessy Demolition Statistics

595 properties - 329 are pre-1940

- In the last 30 years: 47 pre-1940 buildings demolished (1.5 per year)
- In last 18 months: 16 inquiries for demolitions (11 per year)



- Vancouver Charter and Local Government Act enable temporary protection for an area while heritage planning work is underway
- Similar to temporary protection for a building

Heritage Action Plan - Phase 1

- proposing a 1 year period of protection from demolition to allow review of ODP and development of enhanced heritage retention tools

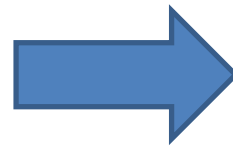
First Shaughnessy ODP (FSODP)

- Adopted in 1982 includes provisions to encourage pre-1940 houses retention by allowing:
 - infill dwellings
 - conversion for existing buildings up to 4 separate units
 - relaxation of various regulations, etc.
- Current FSODP tools do not adequately incentivize retention
 - Need to enhance retention tools



Pre 1940 Heritage

HOME REPLACED



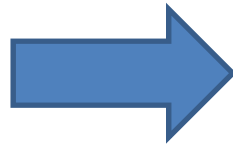
Heritage demolished. Replaced with new house/replicated character

First Shaughnessy Temporary Control Period



Pre 1940 Heritage

HOME REPLACED



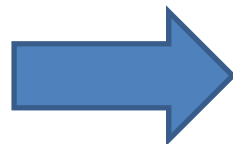
Heritage demolished. Replaced with new house/replicated character

NOT ALLOWED



Pre 1940 Heritage

HOME SAVED



Heritage Preserved

ALLOWED
Designation not required

Phase 1 Heritage Action Plan

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Encourage Reuse of Character Elements

Standard approach to single family home demolition uses heavy equipment.



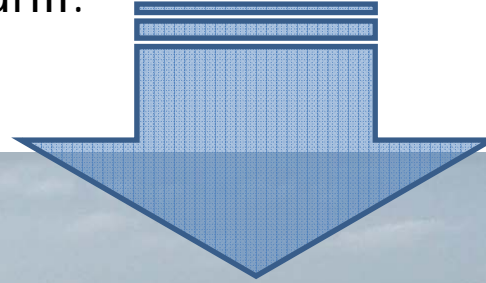
Typical process takes 1-2 days.
Usually requires 2 workers on site.
Generates about 100,000 kg of waste.

Encourage Reuse of Character Elements



This type of demolition results in materials being mixed.

Mixed materials are difficult to sort for recycling and mostly end up in the landfill.



Encourage Reuse of Character Elements

Some reuse and recycling happens when single family homes are demolished using conventional techniques.



Concrete



Metals

Concrete and metal recycling results in about a 40% recycling rate (by weight)

Encourage Reuse of Character Elements

Role of Deconstruction:

Better reuse and recycling of character elements can be achieved when single family homes are demolished using *deconstruction* techniques.



Deconstruction also supports Greenest City Action Plan and Metro Solid Waste Plan re: construction waste diversion from landfill - 2015 implementation date

Encourage Reuse of Character Elements

Character elements can be recovered and reused through deconstruction.



- Vancouver Heritage Foundation holds architectural salvage sales
- Items are donated for fund raising and helps raise public awareness
- In 2014, VHF is developing a pilot architectural salvage social enterprise
- VHF is interested in salvage opportunities, working with contractors and City

Encourage Reuse of Character Elements

Character element reuse & recycling requirements for pre-1940 homes

- Objective to encourage character retention through reuse and recycling requirements.

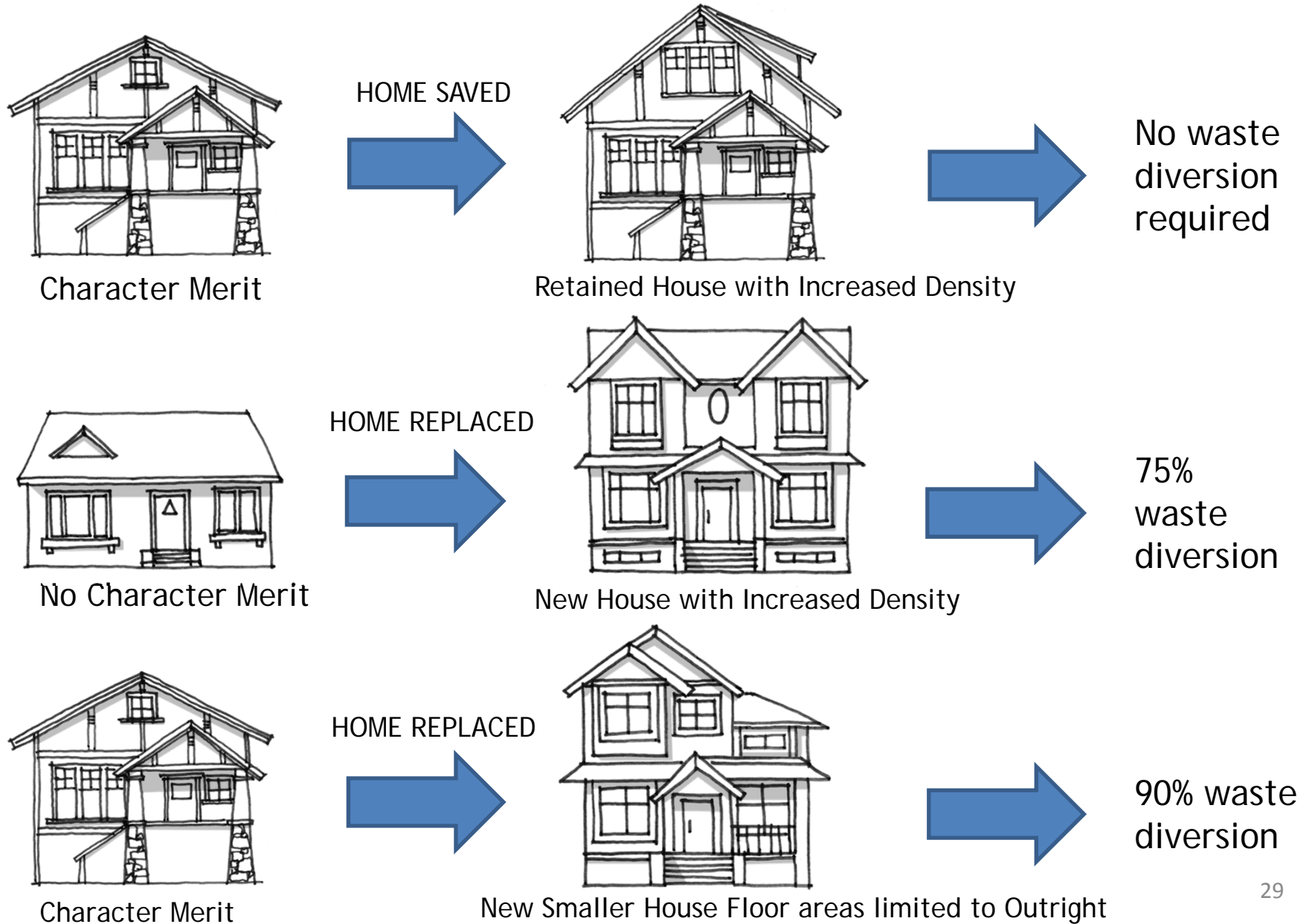
Heritage Action Plan - Phase 1:

- recommended performance requirement for reuse and recycling:
 - 75% reuse and recycling for all pre-1940 homes being replaced
 - 90% reuse and recycling for pre-1940 character homes which are being replaced
 - Deconstruction techniques needed to support these requirements
 - These changes also support Greenest City Plan and Metro Solid Waste Plan construction waste diversion goals



Single Family (RS)

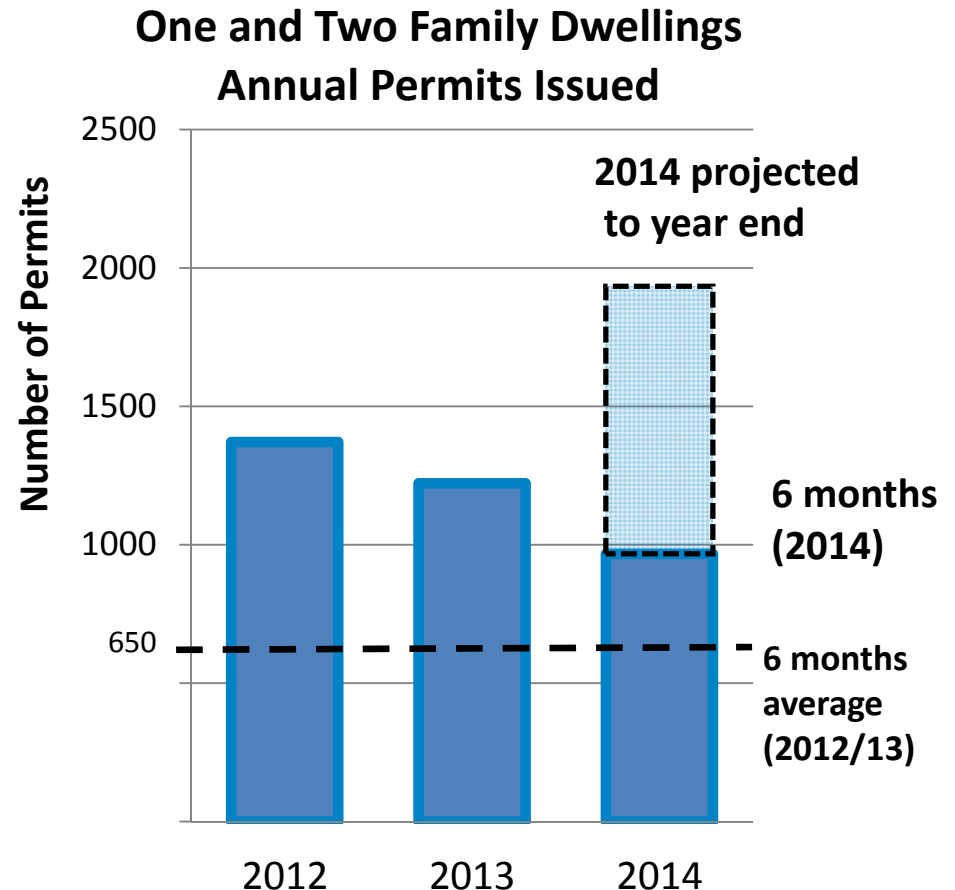
Take steps to encourage retention



2014: Increased Demand on Development Services



- Strong local economy:
 - Volume of development applications and permits issued are up
 - Nearly 20% increase year to date (46% in month of March)
 - Projections to year end - increases sustained
- Other changes over last 6 months:
 - Appointment system implemented
 - Urban forest strategy and tree bylaw
 - Interim Character review commenced January/14
 - Move of service desk to new facility in Vancity building W10th
 - VBBL
- City Manager and GMs working to streamline processes and apply resources where needed
- Ongoing business transformation: Permits and Licenses project will bring all permits on line in 2015



- Proposing balanced approach to preserving character and heritage utilizing tools in the Vancouver Charter
- Interim measures to encourage heritage and character retention while work on Heritage Action Plan is completed over next 18 months
- Aligns with other public objectives such as solid waste diversion
- Asking Council to approve recommendations in reports 1 (a), (b) and (c)