



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 29, 2015
Contact: Jane Pickering
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VanRIMS No.: 08-2000-20
Meeting Date: June 9, 2015

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: Heritage Action Plan Update: Recommendations to Adopt a Heritage Conservation Area Official Development Plan and New District Schedule for First Shaughnessy

RECOMMENDATION

- A. THAT the Heritage Conservation Area Development Plan attached as Appendix A (the "HCA Development Plan"), which will provide stewardship and long-term protection for areas of the City possessing significant heritage resources and distinct heritage value and character and 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 referred to Public Hearing prior to considering approval of such plan.
- B. THAT, subject to Council adopting the HCA Development Plan as recommended in Recommendation A, a 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 outlined in Appendix B, be referred to Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary HCA ODP by-law for consideration at the Public Hearing.

- C. THAT, subject to approval of Recommendations A and B, Council authorize the General Manager of Planning and Development Services to notify owners and occupiers of properties in the First Shaughnessy HCA of the Public Hearing for the HCA ODP by-law in accordance with the *Vancouver Charter* (Sections 599 and 600), and to remove any posted notices following the public hearing.

- D. THAT, subject to approval of Recommendations A and B, the General Manager of Planning and Development Services be instructed to make application to bring forward a Heritage Procedure By-law, generally as outlined in Appendix C, to provide clear procedures for managing heritage property in the City;

FURTHER THAT the Heritage Procedure By-law be referred to the same Public Hearing as the HCA ODP;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- E. THAT, subject to approval of Recommendations A and B, the General Manager of Planning and Development Services be instructed to make application to bring forward a Heritage Property Standards of Maintenance By-law, generally as outlined in Appendix D, to ensure the long-term maintenance and upkeep of designated protected heritage property and property within an HCA;

FURTHER THAT the Heritage Property Standards of Maintenance By-law be referred to the same Public Hearing as the HCA ODP;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- F. THAT, subject to approval of Recommendations A and B, the General Manager of Planning and Development Services be instructed to make application to bring forward a by-law to amend the Zoning and Development By-law, generally as outlined in Appendix E, to create a new District Schedule for First Shaughnessy and to repeal the current First Shaughnessy District Schedule;

FURTHER THAT the by-law be referred to the same Public Hearing as the HCA ODP;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- G. THAT, subject to approval of Recommendations A and B, the General Manager of Planning and Development Services be instructed to make application to bring forward a by-law to amend the Heritage By-law, as generally outlined in Appendix G, to include reference to HCAs;

FURTHER THAT the by-law be referred to the same Public Hearing as the HCA ODP;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law for consideration at the Public Hearing.

- H. THAT the General Manager of Planning and Development Services be instructed to make application to bring forward a by-law to amend the Parking By-law, as generally outlined in Appendix H, to delegate authority to the General Manager

of Planning and Development Services to relax parking requirements for protected heritage property in an HCA.

Note: Recommendations B, D, F and G must be adopted by at least 2/3 of the votes cast at the Public Hearing in accordance with Section 579(1) of the *Vancouver Charter* regarding delegation of Council authority.

REPORT SUMMARY

This report provides Council with recommendations resulting from the review of the First Shaughnessy Official Development Plan (FS ODP), undertaken as part of the Heritage Action Plan. The purpose of this review is to strengthen the City's long-standing goals for the conservation and preservation of neighbourhood character and pre-1940 heritage homes in the First Shaughnessy area. The report summarizes the analysis and findings and provides recommendations to ensure the on-going protection of heritage character of this area.

What is proposed in this report is a new regulatory structure for heritage property in the City - a Heritage Conservation Area ODP. The proposed First Shaughnessy HCA is the first area to be designated as a Heritage Conservation Area (HCA) under the ODP (see Appendix A1 of the HCA ODP By-law attached as Appendix B).

Based on input from consultants and a comprehensive public engagement process, it is recommended that Council take the following steps to administer the new regulatory regime for heritage property in the City and further conserve the heritage value and character of the First Shaughnessy area:

- Adopt the HCA Development Plan attached as Appendix A as the HCA ODP, with the First Shaughnessy HCA designated in the HCA ODP as the first HCA in Vancouver;
- Adopt a Heritage Procedure By-law and Heritage Property Standards of Maintenance By-law to clarify procedures and standards for heritage properties in the City;
- Adopt a new District Schedule for First Shaughnessy, with regulations to ensure compatible new development; and,
- Make minor amendments to the Parking By-law and Heritage By-law.

The Heritage Action Plan was a set of strategic actions adopted by City Council in December 2013; once complete, the Plan will result in an updated, comprehensive Heritage Conservation Program. The status of work to implement other aspects of the Heritage Action Plan is provided in a companion report (Heritage Action Plan Update, RTS#10654), with the balance of the work to be completed by the end of 2015.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

First Shaughnessy Official Development Plan (1982)

First Shaughnessy Design Guidelines (1982)

- the First Shaughnessy Heritage Inventory (1994) is included as Appendix B, to the First Shaughnessy Design Guidelines (1982)

Heritage Action Plan (2013)

- Action #7 - Review and Update the First Shaughnessy Official Development Plan

The Vancouver Charter:

- Part XXVIII (Heritage Conservation) of the *Vancouver Charter* provides the authority for Council to delegate certain authorities under this part, including, among other things, mechanisms for heritage review, and tools and methods for temporary protection and continuing protection of heritage property.
- Section 596B(1) of the *Vancouver Charter* prohibits certain actions affecting protected heritage property and property within an HCA unless the action has been authorized by a heritage alteration permit.

Temporary Control Periods:

First Temporary Control Period

- By enacting the *First Heritage Control Period (First Shaughnessy) By-law (2014)*, Council adopted a Heritage Control Period for temporary protection of First Shaughnessy for a period of 1 year, which will expire on June 24, 2015.

Further Temporary Protection Period

- Pursuant to Section 589A(1) of the *Vancouver Charter*, all property within an area to be designated as an HCA has temporary protection for a period of 120 days beginning on the date of first reading of a by-law to adopt a development plan designating the HCA. Approval by Council of Recommendation B in this report would constitute first reading of the by-law in Appendix B, and initiate an additional 120 days of temporary protection for property within the First Shaughnessy HCA, during which period, Section 596B(1) of the *Vancouver Charter* applies to such properties.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning and Development Services RECOMMENDS approval of the foregoing.

REPORT

Background/Context

The review and update of the First Shaughnessy Official Development Plan (FS ODP) was initiated by Council in December 2013 through adoption of the Heritage Action Plan (Action #7). This action directed consideration of an HCA for First Shaughnessy as a more appropriate way to manage land use planning for this unique and historic part of the City. Adopted by Council in 1982, the FS ODP was developed through a comprehensive planning process involving the community, consultants and staff and served to fulfil the fundamental intent to preserve and protect the unique pre-1940s character of the First Shaughnessy area (bounded generally by West 16th Avenue and West 15th Avenue to the north, West King Edward Avenue to the south, Oak Street to the east, and East Boulevard to the west). In 1994, Council adopted

the First Shaughnessy Heritage Inventory, which is a list of all buildings in First Shaughnessy that were constructed prior to 1940. This list is currently attached as Appendix B to the First Shaughnessy Design Guidelines (1982) and the properties on the list are eligible for development incentives to encourage retention as provided in the FS ODP. Despite the incentives in the FS ODP to encourage retention, many significant heritage properties have been demolished in First Shaughnessy. Additionally, new development has not necessarily contributed to the area's historic character to the degree desired by the neighbourhood or intended by Council.

In the 18 months leading up to the approval of the Heritage Control Period for the temporary protection of First Shaughnessy in June 2014, the number of inquiries proposing to demolish pre-1940 buildings in First Shaughnessy had risen from an average of 0.4% per year to 5% per year, with 19 inquiries active at that time. The increase in proposals to demolish resulted from a lack of requirements to retain the pre-1940s homes, and the current zoning regulations have also enabled development of some of the largest homes in the City.

Some of the pre-1940 buildings that have been proposed to be demolished in First Shaughnessy are listed in the Vancouver Heritage Register and in the opinion of the General Manager of Planning and Development Services, have sufficient heritage value or character so as to be worthy of conservation but are not "protected heritage property" as defined in the *Vancouver Charter*. Protected heritage property is provided with continuing protection, as it is property that has either been protected under the Provincial *Heritage Conservation Act*, designated as protected under the *Vancouver Charter* or listed in a schedule included in an ODP designating an HCA. When real property is listed in the Vancouver Heritage Register but is not protected heritage property, Council may withhold an approval or make an order to provide temporary protection for the property. However, unless further action is taken, such as designating the property as protected heritage property (which may require compensation to be made to the owner), or entering into a Heritage Revitalization Agreement with the owner, the property is not provided with continuing protection and may be subject to demolition.

Responding to the increase in proposals to demolish pre-1940 homes, an administrative bulletin was prepared in 2012 requiring that all pre-1940s homes be evaluated for character merit prior to approval of demolition permits. This process in First Shaughnessy required an applicant to prepare a Statement of Significance for their property and explore retention options. Unfortunately, even though owners took these steps, demolition was still often pursued.

On June 24, 2014, Council enacted a Heritage Control Period By-law for First Shaughnessy along with interim procedures to identify and encourage retention of pre-1940 character houses. At the same time, Council advanced the review of the FS ODP in the Heritage Action Plan work program. These actions prevented the demolition of character homes in First Shaughnessy while the review was underway, which Council directed should include consideration of designating the area as an HCA to provide continuing protection.

Strategic Analysis

Heritage Value of First Shaughnessy

In 1907, the Canadian Pacific Railway set in motion the establishment of a prestigious new residential area in Vancouver. Aimed at drawing the city's elite from the increasingly crowded West End, the new neighbourhood of First Shaughnessy was to be both tranquil and elegant. An example of the "Garden City" movement, the neighbourhood still possesses many of the fundamental characteristics that defined its origins: winding, tree-lined streets that followed the topography of the land, and layered views of elegant homes on lushly landscaped lots. The historic value of the area is described in depth in the First Shaughnessy Historic Context Statement and Thematic Framework, and the Statement of Significance; prepared by consultant Donald Luxton & Associates (see the appendices of Appendix I).

In particular, the Statement of Significance identifies First Shaughnessy's Key Character Defining Elements to be:

- Direct evidence of a close association with the CPR, as illustrated by the area's street names and the name of the neighbourhood;
- Continuous residential use;
- Distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- Cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revivals;
- Generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants; and
- High-quality residential masterworks built with superior materials and craftsmanship, designed by many of B.C.'s most prominent early twentieth century architects.

There are currently 595 properties in First Shaughnessy, of which 317 were constructed before 1940. Only 25% (80) of these properties are listed on the Vancouver Heritage Register, with only 3.4% (11) protected from demolition through heritage designation and/or a Heritage Revitalization Agreement.

Best Practices for Protecting Heritage Areas

Municipalities across North America have policies and programs in place to protect heritage neighbourhoods and districts. These range from special legislation to establish landmark districts or heritage precincts, to development incentives and grant programs, depending on the legislative tools available.

In British Columbia, the Provincial government granted municipalities a robust set of heritage conservation tools through the *Heritage Act* (1994). For Vancouver, these authorities are outlined in Part XXVIII (Heritage Conservation) of the *Vancouver Charter*, while in other municipalities they are enabled through the *Local Government Act*. One of the most effective tools to protect a heritage area is the establishment of an HCA. Province-wide, there are approximately 60-70 HCAs in approximately 30 municipalities that have been established since 1994.

In Vancouver, the HCA tool has not yet been used as our heritage areas were protected through special zoning developed before the current tools were in the *Vancouver Charter*. In Gastown (HA-2) and Chinatown (HA-1), this special zoning is combined with the heritage designation on title of all properties, resulting in protection similar to that which would be provided through an HCA. While the FS ODP zoning in First Shaughnessy provides clear goals and objectives for heritage, it was not combined with the designation of properties and thus did not have the same effect.

Consideration of a Heritage Conservation Area for First Shaughnessy

Two regulatory framework options were explored with the goals of achieving greater protection of heritage and character homes as well as the preservation of trees and existing landscape features in First Shaughnessy. The analysis undertaken is described in the consultant report and is outlined briefly in Table 1 below. For a more fulsome discussion, see Section 2 and 3 of Appendix I, First Shaughnessy Consultant Recommendations Report, Donald Luxton & Associates. Note in both options that improvement to the compatibility of new development is possible by amending the zoning regulations that relate to built form and building siting, and also by refining the area's design guidelines.

Table 1 - Comparison of Regulatory Options Considered for First Shaughnessy

	ADVANTAGES	DISADVANTAGES
Option 1 Maintain the current FS ODP	<ul style="list-style-type: none"> No changes to regulatory framework required. 	<ul style="list-style-type: none"> Ongoing confusion over the meaning of a listing on the Heritage Inventory. Properties on the Heritage Inventory that are not protected heritage properties can be demolished. Lengthy enquiry processes when demolition proposed. Possible continuation of price escalation due to speculation of development expectations for pre-1940 homes. Continued erosion of neighbourhood character and loss of heritage homes.
Option 2 Adopt the HCA Development Plan as the HCA ODP	<ul style="list-style-type: none"> Clarity of heritage merit for pre-1940s homes through a detailed list of pre-1940 properties scheduled under the HCA. No loss of development potential for protected heritage property, thus no compensation required (unlike a heritage designation process). 	<ul style="list-style-type: none"> Possible dampening of price growth for pre-1940 homes, which may be offset by overall value retention if area's heritage character is maintained.

	ADVANTAGES	DISADVANTAGES
	<ul style="list-style-type: none"> • Shorter enquiry process for pre-1940 homes and Statement of Significance no longer required. • Ongoing maintenance standards can be established through a Minimum Maintenance Standards Bylaw. • Less reliance on time-consuming Heritage Revitalization Agreements to achieve heritage conservation outcomes. • Removal of requirement for heritage designation of individual properties. 	

In Option 2, analysis of numerous scenarios was conducted regarding the current First Shaughnessy Heritage Inventory appended to the First Shaughnessy Design Guidelines, as explained in Section 3 of the consultant report (See Appendix I, Donald Luxton & Associates). The key advantage to listing the properties in a schedule to the HCA ODP is that these properties become protected heritage property. Based on the analysis undertaken, the consultant recommends Option 2 and that Council designate First Shaughnessy as an HCA and schedule all pre-1940 properties in the area as protected heritage property under the HCA ODP.

In other municipalities, HCAs are established under their Official Community Plans. For Vancouver, Council would need to adopt the HCA Development Plan as the HCA ODP in order to implement Option 2. The HCA ODP will apply to all areas of the City that are designated as HCAs, with the First Shaughnessy HCA being the first HCA to be designated. As required by Section 596A of the *Vancouver Charter*, the draft by-law attached to this report as Appendix B includes the following information for the First Shaughnessy HCA:

- A description of the special characteristics that justify the designation of First Shaughnessy as an HCA and the objectives of the designation (in Appendix B, see Section 3 and Schedule A2).
- Design guidelines for the First Shaughnessy HCA respecting the manner in which the objectives are to be achieved (in Appendix B, see Schedule A3).
- A list of buildings, structures, lands or features in the First Shaughnessy HCA to be designated as protected heritage property (in Appendix B, see Schedule A4).

In the future, the same information will be required for any other areas of the City that are designated as HCAs. The question of whether there are other parts of the City that should be considered for designation as an HCA will be examined as part of the upgrade of the Vancouver Heritage Register and review of the Heritage Conservation Program, being undertaken through the Heritage Action Plan. Should other areas be identified, an amendment to the HCA ODP would be required in order to schedule the area as an HCA and add the same information listed above regarding each proposed HCA to the HCA ODP by-law, following a Public Hearing.

Updated First Shaughnessy Heritage Inventory

The current Council-adopted First Shaughnessy Heritage Inventory was reviewed and updated by the consultant as described in their report attached as Appendix I (see Appendix C of the consultant report for details). The final recommended list to be scheduled in the HCA ODP as protected heritage property includes 317 properties (exclusive of separate strata lots within a property that has been subdivided by strata plan). A total of 43 properties were removed from the existing list of 353 properties that comprised the First Shaughnessy Heritage Inventory as they are now demolished, while 7 properties have been added that were not previously listed but have been now confirmed by the consultant as being built prior to 1940.

Schedule A4 of the HCA ODP is inclusive of all strata titles associated with a pre-1940s building, as common property may include heritage features and strata properties may have shared obligations under the new regulations.

The consultant notes that a small number of sites have been significantly and/or unsympathetically altered, but should remain on the list as they might one day be restored. Once adopted, any amendments to this list must be made by Council after a public hearing.

Heritage Procedures & Standards of Maintenance

The current FS ODP has been found to be declining in its effectiveness to manage the conservation of heritage buildings and character in First Shaughnessy in today's development climate. While the HCA ODP will vastly improve the way change is managed in the area, it is also necessary to adopt clear procedures and standards of maintenance in order clarify processes for all proposed development in the HCA.

The recommended Heritage Procedure By-law (see Appendix C) delegates certain authorities to the Director of Planning and Chief Building Official to enable a faster response to heritage concerns and provides details on procedures for Heritage Alteration Permits. Heritage Alteration Permits (processed concurrently with Development Permits) are generally required when changes are proposed to a designated building or property listed in a schedule to a Heritage Conservation Area. The Heritage Procedure By-law will provide greater clarity to the public and owners of designated heritage properties across the city regarding the procedures the City uses to manage heritage property, as provided for in Part XXVIII - Heritage Conservation of the Vancouver Charter.

The Heritage Property Standards of Maintenance By-law (see Appendix D) outlines minimum requirements for maintenance of property in the First Shaughnessy Heritage Conservation Area to ensure the objectives of the area are upheld and that further "demolition through neglect" of pre-1940 homes is avoided. It is recommended that the Heritage Property Standards of Maintenance By-law apply only to property within the First Shaughnessy HCA at this time. However, as it could be beneficial to the management of heritage resources across the City, staff and the consultant will consider extending its applicability to designated heritage properties city-wide as part of the forthcoming Heritage Conservation Program review.

Implications for Future Rezoning Applications

Section 561(3) of the *Vancouver Charter* requires that all development plans include housing policies respecting affordable housing, rental housing and special needs housing. To develop this policy, consideration was given to Council's current Interim Affordable Housing Rezoning Policy and the proposed First Shaughnessy HCA. The recommended policy for First Shaughnessy is that future rezoning applications for these purposes be considered on the area's main arterial streets of West King Edward Avenue, Granville Street, and West 16th Avenue on sites with a rear lane and where there would be no loss of pre-1940 homes. To ensure that applications meet the objectives of the First Shaughnessy HCA, design guidelines have been developed and are included in Appendix B (see Schedule A3).

Zoning Regulation Changes

For many years, concerns have been expressed by members of the First Shaughnessy Advisory Design Panel and the broader community about the compatibility of new development with the area's character. Concerns expressed include the extreme size and scale of new buildings, faux heritage elements and interpretations of grandeur, and impacts of building setbacks and underground parking ramps on mature landscaping, trees, and streetscape views. There is also concern that the continuation of current development trends will result in the significant erosion of the neighbourhood's historic character and the distinct qualities outlined in the FS ODP and First Shaughnessy Design Guidelines.

To address the issues raised, the following process was conducted: a comprehensive technical review of the zoning regulations; review of past studies of the area; consultation with the public, stakeholder, and advisory groups; practitioner round-tables to consult with architects and design experts to identify solutions; and additional consultation with the public and advisory groups on the proposed changes. Should Council choose to designate First Shaughnessy as an HCA, a new District Schedule will be required to regulate development in the area as the FS ODP would be repealed. The new District Schedule for First Shaughnessy, as generally outlined in Appendix E, is based on the regulations in the FS ODP with updates to reflect the solutions that have been identified to address the issues of compatibility. In addition, the regulations have been updated and enhanced to improve support for the restoration of pre-1940 homes and to ensure that as many homes as possible are able to take advantage of flexibility in the zoning aimed at facilitating heritage building rehabilitation.

A key objective of the proposed zoning changes is to balance the opportunities, or level the playing field, for both pre- and post-1940 homes. It is widely acknowledged that much of the pressure to demolish pre-1940 homes in recent years is due to the advantages the current zoning affords to new buildings, such as minimal setbacks, significant buildable floor area, and large floor area exclusions. The proposed changes will provide new and improved benefits in the zoning for pre-1940 homes, while at the same time introducing updated regulations for new buildings that will result in homes more compatible with the area's heritage character and scale.

The key benefits for pre-1940 homes with the proposed zoning changes include the following:

- More pre-1940 sites qualify for Infill and Multiple Conversion Dwelling (MCD) use than under current regulations.

- New Coach House use is added for smaller pre-1940 properties that are not eligible for Infill or MCD.
- Increase in allowable floor area for pre-1940 homes resulting from the exclusions of basements from floor area calculations.
- Greater flexibility for retention projects through broad relaxation provisions specifically for pre-1940 homes.
- Overall balancing of redevelopment opportunities for pre- and post-1940 properties, resulting from:
 - New regulations for yards, setbacks, building depth and building footprint so that buildings better reflect existing built form patterns.
 - Introduction of a maximum floor area for new developments (9,800 s.f.) that better respects the historic character of the area.
 - Reduction of currently oversized floor area exclusions (i.e. parking, open to below spaces).
 - Required retention of mature trees and landscaping.

A table describing how the new District Schedule for First Shaughnessy differs from the regulations in the current FS ODP with regards to regulations around use, built form, and building siting, along with a description of the benefits provided by the changes, is attached as Appendix F. Also included in this table is a list of miscellaneous housekeeping amendments that are also recommended.

It is anticipated that adopting a new District Schedule for First Shaughnessy with the above noted revisions to the current regulations will address the community's concerns of the scale, siting and style of buildings. It will also address impacts of new development on the area's mature landscaping and trees, and provide architects and designers with flexibility for creative responses to unique site conditions and client desires, while ensuring that new buildings contribute rather than detract from neighbourhood character.

Consequential Amendments to Existing By-laws

Should Council approve the adoption of the HCA Development Plan as the HCA ODP, it will be necessary to make minor amendments to two existing by-laws. Amendments to the Heritage By-law will add references to the existence of HCAs, as outlined generally in Appendix G. The Parking By-law amendments will also add reference to the existence of HCAs, and will extend the current relaxation provisions for heritage buildings to include protected heritage property located in HCAs, as outlined in Appendix H.

Economic Analysis of Recommendations

Throughout the review process, concerns have been expressed about impacts of the proposed designation of First Shaughnessy HCA on land values. Similar concerns have been raised in other neighbourhoods through the Heritage Action Plan process, particularly around the temporary procedures adopted in Council in June 2014 to encourage retention of character homes. In general, people are mostly supportive of heritage and character home retention but want to ensure property values are not negatively affected.

Coriolis Consulting was part of the consulting team and they examined the issues to support Council's understanding of the economic implications of the proposed Heritage Conservation

Area in First Shaughnessy and zoning changes. Their analysis looked at trends in sales volume and price for different types of properties over key periods of time, and is included in Appendix K. They compared sales in First Shaughnessy to a nearby neighbourhood, as well as to the overall west side of the City.

Generally, the consultant's findings show that the First Shaughnessy area has consistently performed the same or better than both the comparable neighbourhood and the west side average. In addition, the data shows that the City's efforts to slow demolition, by implementing a character review process and a temporary Heritage Control Period, have not caused un-renovated pre-1940 character homes to drop in property value. In addition, new homes in First Shaughnessy saw greater increases in sales value during the periods examined.

The consultants note that it is difficult to quantify the market impact of designating First Shaughnessy as an HCA based on past sales, due to the small number of sales overall and the significant diversity among First Shaughnessy properties in terms of lot size and condition of existing buildings. With this in mind, the following highlights of the study are worth noting:

- The average sales price of unrenovated pre-1940 homes has risen 73% in the past 5 years, including the periods when the City implemented the administrative bulletin on character merit and adopted the Heritage Control Period (See Exhibit 11B in Appendix K). Renovated pre-1940 homes saw an 83% price increase while properties built between 1940 and 1999 saw a 51% during this same period.
- Looking at the 9 months following the adoption of the Heritage Control Period, the average sales price of unrenovated pre-1940 homes increased by 24%.
- Comparatively, average sales prices for pre-1940 homes in the comparable study area outside of First Shaughnessy increased 28-30% in this 5 year period (See Exhibit 8B in Appendix K).

While this growth in average sales price in First Shaughnessy may be due to speculation that properties could eventually be demolished or unique features of the homes being sold, it also demonstrates the high desirability of the neighbourhood and shows that buyers are not deterred by heritage controls in this prestigious area.

Coriolis also looked at changes in average sales per month over the previous 5 years, with the following notable highlights:

- The average sales of unrenovated pre-1940 homes in First Shaughnessy increased by 67% after the City implemented the administrative bulletin on character merit, and then increased a further 17% after the adoption of the Heritage Control Period (See Exhibit 12A in Appendix K).
- During the same two time periods as noted above, the west side average sales increased only 7% and then decreased -11%, while unrenovated pre-1940 homes in the comparable study area increased 77%, and then decreased by 19% respectively.

As shown in the consultant study, changes to sales volumes over time can be quite dynamic due to a variety of factors. Despite this, and the measures taken by the City to retain

heritage buildings in First Shaughnessy over the past few years, the impact on sales volume of unrenovated pre-1940 homes has been similar to or better than the average sales of similar properties in other parts of the city.

Overall, it is believed that First Shaughnessy has maintained its value over time due to the emphasis in the FS ODP on the heritage value of the neighbourhood, and that with strengthened zoning the area will continue to maintain value. While there may be some recalibration of sales values from the exponential growth experienced historically, the growth experience during the Heritage Control Period is expected to continue.

The analysis shows that the area is highly desirable by the market, and even during a period of uncertainty due to the zoning review, growth in sales price for unrenovated pre-1940 homes was still occurring. While the designation of First Shaughnessy as an HCA may temporarily dampen the growth rate for property values of pre-1940 homes, they are expected to experience growth and are not expected to reduce in value.

As for the impact to land value stemming out of the proposed processing and regulatory changes in First Shaughnessy, the consultant looked at impacts based on their knowledge of market response to these types of changes. They report that the changes in processing, which include a shorter enquiry process for development permits for pre-1940s homes, are not expected to have a negative impact on the market. Regarding the regulatory changes, they note that the market may view the proposed changes as more restrictive for pre-1940 homes and that the off-setting incentives for small homes on small sites may not be sufficient to prevent a change in market interest on these sites. To address this, revisions have been made to the proposed changes to ensure that the development opportunities for pre-1940 homes are considerable, useful, and effective, and include:

- Revisions to the criteria for Infill and Multiple Conversion Dwelling, both of which can be strata-titled;
- The addition of Coach House as a rental-tenure dwelling use for small lots; and
- Additional clarity in language in relaxation provisions.

Finally, for new construction, the consultants note that the proposed changes might have an upward influence on value for smaller sites, as the proposed changes result in a small amount of increased floor area, while the reverse might be true for larger sites. They conclude that, any risk of negative impacts may be felt in dampening the pace of price growth not an actual decline in property value.

Summary of Public Engagement and Consultation Activities

Public consultation in the implementation of the Heritage Action Plan, including the zoning review for First Shaughnessy, has been multi-faceted, providing the public with a variety of ways to get involved, learn more and provide their feedback. A description of the process, as well as a summary of findings, is described in the Consultation Summary Report attached as Appendix J. Highlights of the various engagement opportunities are summarized below.

Heritage Action Plan Public Advisory Committee

- Established to provide input and guidance to the overall Heritage Action Plan, and includes representatives from First Shaughnessy, as well as City advisory bodies and other stakeholder groups.
- The committee has met 8 times since the Fall of 2014, with a focus on First Shaughnessy at most meetings.

Advisory Committees and Stakeholder Groups

- Staff and consultants attended 24 meetings with advisory bodies and other stakeholder groups, including 4 meetings with the Shaughnessy Heights Property Owners Association.

Open Houses & Learning Sessions (February - March 2015), Info Sessions (April 2015)

- 3 open houses held on the Heritage Action Plan and the zoning review of First Shaughnessy, with approximately 240 attendees. To promote these open houses, 652 post-card notifications were mailed to First Shaughnessy property owners, posters were placed in community centres and libraries, and email notices were distributed through community email lists.
- To provide opportunity for more in-depth learning and discussion about the technical aspects, 4 learning sessions were offered specifically on the First Shaughnessy review. Due to low public interest, only 1 session was held with 5 people attending to discuss the technical aspects of the zoning review.
- 2 information sessions were held to provide the public with the opportunity to review the recommendations and provide additional feedback, with approximately 70 attendees.

Questionnaires (February - March 2015, and April 2015)

- A survey on general heritage attitudes was distributed online through TalkVancouver.
- A longer survey on the options for First Shaughnessy was made available at the Open Houses in February/March and online.
- A third questionnaire on the proposed recommendations for First Shaughnessy was made available at the 2 information sessions in April and online.
- Detailed summaries of the surveys are available online at: www.vancouver.ca/heritage-action-plan (see the “Documents” tab)

Online Opportunities

- In addition to the above, online opportunities were provided and feedback was enabled through the city’s website and social media channels. The Heritage Action Plan email notification list has over 200 registrants and is used regularly to provide updates on the HAP and opportunities to be involved.

Concurrent Partner Events

- The HAP consultant also worked with the Heritage Vancouver Society on a speaker series, including a discussion entitled “Are Heritage Conservation Areas Right for Vancouver?”

To ensure the public had the opportunity to understand the proposed changes for First Shaughnessy before completion of the report, several additional engagement activities were undertaken. These included 5 meetings with advisory and stakeholder groups and 2 public

information sessions, at which a short questionnaire was available to collect feedback. The recommendations and questionnaire were also posted online for public review and feedback. Approximately 70 people attended the information sessions and 62 questionnaires were received.

Summary of Public Feedback

As described above, a robust public engagement process with many opportunities for the public to learn about the options under consideration and to express their concerns was provided. The following briefly summarizes the feedback received.

Survey Responses

- ***Most people value heritage and neighbourhood character***
 - 94% place a lot or some value on historic places or heritage buildings
 - 73% think that we need to preserve heritage buildings whenever possible
 - 92% place a lot or some value on character buildings
 - 90% think that the retention of character buildings should be encouraged

Source: Short Questionnaire #1 (Feb-March TalkVancouver Survey)
- ***Most people support heritage in First Shaughnessy***
 - 62% support or mostly support the current zoning's intent and heritage goals
 - 13% don't support the current zoning's intent and heritage goals
- ***Most people support establishing a Heritage Conservation Area (HCA) in First Shaughnessy, but there are some concerns***

In the February-March questionnaire:

 - 59% strongly support or support the establishment of an HCA
 - 21% don't support or strongly don't support the establishment of an HCA

In the April questionnaire:

 - 64% fully support the establishment of an HCA, or are supportive with changes
 - 27% don't support the establishment of an HCA
- ***Most people support the proposed zoning changes***
 - 59 - 66% strongly support or support the development options presented at the February-March Open Houses

Source: Long Questionnaire #2 (Feb-March Open Houses)

 - 70-72% fully support or support with changes the proposed zoning changes presented at the April information sessions, except for minor amendments to existing by-laws where 51% fully support or support with changes and 23% of respondents were not sure.

Source: Short Questionnaire #3 (April Information Sessions)

Public Advisory Committees

Both the Vancouver Heritage Commission (VHC) and the First Shaughnessy Advisory Design Panel (FSADP) have been engaged throughout this process. Both committees have been

supportive of the concept to establish a Heritage Conservation area for the area, as they have been concerned about the loss of character homes in recent years and the form that new development has been taking.

The VHC passed a motion of support on May 4, which states:

THAT the Vancouver Heritage Commission supports the recommendations that are being made by the Heritage Action Plan team with regard to the First Shaughnessy District and designates Richard Keate to speak to Council on behalf of the Commission.

While the FSADP has been supportive of the recommendations to protect the area's heritage, it has also expressed concern regarding several implementation details. Of concern to the FSADP has been the benefits for pre-1940 home owners, the proposed rezoning policy for affordable, rental and special needs housing, impact to neighbourhood character and the degree to which landscapes will be protected in the future. At their meeting on May 28, the FSADP heard staff present additional information and updates on recent adjustments to the proposals that addressed key concerns, and passed a resolution of support for the information as presented.

Key Areas of Public Concern

Overall, the areas of greatest concern from the public and advisory committees include:

- Uncertainty of benefits for pre-1940 homes and concern that HCA and zoning changes will negatively impact property values.
- Changes to neighbourhood character due to increase in Infill/Multiple Conversion Dwelling and related parking requirements.
- Changes to neighbourhood character that may result from potential future rezoning applications under the proposed rezoning policy in the HCA ODP.
- Concern for protection of heritage landscape features, mature landscaping and trees.

In response to these concerns, the following adjustments have been made to the proposals and are reflected in the recommendations of this report:

- ***Uncertainty of benefits for pre-1940 homes***
 - Increased clarity of language around the broad relaxation provisions for pre-1940s homes in the District Schedule.
 - Added the provision for “coach house” use (habitable space above accessory building or garage) for pre-1940 homes that are not eligible for infill or Multiple Conversion Dwelling due to lot size.
 - Adjusted the minimum lot size for infill dwellings to a minimum of 18,000 s.f. from 23,000 s.f. so that more properties qualify.
 - Revised the formula for Multiple Conversion Dwelling eligibility from a minimum existing floor area, to a minimum lot size so that more properties qualify.

- *Concern for changes to neighbourhood character due to Infill/ Multiple Conversion Dwelling and parking requirements*
 - Reviewed feedback and property statistics and determined that need to provide additional benefits in the zoning for pre-1940 home owners outweighed concerns raised regarding a potential increase in infill and Multiple Conversion Dwelling buildings.
 - Recommended parking relaxations for protected heritage property will ensure that each development application is reviewed on a case-by-case basis to ensure site context and parking needs are carefully considered.
- *Rezoning policy for affordable, rental and special needs housing*
 - Reviewed concerns in the context of Council's policies to increase affordable housing choices across all neighbourhoods and made the following amendments:
 - Removed consideration of rezoning applications for lots without a lane, as well as lots fronting on arterials east of Granville Street (as identified in the Interim Affordable Housing Rezoning Policy) due to street size, character, and location in the HCA
 - Added additional detail to ensure that rezoning applications meet design guideline requirements regarding compatibility with neighbourhood character, mature landscape retention, and quality of building materials
 - Added design guidelines provisions to specify that setbacks and height requirements of zoning shall be met.
- *Protection of Heritage Landscape features, mature landscaping and trees*
 - The Historic Context for First Shaughnessy (attached as Schedule A - Appendix A2, in Appendix A of this report) describes the heritage character of First Shaughnessy as being inseparable from its landscape.
 - Additional language incorporated into Design Guidelines and the new District Schedule to ensure the retention of distinctive heritage landscape features, mature landscaping, and trees are considered in all developments.
 - Coordination with initiatives arising from the Urban Forest Strategy, including the Protection of Trees By-law, will be undertaken to improve measures to protect the urban forest of First Shaughnessy and other character neighbourhoods through the balance of the Heritage Action Plan, including the update of the Vancouver Heritage Register.

The feedback indicates that the majority of the community supports the objective of retaining the pre-1940s heritage character of First Shaughnessy, and the establishment of an HCA. There are concerns about impact on land values; implementation of the HAC and related new by-laws; and the proposed changes to zoning regulations that require modified building forms and massing. Concern over these areas may lessen as the new regulations become more established and their overall benefit to the neighbourhood is realized.

Financial Implications

Real Estate Services has reviewed the report and consultant study, including the economic analysis by Coriolis Consulting and agree with the findings.

There are no significant financial implications to the City as a result of the establishment of an HCA for First Shaughnessy and adoption of a new District Schedule and related heritage by-laws.

Implementation

Part XXVIII (Heritage Conservation) of the *Vancouver Charter* outlines the authorities available to Council related to delegation of Council authorities under this part, mechanisms for Heritage Review, and tools and methods for temporary protection and continuing protection, including the designation of an HCA. The recommendations in this report would provide the City with new mechanisms for heritage conservation that will enhance the way in which heritage resources are managed and supported. There are aspects of the implementation process for these new mechanisms that should be considered by Council, as outlined below.

Temporary Protection of First Shaughnessy

- Pursuant to Section 589A of the *Vancouver Charter*, all property within an area to be designated an HCA has temporary protection for a period of 120 days beginning on the date of first reading of a by-law to adopt a development plan establishing the HCA because the prohibitions set out in Section 596B(1) apply to property within the HCA as though the by-law to adopt the HCA ODP was already adopted. Approval by Council of Recommendation B in this report would constitute first reading of the by-law appended in Appendix B, and initiate an additional 120 days of temporary protection. This new protection period will take effect after the expiry of the current Heritage Control Period (First Shaughnessy) By-law on June 24, 2015.
- Section 596B(1) of the *Vancouver Charter* prohibits certain actions affecting protected heritage property and property within an HCA unless the action has been authorized by a heritage alteration permit.

Implications for Applications in Stream

- A number of applications and enquiries in respect of property in First Shaughnessy are currently being processed under the current FS ODP and the Heritage Control Period (First Shaughnessy) By-law enacted in June 2014. Should Council approve the recommendations in this report, these applications may be impacted as Section 596B(1) of the *Vancouver Charter* will apply for 120 days following approval of Recommendation B. This will require heritage alteration permits to be issued for certain actions affecting property within the proposed First Shaughnessy HCA. Heritage alteration permits could be issued in accordance with the *Vancouver Charter* and the current Heritage By-law during the 120 day temporary protection period until the new by-laws are enacted.

The City would not be required to issue any heritage alteration permits during the 120-day period. The new by-laws are intended to be enacted prior to the expiry of the 120 day temporary protection period. After enactment, applications and any current enquiries must be considered under the new by-laws and zoning regulations

Special Notification Requirements

- *Vancouver Charter* Section 599 and 600 outline special notification requirements for Part XXVIII (Heritage Conservation) and are described below.
- Reasonable effort needs to be taken to notify owners and occupiers of properties that will be listed as Protected Heritage Property.
- To meet the notification requirements of the Charter, the following approach will be implemented:
 - Registered mail to all property owners in the proposed First Shaughnessy HCA, including the list of properties to be added to the Schedule to the HCA ODP as protected heritage property
 - Letters to occupiers of all properties to be added to the Schedule to the HCA ODP as protected heritage property
 - Posted notices on all properties to be added to the Schedule as protected heritage property. Council is required to give the General Manager of Planning and Development Services the authority to enable this action, as outlined in Recommendation C.

CONCLUSION

This report proposes a new regulatory structure for heritage property in the City, with First Shaughnessy being the first area to be designated as a Heritage Conservation Area. The designation of First Shaughnessy as an HCA, along with the adoption of new zoning regulations for First Shaughnessy, related heritage by-laws, and amendments to existing by-laws as described in this report would uphold Council-adopted goals and objectives for the heritage protection of the unique and important part of the City. This action will ensure the on-going intrinsic and tangible heritage values of this area are maintained for future generations. In turn, this will ensure that property owners in this neighbourhood will be assured the area will remain one of Vancouver's most prestigious residential areas, as was the initial plan for this neighbourhood at the time it was established by the CPR in 1907.

* * * * *

CITY OF VANCOUVER

**HERITAGE CONSERVATION AREA
DEVELOPMENT PLAN**

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HERITAGE CONSERVATION AREA DEVELOPMENT PLAN

SECTION 1 INTENT

Vancouver has a rich architectural, social and cultural history that is reflected in its many and diverse neighbourhoods and districts. Major geographical, political and socio-economic factors shaped the establishment and development of the city. Located on the south side of Burrard Inlet, and originally the territory of Coast Salish First Nations, Vancouver was chosen as the western terminus of the Canadian Pacific Railway, a link to eastern Canada completed in 1887. The connection of the railway to a superb natural harbour turned Vancouver into a bustling trans-shipment point for goods and people, facilitating international trade and commerce. A strategic crossroad between east and west, Vancouver attracted a diverse population and was influenced by many cultures. Early residents of Vancouver worked and lived in a resource-based economy, fuelled by some of the largest lumber, salmon canning and mining operations in the world.

The city's growth ebbed and flowed in response to waves of economic boom and bust. This resulted in a legacy of built form that traces the city's evolution from frontier settlement to major urban metropolis. Vancouver's development was influenced by: war and recession; the cultural and religious diversity of its people; the development of local industries; construction of engineering works and transportation infrastructure; and the formation and growth of government, education and healthcare.

Today, Vancouver is known for a 'west coast' lifestyle that features a diverse culture, natural beauty, and social and environmental activism. Vancouver has become a global tourist destination. It is also a rapidly developing and changing city. Good stewardship of the city's lands, sites and structures with heritage character and heritage value is critical now and in the years to come.

Vancouver's large stock of heritage resources is an important inheritance from the past. Certain key examples of historic built form have been conserved through the Heritage Conservation Program, initiated on the City's 100th birthday in 1986. Through this carefully-developed program of long-term stewardship, the city has retained a considerable degree of its unique heritage character and heritage value. This legacy reflects the pivotal role that Vancouver has played in the development of western Canada.

A number of Vancouver's heritage resources are clustered in areas that represent key aspects of Vancouver's history and are valued for their special features or characteristics. These heritage areas are significant as a grouping of heritage resources, and require careful management to achieve an appropriate level of stewardship. This was recognized as early as 1971, when two of those areas, the Gastown and Chinatown Historic Areas, were established in collaboration with the Province of British Columbia; these two areas have now been designated as National Historic Districts.

Other heritage areas in Vancouver represent important heritage values and warrant careful management of their special and distinct characteristics. Certain neighbourhoods or districts may contain significant concentrations of buildings or features with heritage character and heritage value or may have played a special role in the settlement history of the city. Rapid

growth and insensitive development can lead to the irreparable loss of those special neighbourhoods. The Vancouver Charter gives Council the authority to have a development plan prepared that designates, for the purposes of heritage conservation, heritage conservation areas, to provide for the long term protection of important community heritage resources.

The intent of this development plan is:

- a) to designate as heritage conservation areas those areas, neighbourhoods or districts that, in the opinion of Council, have sufficient heritage value or heritage character to justify their conservation;
- b) to describe the special features or characteristics that justify the designation of a heritage conservation area;
- c) to state the objectives of the designation of a heritage conservation areas;
- d) to specify guidelines respecting the manner in which those objectives are to be achieved in a heritage conservation area;
- e) to designate as protected heritage property those buildings, structures, lands or features that, in the opinion of Council, have sufficient heritage character or heritage value to justify their conservation;
- f) to identify features or characteristics that contribute to the heritage value or heritage character of a heritage conservation area; and
- g) to specify conditions under which the requirement for a heritage alteration permit does not apply to properties within a heritage conservation area.

SECTION 2 INTERPRETATION

Name of development plan

2.1 The name of this development plan, for citation, is "Heritage Conservation Area Development Plan".

Definitions

2.2 In this By-law:

"conservation" "conserving" or "conserved" mean protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with this DP;

“development permit” means a permit authorized under the Zoning & Development By-law;

“Director of Planning” means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning;

“DP” means this development plan, being the development plan regarding heritage conservation areas;

“existing building” means a building that exists in a heritage conservation area at the time the heritage conservation area is designated and that is not protected heritage property;

“heritage alteration permit” means a permit authorized under Part XXVIII, Division (5) of the *Vancouver Charter*, the Heritage By-law, or the Heritage Procedure By-law;

“heritage character” means the overall effect produced by traits or features which give property or an area a distinctive quality or appearance;

“heritage conservation area” means an area designated as a heritage conservation area by this development plan;

“heritage value” means historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area;

“property” means a legal parcel or lot in a heritage conservation area;

“protected heritage property” means buildings, structures, land or features in a heritage conservation area that are listed in a schedule or appendix to this DP;

“routine building maintenance” means ordinary maintenance or repair and does not include removal or replacement, or a change in design, materials, or appearance;

“routine garden maintenance” means ordinary maintenance and includes weeding, mowing lawns, planting, and pruning shrubs and trees in compliance with the Protection of Trees By-law;

Incorporation by reference

2.3 All policies, schedules, appendices and guidelines referred to herein form part of this DP.

Appendices

2.4 The appendices and schedules to this DP form part of the DP.

Table of contents and headings

2.5 The table of contents and headings in this DP are for convenient reference only, and are not for use in interpreting or enforcing this DP.

Severability

2.6 A decision by a court that any part of this DP is illegal, void, or unenforceable severs that part from this DP, and is not to affect the balance of this DP.

Application

2.7 This DP applies to:

- (a) all lands within a heritage conservation area designated by this DP; and
- (b) protected heritage property.

Affordable, rental and special needs housing policies

2.8 The city promotes the supply of affordable housing, rental housing and special needs housing through a number of initiatives and may promote, permit or provide for such housing through this DP.

SECTION 3 HERITAGE CONSERVATION AREAS

First Shaughnessy Heritage Conservation Area

3.1 The First Shaughnessy Heritage Conservation Area, as defined and illustrated by the First Shaughnessy Heritage Conservation Area Designation Map attached hereto as Appendix A1 to Schedule A, is designated as a heritage conservation area.

First Shaughnessy Heritage Conservation Area Guidelines

3.2 The First Shaughnessy Heritage Conservation Area General Guidelines attached hereto as Schedule A:

- (a) describe the special features or characteristics of the First Shaughnessy Heritage Conservation Area that justify its designation as a heritage conservation area;
- (b) set out the objectives of the designation;
- (c) specify guidelines respecting the manner in which the objectives are to be achieved;
- (d) include an appendix listing those buildings, structures, lands or features within the First Shaughnessy Heritage Conservation Area that are designated as protected heritage property;
- (e) identify features or characteristics that contribute to the heritage character or heritage value of the First Shaughnessy Heritage Conservation Area;

- (f) specify conditions under which the requirement for a heritage alteration permit does not apply to property within the First Shaughnessy Heritage Conservation Area; and
- (g) set out the limited circumstances in which a rezoning will be permitted for affordable, rental and special needs housing.

SCHEDULE A

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA GENERAL GUIDELINES

1.1 DESIGNATION OF FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA

The portion of the city identified in Appendix A1 which is attached to and forms part of these Guidelines is designated as the First Shaughnessy Heritage Conservation Area.

1.2 FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA

First Shaughnessy is a residential neighbourhood in Vancouver, located on the crest of a hill and bordered by 16th Avenue, King Edward Avenue, East Boulevard and Oak Streets. The area has a quiet residential nature, but is dissected by the busy main north-south artery of Granville Street.

1.3 SPECIAL FEATURES OR CHARACTERISTICS

The special features or characteristics that justify the designation of the First Shaughnessy Heritage Conservation Area and contribute to the heritage character or heritage value of the area include:

- (a) a rich history that reflects the arrival of the Canadian Pacific Railway, the social history of Vancouver's powerful early families and the architectural revivals prior to the First World War;
- (b) a strategic central location on the crest of a hill overlooking downtown Vancouver and flanking Granville Street;
- (c) a distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; wide, curved streets following topographical lines; boulevards; large lot sizes; generous setbacks; large private gardens; enclosed site boundaries with rock walls, fences and perimeter plantings; and the grand scale of principal residences and estate properties;
- (d) generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants;
- (e) a cultural landscape of individually-designed homes built with superior materials and craftsmanship and conforming to traditional styles, linked by their large scale proportions, and demonstrating a variety of styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revivals; and
- (f) many high-quality masterworks by British Columbia's most prominent architects including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper.

These special features and characteristics are described in more detail in Appendix A2, the First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance and Appendix A3, the First Shaughnessy Heritage Conservation Area Design Guidelines, which are attached to and form part of these General Guidelines and this DP.

1.4 OBJECTIVES

The objectives of the designation of the First Shaughnessy Heritage Conservation Area include:

1.4.1 Heritage

- (a) to protect this unique architectural and historical area;
- (b) to promote conservation of pre-1940 homes and maintenance of the estate-like image of development in accordance with these Guidelines, zoning by-laws, standards of maintenance and design guidelines adopted by Council;
- (c) to conserve the heritage character, heritage value and character-defining elements of First Shaughnessy;
- (d) to promote excellence in architectural design and new construction that is compatible with the character and quality of pre-1940 houses in the area; and
- (e) to preserve and improve the public and private streetscape.

1.4.2 Pattern of Development

- (a) to retain First Shaughnessy as a predominantly single-family residential community; and
- (b) to limit further subdivision to protect the park-like character of the area.

1.4.3 Vehicle Parking and Circulation

- (a) to minimize on-street parking; and
- (b) to discourage commuter and through vehicle traffic.

1.4.4 Mature Gardens, Landscape and Streetscape

- (a) to conserve mature landscapes, streetscapes, trees and gardens; and
- (b) to ensure that all development includes landscape design that enhances and contributes to the heritage character and heritage value of First Shaughnessy

through the use of the landscape design principles listed in the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.4.5 Community Involvement

- (a) to provide residents and property owners the opportunity to participate in the planning and development of the area through the First Shaughnessy Advisory Design Panel.

1.5 DEVELOPMENT PERMITS

Development permits are required for new development, and for any demolition, construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Zoning & Development By-law and the Heritage Procedure By-law. Any proposed change to the regulations in a CD-1 district will also require an application for an amendment to the applicable CD-1 by-law.

1.6 HERITAGE ALTERATION PERMITS

Heritage alteration permits are required for new development and for any demolition, construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Heritage By-law and the Heritage Procedure By-law.

1.7 EXEMPTIONS FROM HERITAGE ALTERATION PERMIT

The following works are exempt from the requirement for a heritage alteration permit in accordance with the provisions of the Heritage Procedure By-law:

- (a) painting of buildings or structures, if the proposed colours are the same as the existing colours;
- (b) interior alterations to a building or structure, that do not affect the external appearance of the building or structure or increase floor area, and do not, in the opinion of the Director of Planning, detract from protected heritage property, or heritage character or heritage value;
- (c) routine building maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value; and
- (d) routine garden maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value.

1.8 STANDARDS OF MAINTENANCE

Minimum standards of repair and maintenance are specified in the Heritage Property Standards of Maintenance By-law, the Untidy Premises By-law and any applicable provisions of the Standards of Maintenance By-law.

1.9 HERITAGE CONSERVATION AREA STANDARDS AND GUIDELINES

1.9.1 Protected Heritage Property

Any work to be undertaken on protected heritage property listed in Appendix A4, must conform with:

- (a) all applicable by-laws;
- (b) accepted heritage conservation principles, standards and guidelines;
- (c) the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” © Her Majesty the Queen in Right of Canada, 2003, as amended and updated in 2010; and
- (d) the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.9.2 Conflict in Guidelines

In the event of a conflict between the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” and the First Shaughnessy Heritage Conservation Area Guidelines, the First Shaughnessy Heritage Conservation Area Guidelines must be applied.

1.9.3 New Development and Alterations to Existing Buildings

Any new development or work on existing buildings must conform with the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.10 PROTECTED HERITAGE PROPERTY

The properties listed in Appendix A4, the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties, which is attached to and forms part of these General Guidelines and this DP, are designated as protected heritage properties by this DP.

1.11 REZONING FOR AFFORDABLE HOUSING, RENTAL HOUSING AND SPECIAL NEEDS HOUSING

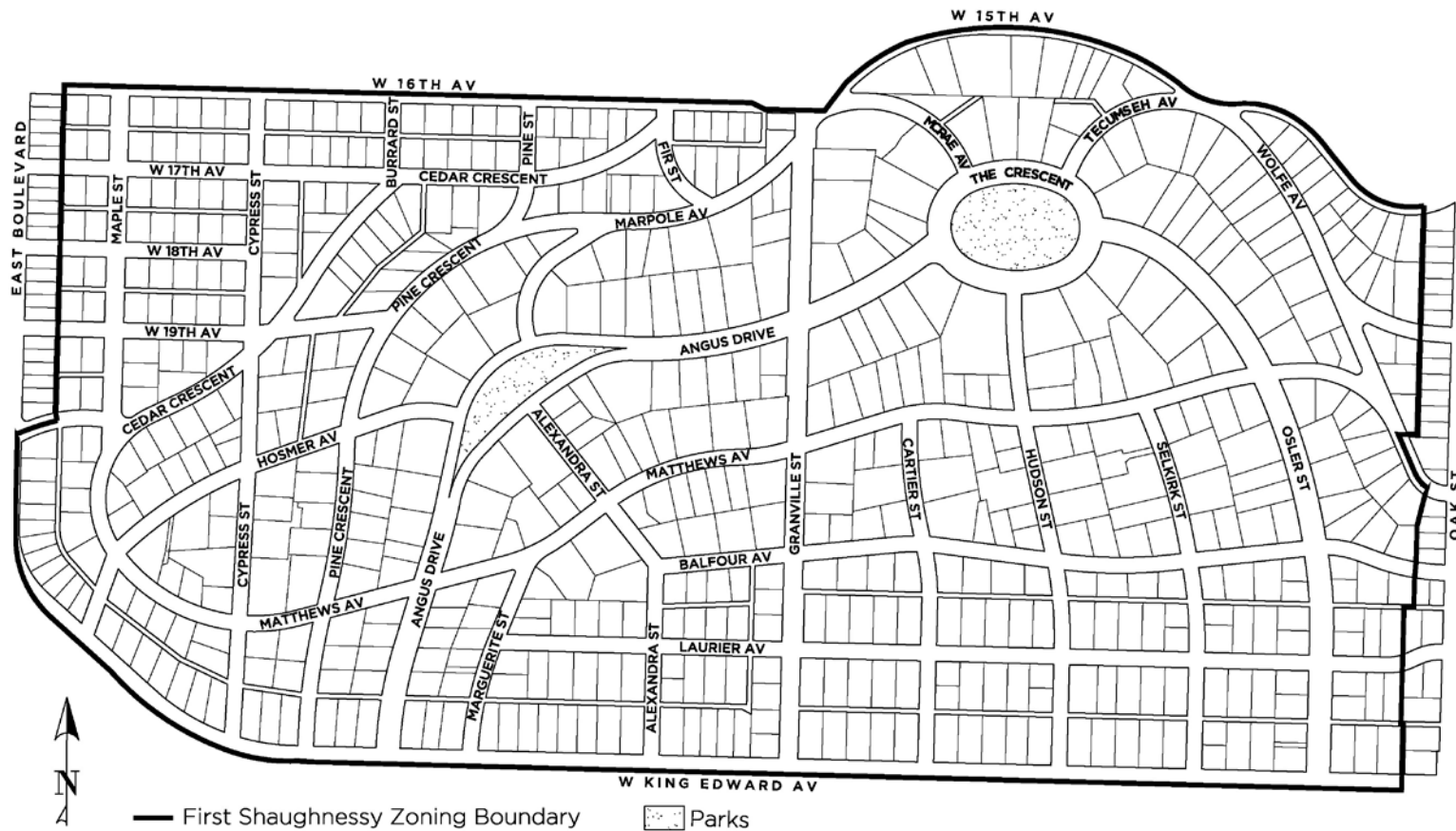
On certain arterial streets, rezoning applications in support of and in accordance with Council policies regarding affordable housing, rental housing, and special needs housing may be considered. Such rezoning applications will only be considered on sites that:

- (a) do not contain protected heritage property;
- (b) do not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
- (c) are located on West King Edward Avenue, Granville Street or West 16th Avenue;
and
- (d) have a rear lane.

Rezoning must comply with the First Shaughnessy Heritage Conservation Area Design Guidelines and with all applicable Council policies and guidelines.

Appendix A1

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGNATION MAP



Appendix A2

First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance

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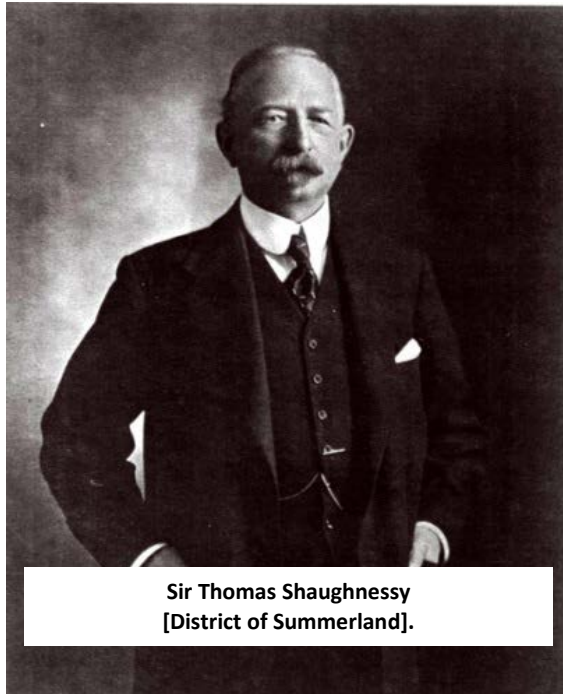
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FIRST SHAUGHNESSY HISTORIC CONTEXT STATEMENT

THE CANADIAN PACIFIC RAILWAY AND THE ESTABLISHMENT OF FIRST SHAUGHNESSY

As with so many aspects of Vancouver's development, Shaughnessy is deeply intertwined with the history of the Canadian Pacific Railway. Construction on the British Columbia portion of the CPR began in 1881, fulfilling a promise made to B.C. when it entered the Confederation in 1871. The CPR had decided to extend the line further to the West to Burrard Inlet, but withheld this information to ensure greater concessions. In 1887, the new rail line was completed, with Vancouver as the western terminus, setting off an explosion of building activity in the City. As well as opening up the Canadian West to settlement, the CPR was the largest landowner in Vancouver, and had a huge impact on the city's development through its real estate activities. The CPR was masterful in its deliberate management of its land holdings, seeding buildings at key locations throughout the downtown core - and further out as the city grew - as their vast holdings were subdivided and sold.

The lands comprising District Lot 526 were a grant from the Province to Donald Smith and Richard Angus in 1885. This grant was given to these two men at special request of the Board of Directors of the CPR, and was chosen twenty-two years later as a prestigious and elite new subdivision of estate



Sir Thomas Shaughnessy
[District of Summerland].

properties. In the early 1900s Vancouver was booming and its population nearly quadrupled in a decade, reaching just over 100,000 by 1911. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The timing was superb, as the economy was thriving, a new Granville Street Bridge was planned for construction (and opened in 1909) and the proliferation of apartment buildings and working class housing in the formerly exclusive West End set the stage for a mass migration of the city's elite to a new, planned Garden City community. The subdivision was to be named after CPR president Sir Thomas Shaughnessy. Its principal streets bear the name of his daughter, Marguerite, and of several early members of the company Board of Directors: Angus, Marpole, Hosmer, Osler and Nanton.

Shaughnessy was president of the CPR from 1899 to 1918. Under his administration, the CPR's mileage in western Canada almost doubled, and he was knighted in 1901. In recognition of his stewardship of the CPR

and its contributions to the war effort during the Great War, he was elevated to the Peerage of the United Kingdom in 1916 as Baron Shaughnessy.

The political influence of the CPR in the development of the area was obvious. On January 1, 1908, the Municipality of Point Grey was established by breaking away from the Municipality of South Vancouver under the authority of a Provincial Letters Patent. The newly elected Council moved quickly to improve access and services to the area.

In the early stages of the development of Shaughnessy Heights, the CPR took steps to ensure that the Province, rather than the municipality of Point Grey, controlled local zoning regulations, made possible by the preponderance of political and financial leaders who lived in the neighbourhood. The CPR thus retained iron-clad control over the quality of the development, and reviewed and approved the plans

for every house proposed for the area. The CPR commissioned Montreal landscape architect, Frederick Gage Todd and Danish engineer, L.E. Davick for the project.



Frederick G. Todd [McCord Museum II-175018].

Frederick Gage Todd (1876-1948) was one of the great landscape architects and urban planners in Canada during the early twentieth century, and established the country's first resident practice of landscape architecture. After completing school in 1896, he became an apprentice with the firm of Olmsted, Olmsted and Eliot, in Brookline, Massachusetts until he moved to Montreal in 1900. While working under Olmsted's firm, Todd helped with the design plan for Mount Royal. Between 1907 and 1912, Todd designed three major garden city projects in British Columbia: Shaughnessy Heights and Point Grey in Vancouver, and Port Mann on the Fraser River. Todd was an influential and important figure and created many designs for parks, open spaces, public institutions, roadways, and neighborhoods across Canada. A defining feature of his work was how he popularized naturalistic landscape designs and the idea of a 'necklace of parks' as linked open spaces.

In Shaughnessy, curved tree-lined streets were laid out which followed the contours of the land, in contrast to the grid system common in Vancouver. Residents would be able to enjoy generous lot sizes of a minimum of 10,000 square feet. The centrepiece of the plan for the area was

The Crescent, a circular drive fronted by expansive properties situated on the highest ground east of Granville Street. Luxurious amenities such as a lawn bowling club, golf course and tennis courts were provided.

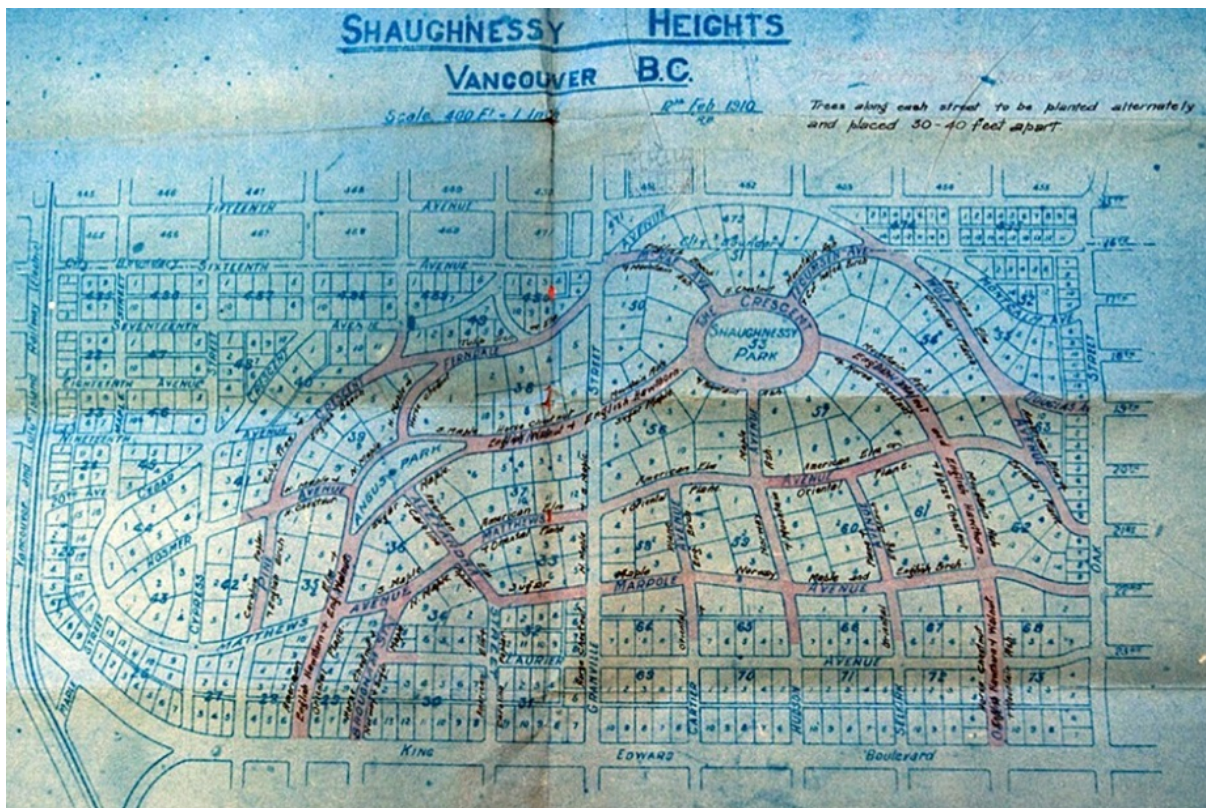
The design of Shaughnessy Heights reflected Todd's enthusiasm for the Garden City concept of urban planning, first proposed by Sir Ebenezer Howard in the United Kingdom in 1898. Howard was reacting to deterioration of urban environments through overcrowding and lack of planning. His ideas for orderly civic development included various land uses integrated into self-contained communities of residences, industry and agriculture, divided by a greenbelt and connected by efficient means of transportation. The subsequent development of all-residential Garden City suburbs, built on the outskirts of large cities, was at odds with Howard's original thesis. The idea of a protected garden enclave, strictly residential and emphasizing natural and private spaces, became popular in North America, and many were developed in larger cities. The urban form of these enclaves was often coordinated through the use of early land use controls typical of modern zoning, including controlled setbacks, landscaping, and design controls. Also highly influential on the design of these enclaves was the work of Frederick Law Olmsted and his sons, who designed many such enclaves in pastoral, picturesque styles, featuring vast expanses of plantings to achieve a soothing sense of nature's richness.

With its extensive street landscaping, massive lots with private gardens and large estate houses with generous setbacks, Shaughnessy Heights was a superb expression of a Garden City neighbourhood. The area had a leafy ambiance, with long uninterrupted stretches of treed streetscapes. Houses were positioned to be visible from the street, with public and private spaces being defined through low stone

walls, fencing and wrought iron gates. Landscaping was defined by extensive gardens, with hedgerows, broad lawns and screening between lots. Many of the estates had large gardens, and outbuildings including stables and gate houses.

The CPR land developers spent \$2,000,000 preparing the site before allowing any of the lots to go on sale. In the summer of 1909, 1,200 workers began to cut roads, build and pave sidewalks and install sewers. Mature trees were selected for the design, many of which were 'fancy evergreens' rather than regular street trees. In a 1910 letter written to W.R. Baker, Secretary of the CPR from the Canadian Nursery Co. Limited, signed by Frederick Todd, the tender for 544 trees ordered for Shaughnessy Heights is discussed. The cost and challenges of sourcing the "largest size practical for planting" is discussed, "a very large part of which are fancy evergreens, which can only be secured in nurseries dealing in high priced specialties... The large part of the plants on the present list cannot be grown in this part of Canada, and many of them not North of Washington, and those which we could supply cannot be dug from our grounds until too late to meet your requirements, so that we are obliged to purchase everything in a warmer climate and pay extra freight and duty." This included "rare evergreens from England, where they are grown in large quantities." The extraordinary care and attention paid to the area's landscaping shows the high value that was placed on the development of an appropriate setting for the prestigious homes of the city's wealthy and elite.

When the first lots went on sale, the cost of the land was comparable to other Vancouver neighbourhoods, but the lots were much larger than what was standardly available. The CPR protected Shaughnessy's exclusive character by requiring that any house built cost a minimum of \$6,000 dollars (at a time when a standard house cost about \$1,000). Restrictions admitted only 'racially appropriate' homeowners. The Shaughnessy Settlement Act of 1914 restricted development to single-family houses.



1910 Map of Shaughnessy Heights, annotated with notes regarding tree planting, indicating the different tree species specified and how far apart they should be planted [City of Vancouver Archives]



*Line-up at the foot of Granville Street to purchase lots in Shaughnessy neighbourhood from the CPR, 1909
[City of Vancouver Archives 677-526]*

The developers divided Shaughnessy into three parcels and developed it in phases. First Shaughnessy centred on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue. Most of these lots were sold by 1914. As this area sold out, the areas further to the south began to develop. Second Shaughnessy was created, with smaller lots, between King Edward and 37th Avenues and was completed in 1929. The development of Third Shaughnessy between West 37th and West 41st Avenues began in 1926. The houses in Second and Third Shaughnessy were comparatively modest in size, built during a time of greater austerity, when incomes were lower and tastes less flamboyant than in the pre-WW1 boom years.



Advertisement for a Lot in Shaughnessy [The Western Call, August 4, 1911]



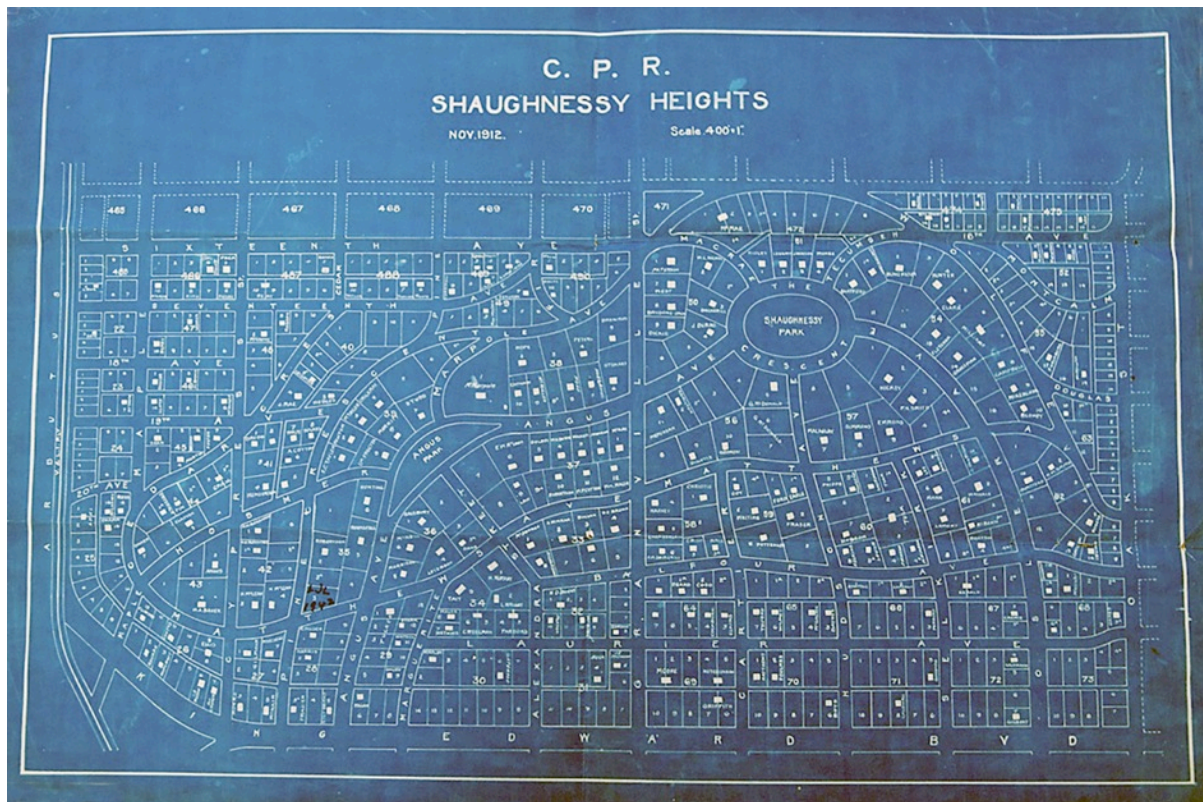
***M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above: 677-251; Below: Dist P20]***





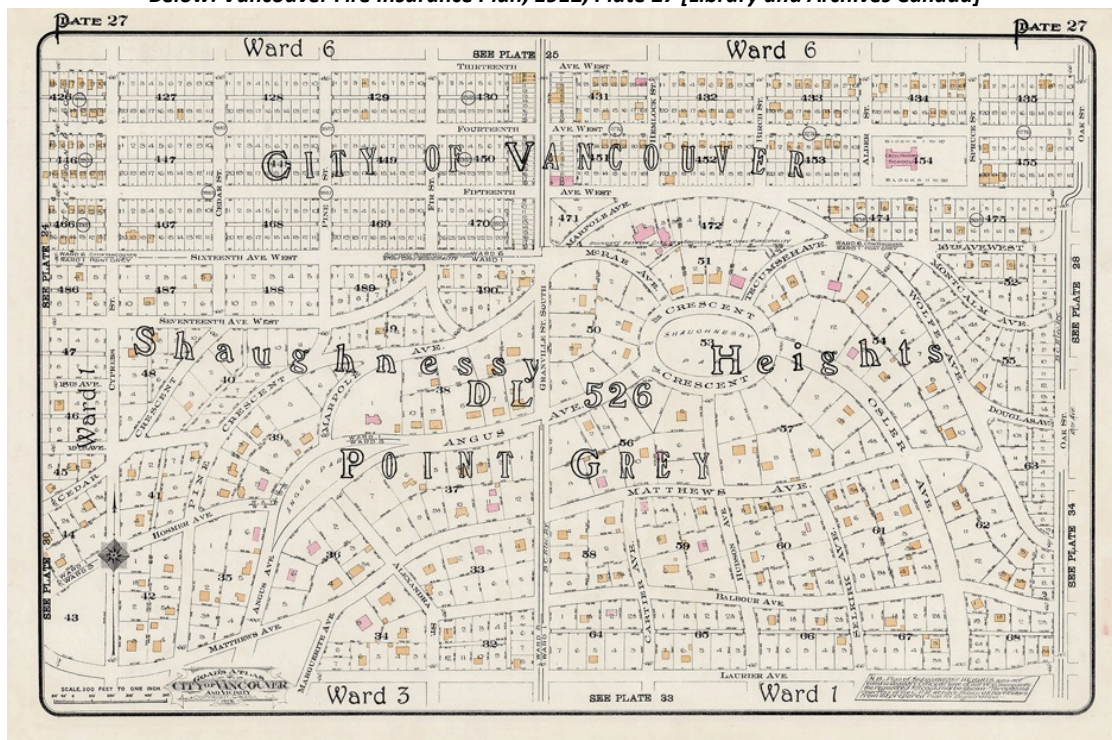
*M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above 677-249; Below Bu P164]*





Above: CPR Map of Shaughnessy Heights, 1912 [City of Vancouver Archives]

Below: Vancouver Fire Insurance Plan, 1912, Plate 27 [Library and Archives Canada]



THE GILDED AGE OF SHAUGHNESSY

EDWARDIAN-ERA DEVELOPMENT OF ESTATE PROPERTIES

The first residents of Shaughnessy were the wealthy and socially elite of Vancouver. As a group, they flocked to this new prestigious subdivision, establishing their family estates and displaying their status in elegant homes and richly landscaped gardens. By 1914 there were 243 households in Shaughnessy Heights, 80% of which were listed on the Social Register. Among the people who built their homes in Shaughnessy were the city's most prosperous and successful businessmen, politicians and community leaders.



**Alexander Duncan
McRae [Library and
Archives Canada PA
047299]**

Alexander Duncan McRae (1874-1946) was a very successful businessman, a Major-General in the Army during the First World War, a Member of Parliament and a Canadian Senator. After McRae settled in Vancouver in 1907 he proceeded to build a mansion for his family, known as Hycroft. The home was built on the brow of a hill on 5.5 acres of land, which cost \$10,000. The thirty-room, three-storey mansion, designed by Vancouver architect Thomas Hooper and completed in 1911, cost \$100,000. After the death of his wife Blanche, in 1942, McRae donated Hycroft to the government of Canada to be used as a hospital for wounded veterans. Once converted, it housed 130 beds. Since 1962, Hycroft has been the home of the University Woman's Club of Vancouver.



**The Honourable
Walter Cameron
Nichol [City of
Vancouver Archives
Port P1504]**

Walter Cameron Nichol (1866-1928) was a journalist, newspaper editor and publisher, and from 1920 to 1926 was the Lieutenant-Governor of British Columbia. In 1898, Nichol was the editor of the *Province*, and three years later secured control of the paper. By 1910, it was the leading newspaper in Vancouver and one of the most influential in western Canada. In 1912, he hired prominent architects Maclure & Fox to design a grand home, Miramar, fronting on The Crescent.

Albert Edward Tulk was born in Hamilton, Ontario in 1879. After a brief stint in the Klondike during the Gold Rush, he moved to Vancouver where he established a number of business interests. In 1902, he married Marie Josephine Nett, who was born in 1877 in Prussia, Germany; Marie's family had moved to Hamilton when Marie was young. Tulk was extremely successful at business start-ups and investments, but decided to attend law school 1907-11, then returned to Vancouver where he practiced as a barrister. Marie and Edward had four children: Alexander Edward Tulk (1912-1995); Eleanor Rosemary Tulk (1913-2014); Philip Albert Tulk (1915-2008); and Peter Haig Tulk (1919-1957). A staunch anglophile, Tulk commissioned a massive British Arts and Crafts house from architects Maclure & Fox, and named it after his daughter, Rosemary. A.E. Tulk died on December 10, 1922 of tuberculosis; at the time of his death, he was one of the richest men in B.C.



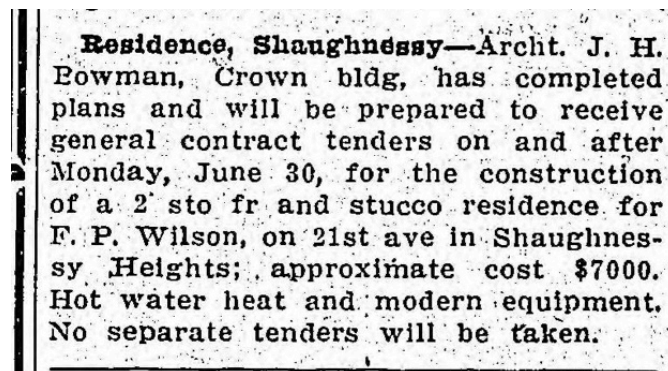
**A.E. Tulk [Howay &
Schofield, *British
Columbia Biographical*,
Vol. III, page 175]**

These men and their families, who built three of the grandest homes in Shaughnessy Heights, represent the collective power and wealth concentrated in the high-class suburban development of Shaughnessy Heights, carved from the forest and created in just a few short years by the CPR.

THE DEVELOPMENT OF A GARDEN CITY

DIGNITY, BALANCE AND CHARM: A TIME OF ARCHITECTURAL REVIVALS

The pre-First World War era was a time of architectural revivals. Architects offered their clients a choice of historical styles that reflected the owner's tastes and preferences, and symbolized their status and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*, but many others catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients. Many early Shaughnessy residents, especially those of British origin, gave their large, grand homes whimsical names such as *Welcome Holme*, *Greyscott*, *Miramar*, *Glen Brae* and *Greencroft*.



Local Tenders Wanted [BC Daily Building Record, July 2, 1913]

With a few exceptions, the houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood. Yet none of the buildings were designed, visually or structurally, as direct imitations of historic buildings. Rather, they represent an amalgam of interpreted styles, forms and details chosen to emphasize the scale and prestige of each building.

Three basic trends in form and style are evident in these historical references:

- *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival styles.
- *English Vernacular* including British Arts and Crafts and Tudor Revival styles.
- *Classical* including Georgian Revival, Foursquare and Neoclassical Revival styles.

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the early settlers were from England and Scotland. First Shaughnessy was also conceived and executed at a time of increasing patriotism, as rumours increased of impending conflict in Europe.

A typical early Shaughnessy home had up to twenty rooms filled with opulent Edwardian furniture, silverware, and other household items to reflect the owner's wealth and status. These homes had reception rooms, music rooms, ballrooms, and parlours. Carriages drew up under porte-cochères and guests were received in lavish furnished halls. Chinese labourers were housed in basement rooms, and performed domestic duties, earning \$10 to \$30 a month.

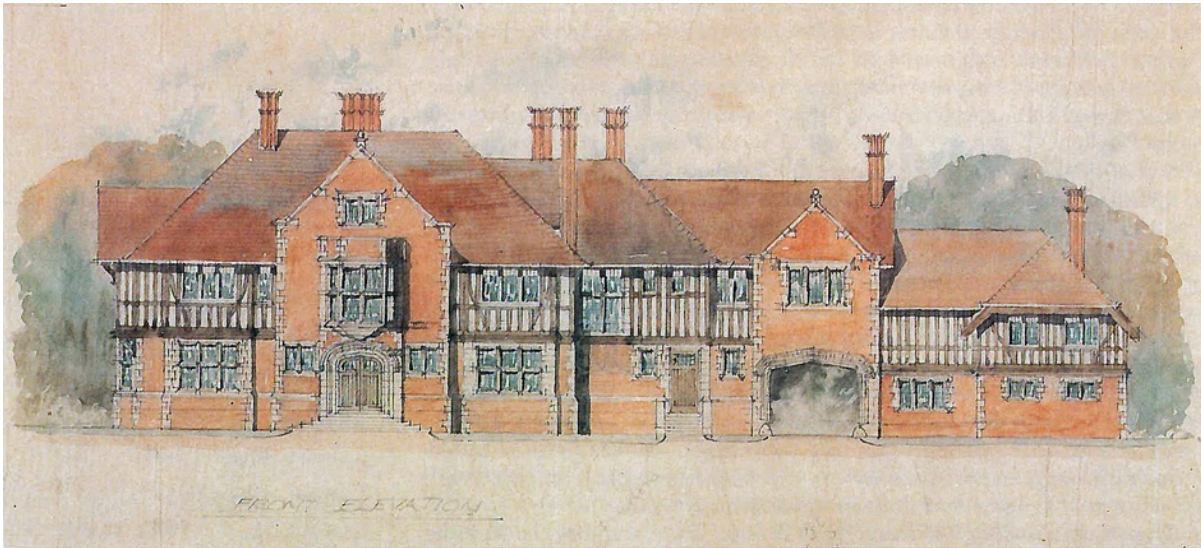
In just a few short years, these elaborate estates rose from a cleared wilderness to form an astonishing collection of some of the greatest houses ever built in Vancouver.



*Above: General A.D. McRae's Hycroft and four other Shaughnessy Heights mansions, 1922
[City of Vancouver Archives Dist. P7]*

Below: Hycroft [City of Vancouver Archives Bu P688]





Above: Original Rendering of Rosemary, Maclure & Fox [University of Victoria Special Collections]

*Below: Rosemary, with the Tulk Children in the rear yard, 1922
[Leonard Frank, Photographer, Vancouver Public Library 5036]*



It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

The domestic work of the Southern Pacific coast seems to be adapted very largely from the Spanish and the old low adobe houses, and well suits the country where there is so much sunlight and shadow. As one comes further north there are numbers of houses designed more after the English half-timbered country house and the Colonial styles, and on reaching British Columbia, the two latter types far outnumber others.

Although there is an abundance of sunshine in British Columbia there are in winter many rainy days, and as the majority of houses are of frame construction and as much stucco is used, the Californian type of house seems hardly as suitable as buildings well protected with overhanging roofs.

There are parts of British Columbia very strongly resembling Switzerland and it is interesting to find houses designed in the style of the Swiss chalet, but as previously mentioned, there seems to be little that is following very closely the old traditions.

In British Columbia where so much of the country is rugged and wild, so totally different from the quiet, pastoral scenery of England and elsewhere, the great things to be striven for are to make the house fit and blend in with the site and surrounding scenery, to make it have the appearance of always having been there, not bought and placed there, to be restful above all things if it is to be a real home. One should not feel tied too strictly to precedent in designing, but feel free to use one's own efforts to give the desired dignity, balance and charm.

Bernard Cuddon Palmer. *Development of Domestic Architecture in British Columbia*, *The Journal*, Royal Architectural Institute of Canada, November 1928, pages 414-416.



Oblique view of Shaughnessy, 1934 [Leonard Frank, photographer, City of Vancouver Archives Bu P690]



Above: Casa Loma, the Thomas William Fletcher Residence, 3402 Osler Street, 1910, now demolished [City of Vancouver Archives]

***Below: 1924 photo of the James Rae House, 3490 Cedar Crescent, J.S.D. Taylor, architect, 1912
[Library and Archives Canada]***



One of the key defining characteristics of Shaughnessy was the development of lush garden settings that complemented the architecture of the estate mansions. For many of the sites, the gardens were developed with stables, greenhouses, rose gardens, summer houses, pergolas, coach houses and other outbuildings, that supported the suburban lifestyle of the residents.



*The rose garden at the A.D. McRae residence, Hycroft, June 22, 1922
[W.J. Moore, photographer, City of Vancouver Archives Bu P567]*

The massive lots of Shaughnessy were developed at a time when domestic staff was considered essential for running each estate. Some of the biggest houses, such as *Hycroft*, had huge gardens and stables. Extensive landscaping provided privacy, lining the edges of lots and defining an appropriate setting for the grand mansions. The wide, open spaces between buildings in all directions were a key feature of Shaughnessy and unique in a city that was already being densely developed.



Gardens at Hycroft, 1927 [Leonard Frank, photographer, Vancouver Public Library 10446B]



*Portrait of Blanche McRae in the garden at Hycroft, 1920s
[City of Vancouver Archives Port N528.2]*

VANCOUVER'S BEST HOUSES

RESIDENTIAL MASTERWORKS BY THE CITY'S MOST PROMINENT ARCHITECTS

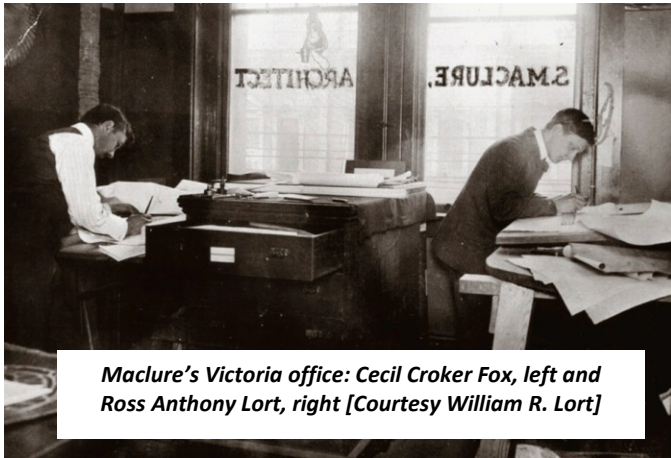
The homes in Shaughnessy were designed by the most prominent and well-respected architects of the era, notably Maclure & Fox, Parr & Fee, Sharp & Thompson, Mackenzie & Ker, Honeyman & Curtis, Dalton & Eveleigh, J.H. Bowman, G.W. Grant, Gamble & Knapp and Thomas Hooper. These architects represent many who received commissions for grand homes in Shaughnessy homes, and who produced masterworks of design for their clients.



The name of architect Samuel Maclure (pictured at left, courtesy Sally Carter) is synonymous with the predominantly Tudor Revival style of his domestic architecture. Praise for his architecture appeared in international magazines and periodicals throughout his forty-year career. During this period it is estimated he designed close to five hundred structures, most of which were houses. An article in the American publication, *The Craftsman*, called a Victoria house of 1908 "absolutely suited to its environment," while the popular *British Country Life* featured another of his masterpieces in photos and text. A Paris journal in the 1920s called Maclure "this noteworthy artist" and went on to say that he was "gifted with an original, inventive, pliable and trustworthy genius." Many of his clients, usually those with an English background, preferred his Tudor Revival style. Maclure had absorbed many stylistic influences, however, and was able to adapt his use of indigenous materials with remarkable versatility. In 1900 he took on a young English assistant, Cecil Croker Fox. Born in Falmouth, England in 1879, Fox had attended Malvern School, and then moved to London where he was a student of the famous Victorian architect, Alfred Waterhouse. Fox then entered the very select practice of C.F.A. Voysey (1857-1941), a gifted architect and one of the leading proponents of the

British Arts and Crafts movement. Yet in spite of his work being popular and well-publicized he only employed two or three draftsmen at a time, and Fox would have worked under Voysey's close supervision. This influence is clearly visible in some of the Maclure & Fox's greatest commissions.

The booming economy of 1911-13 and the creation of new residential districts such as the Uplands in Oak Bay, and Shaughnessy Heights in Vancouver, created unprecedented growth in the construction of homes for wealthy British Columbians. Maclure & Fox were at the height of their success and influence, and between 1909-15 the Vancouver office alone received almost sixty commissions, including several country clubs, two private schools and a host of large residences. Two adjacent residences facing The Crescent in Shaughnessy Heights demonstrate Maclure & Fox's stylistic range, the Dockrill Residence, 1910, with its emphatic half-timbering, and the Walter C. Nichol Residence, *Miramar*, 1912-13, more evocative of the British Arts and Crafts movement. Fox also left his particular stamp on the Hunting House in Shaughnessy Heights, 1911-13, by creating a design with unmistakable Voyseyan elements: an extraordinarily low front double gable with rows of casement windows stamped out of the rough stucco facade - not only Voysey trademarks but an imitation of the great architect's own home, *The Orchard*, at Chorley Wood, Hertfordshire, England, built in 1900.



Maclure's Victoria office: Cecil Croker Fox, left and Ross Anthony Lort, right [Courtesy William R. Lort]

John Parr and Thomas Fee had both arrived and worked in British Columbia before forming their partnership in 1899. Together they were successful and prolific, and had a profound effect on the look of Edwardian Vancouver, acting both as architects and speculative developers. They were the ideal team for the times, hard-nosed and competitive, with Parr handling the majority of design work while Fee ran the business aspects. Fee, who was more entrepreneurial than Parr, built the Fee Block on Granville Street in 1903, which became the base of operations both for the architectural firm and for his personal development offices.

Throughout the Edwardian boom years they were immensely successful, and their output was prodigious. Fully aware of technological developments in construction, they introduced one of the earliest equivalents of the curtain wall in the front facade of a building designed for Buscombe & Co., 1906. In addition to commercial buildings, the firm designed many residential projects, ranging from palatial to modest. Among their larger projects was *Glen Brae*, 1910, an enormous home in Shaughnessy for W.L. Tait, expansive enough to warrant a flanking pair of their trademark bulbous turrets.



Thomas Hooper (pictured at left, *Thomas Hooper Architect*, 1910) had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06;

the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09. After the partnership with Watkins ended in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence *Hycroft*, 1909-11, for A.D. McRae – the most imposing mansion in the new suburb of Shaughnessy Heights – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was *Greencroft*, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work.

THE OPULENT 1920s

THE HEYDAY OF SHAUGHNESSY

The local economy peaked in 1912, but the boom years were about to go bust. The economy started a precipitous decline halfway into 1913. Rumours of an impending war in Europe caused even more anxiety for nervous investors. The Dominion Trust Company collapsed, sending waves of panic throughout the financial community. The National Finance Company and the Bank of Vancouver soon failed. Tension mounted as the news from overseas became ever more ominous. The British declared war on Germany, and Canada was at war. The "War to End All Wars" exacted a staggering toll. The world was forever changed by the four years of brutal conflict, and the surviving soldiers returned to a different world, where women were being enfranchised, where traditional social values were breaking down, where Prohibition had been enacted, and all manner of authority was being challenged. The world suffered another tragedy when Spanish Influenza devastated the remaining civilian population in 1918: this pandemic killed more people world-wide than had died during the war. The combined economic impacts were devastating.

The aftermath of the War brought significant changes, including the introduction of income tax (brought in as a temporary wartime measure in 1917) and calls for more affordable housing. Despite the impacts of the War, the 1920s were the heyday of old Shaughnessy. In 1922 the Shaughnessy Heights Building Restriction Act was passed, forbidding the subdivision of lots and limiting construction to one single-family dwelling per lot. First Shaughnessy's social life resumed with a grand whirl of parties and events, chronicled in the society pages of Vancouver newspapers. Social standing was indicated by the status of the guests invited to one's home. In the early 1920s the high point of the Shaughnessy social scene was the New Year's Eve costume ball at *Hycroft*, owned by Alexander Duncan McRae who had made his fortune developing the resources of Western Canada. These elaborate events were held in the ballroom of *Hycroft*, which featured a sprung dance floor.

Typical of the prestige and connections of the Shaughnessy elite, when American President Warren G. Harding toured Vancouver on July 26, 1923 - the first sitting American President ever to visit Canada - he played golf at the Shaughnessy Heights Golf Club prior to meeting with Premier John Oliver and Mayor Charles Tisdall.



New Year's Eve Masquerade Ball at Hycroft, 1920s [City of Vancouver Archives 434.1]



United States President Warren G. Harding standing at tee at Shaughnessy Heights Golf Club, 1923; this was the first visit by a U.S. President to Canada, and much of it was spent on the golf links [City of Vancouver Archives SGN 943.21]

DEPRESSION AND WAR

The Wall Street Crash of 1929 signalled the beginning of the Great Depression, and the impact on Vancouver was enormous. Wages plummeted, and countless thousands went bankrupt. The local economy was devastated, and the city's progress was put on hold. British Columbia was especially vulnerable, as the economy relied so heavily on the sale of natural resources to international markets. Unemployment was rampant during the winter of 1929-30, as the seasonally employed returned to the city and many thousands more flocked west, seeking a milder climate and looking for work. Vancouver was the end of the line for many who were thrown out of work. During the depression years the homes of many Shaughnessy residents were either repossessed or placed on the market for a fraction of their original value. Unable to maintain their expensive homes, many homeowners were forced to move out and the once affluent neighbourhood become known as 'Poverty Hill' or 'Mortgage Heights.' The Tait House, *Glen Brae*, valued at \$75,000 in 1920, sold for \$7,500 in 1939. Ignoring the restrictions of the province, many single-family houses were converted into multiple dwellings.

The outbreak of World War II triggered a number of changes in the Shaughnessy area. Houses stood empty and were deteriorating at a time of acute housing shortages. The War Measures Act, passed in 1939 by the federal government, enabled City Council in 1942 to permit homes in Shaughnessy to be split into much smaller units; this wartime measure did not expire until 1955. Rooming houses and apartments became more common. The City of Vancouver inventory of 1957 indicated that 30% of the buildings contained multiple dwelling units.

In 1942, A.D. McRae gave *Hycroft* to the Federal Government for one dollar, for use by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans.



Opening Hycroft as Shaughnessy Military Auxiliary Hospital, 1943 [City of Vancouver Archives 586-1453]

The Great Depression and two World Wars had taken their toll, and by 1960 the neighbourhood was considered a blighted area. The houses were too large to maintain, and in addition to those broken up into suites, many were taken over for institutional uses. An example was Rosemary, which from 1947 to 1994, was owned by The Congregation of Our Lady of the Retreat in the Cenacle, who operated it as a retreat house.



*The Society of our Lady of the Cenacle at Rosemary, March 1966.
[Gordon F. Sedawie, photographer, Vancouver Public Library 40836]*

POSTWAR REVIVAL

When the 1942 order-in-Council that allowed the mansions of Shaughnessy to be broken into smaller units finally expired in 1955, the Shaughnessy Heights Property Owners' Association led a campaign to return to the pre-war period of single-family homes. Eventually the provincial government decided that it would not change the status of existing multiple family dwellings, but new rental suites would be banned. Any properties that lapsed into single-family use for more than a month would be considered rezoned that way. When the provincial building restriction legislation (the 1922 Shaughnessy Heights Building Restriction Act) expired in 1970, the estate houses continued to be broken into suites.

Change was needed to meet the economic challenges of maintaining large houses, and to accommodate new demographics and social changes. The onerous burden of maintaining large houses and properties was recognized, and to meet the pressures for densification and to encourage the retention of the prime heritage housing stock, an innovative Development Plan was passed by the city in 1982. The plan allowed some infill dwellings and - under proscribed circumstances - the conversion of large houses into suites. Design guidelines that recognized First Shaughnessy's unique historical, architectural and landscape qualities were introduced, and a neighbourhood design panel was appointed to oversee future development. This stabilized the character of the area and provided a framework for the revival of First Shaughnessy as an important neighbourhood of grand homes in an estate setting.

FIRST SHAUGHNESSY THEMATIC FRAMEWORK

NATIONAL THEMES	VANCOUVER THEMES	FIRST SHAUGHNESSY THEMES
PEOPLING THE LAND <ul style="list-style-type: none"> Settlement 	PEOPLING THE LAND <ul style="list-style-type: none"> <i>Influence of the CPR in the real estate development of the city</i> <i>Planning Vancouver</i> 	CPR control of the real estate development of First Shaughnessy: <ul style="list-style-type: none"> <i>Subdivision and sale of the vast land holdings controlled by the CPR</i> <i>Development of elite new neighbourhoods</i> <i>Planned development of a prestigious 'Garden City'</i>
DEVELOPING ECONOMIES <ul style="list-style-type: none"> Trade and Commerce 	DEVELOPING ECONOMIES <ul style="list-style-type: none"> <i>The Last Best West: the Edwardian-era boom</i> <i>The Great War: Impact of Global Conflict</i> <i>The Roaring Twenties: Postwar Economic Revival</i> <i>The Dirty Thirties: The Crash and Great Depression</i> <i>The Second World War: Continued Global Upheaval</i> <i>Modern Spirit: the Postwar Revival</i> 	The Gilded Age of Shaughnessy: <ul style="list-style-type: none"> <i>Edwardian-era development of estate properties</i> <i>Social Register: the city's elite flock to Shaughnessy</i> The Opulent 1920s: <ul style="list-style-type: none"> <i>The heyday of Shaughnessy</i> Depression and War: <ul style="list-style-type: none"> <i>"Poverty Heights" - the impact of economic depression and war</i> <i>Breakup of single-family houses</i> <i>Institutional uses</i> Postwar Revival <ul style="list-style-type: none"> <i>The neighbourhood is revived through community efforts and a revised regulatory framework.</i>
BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> Community Organizations 	BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> <i>The development of neighbourhood community associations</i> 	Shaughnessy Heights Property Owners' Association: <ul style="list-style-type: none"> <i>Role in the postwar revival of First Shaughnessy</i>
GOVERNING CANADA <ul style="list-style-type: none"> Politics and Political Processes 	GOVERNING VANCOUVER <ul style="list-style-type: none"> <i>Ongoing development of a civic governance structure</i> <i>The political influence of the CPR on the development of Point Grey and South Vancouver</i> 	CPR political influence: <ul style="list-style-type: none"> <i>Direct political influence on the development of Point Grey municipality</i>
EXPRESSING INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> Architecture and Design 	EXPRESSING VANCOUVER'S INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> <i>Architecture and Design</i> 	The Development of a Garden City: <ul style="list-style-type: none"> <i>"Dignity, Balance and Charm:" a time of architectural revivals</i> <i>Vancouver's Best Houses: residential masterworks by the city's most prominent architects</i>

FIRST SHAUGHNESSY STATEMENT OF SIGNIFICANCE

Description of Historic Place

First Shaughnessy is a residential neighbourhood in Vancouver, bordered by 16th Avenue, King Edward Avenue, Arbutus and Oak Streets. It is a distinctive area comprised mainly of large single-family dwellings on large lots with generous setbacks and lush private gardens. The picturesque street plan is centred on 'The Crescent,' a circular drive of property situated on the highest ground east of Granville Street, and surrounding an oval, tree-filled 1.45-hectare park. The curved street layout features sweeping boulevards and extensive mature landscaping, distinguishing it from adjoining neighbourhoods. A significant number of pre-1940 homes exhibit a variety of traditional architectural styles including Arts and Crafts, Craftsman, Neoclassical Revival, Mission Revival, and Tudor Revival. Infill and new principal houses in the area have been built to conform to design guidelines, some imitating 'historical' styles and few with more contemporary designs.

Heritage Value of Historic Place

The First Shaughnessy neighbourhood is valued as: a residential area that reflects the central role the Canadian Pacific Railway (CPR) played in the development of Vancouver; a superb expression of early urban planning movements; a cultural landscape of estate properties; and a collection of traditional architectural styles, designed by notable architects of British Columbia.

The lands that were ultimately developed as First Shaughnessy were a grant from the Province to Donald Smith and Richard Angus in 1885, given to these two men at special request of the Board of Directors of the CPR. First Shaughnessy illustrates the influence of the strategic real estate activities of the CPR, the largest landholder in Vancouver at the time. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The CPR spent more than one million dollars planning the site before it began selling its lots. The enclave was named after Sir Thomas Shaughnessy, the president of the CPR from 1899 to 1918, and its principal streets retain the names given to them when they were named after his daughter and several early members of the company Board of Directors.

First Shaughnessy's romantic urban landscape was planned by Montreal landscape architect Frederick G. Todd in collaboration with Danish engineer L.E. Davick. The design of Shaughnessy reflected Todd's enthusiasm for the 'Garden City' concept of urban planning, initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. At the time, other North American cities were also developing Garden City neighbourhoods, for example Mount Royal in Montreal, which was also designed by Todd. First Shaughnessy is valued as one of western Canada's best examples of a planned Garden City community, and has retained its original development pattern and estate character.

The lush cultural landscape contributes to the presentation of a cohesive image despite variations in the form of development. Landscape screening addresses concerns for privacy, conceals parked vehicles as well as giving a sense of graciousness and aesthetic quality. Landscaping is layered with many types of trees, shrubs and flowers, varying in size, texture and colour. The consistent streetscapes contribute to the overall estate character of the area. Gently curving tree-lined streets, uninterrupted vistas of layered landscaping and lush private gardens create a distinctive 'garden city' quality. The landscaping includes some of Vancouver's most unusual trees, specially imported by the CPR from overseas and elsewhere in Canada.

First Shaughnessy represents a significant collection of excellent examples of Revival-style architecture designed by well-respected architects of the era, including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper. The pre-First World War era of home construction in Shaughnessy was one of architectural revivals, and conformity to traditional styles remains one of the distinguishing features of the First Shaughnessy neighbourhood. With few exceptions, all houses built prior to 1940 in

First Shaughnessy exhibit historical references in their architectural style. The architectural styles included English Arts and Crafts, Tudor Revival, Craftsman and Colonial Revival. As well as individual heritage value, this collection of unique properties has significant value as a grouping, illustrating a variety of styles and architectural design within one distinct area. These houses are also valued as examples of good workmanship and for their use of high quality materials.

Character Defining Elements

The elements that define the heritage character of First Shaughnessy are its:

- Direct evidence of a close association with the CPR, as illustrated by the area's street names and the name of the neighbourhood;
- Continuous residential use;
- Distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- Cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revival;
- Generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants; and
- Residential masterworks built with superior materials and craftsmanship, designed by many of B.C.'s most prominent early twentieth century architects.

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Appendix A3

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGN GUIDELINES

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1 Introduction

These design guidelines must be read in conjunction with the Heritage Conservation Area Development Plan ("the HCADP"), the Heritage By-law, the Heritage Procedure By-law and the First Shaughnessy District Schedule and apply to all development in the First Shaughnessy Heritage Conservation Area (hereinafter "First Shaughnessy"), including alterations to protected heritage property, new development, and alterations to existing unprotected buildings.

The design guidelines provide a framework for reviewing all development in First Shaughnessy. They outline the broad design principles of architecture and landscape design that shaped the area. The design guidelines discuss conservation principles and the approach to the conservation of heritage character-defining elements. They also provide guidance on site planning, massing, and building composition. All development should reflect the design principles and methods that guide development in the First Shaughnessy.

2 Historic Design Elements in First Shaughnessy

2.1 Overview

The heritage character and heritage value of First Shaughnessy is derived from the planning and architectural philosophies that prevailed during the early stages of Vancouver's development history. Late nineteenth century visions of residential architecture and urban design, evoked by terms such as "picturesque landscape", "pastoral landscape" and "garden suburb" are planning philosophies that inspired First Shaughnessy. To understand the heritage character-defining elements of the area, and how they are to be conserved, it is important to understand the principles of the architecture, urban design, and landscape design that applied to the original development of First Shaughnessy.

This section examines:

- (a) the planning philosophy that informed the design of the First Shaughnessy development, including the arrangement of streets and configuration of lots;
- (b) the streetscape and landscape which contributes significantly to the identity of the area; and
- (c) the architectural history which influenced residential design in First Shaughnessy.

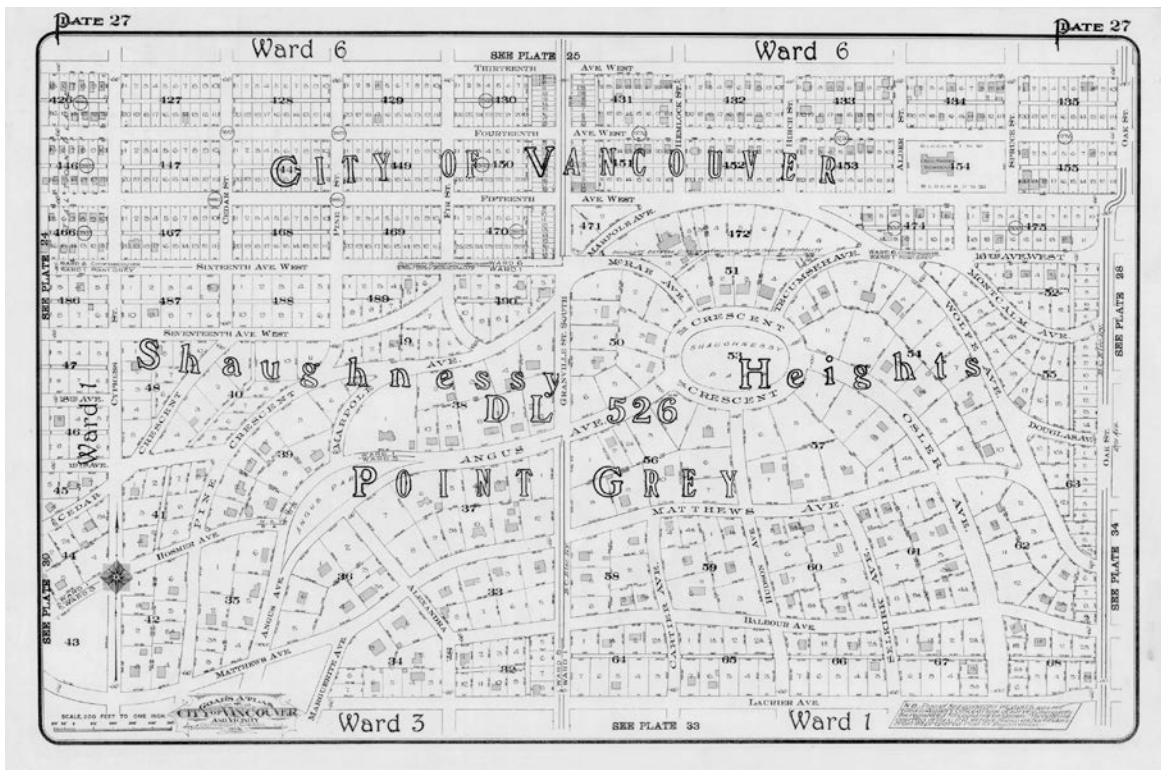
2.2 Streetscape

The work of landscape architect Frederick Law Olmsted strongly influenced the design of First Shaughnessy. From the 1850's to the 1890's, Olmsted designed many parks and neighbourhoods in other North American cities. Olmsted's parks, boulevards, and neighbourhoods combined vehicular and pedestrian circulation within a naturalistic flow of landscaping. Streets followed the natural contours of the land to form an organic relationship with the existing topography. Roads and paths wound their way past trees, lawns, rustic stone walls and picturesque architecture, melding urban infrastructure with these romantic rural elements. The configuration of lots also followed the curves of the road taking on a similar romantic disposition.

First Shaughnessy, planned by Montreal architect Frederick Todd in collaboration with Danish engineer L.E. Davisk, reflects the romantic urban landscape inspired by Olmsted. The curved streets that follow the natural topography, centre boulevards, tree-lined sidewalks, offset intersections, narrow driveways, mature trees, large lots with irregular configurations, and varying lot sizes all contribute to the pastoral image of the neighbourhood.

An important quality of the streetscape of First Shaughnessy is the limited visual presence of automobiles. Site access and internal circulation on First Shaughnessy sites includes narrow driveway entries that provide a clear transition between the street and the site. Oblique views from the street into sites are created by using enclosure elements such as gateposts, hedges, and other landscape treatments incorporated in the vicinity of the site access. Generously landscaped front yards screen vehicles and enhance glimpses of the house. Compressed landscaped openings, combined with long vistas of richly landscaped front yards, are a unique characteristic of First Shaughnessy.

Below: *Vancouver Fire Insurance Plan, 1912, Plate 27 [Library & Archives Canada] This plan captures the portion of the First Shaughnessy Neighbourhood where the curved streets that follow topography occur.*



2.3 Landscape

First Shaughnessy was strongly influenced by the *Garden Suburb* concept of large estate sites with grandly scaled houses set in large private gardens. A notable feature of these large sites is a substantial front yard that conveys the scale of the site relative to the size of the building on the property. The front yard leading to the main entrance of the principal building, is designed as an “*antechamber*”: a landscaped area with spatial qualities that emphasize the transition from the street to the house by defining the front yard as a semi-enclosed vestibule through the careful arrangement of tree canopies, hedges, walls and other landscaping devices. The *antechamber* expression relies on heavy enclosure from the street in order to present the estate scale legacy.

Because First Shaughnessy's development occurred within a short period of time, the neighbourhood has a consistent, cohesive image. Although front yards vary between sites, their appearance from the street is similar. The successful relationship between the streetscape and the house is attributable to seven landscape principles: enclosure, screening, layering, filigree, filtering, revealing and skyline. The use of these principles

has created the verdant, mature landscapes and streetscapes that are integral to the heritage value of First Shaughnessy. These landscape principles are further described in Section 3.3.1 of the Guidelines.

Below: *The Rose Garden at the A.D. McRae residence, Hycroft, June 22, 1922 [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. Garden Suburb: One of the key defining characteristics of First Shaughnessy was the development of garden settings that complemented the architecture of estate mansions.*



2.4 Architecture

The pre-First World War era of home construction in Shaughnessy was a time of architectural revivals. Architects offered their clients a choice of historical styles to reflect the owner's ideals and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*. Many others also catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients.

With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Deference to traditional styles is one of the distinguishing features of the neighbourhood; however none of the buildings were designed as replications of these styles of the past. Rather, these houses represent several styles, the forms and details of which were interpreted by various architects practising

during Shaughnessy's early development period. Three prominent trends in form and style evident in those historical references are:

- (a) *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival
- (b) *English Vernacular* including British Arts and Crafts and Tudor Revival
- (c) *Classical* including Georgian Revival, Foursquare and Neoclassical Revival.

Many First Shaughnessy houses have a tripartite composition that divides the facade into three parts: base, middle, and top. The base is expressed in robust material such as stone masonry. The middle, comprised of the main and upper floors, forms the principal plane of the elevation. The top, or attic component, is composed of a decorative triangular gable framed by a steeply sloped roof. A rigorous approach to the composition of architecture and its well-considered relationship to the street is strongly characteristic of the area.

Below: *The Nichol House [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. The house design exhibits a tripartite composition with the display of a discernible base, middle and top. The significant front yard rose garden, a protected heritage feature, is an integral component of the heritage value of this property.*



3 Design Guidelines in First Shaughnessy

3.1 Overview

Development in First Shaughnessy should exhibit site planning characteristics that distinguish the heritage conservation area; large sites, generously landscaped front yards, and houses appearing relatively small on the site. This distinct estate image was created within a short period of time when exceptional houses were built with a definitive architectural approach. Exceptional materials and skilled craftsmen were readily available. Today, in recognition of current housing standards, construction material

availability, and sustainability concerns, a comprehensive design approach is needed to execute similar high quality standards and complementary design in the neighbourhood.

3.2 Compatible Design

Compatible design does not require new design to replicate the historical styles established in First Shaughnessy; however, an intelligent, sensitive design approach is necessary to honour the design principles and legacies outlined in Section 2 of these guidelines.

The original houses in First Shaughnessy do not compete with each other in terms of landscape design, site planning, building massing and composition, selection of colour, quality and calibre of material. All of these attributes contribute to a consistent, cohesive streetscape. In order to be compatible, new design should achieve the following:

- (a) compatible landscape design, parking access and overall site planning;
- (b) compatible massing and visual scale of the building relative to the streetscape context;
- (c) sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings; and
- (d) consistency of proposed grades with natural, existing grades, particularly near property lines.

3.3 Landscape Design

3.3.1 Landscape Principles

The careful selection and configuration of trees and landscape in First Shaughnessy is instrumental in creating the enclosure, screening, layering, filigree, filtering, revealing and skyline inter-relationship with the built form discussed in Section 2.3. Landscape design in First Shaughnessy must provide designs that are sensitive, well crafted, and apply the following:

- (a) **Enclosure:** The concept of enclosure in First Shaughnessy refers to the boundary between the public and private realm occurring at the property line. The traditional landscape enclosure is composed of a low, rough-cut masonry wall with a taller evergreen behind it. "Enclosure" also includes other boundary forms, such as fences, trellises and lattices.
- (b) **Screening:** The degree of transparency and privacy provided by the density of landscaping such as hedges, shrubs and tree canopy. Screening creates privacy for residents, conceals vehicles, and conveys a sense of graciousness of the property to the street.
- (c) **Layering:** Layering is a spatial and perceptual design attribute. In spatial terms, layering refers to multiple levels and bands of landscaping which blend together to form the private landscape towards the front of the site. These strata consist of large and small trees, which vary in size, colour, type and texture; bushes and shrubs, many blossoming or ornamental; flowering plants of all types; ground cover; and formal parterres and flower beds. Perceptually, these layers form the "antechamber" in the front yard, but may extend beyond, emphasizing the sense of depth of the property as seen from the street. "Layering" creates a dynamic landscape as one moves in or through the garden.

- (d) **Filigree:** Filigree refers to the use of plant materials close to or directly attached to the building to partially veil the building or property. Filigree describes the delicate tracteries of tree branches, large shrubs and climbing plants that embellish many houses in First Shaughnessy.
- (e) **Filtering:** Filtering is the use of foliage to screen and filter the view from the streetscape through foliage (or “filigree” of branches), beyond iron fences, or other structures to the distant planes of the buildings on the site.
- (f) **Revealing:** Revealing occurs where filigree ends and the gables and roofs of the structure lie exposed above foliage. Revealing in combination with other landscape components enhances the view of the buildings on the site.
- (g) **Skyline:** Throughout First Shaughnessy, the mature and varied growth of many species of trees creates a skyline that frames buildings and provides a backdrop for the built environment.

3.3.2 Landscape Design Style

The gardens of First Shaughnessy are influenced by the English landscape gardens of the 19th Century, adapted to suit the West Coast climate. The style of planting in First Shaughnessy is less formal and uses long-lived substantial specimen trees to provide a substantial and varied tree canopy, under-planted with shrubs and hedges to create variety in scale and degree of enclosure. The landscape provides enclosure to the site to create defined outside space, and to selectively frame and reveal buildings. Overall landscape design schemes in First Shaughnessy should continue to use these ideas and the principles noted in Section 3.3.1.

Landscape designs that are reflective of European historical garden styles, such as the French garden style of the 17th Century, are highly formal, symmetrical, and imposing. This landscape design era represents an attitude where the landscape is low lying, and subordinate to the building, and relies on a high degree of site disturbance to implement. Landscape designs imitative of European garden styles are inconsistent with the landscape principles that govern in First Shaughnessy and should be avoided.

3.3.3 Retention of Trees and Landscape

The number, size and variety of long-lived specimen trees on public and private land in First Shaughnessy is unequalled in any other part of the city. The variety of tree types and tree canopy creates interplay of scale and space between trees that contributes to First Shaughnessy’s picturesque and park-like character. All development must retain mature trees and landscaping. Conservation of on-site heritage features such as landscape walls and hedgerows, distinct gardens or similar features is strongly encouraged.

Below: *A pair of Sequoia Trees in First Shaughnessy. An example of the long-lived specimen trees that are a defining feature in First Shaughnessy.*



3.3.4 Pedestrian Access and Circulation

Pedestrian entryways and paths warrant special design consideration. The site entry design of First Shaughnessy houses contributes to the streetscape. Space leading up to the main entrance of the principal building should emphasize the transition from the street to the house by defining the front yard as a semi-enclosed space defined by the arrangement of trees, hedges, walls or other landscaping devices. (see also Section 2.3)

Pedestrian paths and entries must be separate and distinct from vehicle access and circulation. Pedestrian gates may be adjacent to vehicle access. Gates must exhibit high quality design and material choice. The design of the gate must allow views into the site and towards the house. Solid gates are not permitted.

3.3.5 Vehicle Access and Internal Circulation

The enclosure and continuous landscape edge of a site should be preserved by having a minimum number of openings and crossings on the site. Driveway crossings must be carefully located near side property lines, and must not impact street trees.

Internal circulation and parking areas must meet the following performance criteria:

- (a) driveway entrances must be narrow and treated with landscape screening or masonry elements to minimize views of paved areas and screen vehicles;

- (b) views along driveways must be moderated by curving driveways, and use of landscape screening and layering;
- (c) excavated driveways and motor courts are highly disruptive to trees and existing landscaping and must be avoided. Below grade parking will only be considered on steeply sloped sites if garage placement is detrimental to site planning and landscape design;
- (d) retention of existing circular driveways may be considered if:
 - i. there are no proposed new areas of vehicle circulation,
 - ii. there is no effect on trees and existing landscaping, and
 - iii. the proposed design does not compromise the landscape design of any yard; and
- (e) new circular driveways and secondary access may be considered if:
 - i. there is a minimum site area of 1,858 m²,
 - ii. the site has minimum frontage of 36.57m,
 - iii. the site is not located on Granville Street, King Edward Avenue, 15th and 16th Avenues, or East Boulevard, and
 - iv. there is no impact on trees and existing landscaping.

Below: Original gate and granite pillars at 1203 Matthews. The narrow driveway curves gently to conceal on-site parking. Edges of the driveway are screened with mature shrubbery and trees.



3.3.6 Landscape Components

There are many complex landscape components that must be taken into account when site planning and coordinating a landscape design for large sites in First Shaughnessy. These components include:

- (a) **Site works:** storm water retention tanks, retaining walls, light wells and similar items have significant impact on site planning, trees, and landscaping. Such works must be carefully positioned on the site so they do not affect mature trees, mature landscaping, or any other significant landscape features to be conserved;
- (b) **Outdoor amenities:** outdoor amenity areas, like pools, hot tubs, outdoor kitchens, and sports courts generate gatherings, activity, and noise which impact neighbouring sites. Outdoor amenities must not be located:
 - i. close to mature trees and landscaping,
 - ii. within 2 m of a property line, or
 - iii. within the required front yard or side yard;
- (c) **Paved areas:** patios, driveways, pool decks or similar hardscape features, must be carefully located within the overall landscape design. Paved areas must meet the following criteria:
 - i. away from mature trees and landscaping,
 - ii. excessive areas of paving must be avoided,
 - iii. paved areas near property lines must exceed minimum setbacks to accommodate landscape transition and planting, and
 - iv. high quality paving materials must be used;
- (d) **Built structures:** built structures such as water fountains, decks, trellises, gazebos and cabanas must be modest in scale and strategically located in order not to affect mature trees, mature landscaping or any other significant conserved landscape features;
- (e) **Equipment and systems:** pool heating equipment, fountain pumps, heat pumps, air conditioners, generators, or any similar noise generating machinery should be located within an accessory building to curtail noise impacts on neighbouring properties; and
- (f) **Site lighting:** site lighting must be deployed subtly to minimize the impact of light pollution on neighbouring sites and the streetscape. Feature lighting such as soffit lighting and excessive landscape lighting is inconsistent with the area and must be avoided. The Director of Planning may require a site lighting plan to ensure that these concerns are addressed.

The above noted landscape components must be carefully considered and incorporated into a cohesive landscape image. A key goal in such a vision for the landscape and garden design should ensure that individual landscape components are subordinate to the overall garden design and softscaping.

3.3.7 Landscape Materials

First Shaughnessy has a tradition of use of high quality material in every realm of design. The first impression of many sites occurs at the street edge where granite walls, wrought iron gates and high quality fence materials are used. New development should continue this legacy of high quality materials. The principles outlined in Sections 3.7.5 and 3.7.6 of the guidelines also apply to landscape materials.

The following materials are widely used in First Shaughnessy and are considered high quality, authentic materials: granite stone, high quality concrete pavers, wrought iron, and metals that develop patina such as copper and zinc.

Manufactured materials that are synthetic or imitative of other materials are inconsistent with the standard of design within First Shaughnessy. The following materials are out of character with the area and must be avoided:

- (a) aluminum fencing and solid panel aluminum gates,
- (b) artificial turf,
- (c) cultured stone,
- (d) plasticised wood products, and
- (e) asphalt paving.

3.3.8 Landscape Summary

The large number of mature trees and the landscaping in First Shaughnessy provide privacy and amenity to inhabitants. Variations in height, density and combinations of plant materials embody the archetypal leafy green image of First Shaughnessy. Landscape designs should ensure that these landscape attributes are understood and implemented in all development. The image of First Shaughnessy has developed a consistent, cohesive relationship between the architecture and the landscape as seen from within the site and from the street.

Landscape designs in First Shaughnessy should:

- (a) create functional and identifiable areas for pleasure or use;
- (b) increase the perceived depth through a layering of a wide range of tree type, colour and texture;
- (c) relate street to house composition through consistent view angles from the street to the house;
- (d) screen vehicles;
- (e) establish the front yard as the antechamber of the house;
- (f) protect and retain mature trees and landscaping; and
- (g) conserve significant existing heritage landscape features.

(see also section 3.4 below)

3.4 General Standards for Conservation

3.4.1 Definition of Conservation

"conservation", "conserved" or "conserving" mean protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration.

3.4.2 Assessment of Heritage Character and Heritage Value

Assessment of the heritage character and heritage value of property should be informed by the provisions of the Heritage Procedure By-law and by the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, which defines:

- (a) *"heritage value" as "the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings."* ; and
- (b) *"character-defining elements" as "materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to*

the heritage value of an historic place, which must be retained in order to preserve its heritage value."

3.4.3 Conservation Principles

A necessary component of preserving and protecting the distinct character of First Shaughnessy is the careful conservation of the buildings, landscape and streetscape that are an integral part of this heritage conservation area. Conservation includes preservation, rehabilitation and restoration of existing material and is an inherently sustainable activity. A careful, gentle, and respectful approach should be taken towards the conservation of heritage character elements. The following principles for conservation and retention of heritage character and heritage value are based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

- (a) the existing condition of a character-defining element should be evaluated to determine the appropriate degree of intervention required;
- (b) minimal intervention is the preferred approach;
- (c) incongruent design features should not be added;
- (d) intact character-defining elements should be left in place;
- (e) intact character-defining elements should be protected and stabilized until subsequent intervention is undertaken;
- (f) character-defining elements should be repaired rather than replaced; and
- (g) extensively deteriorated, or missing character-defining elements should be replaced in kind by use of surviving prototypes to make matching versions.

3.4.4 Approach to Conservation

The following approach should be used in the conservation of character-defining elements:

- (a) **Understand:** how an element contributes to the heritage value of the building;
- (b) **Document:** the composition, form, material, detail dimension, and condition of any element before undertaking an intervention;
- (c) **Assess:** assemblies such as wall, roof, or other areas of the building to identify a scope of work;
- (d) **Protect:** existing character-defining elements to ensure their conservation;
- (e) **Stabilize:** protect, reinforce, shore or support any unsafe, or unstable character-defining elements until repair work is undertaken; and
- (f) **Retain:** existing character-defining elements in place.

3.4.5 Heritage Character-Defining Elements

The following elements are some of the significant heritage character-defining elements that contribute to heritage character and heritage value. In the evaluation of any project, the Director of Planning may determine that character-defining elements other than those listed below have heritage character or heritage value.

The following character-defining elements should be conserved:

- (a) **Exterior Form:** the basic exterior form includes the orientation, scale, massing, composition and roof shape of the building. The exterior building form also contributes to the neighbourhood context which includes its spatial

relationship with neighbouring buildings and the streetscape. All these attributes of exterior form enhance heritage character and heritage value.

- (b) **Roof:** most early architecture in First Shaughnessy display prominent roof forms. Roof design includes elements such as cupolas, turrets, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits, and fascias. Roof designs are integral to heritage character and heritage value.
- (c) **Exterior Walls:** exterior walls include foundation walls, structural masonry including stone walls, wood or steel framing, and an exterior cladding system such as stucco, wood siding, or shingles. Exterior walls provide the weatherproofing, structure, insulation, and control of daylight. The type and quality of the materials used for cladding of exterior walls also contributes to heritage character and heritage value.
- (d) **Windows and Doors:** exterior windows and doors include components such as frames, trims, mouldings, sashes, muntins, stained and leaded glass. The hardware on windows and doors adds further detail and interest. The location and design of windows and doors give the building a sense of scale, rhythm, proportion and depth.
- (e) **Entries and Porches:** the location and design of the entry and porch of a building contribute to the heritage character and heritage value of the building.
- (f) **Interior Architectural Features:** interior architectural features include walls, ceilings, stairs, or other unique decorative features, such as columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints finishes and colours, architectural hardware and all other similar interior features with heritage character or heritage value.
- (g) **Landscape Features:** include any fence, retaining wall, fountain, patio, terrace, statuary or similar feature or garden of significance that is located on a site and outside the exterior walls of a building.

3.5 Renovations and Additions

3.5.1 Protected Heritage Buildings

Renovations and additions to protected heritage property should be physically and visually compatible with, subordinate to, yet distinguishable from the existing building. The renovation must be respectful of the period and style of the house. For example, Foursquare buildings warrant special attention in terms of finding sensitive ways to add to the building while still preserving the original form of the building. Wherever possible, original forms, materials and details should be revealed, left in place, preserved, and restored in place. Replacement of an existing foundation, including the raising and relocation of a house, should not be considered when it will substantially alter stone or brick foundation walls and related features.

- (a) **Additions:** Whenever possible, siting of additions to the rear of a building is preferred in order to maintain the appearance of the house from the street. Whether located to the rear or to the side, all additions must propose a substantial setback from the existing face of the existing building.
- (b) **Multiple Conversion Dwellings:** The development of multiple conversion dwellings on protected heritage property must sensitively create units within the principle building with minimal visual effect to the building exterior. The following criteria for the design of a multiple conversion dwelling must be met:
 - i. maintain the existing front entry as a common entry;
 - ii. unit entries must occur internally;

- iii. exterior fire escapes are not permitted; and
- iv. dwelling units must be generally similar in size to ensure equal financial commitment towards property maintenance.

3.5.2 Existing Buildings Not Protected

For renovations or additions to existing buildings that are not protected heritage property, the design, form, and massing must be generally consistent with the existing building. Renovations and additions to existing buildings should follow the design guidelines with respect to compatible design, building siting, massing and height, and architectural detailing.



Above: *Rosemary, 3689 Selkirk Street, 2015. View from the front yard of the ongoing refurbishment of the exterior cladding.*

3.6 Architectural Design

Architecture in First Shaughnessy includes a variety of styles and architectural expressions. The guidelines do not require that new building design or renovations to protected heritage property replicate historical architectural styles or motifs (see Section 2.4). New construction and renovations to protected heritage property must be evaluated carefully within their context to understand the appropriate architectural approach. Contemporary architectural ideas may be considered in proposals demonstrating a rigorous design process and a high degree of compatibility with other buildings on the site, neighbouring sites and the streetscape.



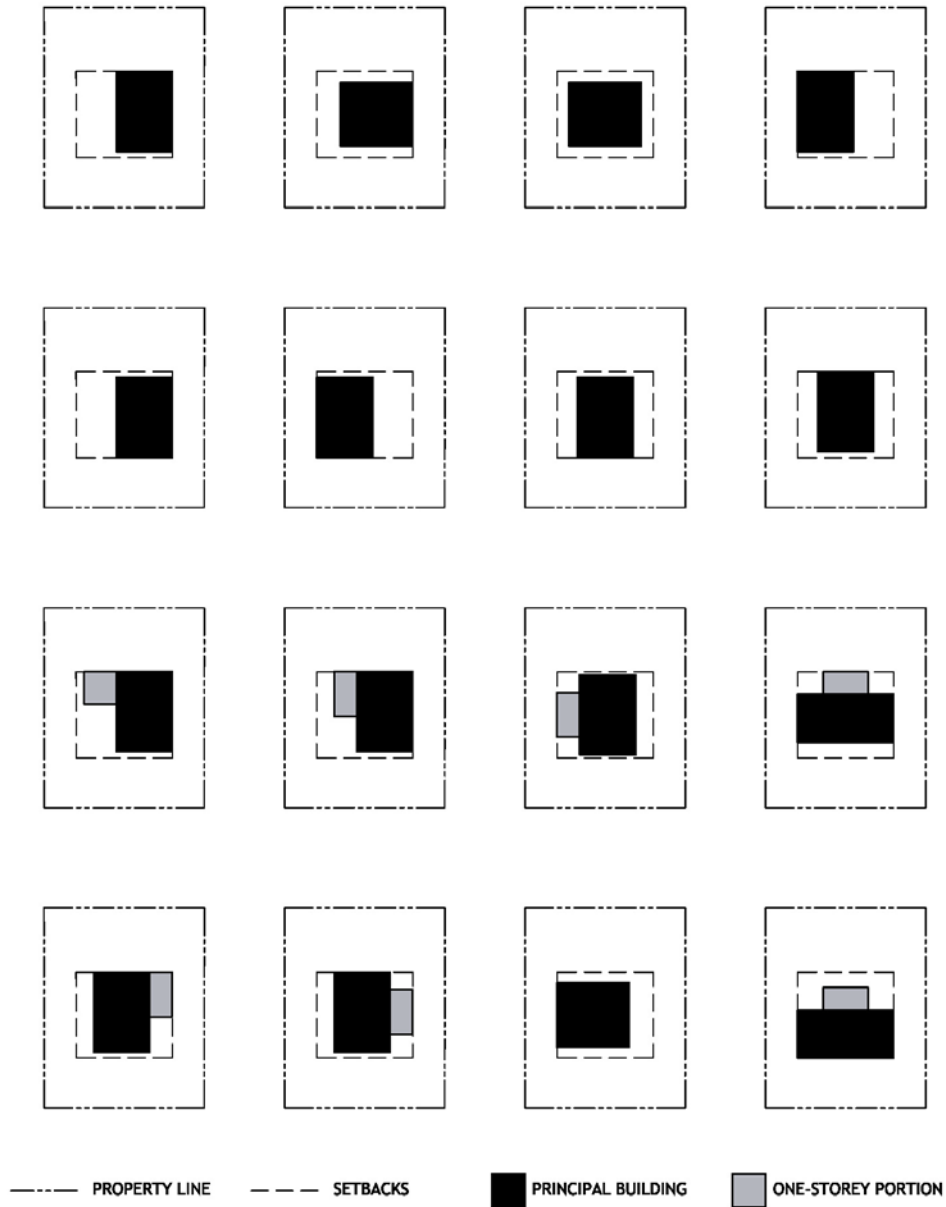
Above: *1098 Wolfe Street, photo courtesy of Measured Architecture, 2014. Contemporary expression in conjunction with a carefully crafted landscape design*

3.6.1 Building Envelope and Footprint

Building envelopes are prescribed to establish minimum standards for sites to perform favourably towards neighbouring sites with respect to height, shadowing, privacy, and overlook. The building envelope is not a basis for generating building form, nor is it anticipated that buildings should fill the building envelope. The regulations in the District Schedule for the maximum building footprint are intended to allow designers flexibility of building placement within the building envelope. This is intended to support creativity, variety, and design excellence in the neighbourhood. Substantial excavated features in the building envelope will not be not supported. Sunken wells to enhance light and access to the basement will only be permitted towards the rear of the building. Light wells at the side of the building must be limited to the window that they serve at a sufficient depth to avoid the requirement for guardrails.

Below: Some examples of possible footprint options. Other variations in building massing may occur within the envelope.

FOOTPRINT OPTIONS WITHIN BUILDING ENVELOPE



3.6.2 Principal Building Siting

Compatible design with respect to building siting applies to all development to ensure a balanced relationship between the principal building and the streetscape; secondary buildings, neighbouring sites, and landscape spaces. Principal building siting must meet the following criteria:

- (a) be prominently sited with consideration to the streetscape;
- (b) create outside spaces designed with purpose and character;
- (c) accommodate the retention of protected trees and mature landscaping; and
- (d) demonstrate sensitivity towards adjacent outdoor areas, such as patios and swimming pools, on the site and on neighbouring sites.

3.6.3 Principal Building Massing and Height

Principal buildings must be compatible with and generally consistent in scale, mass, and proportion to neighbouring buildings within the streetscape context. New development and renovations and alterations to existing buildings must not overwhelm the street.

The discretionary height limit in the District Schedule is intended to allow a partial third storey. Consideration for this additional height is to allow buildings to conform to the general neighbourhood context, and to reduce the building footprint. Various roof forms such as end-gable, cross-gable, or hip may be considered. The eaves must terminate at the level of the second floor ceiling or lower. The partial third storey must be substantially contained within the roof form. Dormers may be considered at the partial third storey subject to Section 3.7.1.

3.6.4 Secondary Building Siting

Careful consideration of secondary building development for infill and accessory buildings can enhance and complement the estate image of First Shaughnessy. The design of secondary buildings need not mimic or replicate the existing form and detail of the principal structure. However, the design should be complementary in terms of building siting, massing, height, materials and colours, and generally consistent with the streetscape.

Siting of secondary buildings may be more flexible than siting of principal buildings if the secondary building:

- (a) is located to the rear or to the side of a principal building in deference to the principal building;
- (b) is sited to create in-between open space with a definite use and character;
- (c) accommodates the sensitive design of vehicle access, manoeuvring, and parking; and
- (d) the separation between all buildings on the site is sensitive to the scale, massing and orientation of the buildings and provides acoustic and visual privacy.

3.6.5 Secondary Building Massing and Height

Secondary buildings must be subordinate and complementary to the scale and massing of the principal building on the site and neighbouring sites. The total massing of secondary development must maintain the dominance of the existing

principal building. On an infill building whose first floor is at or near grade, the eaves should terminate approximately 1.2m above the level of the first floor ceiling.

Below: The coach house at Grey Gables. Original coach house forming entrance to the estate site is enhanced by the surrounding landscape treatments.



3.6.6 Vehicle Parking and Garages

Garages should be sited in the rear yard whenever possible. On a site served by a lane, the garage must be accessed from the rear of the site. The design of the garage should be generally consistent with the design of the principal building. In keeping with the original intent of the First Shaughnessy neighbourhood, garages should be visually unobtrusive, modest in size and accommodate a maximum of three cars. If additional cars must be accommodated on site, creative solutions such as car lifts should be incorporated to preserve the modest size of garage structures. In the case of infill developments, garages should be integrated into the design of the infill building.

3.7 Architectural Components

Features such as roofs, windows and entranceways must be designed with great care. The building volume should be articulated with projections or recessions rather than uniform planes and monolithic volumes. Individual elements of building design are discussed in the following sections.

Below: *Gable end detailing. Even with severely weathered finishes, the robust detailing of this gable design featuring a stained glass window, a functional soffit bracket, half timbering, a dentiled beam, and a decorative column capital together provide a rich composition.*



3.7.1 Roof Design and Dormers

Roof design with a substantial slope and a dominant primary roof is a notable feature in First Shaughnessy. The roof design must not contain any subtractions or negative volumes for inset roof decks or similar outside spaces. To achieve compatible design within the neighbourhood roof design must:

- (a) have a dominant primary form;
- (b) incorporate gables and chimneys to articulate the volume of the building;
- (c) not use skylights or sustainable roof mounted technologies on any location visible from the street; and
- (d) comply with the following table regarding the maximum total width of dormers provided on a half storey above the second storey:

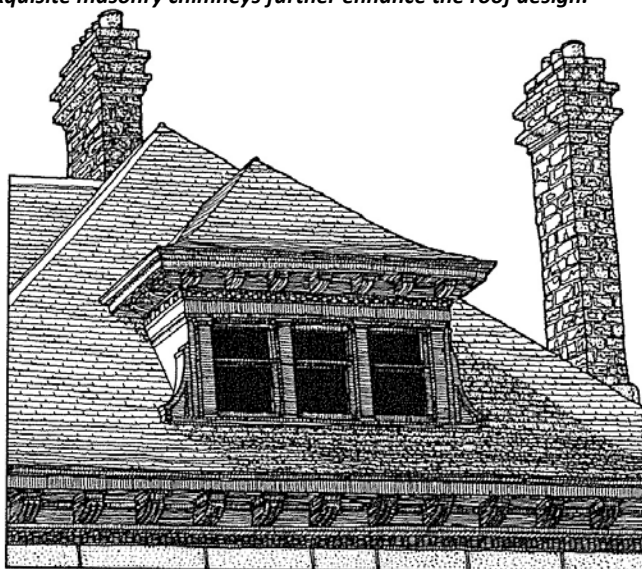
Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of the width of the elevation of storey below
Interior side yard	25% of the width of the elevation of storey below
Street or flanking lane	30% of the width of the elevation of storey below

3.7.2 Roof Design and Dormers for a Coach House

The coach house roof must consist of a dominant roof form without any subtractions or negative volumes for inset roof decks or similar outside spaces. The spring height for the roof must be no more than 2.6m above grade. To enhance the livability of the coach house, dormers are permitted in the partial storey, except that:

- (a) only gable dormers are permitted;
- (b) the dormers must have a minimum roof slope of 10:12; and
- (c) no more than two gables are permitted.

Below: *Hip dormer and roof detail. [drawing by Paul B. Ohannesian. Image used with the permission of Touch Wood Editions] Prominent roof slopes with skillful use of dormers to create living space within the roof form. Exquisite masonry chimneys further enhance the roof design.*



3.7.3 Windows

Window selection and detailing must meet the following criteria:

- (a) all windows must be high quality wood windows consistent with the construction standard in the area;
- (b) windows should be deeply set within the building elevation to read as a punched openings; and
- (c) traditional window detailing, placement and proportion must be demonstrated on any building face visible from the street.

3.7.4 Entrances and Porches

Apart from their practical function of providing weather protection, the design of entrances and porches should provide further articulation, depth and visual interest to the design of buildings. The First Shaughnessy District Schedule contains a floor area exclusion to encourage new porches and to facilitate re-opening of pre-existing porches that have been filled in. Original porches on existing buildings should be preserved or restored to an open condition whenever possible. The design of new entrances and porches should be consistent with the overall composition and character of the building. Entrances to the main floor must be sufficiently above grade to give prominence to the porch and to give the building a substantial base.

3.7.5 Compatible Materials

The materials that are used in First Shaughnessy are high-quality materials installed with skill and craftsmanship. The densely articulated appearance of First Shaughnessy houses is achieved by clear architectural expression combined with robust detailing of decorative elements, such as pediments, cross-timbers, cornices and chimneys.

For protected heritage property, original materials should be conserved and refurbished in place. In areas where repair is required, new materials should respect, blend, and be generally consistent with the original materials. Original materials left in place such as wood siding and trim should be repaired, painted and maintained to a generally restored condition. Where original building materials are degraded or decayed to the point where replacement is necessary, the original configuration, assembly and appearance should be replicated. (see also section 3.4)

All new materials must have the following properties:

- (a) **Durability:** materials should retain their shape and properties for many years without deformation. When materials weather, fade or change colour, such change is predictable leading to a desired patina.
- (b) **Structural Solidity:** high-quality materials have a substantial dimension and proportion and give the appearance of thickness, depth, and solidity. It is important that the building materials contribute to this sense of solidity.
- (c) **Authenticity:** authentic materials are natural materials such as wood, stone, and slate, or materials that have integrity and durability such as concrete and brick. Use of the following authentic material is encouraged:
 - i. stone facing of substantial thickness,
 - ii. painted wood shingles or lapped horizontal siding,
 - iii. brick,
 - iv. cedar shingles, high quality asphalt shingles,
 - v. copper or zinc limited to feature roofs, or bay details,
 - vi. cementitious stucco with heavy dash, or rock dash,
 - vii. slate, and
 - viii. wrought iron.

3.7.6 Incompatible Materials

The fabric and image of First Shaughnessy depends on the selection of high quality materials. Materials must be appropriately selected and installed to ensure compatibility with the character of the area. The following materials or application of materials are not compatible with the area and are not permitted:

- (a) aluminum, vinyl, or fibreglass windows,

- (b) clay or concrete tile roofing,
- (c) diagonal wooden siding,
- (d) plywood as a primary facing material,
- (e) combed or textured lumber,
- (f) acrylic or smooth stucco,
- (g) concrete block as a primary facing material, and
- (h) dimensional stone tile cladding.

Materials that are manufactured to imitate other materials are incompatible with the character of the historic conservation area. The following materials are imitative materials and are not permitted:

- (a) cementitious siding,
- (b) aluminium or vinyl siding,
- (c) cultured stone,
- (d) expanded Styrofoam castings,
- (e) plasticized wood products, and
- (f) rubber roof shingles.

3.7.7 Exterior Colour

For protected heritage property, it is recommended that a return to the original colour scheme be considered to reflect a colour selection and palette authentic to the period when the building was constructed. In general, earth-tones and natural pigment colours and colours from the Benjamin Moore *Historical Vancouver True Colours Palette* created by the Vancouver Heritage Foundation are the most appropriate choices.

For all development, colours that are incongruent with the neighbourhood such as brightly hued or highly saturated versions of orange, yellow, red, and blue, in addition to any fluorescent colours, are not permitted. Pure white was not generally used historically, and should be avoided.

4 Storm Water Storage System

4.1 General

The purpose of these guidelines is to provide information to aid the design engineer. These guidelines shall be used in conjunction with the Storm Water Storage Regulations in the First Shaughnessy District Schedule.

The following guidelines discuss storage methods, flow restriction devices and detailed design features.

4.2 Methods of Storage

Acceptable alternate storm water storage methods are:

- (a) **Surface Storage in Dry Ponds:** Surface storage may be provided on a tennis court or patio where the design must give special attention to the emergency overflow and the connection of footing drains.
- (b) **Surface Storage in Wet Ponds:** Wet ponds may be incorporated into a landscaping feature, although this may not be practical on a small or steep lot. Special attention is required in designing the flow restriction device, the emergency overflow, and the footing drain connections.

- (c) ***Underground in a Structure:*** This is suitable for all lots. Storage volume could be provided in a pipe (corrugated metal or concrete) or a tank.

4.3 Flow Control Devices

Orifice-type flow control devices must be used in First Shaughnessy. Minimum size is 50 mm, although larger sizes or a "Hydrobrake" should be considered to avoid maintenance problems.

4.4 General Design Notes

The following comments are general design guidelines:

- (a) All storage systems must have a control manhole containing the flow restriction device, an emergency overflow, a backwater valve and an effectively trapped sump (refer to the Plumbing By-law for sump and backwater valve specification). The control manhole must be accessible for inspection and maintenance, and its overflow must be above the design head of the storage system.
- (b) All habitable areas must be located at least 150 mm above the emergency overflow elevation.
- (c) Some areas of First Shaughnessy may have plumbing fixture elevation restrictions. Please check for this with the Sewer Design Branch.
- (d) The storm water storage system must be separate from the sanitary system.
- (e) The design storage head must be kept to a minimum to allow the use of the largest size orifice.
- (f) The minimum storage volume required is based on calculations using the Rational Method and assuming a 100-year design storm, a run-off coefficient of 0.95 and a constant outflow volume equal to the maximum allowed (17.5 l/s/hectare). The designer may wish to provide more storage.
- (g) For enquiries or further information, please contact:

Sewers Engineer
City of Vancouver Engineering Department
5th Floor, 507 West Broadway
Vancouver, B.C. V5Z 0B4

5 Rezoning for Affordable Housing, Rental Housing and Special Needs Housing

5.1 Criteria for Rezoning

Consideration of rezoning proposals is limited to sites and developments that meet the following criteria:

- (a) the site does not contain protected heritage property;
- (b) the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
- (c) the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;
- (d) the site has a rear lane;
- (e) the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;
- (f) the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and

- (g) the proposed development complies with the intent and objectives of these guidelines.

5.2 General Form of Development

The form of a multiple dwelling residential development differs from the single family development that is characteristic of First Shaughnessy. Some variations to the built form described in these guidelines may be necessary to reconcile these differences. Any variations will be assessed on a case by case basis specific to the site and context in terms of urban design performance as it relates to compatibility with the character of the neighbourhood.

The general form of development will be evaluated based on the following:

- (a) minimum side, rear and front yard requirements should be met;
- (b) if development occurs beside a site with non-conforming yards:
 - i. in the case of front yards, new development should provide a transition from an existing non-conforming front yard to a conforming front yard setback; and
 - ii. in the case of side yards, new development should be generally consistent with the existing development pattern and should include a landscape design consistent with these guidelines, to create a buffer between the new development and adjacent sites;
- (c) additional density may be considered if appropriate to context, and subject to consideration of shadow analysis, view impacts, frontage length, building massing, setbacks and similar issues and to a demonstration of community support;
- (d) existing height limits must be met;
- (e) the roof design requirements in these guidelines may not be compatible with a multi residential development and roof design may vary subject to general compatibility with the streetscape context;
- (f) landscape design should demonstrate enclosure, screening, layering, filigree, filtering, and revealing, as outlined in these guidelines;
- (g) protected trees and mature landscaping must be retained;
- (h) landscape design for multiple dwelling residential use must carefully integrate the following:
 - i. pedestrian circulation,
 - ii. outdoor amenity and play areas suitable for families, and
 - iii. vehicle circulation and parking;
- (i) landscaping and building materials must be of the high quality, detailing, and authenticity required by these guidelines; and
- (j) delivery of ground-oriented housing for families.

Annex A3-1

First Shaughnessy Advisory Design Panel - Terms of Reference

(Adopted by City Council January 11, 1994)
(Amended December 6, 2001)

1 Purpose

To advise Council, the Development Permit Board or the Director of Planning, as the case may be, regarding all significant development and minor amendment applications in the First Shaughnessy District.

To preserve and protect the heritage and special character of the First Shaughnessy District.

To advise the Director of Planning concerning the implementation and effectiveness of the approved planning policies, regulations and design guidelines for the First Shaughnessy District.

2 Mandate

The Panel is an advisory body authorized only to make recommendations to Council, the Development Permit Board or the Director of Planning. It does not have the authority to approve or refuse development applications or to make policy decisions.

3 Organization

The First Shaughnessy Advisory Design Panel shall consist of fourteen members. Eight members shall be residents of the First Shaughnessy District of which four shall be appointed from nominations received from the Shaughnessy Heights Property Owners' Association (SHPOA) and four shall be appointed from nominations received for resident members-at-large, two members shall be architects appointed from nominations received from the Architectural Institute of British Columbia (AIBC), two members shall be landscape architects appointed from nominations received from the British Columbia Society of Landscape Architects (BCSLA), one member shall be a realtor appointed from nominations received from the Real Estate Board of Greater Vancouver (REBGV) and one member shall represent heritage interests and be appointed from nominations received from the Heritage Advisory Committee (HAC).

Members shall be appointed by City Council.

No individual may be appointed if that person is an elected representative of Vancouver City Council, the holder of elected office with the City of Vancouver or an employee of the City of Vancouver.

Resident members shall be current residents of First Shaughnessy.

Appointees nominated from the AIBC, BCSLA, REBGV and HAC shall not reside in the First Shaughnessy District.

Non-resident members shall have experience relevant to the planning and development issues of the First Shaughnessy District.

Council shall appoint each member for a term of two years and may reappoint each member for a second term of two years. A resident appointee who is the current chair of the First Shaughnessy Advisory Design Panel may be reappointed by Council to a third term of two years. After an absence of one term (two consecutive years), an individual may again seek nomination.

Council shall make appointments to the First Shaughnessy Advisory Design Panel at the beginning of each calendar year. The terms of appointment shall be staggered such that approximately one-half of the appointments from each of the SHPOA, resident members-at-

large, AIBC and BCSLA shall expire in one year. (Due to the possibility of a third two-year term for the Chairperson, some flexibility in this arrangement shall be permitted).

Any vacancy caused by death, removal, or resignation of a member shall be filled by City Council for the unexpired term of such member.

The Chairperson and Vice-Chairperson shall be elected once a year by the Panel from the resident membership and shall serve a minimum of one year.

The Chairperson and six members, including four resident and two non-resident members one of whom represents the AIBC, the other the BCSLA, shall constitute a quorum. A majority of affirmative votes shall be required for a motion to pass.

Members shall serve without remuneration.

The First Shaughnessy Advisory Design Panel shall record its own minutes and advise Council, the Development Permit Board or Director of Planning, as the case may be, in writing on development permit applications and other planning matters where appropriate.

4 Procedures

The First Shaughnessy Advisory Design Panel shall convene every three weeks to conduct business and review development applications. The business portion of the meeting shall be abbreviated when a large number of development applications are scheduled for review. Additional meetings may be scheduled as circumstances warrant. Such circumstances may include extraordinary numbers of development applications, orientation of new members, general business and preparation of recommendations to the Director of Planning.

An agenda shall be received by Panel members the Friday before the scheduled meeting. The agenda will include a schedule for project review, location maps, reduced application drawings and one page design rationales for each project.

Panel meetings shall be conducted by the Chairperson, or Vice-Chairperson in the Chairperson's absence.

The business portion of the meeting shall occur In-Camera; however, the review and discussion of any development application shall occur in the presence of the applicant.

The procedure for the review of development applications shall be generally as follows:

- (a) the applicant briefly presents the design concept and rationale;
- (b) the Panel and Staff Coordinator may ask questions of clarification;
- (c) the Staff Coordinator presents Planning staff concerns;
- (d) the Panel may ask questions of clarification;
- (e) the Panel discusses the application in the context of the Terms of Reference, relevant By-laws and Council-adopted policies and guidelines; and,
- (f) the Panel decides to support or not support the application or defer its review.

The advice or recommendation of the First Shaughnessy Advisory Design Panel shall be attached to each application and forwarded to Council, the Development Permit Board or Director of Planning, as the case may be, for consideration.

5 Conflict of Interest

Appointees shall abide by all conflict of interest standards adopted by Council and by any additional conflict of interest guidelines adopted by the First Shaughnessy Advisory Design Panel.

6 Staff Coordinator

The Staff Coordinator or his/her assistant shall aid the Panel as outlined below:

- (a) Request nominations for appointment to the First Shaughnessy Advisory Design Panel from the various organizations. Prepare and forward to Council an administrative report regarding these nominations. Inform new members of their appointment and forward orientation packages to them;
- (b) schedule regular Panel meetings throughout the year;
- (c) prepare and forward the agenda and accompanying information for each meeting;
- (d) schedule additional meetings and site visits as required;
- (e) prepare and present staff concerns regarding development and minor amendment applications;
- (f) communicate the decisions of the Director of Planning concerning individual applications to the Panel;
- (g) forward Panel considerations to the Director of Planning;
- (h) clarify policy, technical and administrative issues for the Panel;
- (i) attend site visits, on a time-available basis;
- (j) provide information regarding changes which may affect the First Shaughnessy District such as subdivision, rezoning and heritage designation; and,
- (k) Summarize Panel review of the First Shaughnessy District applications on a yearly basis.

Additional duties, such as enforcement follow-up and provision of data, shall only be undertaken by the Staff Coordinator on a time-available basis and with the approval of the Director of Planning.

APPENDIX A4

First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION
1308	West 15 TH Avenue	029-352-096 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1320	West 15 TH Avenue	029-352-088 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1328	West 15 TH Avenue	029-352-070 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1338	West 15 TH Avenue	029-352-100 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1350	West 15 TH Avenue	011-524-782 LOT 5 BLOCK 472 DISTRICT LOT 526 PLAN 4502
1646	West 16 TH Avenue	009-205-195 LOT 4 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1668	West 16 TH Avenue	011-521-023 LOT 3 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1676	West 16 TH Avenue	003-184-595 LOT 2 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1774	West 16 TH Avenue	004-154-037 AMENDED LOT 2 (SEE 152137L) BLOCK 488 DISTRICT LOT 526 PLAN 4502
1810	West 16 TH Avenue	008-470-154 LOT 5 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1826	West 16 TH Avenue	011-521-112 LOT 4 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1888	West 16 TH Avenue	011-521-091 LOT 2 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1904	West 16 TH Avenue	011-521-287 LOT 5 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1930	West 16 TH Avenue	011-521-252 LOT 4 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 16 TH Avenue	011-521-228 LOT 3 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1838	West 17 TH Avenue	011-534-826 LOT 9 BLOCK 48 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1868	West 17 th Avenue	011-534-800 LOT 8 BLOCK 48 DISTRICT LOT 526 PLAN 4502
1867-1869	West 17 th Avenue	011-521-121 LOT 9 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1926	West 17 th Avenue	007-158-319 LOT 4 BLOCK 47 DISTRICT LOT 526 PLAN 4502
1919-1923- 1927	West 17 th Avenue	011-521-309 LOT 7 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 17 th Avenue	011-534-907 LOT 3 BLOCK 47 DISTRICT LOT 526 PLAN 4502
1951	West 17 th Avenue	011-521-317 LOT 8 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 18 th Avenue	011-536-632 LOT 3 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1990	West 18 th Avenue	011-536-616 LOT 1 BLOCK 46 DISTRICT LOT 526 PLAN 4502
2050	West 18 th Avenue	002-843-641 LOT 9 BLOCK 23 DISTRICT LOT 526 PLAN 4502
1812	West 19 th Avenue	011-538-121 LOT 8 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1837	West 19 th Avenue	007-915-101 LOT 5 BLOCK 40 DISTRICT LOT 526 PLAN 4502
1838	West 19 th Avenue	011-538-091 LOT 7 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1864	West 19 th Avenue	011-538-031 LOT 2 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1903	West 19 th Avenue	011-536-683 LOT 6 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1927	West 19 th Avenue	011-536-713 LOT 7 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1938	West 19 th Avenue	011-536-870 LOT 6 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1947	West 19 th Avenue	011-536-721 LOT 8 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1964	West 19 th Avenue	011-536-837 LOT 5 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1981	West 19 th Avenue	008-028-729 LOT 9 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1990	West 19 th Avenue	011-536-781 LOT 1 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1995-1999 3494	West 19 th Avenue Maple	011-536-748 LOT 10 BLOCK 46 DISTRICT LOT 526 PLAN 4502
2050	West 20 th Avenue	011-542-420 LOT 16 BLOCK 25 DISTRICT LOT 526 PLAN 4502
2060	West 20 th Avenue	011-542-128 LOT 1 BLOCK 25 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3788	ALEXANDRA	005-099-935 LOT 8 BLOCK 33 DISTRICT LOT 526 PLAN 4502
3837	ALEXANDRA	011-540-168 LOT 2 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3890	ALEXANDRA	011-540-311 LOT 12 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1426	ANGUS	010-985-468 LOT 3 BLOCK 56 DISTRICT LOT 526 PLAN 6043
1450	ANGUS	005-138-281 LOT 2A BLOCK 56 DISTRICT LOT 526 PLAN 6043
1451	ANGUS	011-533-251 LOT 5 BLOCK 50 DISTRICT LOT 526 PLAN 4502
1488	ANGUS	011-532-661 LOT 2 BLOCK 56 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
1499	ANGUS	011-533-269 LOT 6 BLOCK 50 DISTRICT LOT 526 PLAN 4502
1503	ANGUS	013-931-300 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2415
3433	GRANVILLE	013-931-326 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2415
3483	GRANVILLE	013-931-318 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2415
1526	ANGUS	011-538-961 LOT 2 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1517	ANGUS	006-467-181 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1830
1527	ANGUS	006-467-211 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1830
1537	ANGUS	006-467-253 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1830
1550	ANGUS	011-538-996 LOT 3 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER
1553	ANGUS	011-538-660 Lot 8, Block 38, DL 526

NUMBER	STREET	PID/LEGAL DESCRIPTION
1574	ANGUS	016-078-497 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2662
1576	ANGUS	016-078-519 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2662
1580	ANGUS	016-078-527 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2662
1598	ANGUS	011-539-011 LOT 5 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1637-1641	ANGUS	011-538-741 LOT 10 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1638	ANGUS	006-194-672 LOT 6 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1675	ANGUS	009-175-547 LOT 5 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1695	ANGUS	007-317-191 LOT 1 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1733	ANGUS	011-538-546 LOT 7 BLOCK 39 DISTRICT LOT 526 PLAN 4502
1738	ANGUS	024-349-445 PARCEL G BLOCK 36 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN LMP40345
1790	ANGUS	008-319-481 LOT 1 BLOCK 36 DISTRICT LOT 526 PLAN 4502
3577	ANGUS	010-879-536 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2128
3583	ANGUS	010-879-510 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2128
3589	ANGUS	010-878-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2128
3637	ANGUS	004-394-046 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1478
1819	HOSMER	004-394-054 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1478
3689	ANGUS	005-062-179 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1740
3695	ANGUS	005-062-187 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1740
1818	HOSMER	005-062-209 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1740
3737	ANGUS	008-449-082 LOT D BLOCK 35 DISTRICT LOT 526 PLAN 21422

NUMBER	STREET	PID/LEGAL DESCRIPTION
3802	ANGUS	004-386-990 LOT 1 BLOCK 29 DISTRICT LOT 526 PLAN 4502 004-387-007 LOT 2 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3837	ANGUS	002-511-444 LOT 9 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3889	ANGUS	011-541-423 LOT 8 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3898	ANGUS	011-540-656 LOT 3 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3926	ANGUS	024-294-659 LOT 4 BLOCK 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
3937	ANGUS	011-541-393 LOT 7 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3979	ANGUS	011-541-377 LOT 6 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3989	ANGUS	011-541-351 LOT 5 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1033	BALFOUR	011-531-240 LOT 14 BLOCK 62 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
1054	BALFOUR	011-530-227 LOT 2 BLOCK 68 DISTRICT LOT 526 PLAN 4502
1063	BALFOUR	004-837-240 LOT 13 BLOCK 62 DISTRICT LOT 526 PLAN 4502
1064	BALFOUR	008-153-221 LOT 1A BLOCK 68 DISTRICT LOT 526 PLAN 4502
1111	BALFOUR	011-531-801 AMENDED LOT 4 (EXPLANATORY PLAN 4340) BLOCK 61 DISTRICT LOT 526 PLAN 4502
1212	BALFOUR	004-154-045 LOT 2A BLOCK 66 DISTRICT LOT 526 PLAN 4502
1237	BALFOUR	011-531-959 LOT 4 BLOCK 60 DISTRICT LOT 526 PLAN 4502
1238	BALFOUR	011-530-375 LOT 2 BLOCK 66 DISTRICT LOT 526 PLAN 4502
1263	BALFOUR	011-532-025 LOT 8A BLOCK 60 DISTRICT LOT 526 PLAN 4502
1264	BALFOUR	011-530-367 LOT 1A BLOCK 66 DISTRICT LOT 526 PLAN 4502
1312	BALFOUR	011-530-448 AMENDED LOT 2A (SEE 249850L) BLOCK 65 DISTRICT LOT 526 PLAN 4502
1428	BALFOUR	008-285-012 LOT 2 BLOCK 64 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1469	BALFOUR	011-532-394 LOT 3 BLOCK 58 DISTRICT LOT 526 PLAN 4502
1490	BALFOUR	012-026-123 LOT 1 BLOCK 64 DISTRICT LOT 526 PLAN 4502
1495	BALFOUR	007-189-923 LOT D BLOCK 58 DISTRICT LOT 526 PLAN 18254
1516	BALFOUR	007-906-498 LOT A BLOCK 32 DISTRICT LOT 526 PLAN 4915
1526	BALFOUR	016-742-362 AMENDED LOT 4 (SEE 4906L) BLOCK 32 DISTRICT LOT 526 PLAN 4502
1550	BALFOUR	007-869-053 LOT F BLOCK 32 DISTRICT LOT 526 PLAN 14308
1563	BALFOUR	024-090-506 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155
1585	BALFOUR	024-090-514 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155
3689	CARTIER	011-532-351 LOT 2 BLOCK 58 DISTRICT LOT 526 PLAN 4502
3680	CARTIER	003-759-342 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1651
3690	CARTIER	003-759-377 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1651
3698	CARTIER	003-759-385 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1651
3750	CARTIER	009-323-945 LOT A BLOCK 59 DISTRICT LOT 526 PLAN 10647
3773	CARTIER	011-532-416 LOT 3A BLOCK 58 DISTRICT LOT 526 PLAN 4502
3828	CARTIER	011-530-413 LOT 1 BLOCK 65 DISTRICT LOT 526 PLAN 4502
3837	CARTIER	008-211-230 LOT 2A BLOCK 64 DISTRICT LOT 526 PLAN 4502
4050	CARTIER	008-115-842 LOT 10 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1611	CEDAR	011-521-031 LOT 5 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1612	CEDAR	011-534-753 LOT 7 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1637	CEDAR	011-521-058 LOT 7 BLOCK 489 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1650	CEDAR	011-534-672 LOT 3 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1663	CEDAR	011-521-066 LOT 8 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1695	CEDAR	011-521-074 LOT 9 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1703	CEDAR	011-524-120 LOT 6 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1712	CEDAR	011-538-422 AMENDED LOT 11 (SEE 16611K) BLOCK 40 DISTRICT LOT 526 PLAN 4502
1738	CEDAR	011-538-376 AMENDED LOT 10 (SEE 2071K) BLOCK 40 DISTRICT LOT 526 PLAN 4502
1751	CEDAR	011-524-146 LOT 8 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1778	CEDAR	011-538-317 LOT 9 BLOCK 40 DISTRICT LOT 526 PLAN 4502
1788	CEDAR	008-139-059 LOT 1 BLOCK 40 DISTRICT LOT 526 PLAN 5768
1799	CEDAR	009-469-222 LOT 10 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1903	CEDAR	011-536-900 LOT 7 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1926	CEDAR	006-709-460 LOT 3 BLOCK 44 DISTRICT LOT 526 PLAN 4502
1950	CEDAR	011-537-451 LOT 2A BLOCK 44 DISTRICT LOT 526 PLAN 4502
1961	CEDAR	004-584-694 LOT 4 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1974	CEDAR	005-202-132 LOT 2 BLOCK 44 DISTRICT LOT 526 PLAN 4502
1998	CEDAR	011-537-434 LOT 1A BLOCK 44 DISTRICT LOT 526 PLAN 4502
1999	CEDAR	011-536-811 LOT 3 BLOCK 45 DISTRICT LOT 526 PLAN 4502
2000	CEDAR	011-537-400 AMENDED LOT 1 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502
3302	CEDAR	011-073-802 LOT 1A BLOCK 40 DISTRICT LOT 526 PLAN 5768
3333	CEDAR	011-534-834 LOT 10 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3388	CEDAR	006-755-658 LOT 2A BLOCK 40 DISTRICT LOT 526 PLAN 4502
3389	CEDAR	003-669-424 LOT 7 BLOCK 48 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3438	CEDAR	011-538-228 LOT 3A BLOCK 40 DISTRICT LOT 526 PLAN 4502
3439	CEDAR	011-534-796 LOT 6 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3490	CEDAR	004-777-841 LOT 4 BLOCK 40 DISTRICT LOT 526 PLAN 4502
3637	CEDAR	011-542-373 LOT 15 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3689	CEDAR	008-405-719 LOT 14 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3789	CEDAR	011-542-276 AMENDED LOT 12 (SEE 102893L) BLOCK 25 DISTRICT LOT 526 PLAN 4502
3350	CYPRESS	004-173-007 LOT 2 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3398	CYPRESS	010-449-001 LOT 3 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3490	CYPRESS	011-534-788 LOT 5 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3538	CYPRESS	002-694-867 LOT 1 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3590	CYPRESS	011-538-040 LOT 3 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3698	CYPRESS	011-537-787 LOT 1 BLOCK 42 DISTRICT LOT 526 PLAN 4502
3738	CYPRESS	008-914-958 LOT 1A BLOCK 42 DISTRICT LOT 526 PLAN 4502
3751	CYPRESS	009-745-491 LOT B OF LOT 3 BLOCK 43 DISTRICT LOT 526 PLAN 9136
3790	CYPRESS	011-537-833 AMENDED LOT 2 (SEE 24023K) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3823	CYPRESS	007-680-244 LOT B BLOCK 43 DISTRICT LOT 526 PLAN 15237

NUMBER	STREET	PID/LEGAL DESCRIPTION
3818	CYPRESS	025-839-063 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
#1-3838	CYPRESS	025-839-071 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
#2-3838	CYPRESS	025-839-080 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
1889	MATTHEWS	025-839-098 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
3890	CYPRESS	011-541-466 LOT 1 BLOCK 27 DISTRICT LOT 526 PLAN 4502
3996	CYPRESS	011-541-474 LOT 2 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1053	DOUGLAS CRES	011-532-769 LOT 15 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1069	DOUGLAS CRES	006-715-842 LOT 16 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1075	DOUGLAS CRES	011-532-777 LOT 17 BLOCK 55 DISTRICT LOT 526 PLAN 4502
3690	EAST BOULEVARD	011-542-195 LOT 3 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3338 3340	FIR	011-292-024 LOT 10 BLOCK 490 DISTRICT LOT 526 PLAN 4502
3290	GRANVILLE	006-478-280 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1266
3292	GRANVILLE	006-478-611 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1266
3294	GRANVILLE	006-478-247 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1266
3296	GRANVILLE	006-478-646 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1266
3300-3338- 3380	GRANVILLE	024-903-990 PARCEL A BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48032
3351	GRANVILLE	007-365-012 LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 16781
3589	GRANVILLE	011-792-043 LOT 12 BLOCK 37 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3651	GRANVILLE	006-175-015 LOT 4 BLOCK 33 DISTRICT LOT 526 PLAN 4502 (also 1512 Matthews)
3738	GRANVILLE	011-532-441 AMENDED LOT 5 (SEE 472300L) BLOCK 58 DISTRICT LOT 526 PLAN 4502
3751	GRANVILLE	011-540-249 LOT 5 BLOCK 33 DISTRICT LOT 526 PLAN 4502
3857	GRANVILLE	011-279-591 LOT B OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915
3989	GRANVILLE	011-540-524 LOT 6 BLOCK 31 DISTRICT LOT 526 PLAN 4502
4025	GRANVILLE	011-190-272 LOT B BLOCK 31 DISTRICT LOT 526 PLAN 5280
1819	HOSMER	See 3637 ANGUS
1837	HOSMER	006-958-931 LOT 1 BLOCK 39 DISTRICT LOT 526 PLAN 4502
1937	HOSMER	008-345-287 LOT B BLOCK 44 DISTRICT LOT 526 PLAN 9592
1950	HOSMER	011-107-278 LOT B OF LOT 2 BLOCK 43 DISTRICT LOT 526 PLAN 5629
1975	HOSMER	011-537-493 AMENDED LOT 6 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502
1998	HOSMER	005-492-751 LOT 1 BLOCK 43 DISTRICT LOT 526 PLAN 4502
3590	HUDSON	029-308-313 LOT E DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP41521
3637	HUDSON	007-049-846 LOT B BLOCK 59 DISTRICT LOT 526 PLAN 18922

NUMBER	STREET	PID/LEGAL DESCRIPTION
3888	HUDSON	011-475-480 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2164
3890	HUDSON	011-475-501 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2164
3896	HUDSON	011-475-498 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2164
1295	LAURIER	011-475-471 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2164
3950	HUDSON	012-916-633 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 2347
3980	HUDSON	012-916-650 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2347
1251	WEST KING EDWARD	011-527-455 LOT 8 BLOCK 71 DISTRICT LOT 526 PLAN 4502
1375	WEST KING EDWARD	011-527-757 LOT 9 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1427	WEST KING EDWARD	011-530-162 LOT 7 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1475	WEST KING EDWARD	011-530-189 LOT 9 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1503	WEST KING EDWARD	011-190-281 LOT C BLOCK 31 DISTRICT LOT 526 PLAN 5280
1599	WEST KING EDWARD	005-162-696 LOT 11 BLOCK 31 DISTRICT LOT 526 PLAN 4502
1619	WEST KING EDWARD	011-540-621 LOT 9 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1751	WEST KING EDWARD	011-540-745 AMENDED LOT 7 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502
1799	WEST KING EDWARD	(3998 Angus on VanMap and BC Assessment)
3998	ANGUS	011-540-699 LOT 6 BLOCK 29 DISTRICT LOT 526 PLAN 4502
1825	WEST KING EDWARD	011-541-334 LOT 4 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1875	WEST KING EDWARD	011-541-512 LOT 4 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1925	WEST KING EDWARD	008-202-125 LOT 6 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1961	WEST KING EDWARD	011-541-628 LOT 3 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1975	WEST KING EDWARD	011-541-598 LOT 2 BLOCK 26 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1989	WEST KING EDWARD	016-125-045 LOT 1 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1051	LAURIER	011-530-243 LOT 4 BLOCK 68 DISTRICT LOT 526 PLAN 4502
1186	LAURIER	006-548-016 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1380
1188	LAURIER	003-928-764 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1380
1315	LAURIER	011-530-511 LOT 3 BLOCK 65 DISTRICT LOT 526 PLAN 4502
1326	LAURIER	011-527-633 LOT 4, EXCEPT THE EAST 9 FEET BLOCK 70 DISTRICT LOT 526 PLAN 4502
1327	LAURIER	011-530-626 LOT 4 BLOCK 65 DISTRICT LOT 526 PLAN 4502
1374	LAURIER	014-546-515 LOT 2 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1426	LAURIER	011-530-111 LOT 4 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1453	LAURIER	011-530-928 LOT 5 BLOCK 64 DISTRICT LOT 526 PLAN 4502
1498	LAURIER	011-530-090 LOT 2 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1515	LAURIER	011-279-605 LOT C OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915
1526	LAURIER	011-540-486 LOT 4 BLOCK 31 DISTRICT LOT 526 PLAN 4502
1527	LAURIER	003-552-055 LOT 9 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1551	LAURIER	011-540-281 LOT 10 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1575	LAURIER	011-540-303 LOT 11 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1606	LAURIER	004-950-186 LOT 7 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1626	LAURIER	011-445-491 LOT 6 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1627	LAURIER	011-540-176 LOT 3 BLOCK 34 DISTRICT LOT 526 PLAN 4502 011-540-184 LOT 4 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1646	LAURIER	011-136-596 LOT 5 BLOCK 30 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1649	LAURIER	007-970-196 LOT 5 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1656	LAURIER	008-764-964 LOT H BLOCK 30 DISTRICT LOT 526 PLAN 12959
1675	LAURIER	011-540-192 LOT 6 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1696	LAURIER	007-752-636 LOT 1 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1699	LAURIER	008-207-313 LOT 7 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3290	MAPLE	011-521-333 LOT 10 BLOCK 486 DISTRICT LOT 526 PLAN 4502
3337	MAPLE	011-543-001 LOT 8 BLOCK 22 DISTRICT LOT 526 PLAN 4502
3390	MAPLE	005-433-380 LOT 10 BLOCK 47 DISTRICT LOT 526 PLAN 4502
3550	MAPLE	002-555-816 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR1337
3560	MAPLE	003-079-791 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR1337
3850	MARGUERITE	011-540-206 LOT 8 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3851	MARGUERITE	011-540-818 AMENDED LOT 12 (SEE 598640L) BLOCK 29 DISTRICT LOT 526 PLAN 4502
3899	MARGUERITE	011-540-788 LOT 11 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3937	MARGUERITE	005-615-381 LOT 10 EXCEPT LOT A (REFERENCE PLAN 1385) BLOCK 29 DISTRICT LOT 526 PLAN 4502
3989	MARGUERITE	002-508-010 LOT 9 BLOCK 29 DISTRICT LOT 526 PLAN 4502 002-508-044 LOT A (REFERENCE PLAN 1385) OF LOT 10 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3990-3992	MARGUERITE	011-540-567 LOT 2 BLOCK 30 DISTRICT LOT 526 PLAN 4502
4051	MARGUERITE	005-519-799 AMENDED LOT 8 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502
1511	MARPOLE	005-911-184 LOT 6 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1537	MARPOLE	005-493-765 LOT 7 BLOCK 490 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1550	MARPOLE	011-538-643 LOT 4 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1589	MARPOLE	004-417-780 LOT 8 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1595	MARPOLE	003-186-105 LOT 9 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1598	MARPOLE	012-037-575 LOT 3 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1605	MARPOLE	017-565-171 LOT B BLOCK 49 DISTRICT LOT 526 PLAN LMP2442
1625	MARPOLE	007-945-213 LOT 5 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1628	MARPOLE	023-604-280 LOT 2 BLOCK 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30847
1645	MARPOLE	011-534-737 LOT 4, EXCEPT LOT A (REFERENCE PLAN 1549) BLOCK 49 DISTRICT LOT 526 PLAN 4502
1652	MARPOLE	010-808-361 LOT 3 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1188	MATTHEWS	007-761-937 LOT 5A BLOCK 61 DISTRICT LOT 526 PLAN 4502
1189	MATTHEWS	011-532-564 LOT 4 BLOCK 57 DISTRICT LOT 526 PLAN 4502
1203	MATTHEWS	009-937-081 LOT 9 BLOCK 57 DISTRICT LOT 526 PLAN 8739
1239	MATTHEWS	016-059-727 LOT D BLOCK 57 DISTRICT LOT 526 PLAN 22855
1254	MATTHEWS	011-531-991 LOT 5A BLOCK 60 DISTRICT LOT 526 PLAN 4502
1281	MATTHEWS	016-059-697 LOT C BLOCK 57 DISTRICT LOT 526 PLAN 22855
1290	MATTHEWS	011-531-983 LOT 5 BLOCK 60 DISTRICT LOT 526 PLAN 4502
1338	MATTHEWS	008-294-984 LOT 1 BLOCK 59 DISTRICT LOT 526 PLAN 4502
1354	MATTHEWS	011-532-319 LOT 4A BLOCK 59 DISTRICT LOT 526 PLAN 4502
1365	MATTHEWS	010-826-742 AMENDED LOT C (EXPLANATORY PLAN 5869) OF LOT 7 BLOCK 56 DISTRICT LOT 526 PLAN 6664
1397	MATTHEWS	011-079-614 LOT 10 BLOCK 56 DISTRICT LOT 526 PLAN 5782
1469	MATTHEWS	007-585-438 LOT A BLOCK 56 DISTRICT LOT 526 PLAN 16293

NUMBER	STREET	PID/LEGAL DESCRIPTION
1470	MATTHEWS	006-642-764 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1482
1480	MATTHEWS	006-642-705 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1482
1490	MATTHEWS	006-642-748 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1482
1496	MATTHEWS	004-200-926 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1482
1537	MATTHEWS	007-969-210 LOT 11 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1563	MATTHEWS	011-539-127 LOT 10 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1564	MATTHEWS	006-148-247 LOT A BLOCK 33 DISTRICT LOT 526 PLAN 12322
1589	MATTHEWS	011-539-089 LOT 9A BLOCK 37 DISTRICT LOT 526 PLAN 4502
1590	MATTHEWS	008-040-176 LOT F BLOCK 33 DISTRICT LOT 526 PLAN 21350
1632	MATTHEWS	004-284-836 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1553
1634	MATTHEWS	005-071-852 STRATA LOT 5 DISTRICT LOT 526 STRATA PLAN VR. 1553
1636	MATTHEWS	004-285-221 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1553
1638	MATTHEWS	004-492-251 STRATA LOT 6 DISTRICT LOT 526 STRATA PLAN VR. 1553
3711	ALEXANDRA	006-682-456 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1553
3791	ALEXANDRA	002-713-225 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1553
1651	MATTHEWS	004-190-831 LOT E BLOCK 37 DISTRICT LOT 526 PLAN 14931
1690	MATTHEWS	017-850-142 LOT B BLOCK 34 DISTRICT LOT 526 PLAN LMP4875
1699	MATTHEWS	008-898-391 LOT D BLOCK 36 DISTRICT LOT 526 PLAN 12441
1737	MATTHEWS	007-327-838 LOT F BLOCK 36 DISTRICT LOT 526 PLAN 17000

NUMBER	STREET	PID/LEGAL DESCRIPTION
1789	MATTHEWS	011-539-364 LOT 5 BLOCK 36 DISTRICT LOT 526 PLAN 4502
1837	MATTHEWS	011-540-150 LOT 3 BLOCK 35 DISTRICT LOT 526 PLAN 4502
1838	MATTHEWS	011-540-907 LOT 1 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1864	MATTHEWS	008-294-836 LOT 7 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1902	MATTHEWS	011-541-857 LOT 8 BLOCK 26 DISTRICT LOT 526 PLAN 4502 011-541-890 LOT 9 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1926	MATTHEWS	010-302-484 LOT 10 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1950	MATTHEWS	011-541-920 LOT 11 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1965	MATTHEWS	007-680-309 LOT E BLOCK 43 DISTRICT LOT 526 PLAN 15237
1988	MATTHEWS	010-117-903 LOT 12 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1998	MATTHEWS	011-541-954 LOT 13 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1469-1499	MCRAE	011-524-707 LOT 1 BLOCK 472 DISTRICT LOT 526 PLAN 4502 011-688-718 LOT 1A BLOCK 51 DISTRICT LOT 526 PLAN 4502 011-524-758 LOT 2 BLOCK 472 DISTRICT LOT 526 PLAN 4502
3430	OSLER	014-891-841 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 2491
3450	OSLER	014-891-859 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2491
3470	OSLER	014-891-867 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR 2491
3498	OSLER	004-776-691 LOT 15 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3538	OSLER	003-660-681 LOT 16 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3638	OSLER	010-752-081 LOT 10 BLOCK 62 DISTRICT LOT 526 PLAN 4502
3651	OSLER	010-067-523 LOT 3 BLOCK 61 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3809	OSLER	009-624-741 LOT B BLOCK 67 DISTRICT LOT 526 PLAN 9598
3812	OSLER	011-530-219 LOT 1 BLOCK 68 DISTRICT LOT 526 PLAN 4502
3838	OSLER	004-129-121 LOT 1B BLOCK 68 DISTRICT LOT 526 PLAN 4502
3851	OSLER	016-625-676 LOT 3 BLOCK 67 DISTRICT LOT 526 PLAN 4502
3888	OSLER	011-530-278 AMENDED LOT 6A (SEE 235822L) BLOCK 68 DISTRICT LOT 526 PLAN 4502
4033	OSLER	011-433-639 LOT 6, EXCEPT THE SOUTH 20 FEET BLOCK 72 DISTRICT LOT 526 PLAN 4502
4089	OSLER	011-525-762 THE SOUTH 20 FEET OF LOT 6 BLOCK 72 DISTRICT LOT 526 PLAN 4502 011-525-819 LOT 7 BLOCK 72 DISTRICT LOT 526 PLAN 4502
1695	PINE CRESCENT	011-534-656 LOT 1 BLOCK 49 DISTRICT LOT 526 PLAN 4502
3389	PINE CRESCENT	011-303-425 AMENDED LOT B (SEE 2071K) OF LOT 8 BLOCK 40 DISTRICT LOT 526 PLAN 4826
3403	PINE CRESCENT	011-538-261 LOT 7 BLOCK 40 DISTRICT LOT 526 PLAN 4502 010-232-958 LOT A OF LOT 8 BLOCK 40 DISTRICT LOT 526 PLAN 4826
3538	PINE CRESCENTS	009-028-234 AMENDED LOT C (EXPLANATORY PLAN 8863) BLOCK 39 DISTRICT LOT 526 PLAN 11895
3589	PINE CRESCENT	011-538-074 LOT 6 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3637	PINE CRESCENT	011-538-066 LOT 5 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3638	PINE CRESCENT	007-388-268 LOT A BLOCK 35 DISTRICT LOT 526 PLAN 16835 007-388-292 LOT B BLOCK 35 DISTRICT LOT 526 PLAN 16835
3663	PINE CRESCENT	008-342-849 LOT B BLOCK 42 DISTRICT LOT 526 PLAN 11590
3676	PINE CRESCENT	003-000-818 LOT 1A BLOCK 35 DISTRICT LOT 526 PLAN 5780

NUMBER	STREET	PID/LEGAL DESCRIPTION
3737	PINE CRESCENT	011-537-850 AMENDED LOT 5 (SEE 106300L) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3789	PINE CRESCENT	005-245-958 LOT 5A BLOCK 42 DISTRICT LOT 526 PLAN 4502
3790	PINE CRESCENT	002-567-539 LOT 3A BLOCK 35 DISTRICT LOT 526 PLAN 4502
3851	PINE CRESCENT	012-845-167 AMENDED LOT 4 (EXPLANATORY PLAN 2675) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3924	PINE CRESCENT	011-540-931 LOT 2 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3989	PINE CRESCENT	011-541-563 LOT 6 BLOCK 27 DISTRICT LOT 526 PLAN 4502
3990	PINE CRESCENT	011-541-253 LOT 3 BLOCK 28 DISTRICT LOT 526 PLAN 4502
4050	PINE CRESCENT	011-541-296 LOT 3A BLOCK 28 DISTRICT LOT 526 PLAN 4502
4051	PINE CRESCENT	011-541-539 LOT 5 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1056	RICHELIEU	011-532-700 LOT 5 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1184-1186-1188	RICHELIEU	011-192-011 LOT B BLOCK 55 DISTRICT LOT 526 PLAN 5262
3611	SELKIRK	024-567-574 LOT E BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938
1230	MATTHEWS	
3633	SELKIRK	024-567-736 LOT F BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938
3689	SELKIRK	023-561-033 LOT B BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT LMP30286 PLAN LMP30286
3690	SELKIRK	011-531-843 LOT 6 BLOCK 61 DISTRICT LOT 526 PLAN 4502
3789	SELKIRK	011-531-975 LOT 4A BLOCK 60 DISTRICT LOT 526 PLAN 4502
3839	SELKIRK	005-410-916 LOT A BLOCK 66 DISTRICT LOT 526 PLAN 9560
1238	TECUMSEH	006-652-557 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR1512
1242	TECUMSEH	002-605-562 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1512
1248	TECUMSEH	004-487-192 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1512

NUMBER	STREET	PID/LEGAL DESCRIPTION
1232	THE CRESCENT	011-532-513 LOT 1 BLOCK 57 DISTRICT LOT 526 PLAN 4502 (3351 Osler on VanMap)
1296	THE CRESCENT	011-532-599 AMENDED LOT 6 (SEE 597445L) BLOCK 57 DISTRICT LOT 526 PLAN 4502
1311	THE CRESCENT	011-533-161 LOT 4, EXCEPT PART IN PLAN 10832 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1323	THE CRESCENT	015-873-021 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2618
1333	THE CRESCENT	015-873-013 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2618
1337	THE CRESCENT	015-873-005 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2618
1339	THE CRESCENT	015-872-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2618
1363	THE CRESCENT	011-533-137 LOT 2 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1388 3567	THE CRESCENT HUDSON	011-532-688 LOT D (SEE N64679L) BLOCK 56 DISTRICT LOT 526 PLAN 4502
1389	THE CRESCENT	011-533-102 LOT 1 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1398	THE CRESCENT	011-532-670` LOT 4 BLOCK 56 DISTRICT LOT 526 PLAN 4502
3333	THE CRESCENT	027-666-191 LOT B BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP38409
3338	THE CRESCENT	008-228-205 LOT 1 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3351	THE CRESCENT	011533226 LOT 3 BLOCK 50 DISTRICT LOT 526 PLAN 4502
3369	THE CRESCENT	006-792-901 LOT B BLOCK 50 DISTRICT LOT 526 PLAN 18121
3356	THE CRESCENT	011-532-866 AMENDED LOT 11 (SEE 248004L) BLOCK 54 DISTRICT LOT 526 PLAN 4502
1041	WOLFE	011-531-126 LOT 12 BLOCK 63 DISTRICT LOT 526 PLAN 4502
1055	WOLFE	011-531-070 LOT 10 BLOCK 63 DISTRICT LOT 526 PLAN 4502
1080	WOLFE	011-532-858 LOT 9 BLOCK 54 DISTRICT LOT 526 PLAN 4502

Appendix A4
First Shaughnessy Heritage Conservation Area
List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION
1088	WOLFE	006-636-721 LOT 8 BLOCK 54 DISTRICT LOT 526 PLAN 4502
1188	WOLFE	011-532-840 LOT 4 BLOCK 54 DISTRICT LOT 526 PLAN 4502
1250	WOLFE	008-156-603 LOT 8B BLOCK 472 DISTRICT LOT 526 PLAN 7670

Heritage Conservation Area
Official Development Plan

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to adopt a Development Plan
regarding heritage conservation areas
as an Official Development Plan**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals By-law No. 5546, the First Shaughnessy Official Development Plan.
2. Council adopts the Heritage Conservation Area Development Plan, as an official development plan entitled "Heritage Conservation Area Official Development Plan" and attached to this By-law as Schedule 1.
3. Schedule 1 forms part of this By-law.
4. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2015

Mayor

City Clerk

SCHEDULE 1

CITY OF VANCOUVER

**HERITAGE CONSERVATION AREA
OFFICIAL DEVELOPMENT PLAN**

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HERITAGE CONSERVATION AREA OFFICIAL DEVELOPMENT PLAN

SECTION 1 INTENT

Vancouver has a rich architectural, social and cultural history that is reflected in its many and diverse neighbourhoods and districts. Major geographical, political and socio-economic factors shaped the establishment and development of the city. Located on the south side of Burrard Inlet, and originally the territory of Coast Salish First Nations, Vancouver was chosen as the western terminus of the Canadian Pacific Railway, a link to eastern Canada completed in 1887. The connection of the railway to a superb natural harbour turned Vancouver into a bustling trans-shipment point for goods and people, facilitating international trade and commerce. A strategic crossroad between east and west, Vancouver attracted a diverse population and was influenced by many cultures. Early residents of Vancouver worked and lived in a resource-based economy, fuelled by some of the largest lumber, salmon canning and mining operations in the world.

The city's growth ebbed and flowed in response to waves of economic boom and bust. This resulted in a legacy of built form that traces the city's evolution from frontier settlement to major urban metropolis. Vancouver's development was influenced by: war and recession; the cultural and religious diversity of its people; the development of local industries; construction of engineering works and transportation infrastructure; and the formation and growth of government, education and healthcare.

Today, Vancouver is known for a 'west coast' lifestyle that features a diverse culture, natural beauty, and social and environmental activism. Vancouver has become a global tourist destination. It is also a rapidly developing and changing city. Good stewardship of the city's lands, sites and structures with heritage character and heritage value is critical now and in the years to come.

Vancouver's large stock of heritage resources is an important inheritance from the past. Certain key examples of historic built form have been conserved through the Heritage Conservation Program, initiated on the City's 100th birthday in 1986. Through this carefully-developed program of long-term stewardship, the city has retained a considerable degree of its unique heritage character and heritage value. This legacy reflects the pivotal role that Vancouver has played in the development of western Canada.

A number of Vancouver's heritage resources are clustered in areas that represent key aspects of Vancouver's history and are valued for their special features or characteristics. These heritage areas are significant as a grouping of heritage resources, and require careful management to achieve an appropriate level of stewardship. This was recognized as early as 1971, when two of those areas, the Gastown and Chinatown Historic Areas, were established in collaboration with the Province of British Columbia; these two areas have now been designated as National Historic Districts.

Other heritage areas in Vancouver represent important heritage values and warrant careful management of their special and distinct characteristics. Certain neighbourhoods or districts may contain significant concentrations of buildings or features with heritage character and heritage value or may have played a special role in the settlement history of the city. Rapid

growth and insensitive development can lead to the irreparable loss of those special neighbourhoods. The Vancouver Charter gives Council the authority to have a development plan prepared that designates, for the purposes of heritage conservation, heritage conservation areas, to provide for the long term protection of important community heritage resources.

The intent of this official development plan is:

- a) to designate as heritage conservation areas those areas, neighbourhoods or districts that, in the opinion of Council, have sufficient heritage value or heritage character to justify their conservation;
- b) to describe the special features or characteristics that justify the designation of a heritage conservation area;
- c) to state the objectives of the designation of a heritage conservation areas;
- d) to specify guidelines respecting the manner in which those objectives are to be achieved in a heritage conservation area;
- e) to designate as protected heritage property those buildings, structures, lands or features that, in the opinion of Council, have sufficient heritage character or heritage value to justify their conservation;
- f) to identify features or characteristics that contribute to the heritage value or heritage character of a heritage conservation area; and
- g) to specify conditions under which the requirement for a heritage alteration permit does not apply to properties within a heritage conservation area.

SECTION 2 INTERPRETATION

Name of official development plan

2.1 The name of this official development plan, for citation, is "Heritage Conservation Area Official Development Plan".

Definitions

2.2 In this By-law:

"conservation" "conserving" or "conserved" mean protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with this ODP;

“development permit” means a permit authorized under the Zoning & Development By-law;

“Director of Planning” means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning;

“existing building” means a building that exists in a heritage conservation area at the time the heritage conservation area is designated and that is not protected heritage property;

“heritage alteration permit” means a permit authorized under Part XXVIII, Division (5) of the *Vancouver Charter*, the Heritage By-law, or the Heritage Procedure By-law;

“heritage character” means the overall effect produced by traits or features which give property or an area a distinctive quality or appearance;

“heritage conservation area” means an area designated as a heritage conservation area by this official development plan;

“heritage value” means historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area;

“ODP” means this development plan, being the official development plan regarding heritage conservation areas;

“property” means a legal parcel or lot in a heritage conservation area;

“protected heritage property” means buildings, structures, land or features in a heritage conservation area that are listed in a schedule or appendix to this ODP;

“routine building maintenance” means ordinary maintenance or repair and does not include removal or replacement, or a change in design, materials, or appearance;

“routine garden maintenance” means ordinary maintenance and includes weeding, mowing lawns, planting, and pruning shrubs and trees in compliance with the Protection of Trees By-law;

Incorporation by reference

2.3 All policies, schedules, appendices and guidelines referred to herein form part of this ODP.

Appendices

2.4 The appendices and schedules to this ODP form part of the ODP.

Table of contents and headings

2.5 The table of contents and headings in this ODP are for convenient reference only, and are not for use in interpreting or enforcing this ODP.

Severability

2.6 A decision by a court that any part of this ODP is illegal, void, or unenforceable severs that part from this ODP, and is not to affect the balance of this ODP.

Application

2.7 This ODP applies to:

- (a) all lands within a heritage conservation area designated by this ODP; and
- (b) protected heritage property.

Affordable, rental and special needs housing policies

2.8 The city promotes the supply of affordable housing, rental housing and special needs housing through a number of initiatives and may promote, permit or provide for such housing through this ODP.

SECTION 3 HERITAGE CONSERVATION AREAS

First Shaughnessy Heritage Conservation Area

3.1 The First Shaughnessy Heritage Conservation Area, as defined and illustrated by the First Shaughnessy Heritage Conservation Area Designation Map attached hereto as Appendix A1 to Schedule A, is designated as a heritage conservation area.

First Shaughnessy Heritage Conservation Area Guidelines

3.2 The First Shaughnessy Heritage Conservation Area General Guidelines attached hereto as Schedule A:

- (a) describe the special features or characteristics of the First Shaughnessy Heritage Conservation Area that justify its designation as a heritage conservation area;
- (b) set out the objectives of the designation;
- (c) specify guidelines respecting the manner in which the objectives are to be achieved;
- (d) include an appendix listing those buildings, structures, lands or features within the First Shaughnessy Heritage Conservation Area that are designated as protected heritage property;
- (e) identify features or characteristics that contribute to the heritage character or heritage value of the First Shaughnessy Heritage Conservation Area;

- (f) specify conditions under which the requirement for a heritage alteration permit does not apply to property within the First Shaughnessy Heritage Conservation Area; and
- (g) set out the limited circumstances in which a rezoning will be permitted for affordable, rental and special needs housing.

SCHEDULE A

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA GENERAL GUIDELINES

1.1 DESIGNATION OF FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA

The portion of the city identified in Appendix A1 which is attached to and forms part of these Guidelines is designated as the First Shaughnessy Heritage Conservation Area.

1.2 FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA

First Shaughnessy is a residential neighbourhood in Vancouver, located on the crest of a hill and bordered by 16th Avenue, King Edward Avenue, East Boulevard and Oak Street. The area has a quiet residential nature, but is dissected by the busy main north-south artery of Granville Street.

1.3 SPECIAL FEATURES OR CHARACTERISTICS

The special features or characteristics that justify the designation of the First Shaughnessy Heritage Conservation Area and contribute to the heritage character or heritage value of the area include:

- (a) a rich history that reflects the arrival of the Canadian Pacific Railway, the social history of Vancouver's powerful early families and the architectural revivals prior to the First World War;
- (b) a strategic central location on the crest of a hill overlooking downtown Vancouver and flanking Granville Street;
- (c) a distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; wide, curved streets following topographical lines; boulevards; large lot sizes; generous setbacks; large private gardens; enclosed site boundaries with rock walls, fences and perimeter plantings; and the grand scale of principal residences and estate properties;
- (d) generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants;
- (e) a cultural landscape of individually-designed homes built with superior materials and craftsmanship and conforming to traditional styles, linked by their large scale proportions, and demonstrating a variety of styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revivals; and
- (f) many high-quality masterworks by British Columbia's most prominent architects including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper.

These special features and characteristics are described in more detail in Appendix A2, the First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance and Appendix A3, the First Shaughnessy Heritage Conservation Area Design Guidelines, which are attached to and form part of these General Guidelines and this ODP.

1.4 OBJECTIVES

The objectives of the designation of the First Shaughnessy Heritage Conservation Area include:

1.4.1 Heritage

- (a) to protect this unique architectural and historical area;
- (b) to promote conservation of pre-1940 homes and maintenance of the estate-like image of development in accordance with these Guidelines, zoning by-laws, standards of maintenance and design guidelines adopted by Council;
- (c) to conserve the heritage character, heritage value and character-defining elements of First Shaughnessy;
- (d) to promote excellence in architectural design and new construction that is compatible with the character and quality of pre-1940 houses in the area; and
- (e) to preserve and improve the public and private streetscape.

1.4.2 Pattern of Development

- (a) to retain First Shaughnessy as a predominantly single-family residential community; and
- (b) to limit further subdivision to protect the park-like character of the area.

1.4.3 Vehicle Parking and Circulation

- (a) to minimize on-street parking; and
- (b) to discourage commuter and through vehicle traffic.

1.4.4 Mature Gardens, Landscape and Streetscape

- (a) to conserve mature landscapes, streetscapes, trees and gardens; and
- (b) to ensure that all development includes landscape design that enhances and contributes to the heritage character and heritage value of First Shaughnessy

through the use of the landscape design principles listed in the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.4.5 Community Involvement

- (a) to provide residents and property owners the opportunity to participate in the planning and development of the area through the First Shaughnessy Advisory Design Panel.

1.5 DEVELOPMENT PERMITS

Development permits are required for new development, and for any demolition, construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Zoning & Development By-law and the Heritage Procedure By-law. Any proposed change to the regulations in a CD-1 district will also require an application for an amendment to the applicable CD-1 by-law.

1.6 HERITAGE ALTERATION PERMITS

Heritage alteration permits are required for new development and for any demolition, construction, alteration or change to existing buildings or to protected heritage property in accordance with the provisions of the Heritage By-law and the Heritage Procedure By-law.

1.7 EXEMPTIONS FROM HERITAGE ALTERATION PERMIT

The following works are exempt from the requirement for a heritage alteration permit in accordance with the provisions of the Heritage Procedure By-law:

- (a) painting of buildings or structures, if the proposed colours are the same as the existing colours;
- (b) interior alterations to a building or structure, that do not affect the external appearance of the building or structure or increase floor area, and do not, in the opinion of the Director of Planning, detract from protected heritage property, or heritage character or heritage value;
- (c) routine building maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value; and
- (d) routine garden maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value.

1.8 STANDARDS OF MAINTENANCE

Minimum standards of repair and maintenance are specified in the Heritage Property Standards of Maintenance By-law, the Untidy Premises By-law and any applicable provisions of the Standards of Maintenance By-law.

1.9 HERITAGE CONSERVATION AREA STANDARDS AND GUIDELINES

1.9.1 Protected Heritage Property

Any work to be undertaken on protected heritage property listed in Appendix A4, must conform with:

- (a) all applicable by-laws;
- (b) accepted heritage conservation principles, standards and guidelines;
- (c) the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" © Her Majesty the Queen in Right of Canada, 2003, as amended and updated in 2010; and
- (d) the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.9.2 Conflict in Guidelines

In the event of a conflict between the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" and the First Shaughnessy Heritage Conservation Area Guidelines, the First Shaughnessy Heritage Conservation Area Guidelines must be applied.

1.9.3 New Development and Alterations to Existing Buildings

Any new development or work on existing buildings must conform with the First Shaughnessy Heritage Conservation Area Design Guidelines.

1.10 PROTECTED HERITAGE PROPERTY

The properties listed in Appendix A4, the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties, which is attached to and forms part of these General Guidelines and this ODP, are designated as protected heritage properties by this ODP.

1.11 REZONING FOR AFFORDABLE HOUSING, RENTAL HOUSING AND SPECIAL NEEDS HOUSING

On certain arterial streets, rezoning applications in support of and in accordance with Council policies regarding affordable housing, rental housing, and special needs housing may be considered. Such rezoning applications will only be considered on sites that:

- (a) do not contain protected heritage property;
- (b) do not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value; a
- (c) are located on West King Edward Avenue, Granville Street or West 16th Avenue;
and
- (d) have a rear lane.

Rezoning must comply with the First Shaughnessy Heritage Conservation Area Design Guidelines and with all applicable Council policies and guidelines.

Appendix A2

First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance

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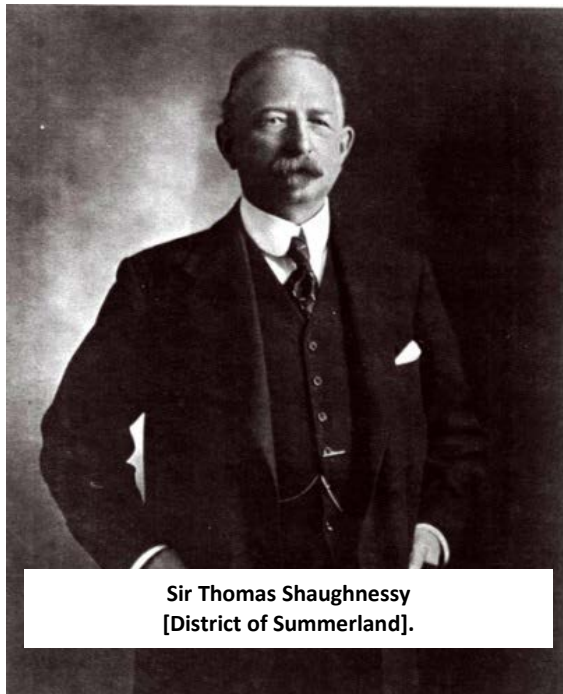
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FIRST SHAUGHNESSY HISTORIC CONTEXT STATEMENT

THE CANADIAN PACIFIC RAILWAY AND THE ESTABLISHMENT OF FIRST SHAUGHNESSY

As with so many aspects of Vancouver's development, Shaughnessy is deeply intertwined with the history of the Canadian Pacific Railway. Construction on the British Columbia portion of the CPR began in 1881, fulfilling a promise made to B.C. when it entered the Confederation in 1871. The CPR had decided to extend the line further to the West to Burrard Inlet, but withheld this information to ensure greater concessions. In 1887, the new rail line was completed, with Vancouver as the western terminus, setting off an explosion of building activity in the City. As well as opening up the Canadian West to settlement, the CPR was the largest landowner in Vancouver, and had a huge impact on the city's development through its real estate activities. The CPR was masterful in its deliberate management of its land holdings, seeding buildings at key locations throughout the downtown core - and further out as the city grew - as their vast holdings were subdivided and sold.

The lands comprising District Lot 526 were a grant from the Province to Donald Smith and Richard Angus in 1885. This grant was given to these two men at special request of the Board of Directors of the CPR, and was chosen twenty-two years later as a prestigious and elite new subdivision of estate



Sir Thomas Shaughnessy
[District of Summerland].

properties. In the early 1900s Vancouver was booming and its population nearly quadrupled in a decade, reaching just over 100,000 by 1911. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The timing was superb, as the economy was thriving, a new Granville Street Bridge was planned for construction (and opened in 1909) and the proliferation of apartment buildings and working class housing in the formerly exclusive West End set the stage for a mass migration of the city's elite to a new, planned Garden City community. The subdivision was to be named after CPR president Sir Thomas Shaughnessy. Its principal streets bear the name of his daughter, Marguerite, and of several early members of the company Board of Directors: Angus, Marpole, Hosmer, Osler and Nanton.

Shaughnessy was president of the CPR from 1899 to 1918. Under his administration, the CPR's mileage in western Canada almost doubled, and he was knighted in 1901. In recognition of his stewardship of the CPR

and its contributions to the war effort during the Great War, he was elevated to the Peerage of the United Kingdom in 1916 as Baron Shaughnessy.

The political influence of the CPR in the development of the area was obvious. On January 1, 1908, the Municipality of Point Grey was established by breaking away from the Municipality of South Vancouver under the authority of a Provincial Letters Patent. The newly elected Council moved quickly to improve access and services to the area.

In the early stages of the development of Shaughnessy Heights, the CPR took steps to ensure that the Province, rather than the municipality of Point Grey, controlled local zoning regulations, made possible by the preponderance of political and financial leaders who lived in the neighbourhood. The CPR thus retained iron-clad control over the quality of the development, and reviewed and approved the plans

for every house proposed for the area. The CPR commissioned Montreal landscape architect, Frederick Gage Todd and Danish engineer, L.E. Davick for the project.



Frederick G. Todd [McCord Museum II-175018].

Frederick Gage Todd (1876-1948) was one of the great landscape architects and urban planners in Canada during the early twentieth century, and established the country's first resident practice of landscape architecture. After completing school in 1896, he became an apprentice with the firm of Olmsted, Olmsted and Eliot, in Brookline, Massachusetts until he moved to Montreal in 1900. While working under Olmsted's firm, Todd helped with the design plan for Mount Royal. Between 1907 and 1912, Todd designed three major garden city projects in British Columbia: Shaughnessy Heights and Point Grey in Vancouver, and Port Mann on the Fraser River. Todd was an influential and important figure and created many designs for parks, open spaces, public institutions, roadways, and neighborhoods across Canada. A defining feature of his work was how he popularized naturalistic landscape designs and the idea of a 'necklace of parks' as linked open spaces.

In Shaughnessy, curved tree-lined streets were laid out which followed the contours of the land, in contrast to the grid system common in Vancouver. Residents would be able to enjoy generous lot sizes of a minimum of 10,000 square feet. The centrepiece of the plan for the area was

The Crescent, a circular drive fronted by expansive properties situated on the highest ground east of Granville Street. Luxurious amenities such as a lawn bowling club, golf course and tennis courts were provided.

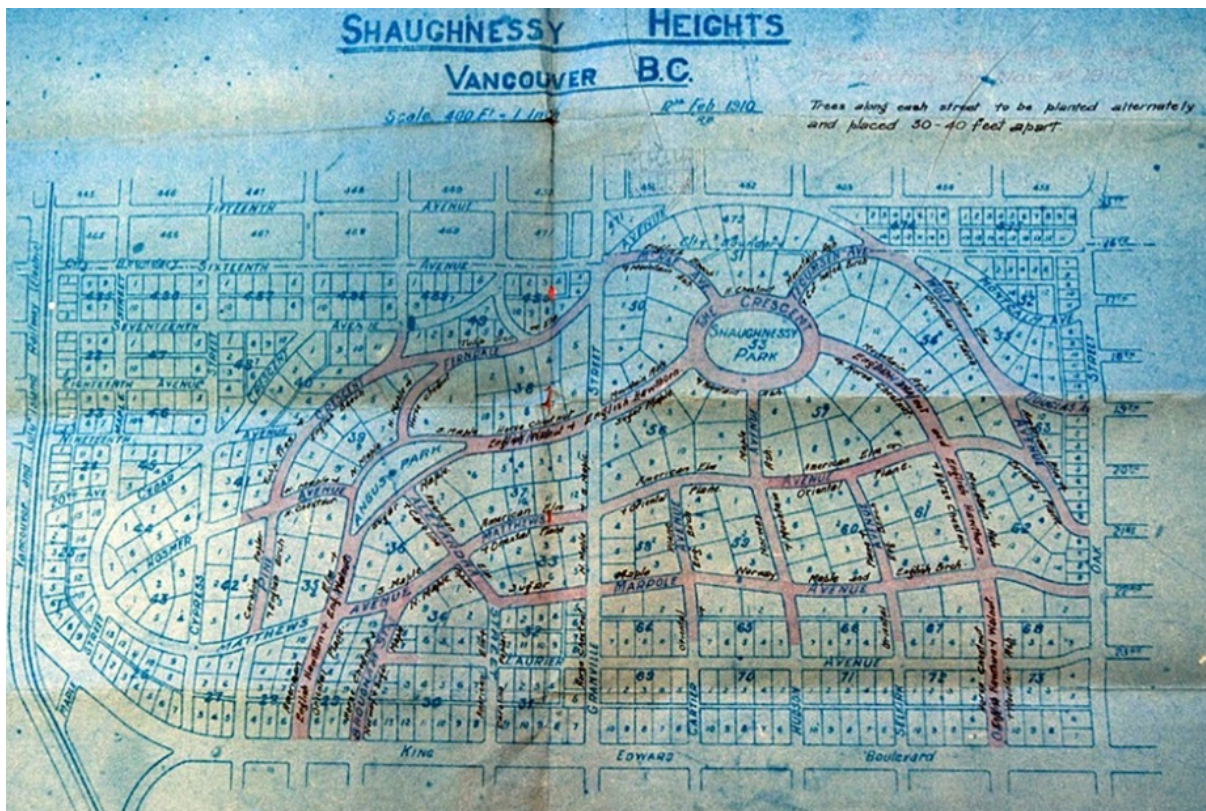
The design of Shaughnessy Heights reflected Todd's enthusiasm for the Garden City concept of urban planning, first proposed by Sir Ebenezer Howard in the United Kingdom in 1898. Howard was reacting to deterioration of urban environments through overcrowding and lack of planning. His ideas for orderly civic development included various land uses integrated into self-contained communities of residences, industry and agriculture, divided by a greenbelt and connected by efficient means of transportation. The subsequent development of all-residential Garden City suburbs, built on the outskirts of large cities, was at odds with Howard's original thesis. The idea of a protected garden enclave, strictly residential and emphasizing natural and private spaces, became popular in North America, and many were developed in larger cities. The urban form of these enclaves was often coordinated through the use of early land use controls typical of modern zoning, including controlled setbacks, landscaping, and design controls. Also highly influential on the design of these enclaves was the work of Frederick Law Olmsted and his sons, who designed many such enclaves in pastoral, picturesque styles, featuring vast expanses of plantings to achieve a soothing sense of nature's richness.

With its extensive street landscaping, massive lots with private gardens and large estate houses with generous setbacks, Shaughnessy Heights was a superb expression of a Garden City neighbourhood. The area had a leafy ambiance, with long uninterrupted stretches of treed streetscapes. Houses were positioned to be visible from the street, with public and private spaces being defined through low stone

walls, fencing and wrought iron gates. Landscaping was defined by extensive gardens, with hedgerows, broad lawns and screening between lots. Many of the estates had large gardens, and outbuildings including stables and gate houses.

The CPR land developers spent \$2,000,000 preparing the site before allowing any of the lots to go on sale. In the summer of 1909, 1,200 workers began to cut roads, build and pave sidewalks and install sewers. Mature trees were selected for the design, many of which were 'fancy evergreens' rather than regular street trees. In a 1910 letter written to W.R. Baker, Secretary of the CPR from the Canadian Nursery Co. Limited, signed by Frederick Todd, the tender for 544 trees ordered for Shaughnessy Heights is discussed. The cost and challenges of sourcing the "largest size practical for planting" is discussed, "a very large part of which are fancy evergreens, which can only be secured in nurseries dealing in high priced specialties... The large part of the plants on the present list cannot be grown in this part of Canada, and many of them not North of Washington, and those which we could supply cannot be dug from our grounds until too late to meet your requirements, so that we are obliged to purchase everything in a warmer climate and pay extra freight and duty." This included "rare evergreens from England, where they are grown in large quantities." The extraordinary care and attention paid to the area's landscaping shows the high value that was placed on the development of an appropriate setting for the prestigious homes of the city's wealthy and elite.

When the first lots went on sale, the cost of the land was comparable to other Vancouver neighbourhoods, but the lots were much larger than what was standardly available. The CPR protected Shaughnessy's exclusive character by requiring that any house built cost a minimum of \$6,000 dollars (at a time when a standard house cost about \$1,000). Restrictions admitted only 'racially appropriate' homeowners. The Shaughnessy Settlement Act of 1914 restricted development to single-family houses.



1910 Map of Shaughnessy Heights, annotated with notes regarding tree planting, indicating the different tree species specified and how far apart they should be planted [City of Vancouver Archives]



*Line-up at the foot of Granville Street to purchase lots in Shaughnessy neighbourhood from the CPR, 1909
[City of Vancouver Archives 677-526]*

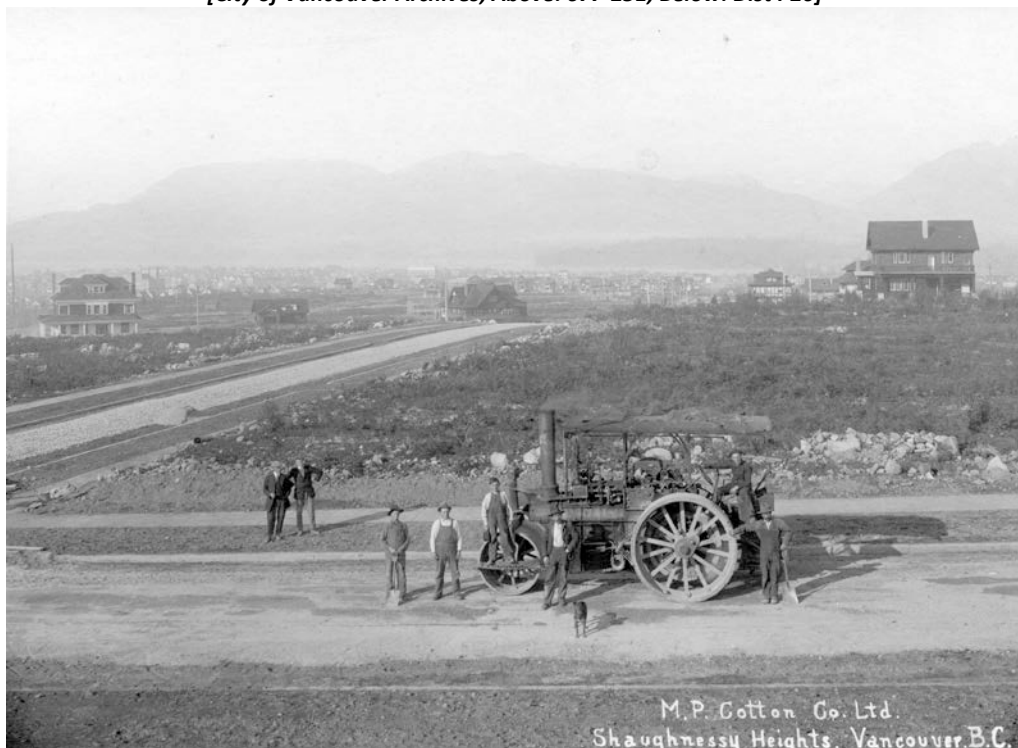
The developers divided Shaughnessy into three parcels and developed it in phases. First Shaughnessy centred on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue. Most of these lots were sold by 1914. As this area sold out, the areas further to the south began to develop. Second Shaughnessy was created, with smaller lots, between King Edward and 37th Avenues and was completed in 1929. The development of Third Shaughnessy between West 37th and West 41st Avenues began in 1926. The houses in Second and Third Shaughnessy were comparatively modest in size, built during a time of greater austerity, when incomes were lower and tastes less flamboyant than in the pre-WW1 boom years.



Advertisement for a Lot in Shaughnessy [The Western Call, August 4, 1911]



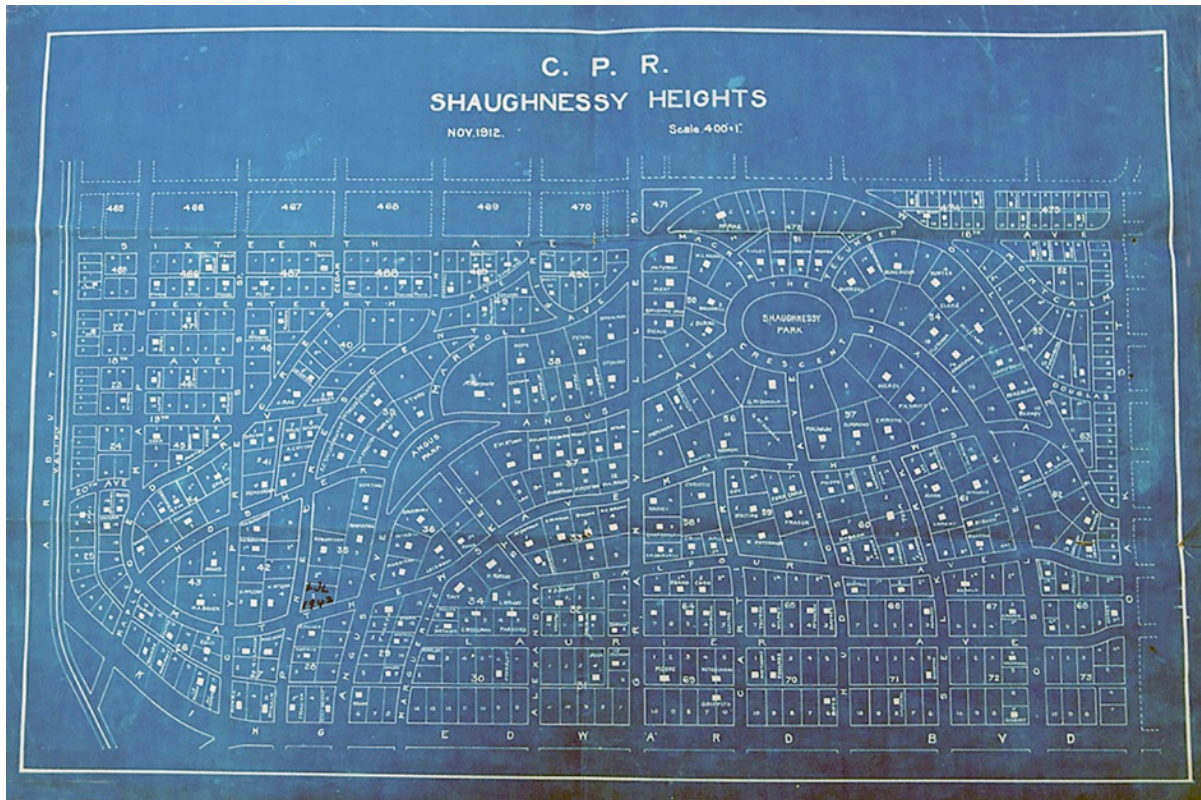
***M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above: 677-251; Below: Dist P20]***





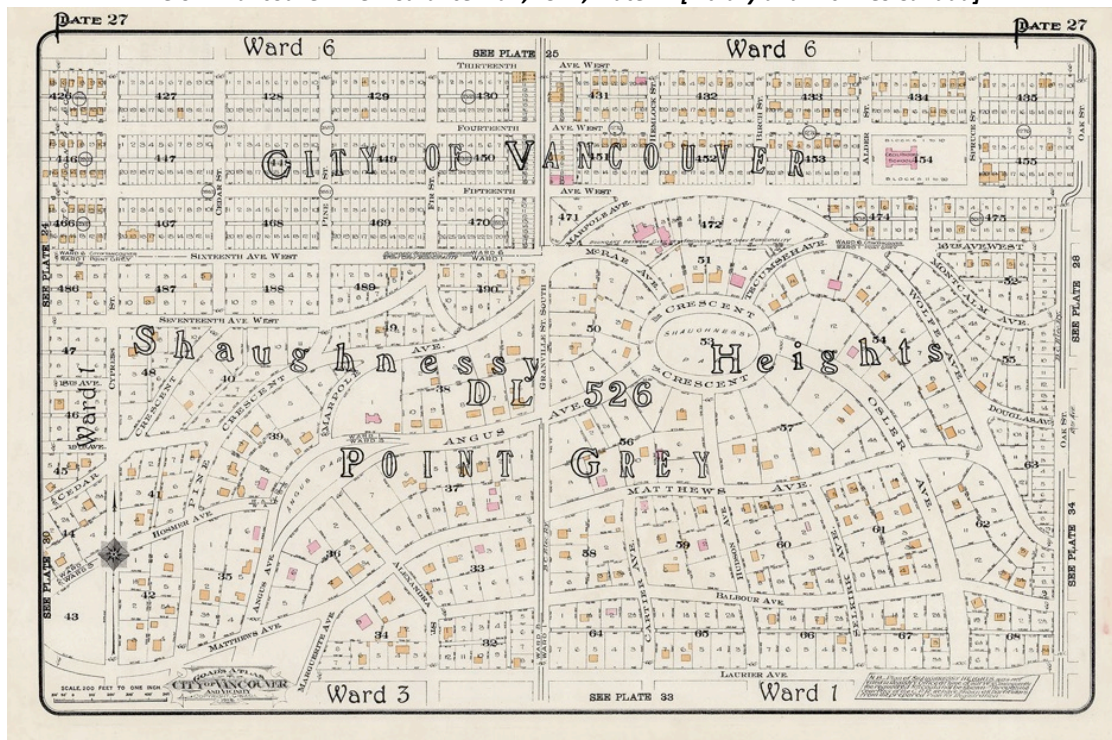
*M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above 677-249; Below Bu P164]*





Above: CPR Map of Shaughnessy Heights, 1912 [City of Vancouver Archives]

Below: Vancouver Fire Insurance Plan, 1912, Plate 27 [Library and Archives Canada]



THE GILDED AGE OF SHAUGHNESSY

EDWARDIAN-ERA DEVELOPMENT OF ESTATE PROPERTIES

The first residents of Shaughnessy were the wealthy and socially elite of Vancouver. As a group, they flocked to this new prestigious subdivision, establishing their family estates and displaying their status in elegant homes and richly landscaped gardens. By 1914 there were 243 households in Shaughnessy Heights, 80% of which were listed on the Social Register. Among the people who built their homes in Shaughnessy were the city's most prosperous and successful businessmen, politicians and community leaders.



**Alexander Duncan
McRae [Library and
Archives Canada PA
047299]**

Alexander Duncan McRae (1874-1946) was a very successful businessman, a Major-General in the Army during the First World War, a Member of Parliament and a Canadian Senator. After McRae settled in Vancouver in 1907 he proceeded to build a mansion for his family, known as Hycroft. The home was built on the brow of a hill on 5.5 acres of land, which cost \$10,000. The thirty-room, three-storey mansion, designed by Vancouver architect Thomas Hooper and completed in 1911, cost \$100,000. After the death of his wife Blanche, in 1942, McRae donated Hycroft to the government of Canada to be used as a hospital for wounded veterans. Once converted, it housed 130 beds. Since 1962, Hycroft has been the home of the University Woman's Club of Vancouver.



**The Honourable
Walter Cameron
Nichol [City of
Vancouver Archives
Port P1504]**

Walter Cameron Nichol (1866-1928) was a journalist, newspaper editor and publisher, and from 1920 to 1926 was the Lieutenant-Governor of British Columbia. In 1898, Nichol was the editor of the *Province*, and three years later secured control of the paper. By 1910, it was the leading newspaper in Vancouver and one of the most influential in western Canada. In 1912, he hired prominent architects Maclure & Fox to design a grand home, Miramar, fronting on The Crescent.

Albert Edward Tulk was born in Hamilton, Ontario in 1879. After a brief stint in the Klondike during the Gold Rush, he moved to Vancouver where he established a number of business interests. In 1902, he married Marie Josephine Nett, who was born in 1877 in Prussia, Germany; Marie's family had moved to Hamilton when Marie was young. Tulk was extremely successful at business start-ups and investments, but decided to attend law school 1907-11, then returned to Vancouver where he practiced as a barrister. Marie and Edward had four children: Alexander Edward Tulk (1912-1995); Eleanor Rosemary Tulk (1913-2014); Philip Albert Tulk (1915-2008); and Peter Haig Tulk (1919-1957). A staunch anglophile, Tulk commissioned a massive British Arts and Crafts house from architects Maclure & Fox, and named it after his daughter, Rosemary. A.E. Tulk died on December 10, 1922 of tuberculosis; at the time of his death, he was one of the richest men in B.C.



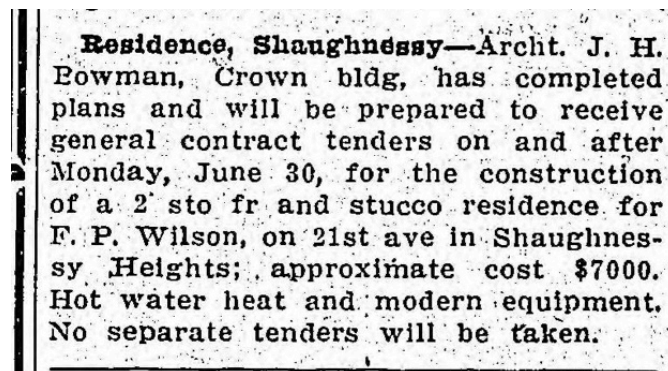
**A.E. Tulk [Howay &
Schofield, *British
Columbia Biographical*,
Vol. III, page 175]**

These men and their families, who built three of the grandest homes in Shaughnessy Heights, represent the collective power and wealth concentrated in the high-class suburban development of Shaughnessy Heights, carved from the forest and created in just a few short years by the CPR.

THE DEVELOPMENT OF A GARDEN CITY

DIGNITY, BALANCE AND CHARM: A TIME OF ARCHITECTURAL REVIVALS

The pre-First World War era was a time of architectural revivals. Architects offered their clients a choice of historical styles that reflected the owner's tastes and preferences, and symbolized their status and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*, but many others catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients. Many early Shaughnessy residents, especially those of British origin, gave their large, grand homes whimsical names such as *Welcome Holme*, *Greyscott*, *Miramar*, *Glen Brae* and *Greencroft*.



Local Tenders Wanted [BC Daily Building Record, July 2, 1913]

With a few exceptions, the houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood. Yet none of the buildings were designed, visually or structurally, as direct imitations of historic buildings. Rather, they represent an amalgam of interpreted styles, forms and details chosen to emphasize the scale and prestige of each building.

Three basic trends in form and style are evident in these historical references:

- *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival styles.
- *English Vernacular* including British Arts and Crafts and Tudor Revival styles.
- *Classical* including Georgian Revival, Foursquare and Neoclassical Revival styles.

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the early settlers were from England and Scotland. First Shaughnessy was also conceived and executed at a time of increasing patriotism, as rumours increased of impending conflict in Europe.

A typical early Shaughnessy home had up to twenty rooms filled with opulent Edwardian furniture, silverware, and other household items to reflect the owner's wealth and status. These homes had reception rooms, music rooms, ballrooms, and parlours. Carriages drew up under porte-cochères and guests were received in lavish furnished halls. Chinese labourers were housed in basement rooms, and performed domestic duties, earning \$10 to \$30 a month.

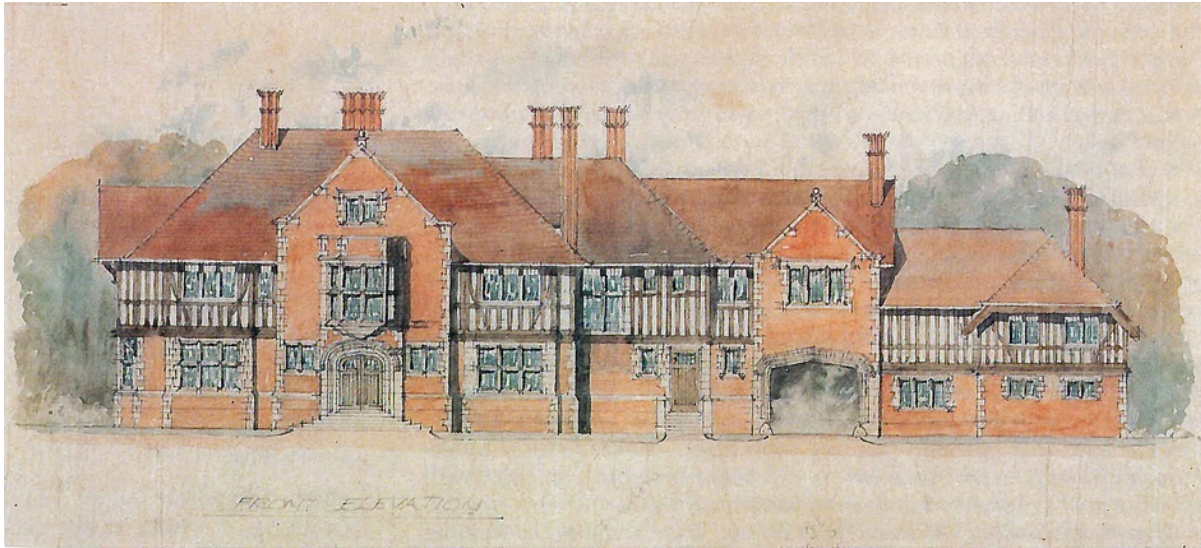
In just a few short years, these elaborate estates rose from a cleared wilderness to form an astonishing collection of some of the greatest houses ever built in Vancouver.



*Above: General A.D. McRae's Hycroft and four other Shaughnessy Heights mansions, 1922
[City of Vancouver Archives Dist. P7]*

Below: Hycroft [City of Vancouver Archives Bu P688]





Above: Original Rendering of Rosemary, Maclure & Fox [University of Victoria Special Collections]

*Below: Rosemary, with the Tulk Children in the rear yard, 1922
[Leonard Frank, Photographer, Vancouver Public Library 5036]*



It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

The domestic work of the Southern Pacific coast seems to be adapted very largely from the Spanish and the old low adobe houses, and well suits the country where there is so much sunlight and shadow. As one comes further north there are numbers of houses designed more after the English half-timbered country house and the Colonial styles, and on reaching British Columbia, the two latter types far outnumber others.

Although there is an abundance of sunshine in British Columbia there are in winter many rainy days, and as the majority of houses are of frame construction and as much stucco is used, the Californian type of house seems hardly as suitable as buildings well protected with overhanging roofs.

There are parts of British Columbia very strongly resembling Switzerland and it is interesting to find houses designed in the style of the Swiss chalet, but as previously mentioned, there seems to be little that is following very closely the old traditions.

In British Columbia where so much of the country is rugged and wild, so totally different from the quiet, pastoral scenery of England and elsewhere, the great things to be striven for are to make the house fit and blend in with the site and surrounding scenery, to make it have the appearance of always having been there, not bought and placed there, to be restful above all things if it is to be a real home. One should not feel tied too strictly to precedent in designing, but feel free to use one's own efforts to give the desired dignity, balance and charm.

Bernard Cuddon Palmer. *Development of Domestic Architecture in British Columbia*, *The Journal*, Royal Architectural Institute of Canada, November 1928, pages 414-416.



Oblique view of Shaughnessy, 1934 [Leonard Frank, photographer, City of Vancouver Archives Bu P690]



Above: Casa Loma, the Thomas William Fletcher Residence, 3402 Osler Street, 1910, now demolished [City of Vancouver Archives]

***Below: 1924 photo of the James Rae House, 3490 Cedar Crescent, J.S.D. Taylor, architect, 1912
[Library and Archives Canada]***



One of the key defining characteristics of Shaughnessy was the development of lush garden settings that complemented the architecture of the estate mansions. For many of the sites, the gardens were developed with stables, greenhouses, rose gardens, summer houses, pergolas, coach houses and other outbuildings, that supported the suburban lifestyle of the residents.



*The rose garden at the A.D. McRae residence, Hycroft, June 22, 1922
[W.J. Moore, photographer, City of Vancouver Archives Bu P567]*

The massive lots of Shaughnessy were developed at a time when domestic staff was considered essential for running each estate. Some of the biggest houses, such as *Hycroft*, had huge gardens and stables. Extensive landscaping provided privacy, lining the edges of lots and defining an appropriate setting for the grand mansions. The wide, open spaces between buildings in all directions were a key feature of Shaughnessy and unique in a city that was already being densely developed.



Gardens at Hycroft, 1927 [Leonard Frank, photographer, Vancouver Public Library 10446B]



*Portrait of Blanche McRae in the garden at Hycroft, 1920s
[City of Vancouver Archives Port N528.2]*

VANCOUVER'S BEST HOUSES

RESIDENTIAL MASTERWORKS BY THE CITY'S MOST PROMINENT ARCHITECTS

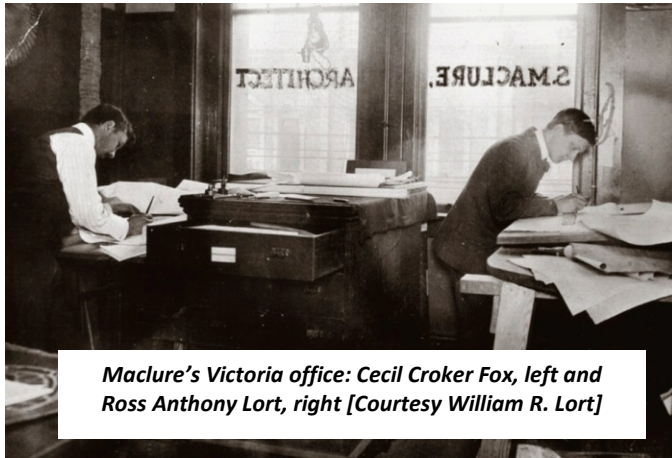
The homes in Shaughnessy were designed by the most prominent and well-respected architects of the era, notably Maclure & Fox, Parr & Fee, Sharp & Thompson, Mackenzie & Ker, Honeyman & Curtis, Dalton & Eveleigh, J.H. Bowman, G.W. Grant, Gamble & Knapp and Thomas Hooper. These architects represent many who received commissions for grand homes in Shaughnessy homes, and who produced masterworks of design for their clients.



The name of architect Samuel Maclure (pictured at left, courtesy Sally Carter) is synonymous with the predominantly Tudor Revival style of his domestic architecture. Praise for his architecture appeared in international magazines and periodicals throughout his forty-year career. During this period it is estimated he designed close to five hundred structures, most of which were houses. An article in the American publication, *The Craftsman*, called a Victoria house of 1908 "absolutely suited to its environment," while the popular *British Country Life* featured another of his masterpieces in photos and text. A Paris journal in the 1920s called Maclure "this noteworthy artist" and went on to say that he was "gifted with an original, inventive, pliable and trustworthy genius." Many of his clients, usually those with an English background, preferred his Tudor Revival style. Maclure had absorbed many stylistic influences, however, and was able to adapt his use of indigenous materials with remarkable versatility. In 1900 he took on a young English assistant, Cecil Croker Fox. Born in Falmouth, England in 1879, Fox had attended Malvern School, and then moved to London where he was a student of the famous Victorian architect, Alfred Waterhouse. Fox then entered the very select practice of C.F.A. Voysey (1857-1941), a gifted architect and one of the leading proponents of the

British Arts and Crafts movement. Yet in spite of his work being popular and well-publicized he only employed two or three draftsmen at a time, and Fox would have worked under Voysey's close supervision. This influence is clearly visible in some of the Maclure & Fox's greatest commissions.

The booming economy of 1911-13 and the creation of new residential districts such as the Uplands in Oak Bay, and Shaughnessy Heights in Vancouver, created unprecedented growth in the construction of homes for wealthy British Columbians. Maclure & Fox were at the height of their success and influence, and between 1909-15 the Vancouver office alone received almost sixty commissions, including several country clubs, two private schools and a host of large residences. Two adjacent residences facing The Crescent in Shaughnessy Heights demonstrate Maclure & Fox's stylistic range, the Dockrill Residence, 1910, with its emphatic half-timbering, and the Walter C. Nichol Residence, *Miramar*, 1912-13, more evocative of the British Arts and Crafts movement. Fox also left his particular stamp on the Hunting House in Shaughnessy Heights, 1911-13, by creating a design with unmistakable Voyseyan elements: an extraordinarily low front double gable with rows of casement windows stamped out of the rough stucco facade - not only Voysey trademarks but an imitation of the great architect's own home, *The Orchard*, at Chorley Wood, Hertfordshire, England, built in 1900.



Maclure's Victoria office: Cecil Croker Fox, left and Ross Anthony Lort, right [Courtesy William R. Lort]

were immensely successful, and their output was prodigious. Fully aware of technological developments in construction, they introduced one of the earliest equivalents of the curtain wall in the front facade of a building designed for Buscombe & Co., 1906. In addition to commercial buildings, the firm designed many residential projects, ranging from palatial to modest. Among their larger projects was *Glen Brae*, 1910, an enormous home in Shaughnessy for W.L. Tait, expansive enough to warrant a flanking pair of their trademark bulbous turrets.



Thomas Hooper (pictured at left, *Thomas Hooper Architect*, 1910) had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06; the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09. After the partnership with Watkins ended in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence *Hycroft*, 1909-11, for A.D. McRae – the most imposing mansion in the new suburb of Shaughnessy Heights – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was *Greencroft*, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work.

THE OPULENT 1920s

THE HEYDAY OF SHAUGHNESSY

The local economy peaked in 1912, but the boom years were about to go bust. The economy started a precipitous decline halfway into 1913. Rumours of an impending war in Europe caused even more anxiety for nervous investors. The Dominion Trust Company collapsed, sending waves of panic throughout the financial community. The National Finance Company and the Bank of Vancouver soon failed. Tension mounted as the news from overseas became ever more ominous. The British declared war on Germany, and Canada was at war. The "War to End All Wars" exacted a staggering toll. The world was forever changed by the four years of brutal conflict, and the surviving soldiers returned to a different world, where women were being enfranchised, where traditional social values were breaking down, where Prohibition had been enacted, and all manner of authority was being challenged. The world suffered another tragedy when Spanish Influenza devastated the remaining civilian population in 1918: this pandemic killed more people world-wide than had died during the war. The combined economic impacts were devastating.

The aftermath of the War brought significant changes, including the introduction of income tax (brought in as a temporary wartime measure in 1917) and calls for more affordable housing. Despite the impacts of the War, the 1920s were the heyday of old Shaughnessy. In 1922 the Shaughnessy Heights Building Restriction Act was passed, forbidding the subdivision of lots and limiting construction to one single-family dwelling per lot. First Shaughnessy's social life resumed with a grand whirl of parties and events, chronicled in the society pages of Vancouver newspapers. Social standing was indicated by the status of the guests invited to one's home. In the early 1920s the high point of the Shaughnessy social scene was the New Year's Eve costume ball at *Hycroft*, owned by Alexander Duncan McRae who had made his fortune developing the resources of Western Canada. These elaborate events were held in the ballroom of *Hycroft*, which featured a sprung dance floor.

Typical of the prestige and connections of the Shaughnessy elite, when American President Warren G. Harding toured Vancouver on July 26, 1923 - the first sitting American President ever to visit Canada - he played golf at the Shaughnessy Heights Golf Club prior to meeting with Premier John Oliver and Mayor Charles Tisdall.



New Year's Eve Masquerade Ball at Hycroft, 1920s [City of Vancouver Archives 434.1]



United States President Warren G. Harding standing at tee at Shaughnessy Heights Golf Club, 1923; this was the first visit by a U.S. President to Canada, and much of it was spent on the golf links [City of Vancouver Archives SGN 943.21]

DEPRESSION AND WAR

The Wall Street Crash of 1929 signalled the beginning of the Great Depression, and the impact on Vancouver was enormous. Wages plummeted, and countless thousands went bankrupt. The local economy was devastated, and the city's progress was put on hold. British Columbia was especially vulnerable, as the economy relied so heavily on the sale of natural resources to international markets. Unemployment was rampant during the winter of 1929-30, as the seasonally employed returned to the city and many thousands more flocked west, seeking a milder climate and looking for work. Vancouver was the end of the line for many who were thrown out of work. During the depression years the homes of many Shaughnessy residents were either repossessed or placed on the market for a fraction of their original value. Unable to maintain their expensive homes, many homeowners were forced to move out and the once affluent neighbourhood become known as 'Poverty Hill' or 'Mortgage Heights.' The Tait House, *Glen Brae*, valued at \$75,000 in 1920, sold for \$7,500 in 1939. Ignoring the restrictions of the province, many single-family houses were converted into multiple dwellings.

The outbreak of World War II triggered a number of changes in the Shaughnessy area. Houses stood empty and were deteriorating at a time of acute housing shortages. The War Measures Act, passed in 1939 by the federal government, enabled City Council in 1942 to permit homes in Shaughnessy to be split into much smaller units; this wartime measure did not expire until 1955. Rooming houses and apartments became more common. The City of Vancouver inventory of 1957 indicated that 30% of the buildings contained multiple dwelling units.

In 1942, A.D. McRae gave *Hycroft* to the Federal Government for one dollar, for use by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans.



Opening Hycroft as Shaughnessy Military Auxiliary Hospital, 1943 [City of Vancouver Archives 586-1453]

The Great Depression and two World Wars had taken their toll, and by 1960 the neighbourhood was considered a blighted area. The houses were too large to maintain, and in addition to those broken up into suites, many were taken over for institutional uses. An example was Rosemary, which from 1947 to 1994, was owned by The Congregation of Our Lady of the Retreat in the Cenacle, who operated it as a retreat house.



*The Society of our Lady of the Cenacle at Rosemary, March 1966.
[Gordon F. Sedawie, photographer, Vancouver Public Library 40836]*

POSTWAR REVIVAL

When the 1942 order-in-Council that allowed the mansions of Shaughnessy to be broken into smaller units finally expired in 1955, the Shaughnessy Heights Property Owners' Association led a campaign to return to the pre-war period of single-family homes. Eventually the provincial government decided that it would not change the status of existing multiple family dwellings, but new rental suites would be banned. Any properties that lapsed into single-family use for more than a month would be considered rezoned that way. When the provincial building restriction legislation (the 1922 Shaughnessy Heights Building Restriction Act) expired in 1970, the estate houses continued to be broken into suites.

Change was needed to meet the economic challenges of maintaining large houses, and to accommodate new demographics and social changes. The onerous burden of maintaining large houses and properties was recognized, and to meet the pressures for densification and to encourage the retention of the prime heritage housing stock, an innovative Official Development Plan was passed by the city in 1982. The plan allowed some infill dwellings and - under proscribed circumstances - the conversion of large houses into suites. Design guidelines that recognized First Shaughnessy's unique historical, architectural and landscape qualities were introduced, and a neighbourhood design panel was appointed to oversee future development. This stabilized the character of the area and provided a framework for the revival of First Shaughnessy as an important neighbourhood of grand homes in an estate setting.

FIRST SHAUGHNESSY THEMATIC FRAMEWORK

NATIONAL THEMES	VANCOUVER THEMES	FIRST SHAUGHNESSY THEMES
PEOPLING THE LAND <ul style="list-style-type: none"> Settlement 	PEOPLING THE LAND <ul style="list-style-type: none"> <i>Influence of the CPR in the real estate development of the city</i> <i>Planning Vancouver</i> 	CPR control of the real estate development of First Shaughnessy: <ul style="list-style-type: none"> <i>Subdivision and sale of the vast land holdings controlled by the CPR</i> <i>Development of elite new neighbourhoods</i> <i>Planned development of a prestigious 'Garden City'</i>
DEVELOPING ECONOMIES <ul style="list-style-type: none"> Trade and Commerce 	DEVELOPING ECONOMIES <ul style="list-style-type: none"> <i>The Last Best West: the Edwardian-era boom</i> <i>The Great War: Impact of Global Conflict</i> <i>The Roaring Twenties: Postwar Economic Revival</i> <i>The Dirty Thirties: The Crash and Great Depression</i> <i>The Second World War: Continued Global Upheaval</i> <i>Modern Spirit: the Postwar Revival</i> 	The Gilded Age of Shaughnessy: <ul style="list-style-type: none"> <i>Edwardian-era development of estate properties</i> <i>Social Register: the city's elite flock to Shaughnessy</i> The Opulent 1920s: <ul style="list-style-type: none"> <i>The heyday of Shaughnessy</i> Depression and War: <ul style="list-style-type: none"> <i>"Poverty Heights" - the impact of economic depression and war</i> <i>Breakup of single-family houses</i> <i>Institutional uses</i> Postwar Revival <ul style="list-style-type: none"> <i>The neighbourhood is revived through community efforts and a revised regulatory framework.</i>
BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> Community Organizations 	BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> <i>The development of neighbourhood community associations</i> 	Shaughnessy Heights Property Owners' Association: <ul style="list-style-type: none"> <i>Role in the postwar revival of First Shaughnessy</i>
GOVERNING CANADA <ul style="list-style-type: none"> Politics and Political Processes 	GOVERNING VANCOUVER <ul style="list-style-type: none"> <i>Ongoing development of a civic governance structure</i> <i>The political influence of the CPR on the development of Point Grey and South Vancouver</i> 	CPR political influence: <ul style="list-style-type: none"> <i>Direct political influence on the development of Point Grey municipality</i>
EXPRESSING INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> Architecture and Design 	EXPRESSING VANCOUVER'S INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> Architecture and Design 	The Development of a Garden City: <ul style="list-style-type: none"> <i>"Dignity, Balance and Charm:" a time of architectural revivals</i> <i>Vancouver's Best Houses: residential masterworks by the city's most prominent architects</i>

FIRST SHAUGHNESSY STATEMENT OF SIGNIFICANCE

Description of Historic Place

First Shaughnessy is a residential neighbourhood in Vancouver, bordered by 16th Avenue, King Edward Avenue, Arbutus and Oak Streets. It is a distinctive area comprised mainly of large single-family dwellings on large lots with generous setbacks and lush private gardens. The picturesque street plan is centred on 'The Crescent,' a circular drive of property situated on the highest ground east of Granville Street, and surrounding an oval, tree-filled 1.45-hectare park. The curved street layout features sweeping boulevards and extensive mature landscaping, distinguishing it from adjoining neighbourhoods. A significant number of pre-1940 homes exhibit a variety of traditional architectural styles including Arts and Crafts, Craftsman, Neoclassical Revival, Mission Revival, and Tudor Revival. Infill and new principal houses in the area have been built to conform to design guidelines, some imitating 'historical' styles and few with more contemporary designs.

Heritage Value of Historic Place

The First Shaughnessy neighbourhood is valued as: a residential area that reflects the central role the Canadian Pacific Railway (CPR) played in the development of Vancouver; a superb expression of early urban planning movements; a cultural landscape of estate properties; and a collection of traditional architectural styles, designed by notable architects of British Columbia.

The lands that were ultimately developed as First Shaughnessy were a grant from the Province to Donald Smith and Richard Angus in 1885, given to these two men at special request of the Board of Directors of the CPR. First Shaughnessy illustrates the influence of the strategic real estate activities of the CPR, the largest landholder in Vancouver at the time. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The CPR spent more than one million dollars planning the site before it began selling its lots. The enclave was named after Sir Thomas Shaughnessy, the president of the CPR from 1899 to 1918, and its principal streets retain the names given to them when they were named after his daughter and several early members of the company Board of Directors.

First Shaughnessy's romantic urban landscape was planned by Montreal landscape architect Frederick G. Todd in collaboration with Danish engineer L.E. Davick. The design of Shaughnessy reflected Todd's enthusiasm for the 'Garden City' concept of urban planning, initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. At the time, other North American cities were also developing Garden City neighbourhoods, for example Mount Royal in Montreal, which was also designed by Todd. First Shaughnessy is valued as one of western Canada's best examples of a planned Garden City community, and has retained its original development pattern and estate character.

The lush cultural landscape contributes to the presentation of a cohesive image despite variations in the form of development. Landscape screening addresses concerns for privacy, conceals parked vehicles as well as giving a sense of graciousness and aesthetic quality. Landscaping is layered with many types of trees, shrubs and flowers, varying in size, texture and colour. The consistent streetscapes contribute to the overall estate character of the area. Gently curving tree-lined streets, uninterrupted vistas of layered landscaping and lush private gardens create a distinctive 'garden city' quality. The landscaping includes some of Vancouver's most unusual trees, specially imported by the CPR from overseas and elsewhere in Canada.

First Shaughnessy represents a significant collection of excellent examples of Revival-style architecture designed by well-respected architects of the era, including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper. The pre-First World War era of home construction in Shaughnessy was one of architectural revivals, and conformity to traditional styles remains one of the distinguishing features of the First Shaughnessy neighbourhood. With few exceptions, all houses built prior to 1940 in

First Shaughnessy exhibit historical references in their architectural style. The architectural styles included English Arts and Crafts, Tudor Revival, Craftsman and Colonial Revival. As well as individual heritage value, this collection of unique properties has significant value as a grouping, illustrating a variety of styles and architectural design within one distinct area. These houses are also valued as examples of good workmanship and for their use of high quality materials.

Character Defining Elements

The elements that define the heritage character of First Shaughnessy are its:

- Direct evidence of a close association with the CPR, as illustrated by the area's street names and the name of the neighbourhood;
- Continuous residential use;
- Distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- Cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revival;
- Generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants; and
- Residential masterworks built with superior materials and craftsmanship, designed by many of B.C.'s most prominent early twentieth century architects.

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Appendix A3

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGN GUIDELINES

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1 Introduction

These design guidelines must be read in conjunction with the Heritage Conservation Area Official Development Plan (“the HCAODP”), the Heritage By-law, the Heritage Procedure By-law and the First Shaughnessy District Schedule and apply to all development in the First Shaughnessy Heritage Conservation Area (hereinafter “First Shaughnessy”), including alterations to protected heritage property, new development, and alterations to existing unprotected buildings.

The design guidelines provide a framework for reviewing all development in First Shaughnessy. They outline the broad design principles of architecture and landscape design that shaped the area. The design guidelines discuss conservation principles and the approach to the conservation of heritage character-defining elements. They also provide guidance on site planning, massing, and building composition. All development should reflect the design principles and methods that guide development in the First Shaughnessy.

2 Historic Design Elements in First Shaughnessy

2.1 Overview

The heritage character and heritage value of First Shaughnessy is derived from the planning and architectural philosophies that prevailed during the early stages of Vancouver’s development history. Late nineteenth century visions of residential architecture and urban design, evoked by terms such as “picturesque landscape”, “pastoral landscape” and “garden suburb” are planning philosophies that inspired First Shaughnessy. To understand the heritage character-defining elements of the area, and how they are to be conserved, it is important to understand the principles of the architecture, urban design, and landscape design that applied to the original development of First Shaughnessy.

This section examines:

- (a) the planning philosophy that informed the design of the First Shaughnessy development, including the arrangement of streets and configuration of lots;
- (b) the streetscape and landscape which contributes significantly to the identity of the area; and
- (c) the architectural history which influenced residential design in First Shaughnessy.

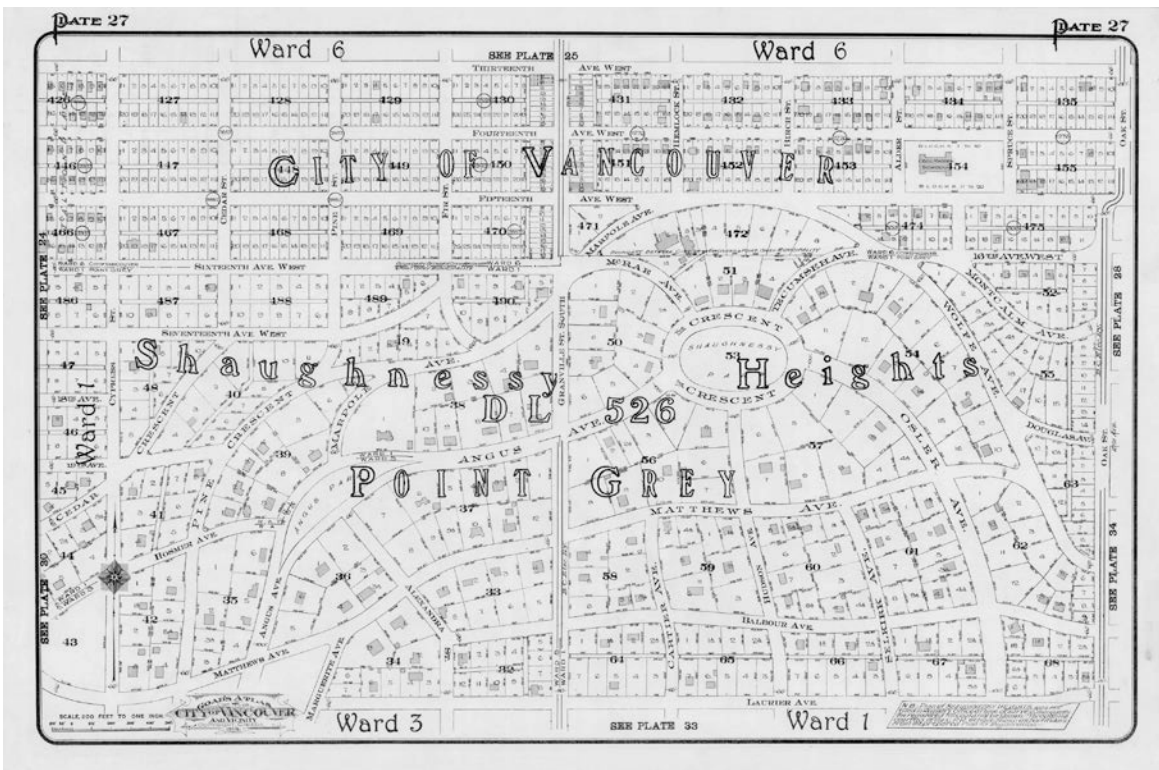
2.2 Streetscape

The work of landscape architect Frederick Law Olmsted strongly influenced the design of First Shaughnessy. From the 1850’s to the 1890’s, Olmsted designed many parks and neighbourhoods in other North American cities. Olmsted’s parks, boulevards, and neighbourhoods combined vehicular and pedestrian circulation within a naturalistic flow of landscaping. Streets followed the natural contours of the land to form an organic relationship with the existing topography. Roads and paths wound their way past trees, lawns, rustic stone walls and picturesque architecture, melding urban infrastructure with these romantic rural elements. The configuration of lots also followed the curves of the road taking on a similar romantic disposition.

First Shaughnessy, planned by Montreal architect Frederick Todd in collaboration with Danish engineer L.E. Davisk, reflects the romantic urban landscape inspired by Olmsted. The curved streets that follow the natural topography, centre boulevards, tree-lined sidewalks, offset intersections, narrow driveways, mature trees, large lots with irregular configurations, and varying lot sizes all contribute to the pastoral image of the neighbourhood.

An important quality of the streetscape of First Shaughnessy is the limited visual presence of automobiles. Site access and internal circulation on First Shaughnessy sites includes narrow driveway entries that provide a clear transition between the street and the site. Oblique views from the street into sites are created by using enclosure elements such as gateposts, hedges, and other landscape treatments incorporated in the vicinity of the site access. Generously landscaped front yards screen vehicles and enhance glimpses of the house. Compressed landscaped openings, combined with long vistas of richly landscaped front yards, are a unique characteristic of First Shaughnessy.

Below: *Vancouver Fire Insurance Plan, 1912, Plate 27 [Library & Archives Canada] This plan captures the portion of the First Shaughnessy Neighbourhood where the curved streets that follow topography occur.*



2.3 Landscape

First Shaughnessy was strongly influenced by the *Garden Suburb* concept of large estate sites with grandly scaled houses set in large private gardens. A notable feature of these large sites is a substantial front yard that conveys the scale of the site relative to the size of the building on the property. The front yard leading to the main entrance of the principal building, is designed as an “*antechamber*”: a landscaped area with spatial qualities that emphasize the transition from the street to the house by defining the front yard as a semi-enclosed vestibule through the careful arrangement of tree canopies, hedges, walls and other landscaping devices. The *antechamber* expression relies on heavy enclosure from the street in order to present the estate scale legacy.

Because First Shaughnessy's development occurred within a short period of time, the neighbourhood has a consistent, cohesive image. Although front yards vary between sites, their appearance from the street is similar. The successful relationship between the streetscape and the house is attributable to seven landscape principles: enclosure, screening, layering, filigree, filtering, revealing and skyline. The use of these principles

has created the verdant, mature landscapes and streetscapes that are integral to the heritage value of First Shaughnessy. These landscape principles are further described in Section 3.3.1 of the Guidelines.

Below: *The Rose Garden at the A.D. McRae residence, Hycroft, June 22, 1922 [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. Garden Suburb: One of the key defining characteristics of First Shaughnessy was the development of garden settings that complemented the architecture of estate mansions.*



2.4 Architecture

The pre-First World War era of home construction in Shaughnessy was a time of architectural revivals. Architects offered their clients a choice of historical styles to reflect the owner's ideals and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*. Many others also catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients.

With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Deference to traditional styles is one of the distinguishing features of the neighbourhood; however none of the buildings were designed as replications of these styles of the past. Rather, these houses represent several styles, the forms and details of which were interpreted by various architects practising

during Shaughnessy's early development period. Three prominent trends in form and style evident in those historical references are:

- (a) *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival
- (b) *English Vernacular* including British Arts and Crafts and Tudor Revival
- (c) *Classical* including Georgian Revival, Foursquare and Neoclassical Revival.

Many First Shaughnessy houses have a tripartite composition that divides the facade into three parts: base, middle, and top. The base is expressed in robust material such as stone masonry. The middle, comprised of the main and upper floors, forms the principal plane of the elevation. The top, or attic component, is composed of a decorative triangular gable framed by a steeply sloped roof. A rigorous approach to the composition of architecture and its well-considered relationship to the street is strongly characteristic of the area.

Below: *The Nichol House [W.J. Moore, photographer. City of Vancouver Archives Bu P567]. The house design exhibits a tripartite composition with the display of a discernible base, middle and top. The significant front yard rose garden, a protected heritage feature, is an integral component of the heritage value of this property.*



3 Design Guidelines in First Shaughnessy

3.1 Overview

Development in First Shaughnessy should exhibit site planning characteristics that distinguish the heritage conservation area; large sites, generously landscaped front yards, and houses appearing relatively small on the site. This distinct estate image was created within a short period of time when exceptional houses were built with a definitive architectural approach. Exceptional materials and skilled craftsmen were readily available. Today, in recognition of current housing standards, construction material

availability, and sustainability concerns, a comprehensive design approach is needed to execute similar high quality standards and complementary design in the neighbourhood.

3.2 Compatible Design

Compatible design does not require new design to replicate the historical styles established in First Shaughnessy; however, an intelligent, sensitive design approach is necessary to honour the design principles and legacies outlined in Section 2 of these guidelines.

The original houses in First Shaughnessy do not compete with each other in terms of landscape design, site planning, building massing and composition, selection of colour, quality and calibre of material. All of these attributes contribute to a consistent, cohesive streetscape. In order to be compatible, new design should achieve the following:

- (a) compatible landscape design, parking access and overall site planning;
- (b) compatible massing and visual scale of the building relative to the streetscape context;
- (c) sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings; and
- (d) consistency of proposed grades with natural, existing grades, particularly near property lines.

3.3 Landscape Design

3.3.1 Landscape Principles

The careful selection and configuration of trees and landscape in First Shaughnessy is instrumental in creating the enclosure, screening, layering, filigree, filtering, revealing and skyline inter-relationship with the built form discussed in Section 2.3. Landscape design in First Shaughnessy must provide designs that are sensitive, well crafted, and apply the following:

- (a) **Enclosure:** The concept of enclosure in First Shaughnessy refers to the boundary between the public and private realm occurring at the property line. The traditional landscape enclosure is composed of a low, rough-cut masonry wall with a taller evergreen behind it. "Enclosure" also includes other boundary forms, such as fences, trellises and lattices.
- (b) **Screening:** The degree of transparency and privacy provided by the density of landscaping such as hedges, shrubs and tree canopy. Screening creates privacy for residents, conceals vehicles, and conveys a sense of graciousness of the property to the street.
- (c) **Layering:** Layering is a spatial and perceptual design attribute. In spatial terms, layering refers to multiple levels and bands of landscaping which blend together to form the private landscape towards the front of the site. These strata consist of large and small trees, which vary in size, colour, type and texture; bushes and shrubs, many blossoming or ornamental; flowering plants of all types; ground cover; and formal parterres and flower beds. Perceptually, these layers form the "antechamber" in the front yard, but may extend beyond, emphasizing the sense of depth of the property as seen from the street. "Layering" creates a dynamic landscape as one moves in or through the garden.

- (d) **Filigree:** Filigree refers to the use of plant materials close to or directly attached to the building to partially veil the building or property. Filigree describes the delicate tracteries of tree branches, large shrubs and climbing plants that embellish many houses in First Shaughnessy.
- (e) **Filtering:** Filtering is the use of foliage to screen and filter the view from the streetscape through foliage (or “filigree” of branches), beyond iron fences, or other structures to the distant planes of the buildings on the site.
- (f) **Revealing:** Revealing occurs where filigree ends and the gables and roofs of the structure lie exposed above foliage. Revealing in combination with other landscape components enhances the view of the buildings on the site.
- (g) **Skyline:** Throughout First Shaughnessy, the mature and varied growth of many species of trees creates a skyline that frames buildings and provides a backdrop for the built environment.

3.3.2 Landscape Design Style

The gardens of First Shaughnessy are influenced by the English landscape gardens of the 19th Century, adapted to suit the West Coast climate. The style of planting in First Shaughnessy is less formal and uses long-lived substantial specimen trees to provide a substantial and varied tree canopy, under-planted with shrubs and hedges to create variety in scale and degree of enclosure. The landscape provides enclosure to the site to create defined outside space, and to selectively frame and reveal buildings. Overall landscape design schemes in First Shaughnessy should continue to use these ideas and the principles noted in Section 3.3.1.

Landscape designs that are reflective of European historical garden styles, such as the French garden style of the 17th Century, are highly formal, symmetrical, and imposing. This landscape design era represents an attitude where the landscape is low lying, and subordinate to the building, and relies on a high degree of site disturbance to implement. Landscape designs imitative of European garden styles are inconsistent with the landscape principles that govern in First Shaughnessy and should be avoided.

3.3.3 Retention of Trees and Landscape

The number, size and variety of long-lived specimen trees on public and private land in First Shaughnessy is unequalled in any other part of the city. The variety of tree types and tree canopy creates interplay of scale and space between trees that contributes to First Shaughnessy’s picturesque and park-like character. All development must retain mature trees and landscaping. Conservation of on-site heritage features such as landscape walls and hedgerows, distinct gardens or similar features is strongly encouraged.

Below: A pair of Sequoia Trees in First Shaughnessy. An example of the long-lived specimen trees that are a defining feature in First Shaughnessy.



3.3.4 Pedestrian Access and Circulation

Pedestrian entryways and paths warrant special design consideration. The site entry design of First Shaughnessy houses contributes to the streetscape. Space leading up to the main entrance of the principal building should emphasize the transition from the street to the house by defining the front yard as a semi-enclosed space defined by the arrangement of trees, hedges, walls or other landscaping devices. (see also Section 2.3)

Pedestrian paths and entries must be separate and distinct from vehicle access and circulation. Pedestrian gates may be adjacent to vehicle access. Gates must exhibit high quality design and material choice. The design of the gate must allow views into the site and towards the house. Solid gates are not permitted.

3.3.5 Vehicle Access and Internal Circulation

The enclosure and continuous landscape edge of a site should be preserved by having a minimum number of openings and crossings on the site. Driveway crossings must be carefully located near side property lines, and must not impact street trees.

Internal circulation and parking areas must meet the following performance criteria:

- (a) driveway entrances must be narrow and treated with landscape screening or masonry elements to minimize views of paved areas and screen vehicles;

- (b) views along driveways must be moderated by curving driveways, and use of landscape screening and layering;
- (c) excavated driveways and motor courts are highly disruptive to trees and existing landscaping and must be avoided. Below grade parking will only be considered on steeply sloped sites if garage placement is detrimental to site planning and landscape design;
- (d) retention of existing circular driveways may be considered if:
 - i. there are no proposed new areas of vehicle circulation,
 - ii. there is no effect on trees and existing landscaping, and
 - iii. the proposed design does not compromise the landscape design of any yard; and
- (e) new circular driveways and secondary access may be considered if:
 - i. there is a minimum site area of 1,858 m²,
 - ii. the site has minimum frontage of 36.57m,
 - iii. the site is not located on Granville Street, King Edward Avenue, 15th and 16th Avenues, or East Boulevard, and
 - iv. there is no impact on trees and existing landscaping.

Below: Original gate and granite pillars at 1203 Matthews. The narrow driveway curves gently to conceal on-site parking. Edges of the driveway are screened with mature shrubbery and trees.



3.3.6 Landscape Components

There are many complex landscape components that must be taken into account when site planning and coordinating a landscape design for large sites in First Shaughnessy. These components include:

- (a) **Site works:** storm water retention tanks, retaining walls, light wells and similar items have significant impact on site planning, trees, and landscaping. Such works must be carefully positioned on the site so they do not affect mature trees, mature landscaping, or any other significant landscape features to be conserved;
- (b) **Outdoor amenities:** outdoor amenity areas, like pools, hot tubs, outdoor kitchens, and sports courts generate gatherings, activity, and noise which impact neighbouring sites. Outdoor amenities must not be located:
 - i. close to mature trees and landscaping,
 - ii. within 2 m of a property line, or
 - iii. within the required front yard or side yard;
- (c) **Paved areas:** patios, driveways, pool decks or similar hardscape features, must be carefully located within the overall landscape design. Paved areas must meet the following criteria:
 - i. away from mature trees and landscaping,
 - ii. excessive areas of paving must be avoided,
 - iii. paved areas near property lines must exceed minimum setbacks to accommodate landscape transition and planting, and
 - iv. high quality paving materials must be used;
- (d) **Built structures:** built structures such as water fountains, decks, trellises, gazebos and cabanas must be modest in scale and strategically located in order not to affect mature trees, mature landscaping or any other significant conserved landscape features;
- (e) **Equipment and systems:** pool heating equipment, fountain pumps, heat pumps, air conditioners, generators, or any similar noise generating machinery must be located within an accessory building to curtail noise impacts on neighbouring properties; and
- (f) **Site lighting:** site lighting must be deployed subtly to minimize the impact of light pollution on neighbouring sites and the streetscape. Feature lighting such as soffit lighting and excessive landscape lighting is inconsistent with the area and must be avoided. The Director of Planning may require a site lighting plan to ensure that these concerns are addressed.

The above noted landscape components must be carefully considered and incorporated into a cohesive landscape image. A key goal in such a vision for the landscape and garden design should ensure that individual landscape components are subordinate to the overall garden design and softscaping.

3.3.7 Landscape Materials

First Shaughnessy has a tradition of use of high quality material in every realm of design. The first impression of many sites occurs at the street edge where granite walls, wrought iron gates and high quality fence materials are used. New development should continue this legacy of high quality materials. The principles outlined in Sections 3.7.5 and 3.7.6 of the guidelines also apply to landscape materials.

The following materials are widely used in First Shaughnessy and are considered high quality, authentic materials: granite stone, high quality concrete pavers, wrought iron, and metals that develop patina such as copper and zinc.

Manufactured materials that are synthetic or imitative of other materials are inconsistent with the standard of design within First Shaughnessy. The following materials are out of character with the area and must be avoided:

- (a) aluminum fencing and solid panel aluminum gates,
- (b) artificial turf,
- (c) cultured stone,
- (d) plasticised wood products, and
- (e) asphalt paving.

3.3.8 Landscape Summary

The large number of mature trees and the landscaping in First Shaughnessy provide privacy and amenity to inhabitants. Variations in height, density and combinations of plant materials embody the archetypal leafy green image of First Shaughnessy. Landscape designs should ensure that these landscape attributes are understood and implemented in all development. The image of First Shaughnessy has developed a consistent, cohesive relationship between the architecture and the landscape as seen from within the site and from the street.

Landscape designs in First Shaughnessy should:

- (a) create functional and identifiable areas for pleasure or use;
- (b) increase the perceived depth through a layering of a wide range of tree type, colour and texture;
- (c) relate street to house composition through consistent view angles from the street to the house;
- (d) screen vehicles;
- (e) establish the front yard as the antechamber of the house;
- (f) protect and retain mature trees and landscaping; and
- (g) conserve significant existing heritage landscape features.

(see also section 3.4 below)

3.4 General Standards for Conservation

3.4.1 Definition of Conservation

"conservation", "conserved" or "conserving" mean protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration.

3.4.2 Assessment of Heritage Character and Heritage Value

Assessment of the heritage character and heritage value of property should be informed by the provisions of the Heritage Procedure By-law and by the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, which defines:

- (a) *"heritage value" as "the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings."* ; and
- (b) *"character-defining elements" as "materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to*

the heritage value of an historic place, which must be retained in order to preserve its heritage value."

3.4.3 Conservation Principles

A necessary component of preserving and protecting the distinct character of First Shaughnessy is the careful conservation of the buildings, landscape and streetscape that are an integral part of this heritage conservation area. Conservation includes preservation, rehabilitation and restoration of existing material and is an inherently sustainable activity. A careful, gentle, and respectful approach should be taken towards the conservation of heritage character elements. The following principles for conservation and retention of heritage character and heritage value are based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

- (a) the existing condition of a character-defining element should be evaluated to determine the appropriate degree of intervention required;
- (b) minimal intervention is the preferred approach;
- (c) incongruent design features should not be added;
- (d) intact character-defining elements should be left in place;
- (e) intact character-defining elements should be protected and stabilized until subsequent intervention is undertaken;
- (f) character-defining elements should be repaired rather than replaced; and
- (g) extensively deteriorated, or missing character-defining elements should be replaced in kind by use of surviving prototypes to make matching versions.

3.4.4 Approach to Conservation

The following approach should be used in the conservation of character-defining elements:

- (a) **Understand:** how an element contributes to the heritage value of the building;
- (b) **Document:** the composition, form, material, detail dimension, and condition of any element before undertaking an intervention;
- (c) **Assess:** assemblies such as wall, roof, or other areas of the building to identify a scope of work;
- (d) **Protect:** existing character-defining elements to ensure their conservation;
- (e) **Stabilize:** protect, reinforce, shore or support any unsafe, or unstable character-defining elements until repair work is undertaken; and
- (f) **Retain:** existing character-defining elements in place.

3.4.5 Heritage Character-Defining Elements

The following elements are some of the significant heritage character-defining elements that contribute to heritage character and heritage value. In the evaluation of any project, the Director of Planning may determine that character-defining elements other than those listed below have heritage character or heritage value.

The following character-defining elements should be conserved:

- (a) **Exterior Form:** the basic exterior form includes the orientation, scale, massing, composition and roof shape of the building. The exterior building form also contributes to the neighbourhood context which includes its spatial

relationship with neighbouring buildings and the streetscape. All these attributes of exterior form enhance heritage character and heritage value.

- (b) **Roof:** most early architecture in First Shaughnessy display prominent roof forms. Roof design includes elements such as cupolas, turrets, chimneys, gutters, weathervanes, gables, eaves, parapets, dormers, soffits, and fascias. Roof designs are integral to heritage character and heritage value.
- (c) **Exterior Walls:** exterior walls include foundation walls, structural masonry including stone walls, wood or steel framing, and an exterior cladding system such as stucco, wood siding, or shingles. Exterior walls provide the weatherproofing, structure, insulation, and control of daylight. The type and quality of the materials used for cladding of exterior walls also contributes to heritage character and heritage value.
- (d) **Windows and Doors:** exterior windows and doors include components such as frames, trims, mouldings, sashes, muntins, stained and leaded glass. The hardware on windows and doors adds further detail and interest. The location and design of windows and doors give the building a sense of scale, rhythm, proportion and depth.
- (e) **Entries and Porches:** the location and design of the entry and porch of a building contribute to the heritage character and heritage value of the building.
- (f) **Interior Architectural Features:** interior architectural features include walls, ceilings, stairs, or other unique decorative features, such as columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints finishes and colours, architectural hardware and all other similar interior features with heritage character or heritage value.
- (g) **Landscape Features:** include any fence, retaining wall, fountain, patio, terrace, statuary or similar feature or garden of significance that is located on a site and outside the exterior walls of a building.

3.5 Renovations and Additions

3.5.1 Protected Heritage Buildings

Renovations and additions to protected heritage property should be physically and visually compatible with, subordinate to, yet distinguishable from the existing building. The renovation must be respectful of the period and style of the house. For example, Foursquare buildings warrant special attention in terms of finding sensitive ways to add to the building while still preserving the original form of the building. Wherever possible, original forms, materials and details should be revealed, left in place, preserved, and restored in place. Replacement of an existing foundation, including the raising and relocation of a house, should not be considered when it will substantially alter stone or brick foundation walls and related features.

- (a) **Additions:** Whenever possible, siting of additions to the rear of a building is preferred in order to maintain the appearance of the house from the street. Whether located to the rear or to the side, all additions must propose a substantial setback from the existing face of the existing building.
- (b) **Multiple Conversion Dwellings:** The development of multiple conversion dwellings on protected heritage property must sensitively create units within the principle building with minimal visual effect to the building exterior. The following criteria for the design of a multiple conversion dwelling must be met:
 - i. maintain the existing front entry as a common entry;
 - ii. unit entries must occur internally;

- iii. exterior fire escapes are not permitted; and
- iv. dwelling units must be generally similar in size to ensure equal financial commitment towards property maintenance.

3.5.2 Existing Buildings Not Protected

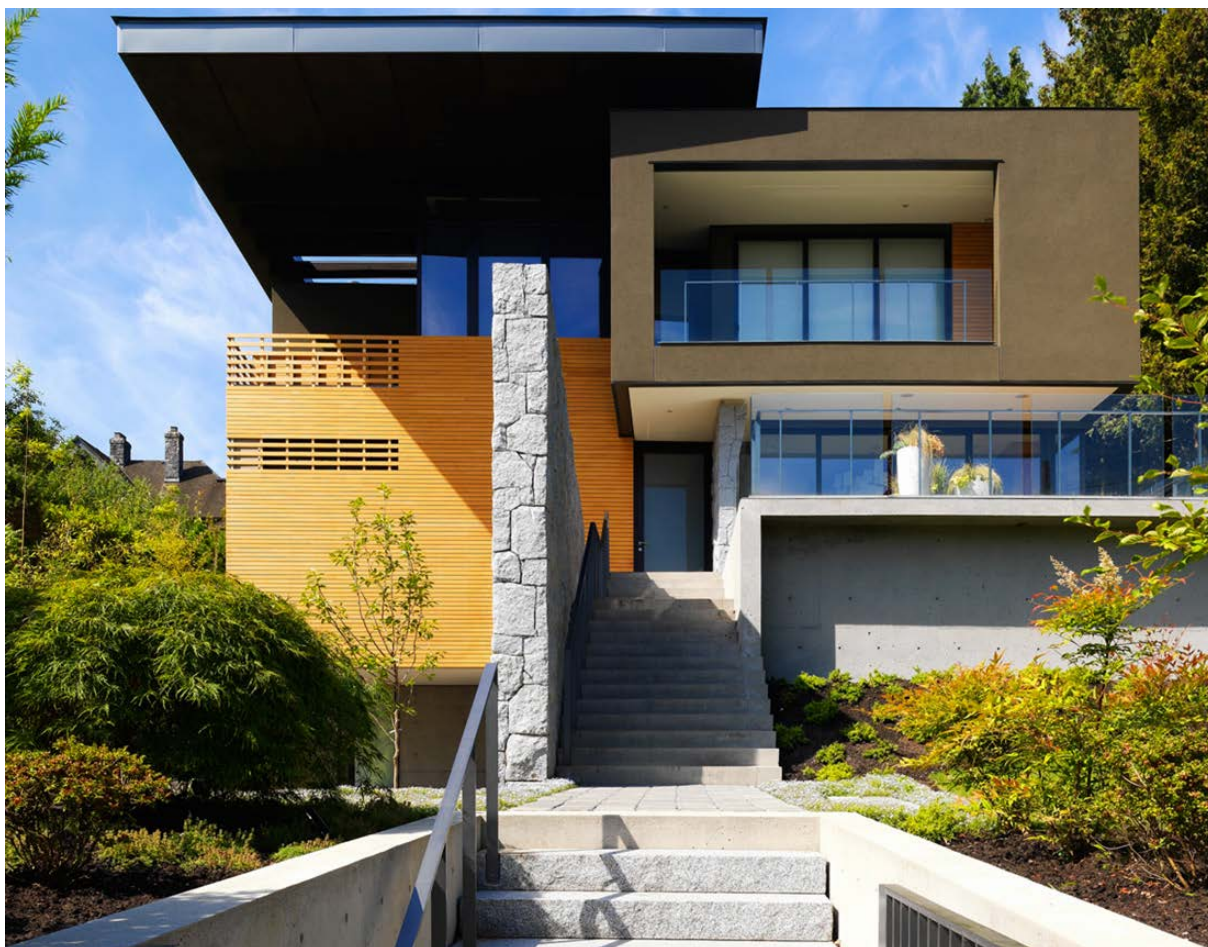
For renovations or additions to existing buildings that are not protected heritage property, the design, form, and massing must be generally consistent with the existing building. Renovations and additions to existing buildings should follow the design guidelines with respect to compatible design, building siting, massing and height, and architectural detailing.



Above: *Rosemary, 3689 Selkirk Street, 2015. View from the front yard of the ongoing refurbishment of the exterior cladding.*

3.6 Architectural Design

Architecture in First Shaughnessy includes a variety of styles and architectural expressions. The guidelines do not require that new building design or renovations to protected heritage property replicate historical architectural styles or motifs (see Section 2.4). New construction and renovations to protected heritage property must be evaluated carefully within their context to understand the appropriate architectural approach. Contemporary architectural ideas may be considered in proposals demonstrating a rigorous design process and a high degree of compatibility with other buildings on the site, neighbouring sites and the streetscape.



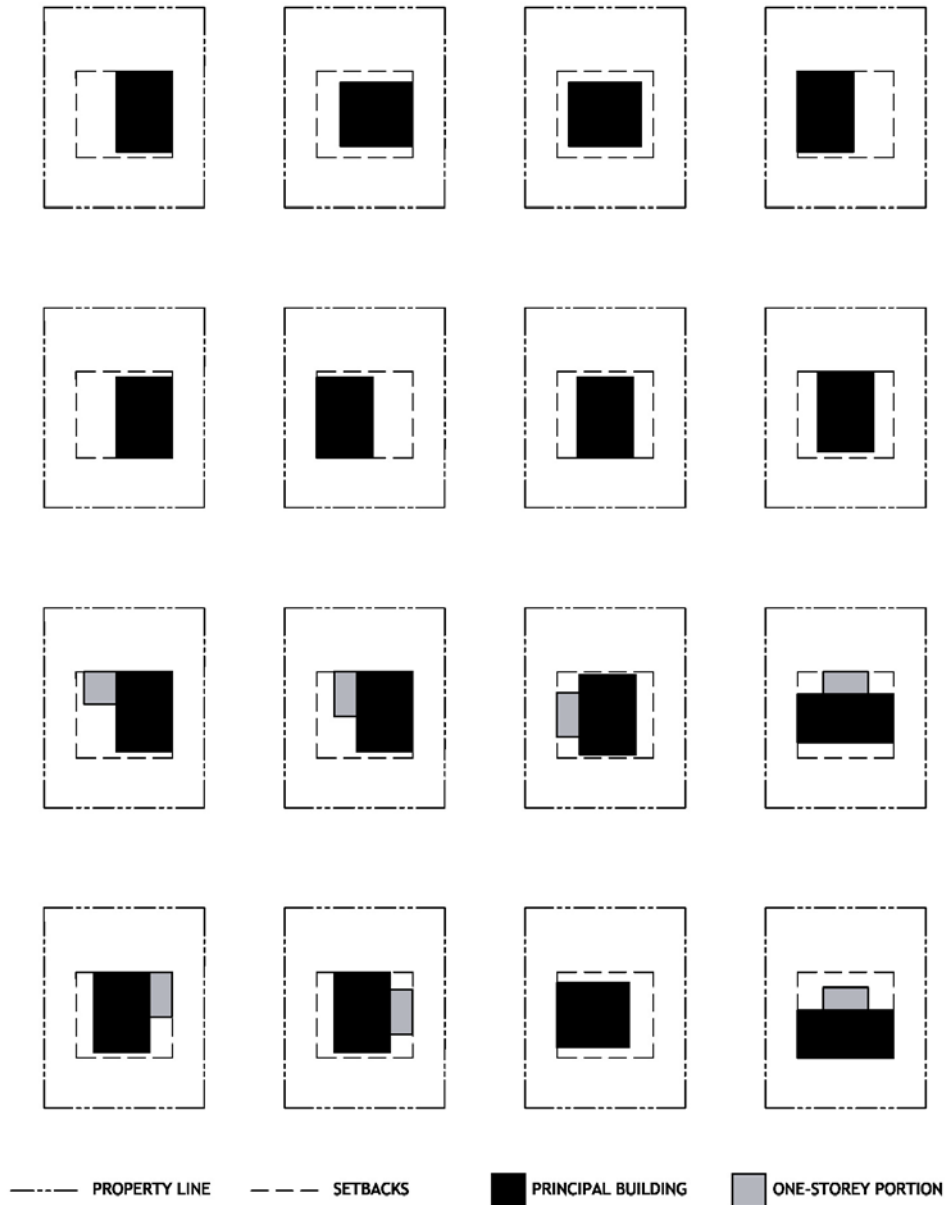
Above: 1098 Wolfe Street, photo courtesy of Measured Architecture, 2014. Contemporary expression in conjunction with a carefully crafted landscape design

3.6.1 Building Envelope and Footprint

Building envelopes are prescribed to establish minimum standards for sites to perform favourably towards neighbouring sites with respect to height, shadowing, privacy, and overlook. The building envelope is not a basis for generating building form, nor is it anticipated that buildings should fill the building envelope. The regulations in the District Schedule for the maximum building footprint are intended to allow designers flexibility of building placement within the building envelope. This is intended to support creativity, variety, and design excellence in the neighbourhood. Substantial excavated features in the building envelope will not be not supported. Sunken wells to enhance light and access to the basement will only be permitted towards the rear of the building. Light wells at the side of the building must be limited to the window that they serve at a sufficient depth to avoid the requirement for guardrails.

Below: Some examples of possible footprint options. Other variations in building massing may occur within the envelope.

FOOTPRINT OPTIONS WITHIN BUILDING ENVELOPE



3.6.2 Principal Building Siting

Compatible design with respect to building siting applies to all development to ensure a balanced relationship between the principal building and the streetscape; secondary buildings, neighbouring sites, and landscape spaces. Principal building siting must meet the following criteria:

- (a) be prominently sited with consideration to the streetscape;
- (b) create outside spaces designed with purpose and character;
- (c) accommodate the retention of protected trees and mature landscaping; and
- (d) demonstrate sensitivity towards adjacent outdoor areas, such as patios and swimming pools, on the site and on neighbouring sites.

3.6.3 Principal Building Massing and Height

Principal buildings must be compatible with and generally consistent in scale, mass, and proportion to neighbouring buildings within the streetscape context. New development and renovations and alterations to existing buildings must not overwhelm the street.

The discretionary height limit in the District Schedule is intended to allow a partial third storey. Consideration for this additional height is to allow buildings to conform to the general neighbourhood context, and to reduce the building footprint. Various roof forms such as end-gable, cross-gable, or hip may be considered. The eaves must terminate at the level of the second floor ceiling or lower. The partial third storey must be substantially contained within the roof form. Dormers may be considered at the partial third storey subject to Section 3.7.1.

3.6.4 Secondary Building Siting

Careful consideration of secondary building development for infill and accessory buildings can enhance and complement the estate image of First Shaughnessy. The design of secondary buildings need not mimic or replicate the existing form and detail of the principal structure. However, the design should be complementary in terms of building siting, massing, height, materials and colours, and generally consistent with the streetscape.

Siting of secondary buildings may be more flexible than siting of principal buildings if the secondary building:

- (a) is located to the rear or to the side of a principal building in deference to the principal building;
- (b) is sited to create in-between open space with a definite use and character;
- (c) accommodates the sensitive design of vehicle access, manoeuvring, and parking; and
- (d) the separation between all buildings on the site is sensitive to the scale, massing and orientation of the buildings and provides acoustic and visual privacy.

3.6.5 Secondary Building Massing and Height

Secondary buildings must be subordinate and complementary to the scale and massing of the principal building on the site and neighbouring sites. The total massing of secondary development must maintain the dominance of the existing

principal building. On an infill building whose first floor is at or near grade, the eaves should terminate approximately 1.2m above the level of the first floor ceiling.

Below: The coach house at Grey Gables. Original coach house forming entrance to the estate site is enhanced by the surrounding landscape treatments.



3.6.6 Vehicle Parking and Garages

Garages should be sited in the rear yard whenever possible. On a site served by a lane, the garage must be accessed from the rear of the site. The design of the garage should be generally consistent with the design of the principal building. In keeping with the original intent of the First Shaughnessy neighbourhood, garages should be visually unobtrusive, modest in size and accommodate a maximum of three cars. If additional cars must be accommodated on site, creative solutions such as car lifts should be incorporated to preserve the modest size of garage structures. In the case of infill developments, garages should be integrated into the design of the infill building.

3.7 Architectural Components

Features such as roofs, windows and entranceways must be designed with great care. The building volume should be articulated with projections or recessions rather than uniform planes and monolithic volumes. Individual elements of building design are discussed in the following sections.

Below: *Gable end detailing. Even with severely weathered finishes, the robust detailing of this gable design featuring a stained glass window, a functional soffit bracket, half timbering, a dentiled beam, and a decorative column capital together provide a rich composition.*



3.7.1 Roof Design and Dormers

Roof design with a substantial slope and a dominant primary roof is a notable feature in First Shaughnessy. The roof design must not contain any subtractions or negative volumes for inset roof decks or similar outside spaces. To achieve compatible design within the neighbourhood roof design must:

- (a) have a dominant primary form;
- (b) incorporate gables and chimneys to articulate the volume of the building;
- (c) not use skylights or sustainable roof mounted technologies on any location visible from the street; and
- (d) comply with the following table regarding the maximum total width of dormers provided on a half storey above the second storey:

Dormer Orientation	Maximum Total Dormer Width
Rear yard	40% of the width of the elevation of storey below
Interior side yard	25% of the width of the elevation of storey below
Street or flanking lane	30% of the width of the elevation of storey below

3.7.2 Roof Design and Dormers for a Coach House

The coach house roof must consist of a dominant roof form without any subtractions or negative volumes for inset roof decks or similar outside spaces. The spring height for the roof must be no more than 2.6 m above grade. To enhance the livability of the coach house, dormers are permitted in the partial storey, except that:

- (a) only gable dormers are permitted;
- (b) the dormers must have a minimum roof slope of 10:12; and
- (c) no more than two gables are permitted.

Below: *Hip dormer and roof detail. [drawing by Paul B. Ohannesian. Image used with the permission of Touch Wood Editions] Prominent roof slopes with skillful use of dormers to create living space within the roof form. Exquisite masonry chimneys further enhance the roof design.*



3.7.3 Windows

Window selection and detailing must meet the following criteria:

- (a) all windows must be high quality wood windows consistent with the construction standard in the area;
- (b) windows should be deeply set within the building elevation to read as a punched openings; and
- (c) traditional window detailing, placement and proportion must be demonstrated on any building face visible from the street.

3.7.4 Entrances and Porches

Apart from their practical function of providing weather protection, the design of entrances and porches should provide further articulation, depth and visual interest to the design of buildings. The First Shaughnessy District Schedule contains a floor area exclusion to encourage new porches and to facilitate re-opening of pre-existing porches that have been filled in. Original porches on existing buildings should be preserved or restored to an open condition whenever possible. The design of new entrances and porches should be consistent with the overall composition and character of the building. Entrances to the main floor must be sufficiently above grade to give prominence to the porch and to give the building a substantial base.

3.7.5 Compatible Materials

The materials that are used in First Shaughnessy are high-quality materials installed with skill and craftsmanship. The densely articulated appearance of First Shaughnessy houses is achieved by clear architectural expression combined with robust detailing of decorative elements, such as pediments, cross-timbers, cornices and chimneys.

For protected heritage property, original materials should be conserved and refurbished in place. In areas where repair is required, new materials should respect, blend, and be generally consistent with the original materials. Original materials left in place such as wood siding and trim should be repaired, painted and maintained to a generally restored condition. Where original building materials are degraded or decayed to the point where replacement is necessary, the original configuration, assembly and appearance should be replicated. (see also section 3.4)

All new materials must have the following properties:

- (a) **Durability:** materials should retain their shape and properties for many years without deformation. When materials weather, fade or change colour, such change is predictable leading to a desired patina.
- (b) **Structural Solidity:** high-quality materials have a substantial dimension and proportion and give the appearance of thickness, depth, and solidity. It is important that the building materials contribute to this sense of solidity.
- (c) **Authenticity:** authentic materials are natural materials such as wood, stone, and slate, or materials that have integrity and durability such as concrete and brick. Use of the following authentic material is encouraged:
 - i. stone facing of substantial thickness,
 - ii. painted wood shingles or lapped horizontal siding,
 - iii. brick,
 - iv. cedar shingles, high quality asphalt shingles,
 - v. copper or zinc limited to feature roofs, or bay details,
 - vi. cementitious stucco with heavy dash, or rock dash,
 - vii. slate, and
 - viii. wrought iron.

3.7.6 Incompatible Materials

The fabric and image of First Shaughnessy depends on the selection of high quality materials. Materials must be appropriately selected and installed to ensure compatibility with the character of the area. The following materials or application of materials are not compatible with the area and are not permitted:

- (a) aluminum, vinyl, or fibreglass windows,

- (b) clay or concrete tile roofing,
- (c) diagonal wooden siding,
- (d) plywood as a primary facing material,
- (e) combed or textured lumber,
- (f) acrylic or smooth stucco,
- (g) concrete block as a primary facing material, and
- (h) dimensional stone tile cladding.

Materials that are manufactured to imitate other materials are incompatible with the character of the historic conservation area. The following materials are imitative materials and are not permitted:

- (a) cementitious siding,
- (b) aluminium or vinyl siding,
- (c) cultured stone,
- (d) expanded Styrofoam castings,
- (e) plasticized wood products, and
- (f) rubber roof shingles.

3.7.7 Exterior Colour

For protected heritage property, it is recommended that a return to the original colour scheme be considered to reflect a colour selection and palette authentic to the period when the building was constructed. In general, earth-tones and natural pigment colours and colours from the Benjamin Moore *Historical Vancouver True Colours Palette* created by the Vancouver Heritage Foundation are the most appropriate choices.

For all development, colours that are incongruent with the neighbourhood such as brightly hued or highly saturated versions of orange, yellow, red, and blue, in addition to any fluorescent colours, are not permitted. Pure white was not generally used historically, and should be avoided.

4 Storm Water Storage System

4.1 General

The purpose of these guidelines is to provide information to aid the design engineer. These guidelines shall be used in conjunction with the Storm Water Storage Regulations in the First Shaughnessy District Schedule.

The following guidelines discuss storage methods, flow restriction devices and detailed design features.

4.2 Methods of Storage

Acceptable alternate storm water storage methods are:

- (a) **Surface Storage in Dry Ponds:** Surface storage may be provided on a tennis court or patio where the design must give special attention to the emergency overflow and the connection of footing drains.
- (b) **Surface Storage in Wet Ponds:** Wet ponds may be incorporated into a landscaping feature, although this may not be practical on a small or steep lot. Special attention is required in designing the flow restriction device, the emergency overflow, and the footing drain connections.

- (c) ***Underground in a Structure:*** This is suitable for all lots. Storage volume could be provided in a pipe (corrugated metal or concrete) or a tank.

4.3 Flow Control Devices

Orifice-type flow control devices must be used in First Shaughnessy. Minimum size is 50 mm, although larger sizes or a "Hydrobrake" should be considered to avoid maintenance problems.

4.4 General Design Notes

The following comments are general design guidelines:

- (a) All storage systems must have a control manhole containing the flow restriction device, an emergency overflow, a backwater valve and an effectively trapped sump (refer to the Plumbing By-law for sump and backwater valve specification). The control manhole must be accessible for inspection and maintenance, and its overflow must be above the design head of the storage system.
- (b) All habitable areas must be located at least 150 mm above the emergency overflow elevation.
- (c) Some areas of First Shaughnessy may have plumbing fixture elevation restrictions. Please check for this with the Sewer Design Branch.
- (d) The storm water storage system must be separate from the sanitary system.
- (e) The design storage head must be kept to a minimum to allow the use of the largest size orifice.
- (f) The minimum storage volume required is based on calculations using the Rational Method and assuming a 100-year design storm, a run-off coefficient of 0.95 and a constant outflow volume equal to the maximum allowed (17.5 l/s/hectare). The designer may wish to provide more storage.
- (g) For enquiries or further information, please contact:

Sewers Engineer
City of Vancouver Engineering Department
5th Floor, 507 West Broadway
Vancouver, B.C. V5Z 0B4

5 Rezoning for Affordable Housing, Rental Housing and Special Needs Housing

5.1 Criteria for Rezoning

Consideration of rezoning proposals is limited to sites and developments that meet the following criteria:

- (a) the site does not contain protected heritage property;
- (b) the site does not contain buildings that, in the opinion of the Director of Planning, have heritage character or heritage value;
- (c) the site is located on West King Edward Avenue, Granville Street, or West 16th Avenue;
- (d) the site has a rear lane;
- (e) the application is based on city-wide policies seeking to increase the choices for affordable, rental, and special needs housing;
- (f) the proposed development demonstrates compatibility with adjacent development and with the heritage conservation area; and

- (g) the proposed development complies with the intent and objectives of these guidelines.

5.2 General Form of Development

The form of a multiple dwelling residential development differs from the single family development that is characteristic of First Shaughnessy. Some variations to the built form described in these guidelines may be necessary to reconcile these differences. Any variations will be assessed on a case by case basis specific to the site and context in terms of urban design performance as it relates to compatibility with the character of the neighbourhood.

The general form of development will be evaluated based on the following:

- (a) minimum side, rear and front yard requirements should be met;
- (b) if development occurs beside a site with non-conforming yards:
 - i. in the case of front yards, new development should provide a transition from an existing non-conforming front yard to a conforming front yard setback; and
 - ii. in the case of side yards, new development should be generally consistent with the existing development pattern and should include a landscape design consistent with these guidelines, to create a buffer between the new development and adjacent sites;
- (c) additional density may be considered if appropriate to context, and subject to consideration of shadow analysis, view impacts, frontage length, building massing, setbacks and similar issues and to a demonstration of community support;
- (d) existing height limits must be met;
- (e) the roof design requirements in these guidelines may not be compatible with a multi residential development and roof design may vary subject to general compatibility with the streetscape context;
- (f) landscape design should demonstrate enclosure, screening, layering, filigree, filtering, and revealing, as outlined in these guidelines;
- (g) protected trees and mature landscaping must be retained;
- (h) landscape design for multiple dwelling residential use must carefully integrate the following:
 - i. pedestrian circulation,
 - ii. outdoor amenity and play areas suitable for families, and
 - iii. vehicle circulation and parking;
- (i) landscaping and building materials must be of the high quality, detailing, and authenticity required by these guidelines; and
- (j) delivery of ground-oriented housing for families.

Annex A3-1

First Shaughnessy Advisory Design Panel - Terms of Reference

(Adopted by City Council January 11, 1994)
(Amended December 6, 2001)

1 Purpose

To advise Council, the Development Permit Board or the Director of Planning, as the case may be, regarding all significant development and minor amendment applications in the First Shaughnessy District.

To preserve and protect the heritage and special character of the First Shaughnessy District.

To advise the Director of Planning concerning the implementation and effectiveness of the approved planning policies, regulations and design guidelines for the First Shaughnessy District.

2 Mandate

The Panel is an advisory body authorized only to make recommendations to Council, the Development Permit Board or the Director of Planning. It does not have the authority to approve or refuse development applications or to make policy decisions.

3 Organization

The First Shaughnessy Advisory Design Panel shall consist of fourteen members. Eight members shall be residents of the First Shaughnessy District of which four shall be appointed from nominations received from the Shaughnessy Heights Property Owners' Association (SHPOA) and four shall be appointed from nominations received for resident members-at-large, two members shall be architects appointed from nominations received from the Architectural Institute of British Columbia (AIBC), two members shall be landscape architects appointed from nominations received from the British Columbia Society of Landscape Architects (BCSLA), one member shall be a realtor appointed from nominations received from the Real Estate Board of Greater Vancouver (REBGV) and one member shall represent heritage interests and be appointed from nominations received from the Heritage Advisory Committee (HAC).

Members shall be appointed by City Council.

No individual may be appointed if that person is an elected representative of Vancouver City Council, the holder of elected office with the City of Vancouver or an employee of the City of Vancouver.

Resident members shall be current residents of First Shaughnessy.

Appointees nominated from the AIBC, BCSLA, REBGV and HAC shall not reside in the First Shaughnessy District.

Non-resident members shall have experience relevant to the planning and development issues of the First Shaughnessy District.

Council shall appoint each member for a term of two years and may reappoint each member for a second term of two years. A resident appointee who is the current chair of the First Shaughnessy Advisory Design Panel may be reappointed by Council to a third term of two years. After an absence of one term (two consecutive years), an individual may again seek nomination.

Council shall make appointments to the First Shaughnessy Advisory Design Panel at the beginning of each calendar year. The terms of appointment shall be staggered such that approximately one-half of the appointments from each of the SHPOA, resident members-at-

large, AIBC and BCSLA shall expire in one year. (Due to the possibility of a third two-year term for the Chairperson, some flexibility in this arrangement shall be permitted).

Any vacancy caused by death, removal, or resignation of a member shall be filled by City Council for the unexpired term of such member.

The Chairperson and Vice-Chairperson shall be elected once a year by the Panel from the resident membership and shall serve a minimum of one year.

The Chairperson and six members, including four resident and two non-resident members one of whom represents the AIBC, the other the BCSLA, shall constitute a quorum. A majority of affirmative votes shall be required for a motion to pass.

Members shall serve without remuneration.

The First Shaughnessy Advisory Design Panel shall record its own minutes and advise Council, the Development Permit Board or Director of Planning, as the case may be, in writing on development permit applications and other planning matters where appropriate.

4 Procedures

The First Shaughnessy Advisory Design Panel shall convene every three weeks to conduct business and review development applications. The business portion of the meeting shall be abbreviated when a large number of development applications are scheduled for review. Additional meetings may be scheduled as circumstances warrant. Such circumstances may include extraordinary numbers of development applications, orientation of new members, general business and preparation of recommendations to the Director of Planning.

An agenda shall be received by Panel members the Friday before the scheduled meeting. The agenda will include a schedule for project review, location maps, reduced application drawings and one page design rationales for each project.

Panel meetings shall be conducted by the Chairperson, or Vice-Chairperson in the Chairperson's absence.

The business portion of the meeting shall occur In-Camera; however, the review and discussion of any development application shall occur in the presence of the applicant.

The procedure for the review of development applications shall be generally as follows:

- (a) the applicant briefly presents the design concept and rationale;
- (b) the Panel and Staff Coordinator may ask questions of clarification;
- (c) the Staff Coordinator presents Planning staff concerns;
- (d) the Panel may ask questions of clarification;
- (e) the Panel discusses the application in the context of the Terms of Reference, relevant By-laws and Council-adopted policies and guidelines; and,
- (f) the Panel decides to support or not support the application or defer its review.

The advice or recommendation of the First Shaughnessy Advisory Design Panel shall be attached to each application and forwarded to Council, the Development Permit Board or Director of Planning, as the case may be, for consideration.

5 Conflict of Interest

Appointees shall abide by all conflict of interest standards adopted by Council and by any additional conflict of interest guidelines adopted by the First Shaughnessy Advisory Design Panel.

6 Staff Coordinator

The Staff Coordinator or his/her assistant shall aid the Panel as outlined below:

- (a) Request nominations for appointment to the First Shaughnessy Advisory Design Panel from the various organizations. Prepare and forward to Council an administrative report regarding these nominations. Inform new members of their appointment and forward orientation packages to them;
- (b) schedule regular Panel meetings throughout the year;
- (c) prepare and forward the agenda and accompanying information for each meeting;
- (d) schedule additional meetings and site visits as required;
- (e) prepare and present staff concerns regarding development and minor amendment applications;
- (f) communicate the decisions of the Director of Planning concerning individual applications to the Panel;
- (g) forward Panel considerations to the Director of Planning;
- (h) clarify policy, technical and administrative issues for the Panel;
- (i) attend site visits, on a time-available basis;
- (j) provide information regarding changes which may affect the First Shaughnessy District such as subdivision, rezoning and heritage designation; and,
- (k) Summarize Panel review of the First Shaughnessy District applications on a yearly basis.

Additional duties, such as enforcement follow-up and provision of data, shall only be undertaken by the Staff Coordinator on a time-available basis and with the approval of the Director of Planning.

APPENDIX A4

First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION
1308	West 15 TH Avenue	029-352-096 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1320	West 15 TH Avenue	029-352-088 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1328	West 15 TH Avenue	029-352-070 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1338	West 15 TH Avenue	029-352-100 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014
1350	West 15 TH Avenue	011-524-782 LOT 5 BLOCK 472 DISTRICT LOT 526 PLAN 4502
1646	West 16 TH Avenue	009-205-195 LOT 4 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1668	West 16 TH Avenue	011-521-023 LOT 3 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1676	West 16 TH Avenue	003-184-595 LOT 2 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1774	West 16 TH Avenue	004-154-037 AMENDED LOT 2 (SEE 152137L) BLOCK 488 DISTRICT LOT 526 PLAN 4502
1810	West 16 TH Avenue	008-470-154 LOT 5 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1826	West 16 TH Avenue	011-521-112 LOT 4 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1888	West 16 TH Avenue	011-521-091 LOT 2 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1904	West 16 TH Avenue	011-521-287 LOT 5 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1930	West 16 TH Avenue	011-521-252 LOT 4 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 16 TH Avenue	011-521-228 LOT 3 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1838	West 17 TH Avenue	011-534-826 LOT 9 BLOCK 48 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1868	West 17 th Avenue	011-534-800 LOT 8 BLOCK 48 DISTRICT LOT 526 PLAN 4502
1867-1869	West 17 th Avenue	011-521-121 LOT 9 BLOCK 487 DISTRICT LOT 526 PLAN 4502
1926	West 17 th Avenue	007-158-319 LOT 4 BLOCK 47 DISTRICT LOT 526 PLAN 4502
1919-1923- 1927	West 17 th Avenue	011-521-309 LOT 7 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 17 th Avenue	011-534-907 LOT 3 BLOCK 47 DISTRICT LOT 526 PLAN 4502
1951	West 17 th Avenue	011-521-317 LOT 8 BLOCK 486 DISTRICT LOT 526 PLAN 4502
1950	West 18 th Avenue	011-536-632 LOT 3 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1990	West 18 th Avenue	011-536-616 LOT 1 BLOCK 46 DISTRICT LOT 526 PLAN 4502
2050	West 18 th Avenue	002-843-641 LOT 9 BLOCK 23 DISTRICT LOT 526 PLAN 4502
1812	West 19 th Avenue	011-538-121 LOT 8 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1837	West 19 th Avenue	007-915-101 LOT 5 BLOCK 40 DISTRICT LOT 526 PLAN 4502
1838	West 19 th Avenue	011-538-091 LOT 7 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1864	West 19 th Avenue	011-538-031 LOT 2 BLOCK 41 DISTRICT LOT 526 PLAN 4502
1903	West 19 th Avenue	011-536-683 LOT 6 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1927	West 19 th Avenue	011-536-713 LOT 7 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1938	West 19 th Avenue	011-536-870 LOT 6 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1947	West 19 th Avenue	011-536-721 LOT 8 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1964	West 19 th Avenue	011-536-837 LOT 5 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1981	West 19 th Avenue	008-028-729 LOT 9 BLOCK 46 DISTRICT LOT 526 PLAN 4502
1990	West 19 th Avenue	011-536-781 LOT 1 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1995-1999 3494	West 19 th Avenue Maple	011-536-748 LOT 10 BLOCK 46 DISTRICT LOT 526 PLAN 4502
2050	West 20 th Avenue	011-542-420 LOT 16 BLOCK 25 DISTRICT LOT 526 PLAN 4502
2060	West 20 th Avenue	011-542-128 LOT 1 BLOCK 25 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3788	ALEXANDRA	005-099-935 LOT 8 BLOCK 33 DISTRICT LOT 526 PLAN 4502
3837	ALEXANDRA	011-540-168 LOT 2 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3890	ALEXANDRA	011-540-311 LOT 12 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1426	ANGUS	010-985-468 LOT 3 BLOCK 56 DISTRICT LOT 526 PLAN 6043
1450	ANGUS	005-138-281 LOT 2A BLOCK 56 DISTRICT LOT 526 PLAN 6043
1451	ANGUS	011-533-251 LOT 5 BLOCK 50 DISTRICT LOT 526 PLAN 4502
1488	ANGUS	011-532-661 LOT 2 BLOCK 56 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
1499	ANGUS	011-533-269 LOT 6 BLOCK 50 DISTRICT LOT 526 PLAN 4502
1503	ANGUS	013-931-300 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2415
3433	GRANVILLE	013-931-326 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2415
3483	GRANVILLE	013-931-318 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2415
1526	ANGUS	011-538-961 LOT 2 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1517	ANGUS	006-467-181 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1830
1527	ANGUS	006-467-211 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1830
1537	ANGUS	006-467-253 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1830
1550	ANGUS	011-538-996 LOT 3 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER
1553	ANGUS	011-538-660 Lot 8, Block 38, DL 526

NUMBER	STREET	PID/LEGAL DESCRIPTION
1574	ANGUS	016-078-497 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2662
1576	ANGUS	016-078-519 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2662
1580	ANGUS	016-078-527 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2662
1598	ANGUS	011-539-011 LOT 5 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1637-1641	ANGUS	011-538-741 LOT 10 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1638	ANGUS	006-194-672 LOT 6 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1675	ANGUS	009-175-547 LOT 5 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1695	ANGUS	007-317-191 LOT 1 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1733	ANGUS	011-538-546 LOT 7 BLOCK 39 DISTRICT LOT 526 PLAN 4502
1738	ANGUS	024-349-445 PARCEL G BLOCK 36 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN LMP40345
1790	ANGUS	008-319-481 LOT 1 BLOCK 36 DISTRICT LOT 526 PLAN 4502
3577	ANGUS	010-879-536 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2128
3583	ANGUS	010-879-510 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2128
3589	ANGUS	010-878-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2128
3637	ANGUS	004-394-046 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1478
1819	HOSMER	004-394-054 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1478
3689	ANGUS	005-062-179 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1740
3695	ANGUS	005-062-187 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1740
1818	HOSMER	005-062-209 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1740
3737	ANGUS	008-449-082 LOT D BLOCK 35 DISTRICT LOT 526 PLAN 21422

NUMBER	STREET	PID/LEGAL DESCRIPTION
3802	ANGUS	004-386-990 LOT 1 BLOCK 29 DISTRICT LOT 526 PLAN 4502 004-387-007 LOT 2 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3837	ANGUS	002-511-444 LOT 9 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3889	ANGUS	011-541-423 LOT 8 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3898	ANGUS	011-540-656 LOT 3 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3926	ANGUS	024-294-659 LOT 4 BLOCK 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
3937	ANGUS	011-541-393 LOT 7 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3979	ANGUS	011-541-377 LOT 6 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3989	ANGUS	011-541-351 LOT 5 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1033	BALFOUR	011-531-240 LOT 14 BLOCK 62 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502
1054	BALFOUR	011-530-227 LOT 2 BLOCK 68 DISTRICT LOT 526 PLAN 4502
1063	BALFOUR	004-837-240 LOT 13 BLOCK 62 DISTRICT LOT 526 PLAN 4502
1064	BALFOUR	008-153-221 LOT 1A BLOCK 68 DISTRICT LOT 526 PLAN 4502
1111	BALFOUR	011-531-801 AMENDED LOT 4 (EXPLANATORY PLAN 4340) BLOCK 61 DISTRICT LOT 526 PLAN 4502
1212	BALFOUR	004-154-045 LOT 2A BLOCK 66 DISTRICT LOT 526 PLAN 4502
1237	BALFOUR	011-531-959 LOT 4 BLOCK 60 DISTRICT LOT 526 PLAN 4502
1238	BALFOUR	011-530-375 LOT 2 BLOCK 66 DISTRICT LOT 526 PLAN 4502
1263	BALFOUR	011-532-025 LOT 8A BLOCK 60 DISTRICT LOT 526 PLAN 4502
1264	BALFOUR	011-530-367 LOT 1A BLOCK 66 DISTRICT LOT 526 PLAN 4502
1312	BALFOUR	011-530-448 AMENDED LOT 2A (SEE 249850L) BLOCK 65 DISTRICT LOT 526 PLAN 4502
1428	BALFOUR	008-285-012 LOT 2 BLOCK 64 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1469	BALFOUR	011-532-394 LOT 3 BLOCK 58 DISTRICT LOT 526 PLAN 4502
1490	BALFOUR	012-026-123 LOT 1 BLOCK 64 DISTRICT LOT 526 PLAN 4502
1495	BALFOUR	007-189-923 LOT D BLOCK 58 DISTRICT LOT 526 PLAN 18254
1516	BALFOUR	007-906-498 LOT A BLOCK 32 DISTRICT LOT 526 PLAN 4915
1526	BALFOUR	016-742-362 AMENDED LOT 4 (SEE 4906L) BLOCK 32 DISTRICT LOT 526 PLAN 4502
1550	BALFOUR	007-869-053 LOT F BLOCK 32 DISTRICT LOT 526 PLAN 14308
1563	BALFOUR	024-090-506 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155
1585	BALFOUR	024-090-514 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155
3689	CARTIER	011-532-351 LOT 2 BLOCK 58 DISTRICT LOT 526 PLAN 4502
3680	CARTIER	003-759-342 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1651
3690	CARTIER	003-759-377 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1651
3698	CARTIER	003-759-385 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1651
3750	CARTIER	009-323-945 LOT A BLOCK 59 DISTRICT LOT 526 PLAN 10647
3773	CARTIER	011-532-416 LOT 3A BLOCK 58 DISTRICT LOT 526 PLAN 4502
3828	CARTIER	011-530-413 LOT 1 BLOCK 65 DISTRICT LOT 526 PLAN 4502
3837	CARTIER	008-211-230 LOT 2A BLOCK 64 DISTRICT LOT 526 PLAN 4502
4050	CARTIER	008-115-842 LOT 10 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1611	CEDAR	011-521-031 LOT 5 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1612	CEDAR	011-534-753 LOT 7 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1637	CEDAR	011-521-058 LOT 7 BLOCK 489 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1650	CEDAR	011-534-672 LOT 3 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1663	CEDAR	011-521-066 LOT 8 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1695	CEDAR	011-521-074 LOT 9 BLOCK 489 DISTRICT LOT 526 PLAN 4502
1703	CEDAR	011-524-120 LOT 6 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1712	CEDAR	011-538-422 AMENDED LOT 11 (SEE 16611K) BLOCK 40 DISTRICT LOT 526 PLAN 4502
1738	CEDAR	011-538-376 AMENDED LOT 10 (SEE 2071K) BLOCK 40 DISTRICT LOT 526 PLAN 4502
1751	CEDAR	011-524-146 LOT 8 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1778	CEDAR	011-538-317 LOT 9 BLOCK 40 DISTRICT LOT 526 PLAN 4502
1788	CEDAR	008-139-059 LOT 1 BLOCK 40 DISTRICT LOT 526 PLAN 5768
1799	CEDAR	009-469-222 LOT 10 BLOCK 488 DISTRICT LOT 526 PLAN 4502
1903	CEDAR	011-536-900 LOT 7 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1926	CEDAR	006-709-460 LOT 3 BLOCK 44 DISTRICT LOT 526 PLAN 4502
1950	CEDAR	011-537-451 LOT 2A BLOCK 44 DISTRICT LOT 526 PLAN 4502
1961	CEDAR	004-584-694 LOT 4 BLOCK 45 DISTRICT LOT 526 PLAN 4502
1974	CEDAR	005-202-132 LOT 2 BLOCK 44 DISTRICT LOT 526 PLAN 4502
1998	CEDAR	011-537-434 LOT 1A BLOCK 44 DISTRICT LOT 526 PLAN 4502
1999	CEDAR	011-536-811 LOT 3 BLOCK 45 DISTRICT LOT 526 PLAN 4502
2000	CEDAR	011-537-400 AMENDED LOT 1 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502
3302	CEDAR	011-073-802 LOT 1A BLOCK 40 DISTRICT LOT 526 PLAN 5768
3333	CEDAR	011-534-834 LOT 10 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3388	CEDAR	006-755-658 LOT 2A BLOCK 40 DISTRICT LOT 526 PLAN 4502
3389	CEDAR	003-669-424 LOT 7 BLOCK 48 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3438	CEDAR	011-538-228 LOT 3A BLOCK 40 DISTRICT LOT 526 PLAN 4502
3439	CEDAR	011-534-796 LOT 6 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3490	CEDAR	004-777-841 LOT 4 BLOCK 40 DISTRICT LOT 526 PLAN 4502
3637	CEDAR	011-542-373 LOT 15 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3689	CEDAR	008-405-719 LOT 14 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3789	CEDAR	011-542-276 AMENDED LOT 12 (SEE 102893L) BLOCK 25 DISTRICT LOT 526 PLAN 4502
3350	CYPRESS	004-173-007 LOT 2 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3398	CYPRESS	010-449-001 LOT 3 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3490	CYPRESS	011-534-788 LOT 5 BLOCK 48 DISTRICT LOT 526 PLAN 4502
3538	CYPRESS	002-694-867 LOT 1 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3590	CYPRESS	011-538-040 LOT 3 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3698	CYPRESS	011-537-787 LOT 1 BLOCK 42 DISTRICT LOT 526 PLAN 4502
3738	CYPRESS	008-914-958 LOT 1A BLOCK 42 DISTRICT LOT 526 PLAN 4502
3751	CYPRESS	009-745-491 LOT B OF LOT 3 BLOCK 43 DISTRICT LOT 526 PLAN 9136
3790	CYPRESS	011-537-833 AMENDED LOT 2 (SEE 24023K) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3823	CYPRESS	007-680-244 LOT B BLOCK 43 DISTRICT LOT 526 PLAN 15237

NUMBER	STREET	PID/LEGAL DESCRIPTION
3818	CYPRESS	025-839-063 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
#1-3838	CYPRESS	025-839-071 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
#2-3838	CYPRESS	025-839-080 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
1889	MATTHEWS	025-839-098 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638
3890	CYPRESS	011-541-466 LOT 1 BLOCK 27 DISTRICT LOT 526 PLAN 4502
3996	CYPRESS	011-541-474 LOT 2 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1053	DOUGLAS CRES	011-532-769 LOT 15 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1069	DOUGLAS CRES	006-715-842 LOT 16 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1075	DOUGLAS CRES	011-532-777 LOT 17 BLOCK 55 DISTRICT LOT 526 PLAN 4502
3690	EAST BOULEVARD	011-542-195 LOT 3 BLOCK 25 DISTRICT LOT 526 PLAN 4502
3338 3340	FIR	011-292-024 LOT 10 BLOCK 490 DISTRICT LOT 526 PLAN 4502
3290	GRANVILLE	006-478-280 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1266
3292	GRANVILLE	006-478-611 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1266
3294	GRANVILLE	006-478-247 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1266
3296	GRANVILLE	006-478-646 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1266
3300-3338- 3380	GRANVILLE	024-903-990 PARCEL A BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48032
3351	GRANVILLE	007-365-012 LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 16781
3589	GRANVILLE	011-792-043 LOT 12 BLOCK 37 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3651	GRANVILLE	006-175-015 LOT 4 BLOCK 33 DISTRICT LOT 526 PLAN 4502 (also 1512 Matthews)
3738	GRANVILLE	011-532-441 AMENDED LOT 5 (SEE 472300L) BLOCK 58 DISTRICT LOT 526 PLAN 4502
3751	GRANVILLE	011-540-249 LOT 5 BLOCK 33 DISTRICT LOT 526 PLAN 4502
3857	GRANVILLE	011-279-591 LOT B OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915
3989	GRANVILLE	011-540-524 LOT 6 BLOCK 31 DISTRICT LOT 526 PLAN 4502
4025	GRANVILLE	011-190-272 LOT B BLOCK 31 DISTRICT LOT 526 PLAN 5280
1819	HOSMER	See 3637 ANGUS
1837	HOSMER	006-958-931 LOT 1 BLOCK 39 DISTRICT LOT 526 PLAN 4502
1937	HOSMER	008-345-287 LOT B BLOCK 44 DISTRICT LOT 526 PLAN 9592
1950	HOSMER	011-107-278 LOT B OF LOT 2 BLOCK 43 DISTRICT LOT 526 PLAN 5629
1975	HOSMER	011-537-493 AMENDED LOT 6 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502
1998	HOSMER	005-492-751 LOT 1 BLOCK 43 DISTRICT LOT 526 PLAN 4502
3590	HUDSON	029-308-313 LOT E DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP41521
3637	HUDSON	007-049-846 LOT B BLOCK 59 DISTRICT LOT 526 PLAN 18922

NUMBER	STREET	PID/LEGAL DESCRIPTION
3888	HUDSON	011-475-480 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2164
3890	HUDSON	011-475-501 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2164
3896	HUDSON	011-475-498 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2164
1295	LAURIER	011-475-471 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2164
3950	HUDSON	012-916-633 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 2347
3980	HUDSON	012-916-650 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2347
1251	WEST KING EDWARD	011-527-455 LOT 8 BLOCK 71 DISTRICT LOT 526 PLAN 4502
1375	WEST KING EDWARD	011-527-757 LOT 9 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1427	WEST KING EDWARD	011-530-162 LOT 7 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1475	WEST KING EDWARD	011-530-189 LOT 9 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1503	WEST KING EDWARD	011-190-281 LOT C BLOCK 31 DISTRICT LOT 526 PLAN 5280
1599	WEST KING EDWARD	005-162-696 LOT 11 BLOCK 31 DISTRICT LOT 526 PLAN 4502
1619	WEST KING EDWARD	011-540-621 LOT 9 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1751	WEST KING EDWARD	011-540-745 AMENDED LOT 7 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502
1799	WEST KING EDWARD	(3998 Angus on VanMap and BC Assessment)
3998	ANGUS	011-540-699 LOT 6 BLOCK 29 DISTRICT LOT 526 PLAN 4502
1825	WEST KING EDWARD	011-541-334 LOT 4 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1875	WEST KING EDWARD	011-541-512 LOT 4 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1925	WEST KING EDWARD	008-202-125 LOT 6 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1961	WEST KING EDWARD	011-541-628 LOT 3 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1975	WEST KING EDWARD	011-541-598 LOT 2 BLOCK 26 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1989	WEST KING EDWARD	016-125-045 LOT 1 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1051	LAURIER	011-530-243 LOT 4 BLOCK 68 DISTRICT LOT 526 PLAN 4502
1186	LAURIER	006-548-016 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1380
1188	LAURIER	003-928-764 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1380
1315	LAURIER	011-530-511 LOT 3 BLOCK 65 DISTRICT LOT 526 PLAN 4502
1326	LAURIER	011-527-633 LOT 4, EXCEPT THE EAST 9 FEET BLOCK 70 DISTRICT LOT 526 PLAN 4502
1327	LAURIER	011-530-626 LOT 4 BLOCK 65 DISTRICT LOT 526 PLAN 4502
1374	LAURIER	014-546-515 LOT 2 BLOCK 70 DISTRICT LOT 526 PLAN 4502
1426	LAURIER	011-530-111 LOT 4 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1453	LAURIER	011-530-928 LOT 5 BLOCK 64 DISTRICT LOT 526 PLAN 4502
1498	LAURIER	011-530-090 LOT 2 BLOCK 69 DISTRICT LOT 526 PLAN 4502
1515	LAURIER	011-279-605 LOT C OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915
1526	LAURIER	011-540-486 LOT 4 BLOCK 31 DISTRICT LOT 526 PLAN 4502
1527	LAURIER	003-552-055 LOT 9 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1551	LAURIER	011-540-281 LOT 10 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1575	LAURIER	011-540-303 LOT 11 BLOCK 32 DISTRICT LOT 526 PLAN 4502
1606	LAURIER	004-950-186 LOT 7 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1626	LAURIER	011-445-491 LOT 6 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1627	LAURIER	011-540-176 LOT 3 BLOCK 34 DISTRICT LOT 526 PLAN 4502 011-540-184 LOT 4 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1646	LAURIER	011-136-596 LOT 5 BLOCK 30 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1649	LAURIER	007-970-196 LOT 5 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1656	LAURIER	008-764-964 LOT H BLOCK 30 DISTRICT LOT 526 PLAN 12959
1675	LAURIER	011-540-192 LOT 6 BLOCK 34 DISTRICT LOT 526 PLAN 4502
1696	LAURIER	007-752-636 LOT 1 BLOCK 30 DISTRICT LOT 526 PLAN 4502
1699	LAURIER	008-207-313 LOT 7 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3290	MAPLE	011-521-333 LOT 10 BLOCK 486 DISTRICT LOT 526 PLAN 4502
3337	MAPLE	011-543-001 LOT 8 BLOCK 22 DISTRICT LOT 526 PLAN 4502
3390	MAPLE	005-433-380 LOT 10 BLOCK 47 DISTRICT LOT 526 PLAN 4502
3550	MAPLE	002-555-816 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR1337
3560	MAPLE	003-079-791 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR1337
3850	MARGUERITE	011-540-206 LOT 8 BLOCK 34 DISTRICT LOT 526 PLAN 4502
3851	MARGUERITE	011-540-818 AMENDED LOT 12 (SEE 598640L) BLOCK 29 DISTRICT LOT 526 PLAN 4502
3899	MARGUERITE	011-540-788 LOT 11 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3937	MARGUERITE	005-615-381 LOT 10 EXCEPT LOT A (REFERENCE PLAN 1385) BLOCK 29 DISTRICT LOT 526 PLAN 4502
3989	MARGUERITE	002-508-010 LOT 9 BLOCK 29 DISTRICT LOT 526 PLAN 4502 002-508-044 LOT A (REFERENCE PLAN 1385) OF LOT 10 BLOCK 29 DISTRICT LOT 526 PLAN 4502
3990-3992	MARGUERITE	011-540-567 LOT 2 BLOCK 30 DISTRICT LOT 526 PLAN 4502
4051	MARGUERITE	005-519-799 AMENDED LOT 8 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502
1511	MARPOLE	005-911-184 LOT 6 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1537	MARPOLE	005-493-765 LOT 7 BLOCK 490 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
1550	MARPOLE	011-538-643 LOT 4 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1589	MARPOLE	004-417-780 LOT 8 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1595	MARPOLE	003-186-105 LOT 9 BLOCK 490 DISTRICT LOT 526 PLAN 4502
1598	MARPOLE	012-037-575 LOT 3 BLOCK 38 DISTRICT LOT 526 PLAN 4502
1605	MARPOLE	017-565-171 LOT B BLOCK 49 DISTRICT LOT 526 PLAN LMP2442
1625	MARPOLE	007-945-213 LOT 5 BLOCK 49 DISTRICT LOT 526 PLAN 4502
1628	MARPOLE	023-604-280 LOT 2 BLOCK 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30847
1645	MARPOLE	011-534-737 LOT 4, EXCEPT LOT A (REFERENCE PLAN 1549) BLOCK 49 DISTRICT LOT 526 PLAN 4502
1652	MARPOLE	010-808-361 LOT 3 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783
1188	MATTHEWS	007-761-937 LOT 5A BLOCK 61 DISTRICT LOT 526 PLAN 4502
1189	MATTHEWS	011-532-564 LOT 4 BLOCK 57 DISTRICT LOT 526 PLAN 4502
1203	MATTHEWS	009-937-081 LOT 9 BLOCK 57 DISTRICT LOT 526 PLAN 8739
1239	MATTHEWS	016-059-727 LOT D BLOCK 57 DISTRICT LOT 526 PLAN 22855
1254	MATTHEWS	011-531-991 LOT 5A BLOCK 60 DISTRICT LOT 526 PLAN 4502
1281	MATTHEWS	016-059-697 LOT C BLOCK 57 DISTRICT LOT 526 PLAN 22855
1290	MATTHEWS	011-531-983 LOT 5 BLOCK 60 DISTRICT LOT 526 PLAN 4502
1338	MATTHEWS	008-294-984 LOT 1 BLOCK 59 DISTRICT LOT 526 PLAN 4502
1354	MATTHEWS	011-532-319 LOT 4A BLOCK 59 DISTRICT LOT 526 PLAN 4502
1365	MATTHEWS	010-826-742 AMENDED LOT C (EXPLANATORY PLAN 5869) OF LOT 7 BLOCK 56 DISTRICT LOT 526 PLAN 6664
1397	MATTHEWS	011-079-614 LOT 10 BLOCK 56 DISTRICT LOT 526 PLAN 5782
1469	MATTHEWS	007-585-438 LOT A BLOCK 56 DISTRICT LOT 526 PLAN 16293

NUMBER	STREET	PID/LEGAL DESCRIPTION
1470	MATTHEWS	006-642-764 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1482
1480	MATTHEWS	006-642-705 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1482
1490	MATTHEWS	006-642-748 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1482
1496	MATTHEWS	004-200-926 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1482
1537	MATTHEWS	007-969-210 LOT 11 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1563	MATTHEWS	011-539-127 LOT 10 BLOCK 37 DISTRICT LOT 526 PLAN 4502
1564	MATTHEWS	006-148-247 LOT A BLOCK 33 DISTRICT LOT 526 PLAN 12322
1589	MATTHEWS	011-539-089 LOT 9A BLOCK 37 DISTRICT LOT 526 PLAN 4502
1590	MATTHEWS	008-040-176 LOT F BLOCK 33 DISTRICT LOT 526 PLAN 21350
1632	MATTHEWS	004-284-836 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1553
1634	MATTHEWS	005-071-852 STRATA LOT 5 DISTRICT LOT 526 STRATA PLAN VR. 1553
1636	MATTHEWS	004-285-221 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1553
1638	MATTHEWS	004-492-251 STRATA LOT 6 DISTRICT LOT 526 STRATA PLAN VR. 1553
3711	ALEXANDRA	006-682-456 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1553
3791	ALEXANDRA	002-713-225 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1553
1651	MATTHEWS	004-190-831 LOT E BLOCK 37 DISTRICT LOT 526 PLAN 14931
1690	MATTHEWS	017-850-142 LOT B BLOCK 34 DISTRICT LOT 526 PLAN LMP4875
1699	MATTHEWS	008-898-391 LOT D BLOCK 36 DISTRICT LOT 526 PLAN 12441
1737	MATTHEWS	007-327-838 LOT F BLOCK 36 DISTRICT LOT 526 PLAN 17000

NUMBER	STREET	PID/LEGAL DESCRIPTION
1789	MATTHEWS	011-539-364 LOT 5 BLOCK 36 DISTRICT LOT 526 PLAN 4502
1837	MATTHEWS	011-540-150 LOT 3 BLOCK 35 DISTRICT LOT 526 PLAN 4502
1838	MATTHEWS	011-540-907 LOT 1 BLOCK 28 DISTRICT LOT 526 PLAN 4502
1864	MATTHEWS	008-294-836 LOT 7 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1902	MATTHEWS	011-541-857 LOT 8 BLOCK 26 DISTRICT LOT 526 PLAN 4502 011-541-890 LOT 9 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1926	MATTHEWS	010-302-484 LOT 10 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1950	MATTHEWS	011-541-920 LOT 11 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1965	MATTHEWS	007-680-309 LOT E BLOCK 43 DISTRICT LOT 526 PLAN 15237
1988	MATTHEWS	010-117-903 LOT 12 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1998	MATTHEWS	011-541-954 LOT 13 BLOCK 26 DISTRICT LOT 526 PLAN 4502
1469-1499	MCRAE	011-524-707 LOT 1 BLOCK 472 DISTRICT LOT 526 PLAN 4502 011-688-718 LOT 1A BLOCK 51 DISTRICT LOT 526 PLAN 4502 011-524-758 LOT 2 BLOCK 472 DISTRICT LOT 526 PLAN 4502
3430	OSLER	014-891-841 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 2491
3450	OSLER	014-891-859 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2491
3470	OSLER	014-891-867 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR 2491
3498	OSLER	004-776-691 LOT 15 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3538	OSLER	003-660-681 LOT 16 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3638	OSLER	010-752-081 LOT 10 BLOCK 62 DISTRICT LOT 526 PLAN 4502
3651	OSLER	010-067-523 LOT 3 BLOCK 61 DISTRICT LOT 526 PLAN 4502

NUMBER	STREET	PID/LEGAL DESCRIPTION
3809	OSLER	009-624-741 LOT B BLOCK 67 DISTRICT LOT 526 PLAN 9598
3812	OSLER	011-530-219 LOT 1 BLOCK 68 DISTRICT LOT 526 PLAN 4502
3838	OSLER	004-129-121 LOT 1B BLOCK 68 DISTRICT LOT 526 PLAN 4502
3851	OSLER	016-625-676 LOT 3 BLOCK 67 DISTRICT LOT 526 PLAN 4502
3888	OSLER	011-530-278 AMENDED LOT 6A (SEE 235822L) BLOCK 68 DISTRICT LOT 526 PLAN 4502
4033	OSLER	011-433-639 LOT 6, EXCEPT THE SOUTH 20 FEET BLOCK 72 DISTRICT LOT 526 PLAN 4502
4089	OSLER	011-525-762 THE SOUTH 20 FEET OF LOT 6 BLOCK 72 DISTRICT LOT 526 PLAN 4502 011-525-819 LOT 7 BLOCK 72 DISTRICT LOT 526 PLAN 4502
1695	PINE CRESCENT	011-534-656 LOT 1 BLOCK 49 DISTRICT LOT 526 PLAN 4502
3389	PINE CRESCENT	011-303-425 AMENDED LOT B (SEE 2071K) OF LOT 8 BLOCK 40 DISTRICT LOT 526 PLAN 4826
3403	PINE CRESCENT	011-538-261 LOT 7 BLOCK 40 DISTRICT LOT 526 PLAN 4502 010-232-958 LOT A OF LOT 8 BLOCK 40 DISTRICT LOT 526 PLAN 4826
3538	PINE CRESCENTS	009-028-234 AMENDED LOT C (EXPLANATORY PLAN 8863) BLOCK 39 DISTRICT LOT 526 PLAN 11895
3589	PINE CRESCENT	011-538-074 LOT 6 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3637	PINE CRESCENT	011-538-066 LOT 5 BLOCK 41 DISTRICT LOT 526 PLAN 4502
3638	PINE CRESCENT	007-388-268 LOT A BLOCK 35 DISTRICT LOT 526 PLAN 16835 007-388-292 LOT B BLOCK 35 DISTRICT LOT 526 PLAN 16835
3663	PINE CRESCENT	008-342-849 LOT B BLOCK 42 DISTRICT LOT 526 PLAN 11590
3676	PINE CRESCENT	003-000-818 LOT 1A BLOCK 35 DISTRICT LOT 526 PLAN 5780

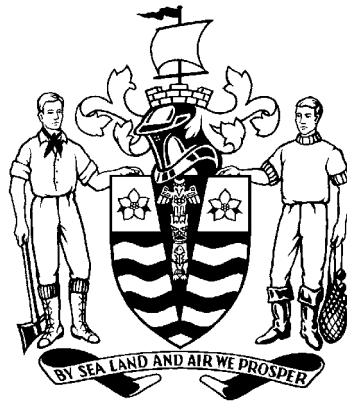
NUMBER	STREET	PID/LEGAL DESCRIPTION
3737	PINE CRESCENT	011-537-850 AMENDED LOT 5 (SEE 106300L) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3789	PINE CRESCENT	005-245-958 LOT 5A BLOCK 42 DISTRICT LOT 526 PLAN 4502
3790	PINE CRESCENT	002-567-539 LOT 3A BLOCK 35 DISTRICT LOT 526 PLAN 4502
3851	PINE CRESCENT	012-845-167 AMENDED LOT 4 (EXPLANATORY PLAN 2675) BLOCK 42 DISTRICT LOT 526 PLAN 4502
3924	PINE CRESCENT	011-540-931 LOT 2 BLOCK 28 DISTRICT LOT 526 PLAN 4502
3989	PINE CRESCENT	011-541-563 LOT 6 BLOCK 27 DISTRICT LOT 526 PLAN 4502
3990	PINE CRESCENT	011-541-253 LOT 3 BLOCK 28 DISTRICT LOT 526 PLAN 4502
4050	PINE CRESCENT	011-541-296 LOT 3A BLOCK 28 DISTRICT LOT 526 PLAN 4502
4051	PINE CRESCENT	011-541-539 LOT 5 BLOCK 27 DISTRICT LOT 526 PLAN 4502
1056	RICHELIEU	011-532-700 LOT 5 BLOCK 55 DISTRICT LOT 526 PLAN 4502
1184-1186-1188	RICHELIEU	011-192-011 LOT B BLOCK 55 DISTRICT LOT 526 PLAN 5262
3611	SELKIRK	024-567-574 LOT E BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938
1230	MATTHEWS	
3633	SELKIRK	024-567-736 LOT F BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938
3689	SELKIRK	023-561-033 LOT B BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT LMP30286 PLAN LMP30286
3690	SELKIRK	011-531-843 LOT 6 BLOCK 61 DISTRICT LOT 526 PLAN 4502
3789	SELKIRK	011-531-975 LOT 4A BLOCK 60 DISTRICT LOT 526 PLAN 4502
3839	SELKIRK	005-410-916 LOT A BLOCK 66 DISTRICT LOT 526 PLAN 9560
1238	TECUMSEH	006-652-557 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR1512
1242	TECUMSEH	002-605-562 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1512
1248	TECUMSEH	004-487-192 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1512

NUMBER	STREET	PID/LEGAL DESCRIPTION
1232	THE CRESCENT	011-532-513 LOT 1 BLOCK 57 DISTRICT LOT 526 PLAN 4502 (3351 Osler on VanMap)
1296	THE CRESCENT	011-532-599 AMENDED LOT 6 (SEE 597445L) BLOCK 57 DISTRICT LOT 526 PLAN 4502
1311	THE CRESCENT	011-533-161 LOT 4, EXCEPT PART IN PLAN 10832 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1323	THE CRESCENT	015-873-021 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2618
1333	THE CRESCENT	015-873-013 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2618
1337	THE CRESCENT	015-873-005 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2618
1339	THE CRESCENT	015-872-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2618
1363	THE CRESCENT	011-533-137 LOT 2 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1388 3567	THE CRESCENT HUDSON	011-532-688 LOT D (SEE N64679L) BLOCK 56 DISTRICT LOT 526 PLAN 4502
1389	THE CRESCENT	011-533-102 LOT 1 BLOCK 51 DISTRICT LOT 526 PLAN 4502
1398	THE CRESCENT	011-532-670` LOT 4 BLOCK 56 DISTRICT LOT 526 PLAN 4502
3333	THE CRESCENT	027-666-191 LOT B BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP38409
3338	THE CRESCENT	008-228-205 LOT 1 BLOCK 54 DISTRICT LOT 526 PLAN 4502
3351	THE CRESCENT	011533226 LOT 3 BLOCK 50 DISTRICT LOT 526 PLAN 4502
3369	THE CRESCENT	006-792-901 LOT B BLOCK 50 DISTRICT LOT 526 PLAN 18121
3356	THE CRESCENT	011-532-866 AMENDED LOT 11 (SEE 248004L) BLOCK 54 DISTRICT LOT 526 PLAN 4502
1041	WOLFE	011-531-126 LOT 12 BLOCK 63 DISTRICT LOT 526 PLAN 4502
1055	WOLFE	011-531-070 LOT 10 BLOCK 63 DISTRICT LOT 526 PLAN 4502
1080	WOLFE	011-532-858 LOT 9 BLOCK 54 DISTRICT LOT 526 PLAN 4502

Appendix A4
First Shaughnessy Heritage Conservation Area
List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION
1088	WOLFE	006-636-721 LOT 8 BLOCK 54 DISTRICT LOT 526 PLAN 4502
1188	WOLFE	011-532-840 LOT 4 BLOCK 54 DISTRICT LOT 526 PLAN 4502
1250	WOLFE	008-156-603 LOT 8B BLOCK 472 DISTRICT LOT 526 PLAN 7670

CITY OF VANCOUVER BRITISH COLUMBIA



HERITAGE PROCEDURE BY-LAW NO. _____

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BY-LAW NO. _____

A By-law in relation to heritage property to authorize withholding of permits, to delegate the powers and duties of Council under Part XXVIII of the *Vancouver Charter* and to establish procedures for applications under Part XXVIII of the *Vancouver Charter*

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**PART 1
INTERPRETATION**

Name of by-law

1.1 The name of this by-law, for citation, is the "Heritage Procedure By-law".

Conflict with Heritage By-law

1.2 In the event of a conflict between this by-law and Heritage By-law No. 4837, the provisions of this by-law will prevail.

Definitions

1.3 In this by-law:

"architectural features" means siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints finishes and colours, architectural hardware and all other similar exterior or interior features;

"alter" and "alteration" mean respectively "to change in any manner" and "any change" and, without limiting the generality of the foregoing, include:

- a) the making of an improvement, as defined in the *Builder's Lien Act*; and
- b) any action that detracts from the heritage value or heritage character of heritage property;

"approvals" mean permits, licences or other authorizations required under a by-law or the *Vancouver Charter*;

"building" means "building" as defined in section 304 of the *Vancouver Charter*;

"building permit" means a permit issued under the Building By-law;

"Chief Building Official" means the city official appointed as such by Council and includes the authorized representatives of the Chief Building Official;

"construction" means "construction" as defined in section 304 of the *Vancouver Charter*;

“development permit” means a permit issued under the Zoning & Development By-law;

“Director of Planning” means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning;

“designated heritage property” means property that has been designated as protected heritage property pursuant to a heritage designation by-law under section 594 of the Vancouver Charter;

“features” includes architectural and landscape features;

“heritage alteration permit” means a permit authorized under the Heritage By-law or this by-law;

“heritage character” means the overall effect produced by traits or features which give property or an area a distinctive quality or appearance;

“heritage conservation area” means an area designated as a heritage conservation area under section 561(2)(iv) of the *Vancouver Charter* by an official development plan;

“heritage inspection” means the physical examination of property pursuant to an order under section 583 of the Vancouver Charter or pursuant to an order of the Director of Planning in accordance with this by-law and the research necessary to assess the heritage value and the heritage character of the property or to determine the need for conservation of the property;

“heritage property” means property that:

- a) in the opinion of a person or body authorized to exercise a power under the *Vancouver Charter* or this by-law in relation to the property, has sufficient heritage value or heritage character to justify its conservation; or
- b) is protected heritage property;

“heritage value” means historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area;

“impact assessment” means information or studies regarding the possible effects on protected heritage property of an activity or action enabled by the approval of a permit under this or another by-law;

“landscape features” means any fence, retaining wall, fountain, patio, terrace, statuary or similar feature or garden of significance that is located on a site and outside the exterior walls of a building;

“occupier” means the person who occupies or lives in a building or premises and includes a tenant;

“ODP” means an official development plan that designates a heritage conservation area;

“owner” means a registered owner of real property or a person in possession of real property and includes the agent or representative of a person owning or in possession of real property or in receipt of the rents or profits therefrom whether on his own account or as agent or trustee for any other person;

“property” means “real property” as defined in section 2 of the *Vancouver Charter*;

“protected heritage property” means “protected heritage property” as defined in the *Vancouver Charter*;

“routine building maintenance” means ordinary maintenance or repair and does not include removal or replacement, or a change in design, materials, finishes or appearance;

“routine garden maintenance” means ordinary maintenance, and includes weeding, mowing lawns, planting, and pruning shrubs and trees in compliance with the Protection of Trees By-law.

Table of contents

1.4 The table of contents for this by-law is for convenient reference only, and is not for assistance in interpreting or enforcing this by-law.

Severability

1.5 A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law and is not to affect the balance of this by-law.

PART 2 DELEGATION OF COUNCIL AUTHORITY

Authority of the Chief Building Official

2.1 Subject to the conditions and limitations set out in this by-law, the Chief Building Official is authorized to carry out the powers and duties of Council in respect to withholding of demolition permits under section 588 of the *Vancouver Charter*.

Authority of the Director of Planning

2.2 Subject to the conditions and limitations set out in this by-law, the Director of Planning is authorized to carry out the powers and duties of Council in respect to:

- a) heritage inspections under sections 583 and 584 of the *Vancouver Charter*;
- b) impact assessments under section 585 of the *Vancouver Charter*;
- c) withholding of approvals under section 587 of the *Vancouver Charter*;

- d) making agreements as to terms and conditions to prevent or mitigate circumstances that may detract from the heritage value or heritage character of property under section 587(5)(b) of the *Vancouver Charter*; and
- e) heritage alteration permits under sections 597 and 598 of the *Vancouver Charter*.

PART 3 HERITAGE CHARACTER OR VALUE

Factors to consider in determining heritage character or value

3.1 For the purpose of determining whether a building, feature, property, site or area may have heritage character or heritage value under this by-law, the Director of Planning may consider the following:

- a) the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of the building, feature, property, site or area;
- b) the age of a building;
- c) the builder or architect;
- d) the architectural composition of a building;
- e) the definitions and application of “heritage value” and “character-defining elements” in the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” © Her Majesty the Queen in Right of Canada, 2003, as amended and updated in 2010; and
- f) all applicable Council policies and guidelines.

Factors to consider in determining whether work detracts from heritage character or value

3.2 For the purpose of determining whether interior alteration, routine building maintenance or routine garden maintenance detracts from protected heritage property, heritage character or heritage value under this by-law, the Director of Planning may consider the following:

- a) the proposed type and quality of construction materials and finishes;
- b) the impact on architectural features or fixtures of a proposed interior alteration;
- c) whether proposed maintenance work would affect or change a feature; and
- d) whether proposed garden maintenance would affect mature trees, existing gardens or landscape design.

**PART 4
HERITAGE ALTERATION
PERMITS**

Authority of the Director of Planning

4.1 The Director of Planning is authorized to issue heritage alteration permits for:

- a) protected heritage property;
- b) property within a heritage conservation area;
- c) property subject to a heritage revitalization agreement or other agreement that requires that a heritage alteration permit be obtained; and
- d) property subject to a covenant under section 219 of the Land Title Act that requires that a heritage alteration permit be obtained.

Heritage alteration permits

4.2 In issuing a heritage alteration permit, the Director of Planning is authorized, in relation to protected heritage property or property within a heritage conservation area, to vary or supplement provisions of:

- a) a subdivision by-law;
- b) a development cost levy by-law;
- c) a zoning by-law, except for regulations regarding use and density;
- d) a development permit; or
- e) a by-law or heritage alteration permit under Part XXVIII of the Vancouver Charter.

Requirement for heritage alteration permit for designated heritage property

4.3 Except as otherwise provided in this by-law, a person must not do any of the following on designated heritage property, without having first obtained a heritage alteration permit:

- a) alter the exterior of a building that is designated heritage property;
- b) make a structural change to a building that is designated heritage property;
- c) move a building that is designated heritage property;
- d) alter, remove or take action that would damage an interior architectural feature or fixture that is designated heritage property;

- e) alter, remove or take an action that would damage a landscape feature that is designated heritage property; or
- f) alter, excavate or build on land that is designated heritage property.

Requirement for heritage alteration permit within a heritage conservation area

4.4 Except as otherwise provided in this by-law, a person must not do any of the following within a heritage conservation area, without having first obtained a heritage alteration permit:

- a) subdivide land;
- b) start the construction of a building or structure or an addition to an existing building or structure;
- c) alter a building, structure or land; or
- d) alter a feature that is protected heritage property.

Exemptions from heritage alteration permit requirement

4.5 Despite the provisions of this by-law, a heritage alteration permit is not required;

- a) in a heritage conservation area for:
 - i) painting of buildings or structures, if the proposed colours are the same as the existing colours,
 - ii) interior alterations to a building or structure, that do not affect the external appearance of the building or structure or increase floor area, and do not, in the opinion of the Director of Planning, detract from protected heritage property, or heritage character or heritage value,
 - iii) routine building maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value, or
 - iv) routine garden maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value; and
- (b) for designated heritage property for:
 - i) painting of buildings or structures, if the proposed colours are the same as the existing colours,

- ii) interior alterations to a building or structure, that do not affect the external appearance of the building or structure or increase floor area, and do not, in the opinion of the Director of Planning, detract from protected heritage property, or heritage character or heritage value,
- iii) routine building maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value,
- iv) routine garden maintenance that does not, in the opinion of the Director of Planning, detract from protected heritage property, heritage character or heritage value, or
- v) those alterations specified in the heritage designation by-law.

Heritage alteration permit conditions

4.6 The Director of Planning is authorized to issue heritage alteration permits subject to such terms, requirements or conditions as, in the opinion of the Director of Planning, are consistent with the purpose of the heritage protection of the property, including without limitation, conditions:

- a) respecting the sequence and timing of construction;
- b) respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, massing, exterior design, materials and finishes of building and landscape features;
- c) respecting the sequence and timing of occupancy; and
- d) requiring that the applicant provide security in accordance with this by-law.

Security deposits

4.7 The Director of Planning may require, as a condition of issuance of the heritage alteration permit, that the owner provide security in the form of a letter of credit or cash, in an amount equal to 120% of the estimated cost of the work authorized by the heritage alteration permit, in order to ensure compliance with terms, requirements or conditions of the heritage alteration permit with respect to:

- a) the sequence and timing of construction;
- b) occupancy prior to completion;
- c) landscaping; and
- d) the proposed alteration or action, including siting, form, exterior design and finish of buildings

Failure to comply with heritage alteration permit conditions

4.8 If, in the opinion of the Director of Planning, the holder of a heritage alteration permit has failed to comply with a term, requirement or condition of the permit, the Director of Planning may refer the matter to Council requesting:

- a) that Council make a determination as to whether the holder of a heritage alteration permit has failed to comply with a term, requirement or condition of the permit; and
- b) that Council undertake and complete the works required to satisfy the term, requirement or condition or to ameliorate the effects of the contravention or non-compliance, at the cost of the holder of the permit.

Refusal of heritage alteration permit

4.9 The Director of Planning may refuse to issue a heritage alteration permit if, in the opinion of the Director of Planning, the proposed action authorized by the permit would not be consistent with the purpose of the heritage protection of the property, and in making that determination, the Director of Planning may consider the following factors:

- a) whether the applicant has failed to provide an impact assessment when ordered to do so;
- b) whether the applicant has failed to comply with the specifications set out in a notice of impact assessment;
- c) whether the proposed action would detract from the heritage value or heritage character of protected heritage property;
- d) whether the property is subject to an order for temporary heritage protection under section 589 of the *Vancouver Charter*;
- e) whether the property is subject to temporary protection by introduction of a continuing protection by-law under section 589A of the *Vancouver Charter*; and
- f) whether the property is subject to a by-law declaring a heritage control period under section 590.

PART 5 DEVELOPMENT PERMITS

Refusal of development permit

5.1 The Director of Planning may refuse to issue a development permit if, in the opinion of the Director of Planning, the proposed action authorized by the permit would detract from the heritage value or heritage character of protected heritage property and , in making that determination, the Director of Planning may consider the criteria in section 3.1 of this by-law.

PART 6 RECONSIDERATION BY COUNCIL

Request for reconsideration

6.1 The owner or permit applicant may request reconsideration by Council of a decision made by the Director of Planning regarding:

- a) the refusal to issue a development permit;
- b) the decision to order a heritage inspection;
- c) the decision to require an impact assessment;
- d) the issuance or refusal of a heritage alteration permit;
- e) the requirements and conditions of a heritage alteration permit; or
- f) the determination of whether the requirements and conditions of a heritage alteration permit have been met,

by delivering the request in writing to the City Clerk within 14 days of the decision, setting out the reasons for the request.

Timing of reconsideration

6.2 Council must reconsider the decision within a reasonable time, and may uphold or vary the decision.

PART 7 HERITAGE INSPECTIONS

Order

7.1 The Director of Planning may issue an order for a heritage inspection in the following circumstances:

- a) the property is or may be protected heritage property;
- b) the property is identified as heritage property in a heritage register; or
- c) the property is or may be heritage property according to the criteria set out in sections 3.1 and 7.3 of this by-law.

Power of entry of the Director of Planning

7.2 The Director of Planning is authorized to enter land or premises at any reasonable time pursuant to a heritage inspection order, except that the Director of Planning must:

- a) make a reasonable attempt to notify the owner or occupier prior to or upon entering the land or premises; and
- b) present a copy of the order to the owner or occupier upon request.

Inspection criteria

7.3 The Director of Planning may issue an order for a heritage inspection pursuant to section 7.1 (c) for property that, in the opinion of the Director of Planning:

- a) has or may have heritage character or heritage value; and
- b) is or may be at risk of deterioration or destruction due to failure to repair or maintain the property.

Content of order

7.4 An order issued under section 7.1:

- a) must state the purpose of the heritage inspection;
- b) must specify how long the order is to remain in effect;
- c) must provide that the inspection is to be carried out in an expeditious manner;
- d) may provide for temporary protection in accordance with section 591 of the *Vancouver Charter*; and
- e) may include such terms, conditions and specifications regarding safety and access as the Director of Planning considers appropriate to facilitate the heritage inspection.

Tests and samples

7.5 The Director of Planning is authorized to perform tests and remove material samples that, in the opinion of the Director of Planning are necessary for the purpose of the heritage inspection, except that the Director of Planning must ensure that any alterations caused by such tests are as minor and inconspicuous as is reasonably possible given the requirements of the heritage inspection.

Report to owner

7.6 On completion of a heritage inspection, the Director of Planning must:

- a) notify any owner who was not previously notified of the heritage inspection; and
- b) report to the owner if an alteration was made or materials removed during the heritage inspection.

PART 8 IMPACT ASSESSMENTS

Authority of Director of Planning

8.1 If, in the opinion of the Director of Planning, an approval under this by-law or any other by-law may affect protected heritage property, the Director of Planning may require the applicant for the approval:

- a) to provide the Director of Planning with an impact assessment, at the expense of the applicant; or
- b) to permit the Director of Planning to obtain an impact assessment.

Impact assessment by Director of Planning

8.2 An impact assessment that is carried out by the Director of Planning pursuant to section 8.1(b) must be:

- a) undertaken promptly; and
- b) carried out at the expense of the city.

Notice of impact assessment

8.3 A notice or order from the Director of Planning pursuant to section 8.1(a) must:

- a) be in writing and directed to the applicant for the approval; and
- b) include specifications regarding:
 - (i) the information that must be provided in the impact assessment, and
 - (ii) the necessary qualifications of the person or persons undertaking studies to produce the impact assessment.

Change in specifications

8.4 The specifications in a notice or order that has been issued pursuant to section 8.3 may only be changed by the Director of Planning with the consent of the owner or applicant.

Impact assessment analysis

8.5 The Director of Planning is authorized to determine whether the specifications included in a notice or order regarding an impact assessment have been met.

PART 9 TEMPORARY HERITAGE PROTECTION

Authority of the Chief Building Official to withhold approval of demolition permit

9.1 Subject to the provisions of this by-law, the Chief Building Official must withhold approval of a building permit to demolish in the following circumstances:

- a) in the case of protected heritage property, until a heritage alteration permit and all other necessary approvals have been issued with respect to alteration or redevelopment of the site;
- b) in the case of real property identified in the heritage register established under section 582 of the *Vancouver Charter*, until a building permit and all other necessary approvals have been issued with respect to alteration or redevelopment of the site;
- c) if, in the opinion of the Director of Planning, the building permit to demolish would authorize an alteration to heritage property;
- d) if the property is subject to an order for temporary heritage protection under section 589 of the *Vancouver Charter*;
- e) if the property is subject to temporary protection by introduction of a continuing protection by-law under section 589A of the *Vancouver Charter*; or
- f) if the property is subject to a by-law declaring a heritage control period under section 590 of the *Vancouver Charter*.

Authority of Director of Planning to withhold approvals

9.2 Subject to the provisions of this by-law, the Director of Planning may withhold approval of a development permit or a heritage alteration permit if, in the opinion of the Director of Planning, the proposed action would alter or cause an alteration to:

- a) protected heritage property;
- b) property subject to temporary heritage protection; or
- c) property in a heritage register.

Notice to Council of withheld approval

9.3 If the Director of Planning withholds a development permit or heritage alteration permit in accordance with section 9.2, the Director of Planning must refer the matter to the Council at its next regular meeting after the approval has been withheld and must advise the applicant by registered mail of the following:

- a) the reasons for withholding the approval;
- b) that the matter has been referred to the Council at its next regular meeting following the withholding of the approval; and
- c) the date and time of the next regular Council meeting to which the matter has been referred.

Limits on withholding approvals

9.4 Despite the provisions of sections 9.1 and 9.2, the Chief Building Official or the Director of Planning must not withhold approvals if one or more of the following occurs:

- a) a heritage alteration permit is issued authorizing the alteration to which the approval applies;
- b) the applicant agrees to terms and conditions satisfactory to Council or to the Director of Planning to prevent or mitigate circumstances that may detract from the heritage value or heritage character of the property;
- c) in the case of property subject to temporary heritage protection, the protection ends; and
- d) in the case of property that appears to the Chief Building Official or the Director of Planning to be protected under the *Heritage Conservation Act*, the Council is notified by the minister responsible for that Act that the requirements of that Act have been met or do not apply.

PART 10 NOTICES AND ORDERS

Notice of public hearing for proposed ODP with schedule of protected heritage property

10.1 The Director of Planning is authorized to give notice of public hearing, in accordance with this by-law, to each owner and each occupier of property that is to be listed in a schedule of protected heritage property included in a proposed ODP, and the notice must be given at least 10 days before the public hearing.

Service

10.2 A notice or order issued under this by-law shall be sufficiently served:

- a) on an owner, by mailing the order by registered mail or by another method that provides proof of delivery, to the owner at the owner's address as shown on the records of the Assessment Authority of British Columbia;
- b) on an owner or occupier, by personal service to the owner and to each occupier; or
- c) on an owner or occupier, by posting a notice or order in accordance with section 10.3.

Posting of notice or order

10.3 Subject to the provisions of section 10.2, a notice or order issued under this by-law shall be sufficiently served on an owner and on an occupier by posting of the order or notice on or near:

- a) protected heritage property;
- b) real property subject to temporary heritage protection under sections 583, 586, 589 or 590 of the Vancouver Charter; and
- c) property listed in a schedule of protected heritage property included in a proposed ODP, this provision is only applicable if a notice cannot be served personally.

Power of entry of the Director of Planning

10.4 The Director of Planning is authorized to enter on to land or premises at any reasonable time for the purpose of posting an order or notice issued under this by-law, except that the Director of Planning must:

- a) make a reasonable attempt to notify the owner or occupier prior to or upon entering the land or premises; and
- b) present a copy of the order to the owner or occupier upon request.

Notice on title

10.5 If a by-law is adopted that lists or deletes property on a schedule of protected heritage property included in an ODP, the Director of Planning or the Director of Legal Services is authorized to file a notice in the land title office in accordance with section 601 of the Vancouver Charter, and the notice must be filed in the land title office within 30 days after the adoption of the by-law.

Notice to minister

10.6 If a by-law is adopted that lists or deletes property on a schedule of protected heritage property included in an ODP, the Director of Planning or the Director of Legal Services is authorized to give notice to the minister responsible for the Heritage Conservation Act in accordance with section 602 of the Vancouver Charter, and the notice must be given to the minister within 30 days after the adoption of the by-law.

PART 11 OFFENCES AND PENALTIES

Offences

11.1 A person who:

- a) interferes with the posting of an order or notice under this by-law; or
- b) removes, alters, defaces or destroys an order or notice posted under this by-law;

is guilty of an offence against this by-law and is liable to the penalties imposed under this By-law.

Fine for offence

11.2 Every person who commits an offence under this by-law is liable on conviction to a fine of not less than \$1000 and not more than \$10,000.

Fine for continuing offence

11.3 Every person who commits an offence of a continuing nature under this by-law is liable on conviction to a fine of not less than \$1000 and not more than \$10,000 for each day that the offence continues.

**PART 12
ENACTMENT**

Force and effect

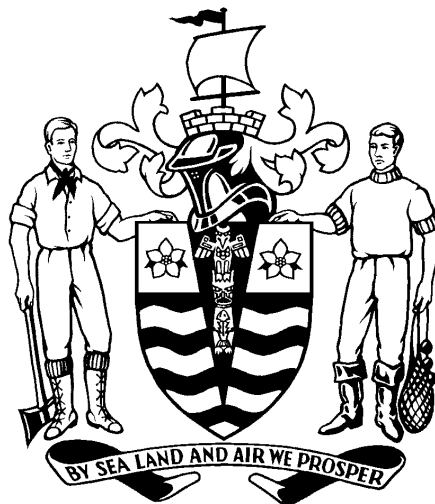
12. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2015

Mayor

City Clerk

CITY OF VANCOUVER BRITISH COLUMBIA



HERITAGE PROPERTY STANDARDS OF MAINTENANCE BY-LAW NO. _____

BY-LAW NO. _____

**A By-law prescribing minimum standards and regulations
for the repair and maintenance of heritage property**

WHEREAS Section 596 of the Vancouver Charter authorizes the Council of the City of Vancouver (hereinafter "the Council") to establish minimum standards for the maintenance of real property that is within a heritage conservation area;

AND WHEREAS the Council wishes to ensure that real property that is within a heritage conservation area is preserved for future generations and does not deteriorate due to lack of repair, maintenance and conservation;

AND WHEREAS real property that is within a heritage conservation area requires reasonable repair and maintenance by owners or occupiers in order to be protected and conserved;

AND WHEREAS Council wishes to supplement the general maintenance standards that are already in effect in the City of Vancouver, with specific maintenance standards intended to apply to real property that is within a heritage conservation area;

NOW THEREFORE, THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**SECTION 1
APPLICATION AND INTERPRETATION**

Name of By-law

1.1 The name of this By-law, for citation, is the "Heritage Property Standards of Maintenance By-law".

Application

1.2 This by-law applies to all real property, buildings and features that are within a heritage conservation area designated as such by the Heritage Conservation Area Official Development Plan.

Definitions

1.3 In this By-law:

"accepted heritage conservation principles, standards and guidelines" means the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" Her Majesty the Queen in Right of Canada, 2003, as amended in 2010;

"accessory building" means an improvement on a site where the use or intended use is ancillary to that of the principal building located on the same site;

“architectural features” means siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints, finishes and colours, architectural hardware and all other similar exterior or interior features;

“Chief Building Official” means the city official appointed as such by Council and includes the authorized representatives of the Chief Building Official;

“Director of Planning” means the city official appointed as such by Council and includes the authorized representatives of the Director of Planning;

“features” includes architectural and landscape features;

“Heritage Alteration Permit” means a permit authorized under Part XXVIII, Division (5) of the *Vancouver Charter*, the Heritage By-law, or the Heritage Procedure By-law;

“heritage conservation area property” means, for the purposes of this by-law, real property, buildings and features that are not heritage property and are within a heritage conservation area;

“heritage property” means, for the purposes of this by-law, real property, buildings and features that are listed in a schedule included in the Heritage Conservation Area Official Development Plan.

“landscape features” means any fence, retaining wall, fountain, patio, terrace, statuary or similar feature that is located on a site and outside the exterior walls of a building;

“occupier” means the person who occupies or lives in a building or premises and includes a tenant; and

“owner” means a registered owner of real property or a person in possession of real property and includes the agent or representative of a person owning or in possession of real property or in receipt of the rents or profits therefrom whether on his own account or as agent or trustee for any other person.

Severability

1.4 A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

SECTION 2 STANDARDS OF MAINTENANCE FOR HERITAGE AND HERITAGE CONSERVATION AREA PROPERTY

Maintaining property

2.1 An owner or occupier of heritage or heritage conservation area property must:

- (a) maintain all buildings, structures, architectural features and landscape features in good repair; and
- (b) maintain all buildings, structures, architectural features and landscape features in accordance with this By-law and all other applicable By-laws.

Heritage alteration permits

2.2 An owner or occupier of a heritage or heritage conservation area property must not cause, permit or allow work on the property for which a heritage alteration permit is required without having first obtained a heritage alteration permit.

Repair and maintenance standards

2.3 An owner or occupier of a heritage or heritage conservation area property must carry out all repairs and maintenance:

- (a) in accordance with accepted heritage conservation principles, standards and guidelines; and
- (b) for heritage or heritage conservation area property, in accordance with the Heritage Conservation Area Official Development Plan.

Weather and infestation

2.4 An owner or occupier of heritage or heritage conservation area property must repair and maintain all buildings, structures and features so as to reasonably prevent or retard damage caused by weather, wind, sun, moisture, infestation, rot, decay or similar causes, including but not limited to:

- (a) preventing water penetration;
- (b) preventing or repairing damage resulting from such causes; and
- (c) preventing entry or infestation of lands or buildings by rodents, pests or vermin.

Exterior finishes and painting

2.5 An owner or occupier of heritage or heritage conservation area property must:

- (a) protect exterior finishes from damage caused by weather, wind, sun, moisture, infestation, rot, decay or similar causes; and
- (b) paint, clean, maintain and repair buildings and landscape features as necessary to protect exterior finishings and architectural features.

Structural integrity

2.6 An owner or occupier of heritage or heritage conservation area property must maintain the structure and all structural supports of all buildings and structures in good repair and condition.

Storm water drainage

2.7 An owner or occupier of heritage or heritage conservation area property must drain storm water from land by an approved method so as to prevent ponding or the entry of water into buildings.

Fences, retaining walls, and approved enclosures

2.8 An owner or occupier of heritage or heritage conservation area property must keep fences, retaining walls, and enclosures:

- (a) in good repair;
- (b) free from accident hazards including hazards posed by glass, razor wire, barbed wire, or nails; and
- (c) free from posters, signs, advertising materials, words, pictures, drawings, graffiti, except that this does not apply to notices or orders posted in accordance with municipal, provincial or federal legislation.

Accessory buildings and landscape features

2.9 An owner or occupier of heritage or heritage conservation area property must keep accessory buildings and landscape features in good repair.

Foundation walls

2.10 An owner or occupier of heritage or heritage conservation area property must maintain the foundation walls of a building:

- (a) in good condition and repair;
- (b) weather tight;
- (c) free from cracks, leaks and decay; and
- (d) in a state of maintenance and repair sufficient to prevent the entry of moisture into the building.

Exterior and parapet walls

2.11 An owner or occupier of heritage or heritage conservation area property must maintain the exterior walls and parapet walls of a building and their components:

- (a) in good condition and repair;
- (b) weather tight;
- (c) free from cracks, leaks or decay;
- (d) free from loose or unsecured objects and materials;
- (e) in a state of maintenance and repair sufficient to prevent or retard deterioration due to weather or infestation;
- (f) clean and free from soot, grime, mildew, mould, and peeling paint; and
- (g) free from posters, signs, notices, advertising materials, words, pictures, drawings, or graffiti.

Attachments

2.12 An owner or occupier of heritage or heritage conservation area property must maintain fixtures and attachments to a building including but not limited to signs, lighting, canopies, marquees, awnings, screens, grills, pipes, ducts, air conditioners, and all other similar equipment, attachments, and extensions, and their supporting members:

- (a) in good condition and repair;
- (b) properly and safely anchored; and
- (c) protected against deterioration and decay by periodic application of a weather coating material such as paint or other protective treatment, unless constructed of materials inherently resistant to deterioration.

Architectural features

2.13 An owner or occupier of heritage or heritage conservation area property must maintain the exterior architectural features of a building in good condition and properly and safely secured or anchored.

Exterior doors and windows

2.14 An owner or occupier of heritage or heritage conservation area property must maintain exterior doors, windows, skylights, and hatchways of a building, and their components, in good condition and repair.

Roofs

2.15 An owner or occupier of heritage or heritage conservation area property must keep the roof of a building, including the flashing:

- (a) in good repair;

- (b) weather-tight and free from leaks; and
- (c) free from loose or unsecured objects and materials.

Eavestroughs and downpipes

2.16 An owner or occupier of heritage or heritage conservation area property must maintain eavestroughs and downpipes that are attached to a building or accessory building:

- (a) in good condition and repair;
- (b) in good working order;
- (c) water-tight and free from leaks; and
- (d) In such a manner that rainwater does not penetrate the building or spill in an uncontrolled manner upon sidewalks, driveways, stairways or landings.

Fire escapes, stairs, balconies, porches, and landings

2.17 An owner or occupier of heritage or heritage conservation area property must maintain fire escapes, stairways, balconies, porches and landings, and all components in, on or attached to a building:

- (a) in good condition and repair;
- (b) properly and safely anchored; and
- (c) free from rust, holes, cracks, excessive wear and warping, and hazardous obstructions.

Protected interior fixtures and architectural features

2.18 An owner or occupier of heritage or heritage conservation area property must maintain all interior architectural features and fixtures that have been designated as protected by a heritage designation by-law or are protected heritage property, in good repair.

Pests, rodents, and vermin

2.19 An owner or occupier of heritage or heritage conservation area property must keep lands and buildings free of pests, rodents and vermin.

Protection of vacant property

2.20 An owner or occupier of heritage or heritage conservation area property that is left unoccupied during construction or redevelopment of the heritage or heritage conservation area property must:

- (a) in the case of a building left unoccupied for 15 days or longer:

- (i) secure all entries, and
 - (ii) post signage that reads "Protected Heritage or Heritage Conservation Area Site - No Vandalism or Removal of Materials"; and
- (b) in the case of a building left unoccupied for 45 days or longer :
 - (i) secure all entries,
 - (ii) post signage that states "Protected Heritage or Heritage Conservation Area Site - No Vandalism or Removal of Materials", and
 - (iii) board up all windows securely, to a standard that minimizes the potential for unauthorized entry.

SECTION 3 NOTICES AND ORDERS

Notices and Orders

3.1 The City Building Official or the Director of Planning may give notice or order a person:

- (a) to discontinue or refrain from proceeding with any work or using or occupying any land or building or doing anything that contravenes this By-law; or
- (b) to carry out any work or do anything to bring any land or building into conformity with this By-law,

within the time specified in such notice or order.

Service of notice or order

3.2 A notice or order shall be sufficiently served under this by-law:

- (a) on an owner, by mailing it by registered mail or by another method that provides proof of delivery, to the owner at the address of the owner as shown on the records of the Assessment Authority of British Columbia;
- (b) on an owner or occupier, by personal service to the owner and to each occupier; or
- (c) on an owner or occupier, by posting a notice or order in accordance with section 3.3.

Posting of notice or order

3.3 Subject to the provisions of section 3.4, a notice or order issued under this by-law shall be sufficiently served on an owner or occupier by posting of the order or notice on or near:

- (a) heritage property; or
- (b) heritage conservation area property subject to temporary heritage protection under sections 583, 586, 589 or 590 of the Vancouver Charter.

Power of entry of the Director of Planning

3.4 The City Building Official or the Director of Planning is authorized to enter on to land or premises at any reasonable time for the purpose of posting an order or notice issued under this by-law, except that the City Building Official or the Director of Planning must:

- (a) make a reasonable attempt to notify the owner or occupier prior to or upon entering the land or premises; and
- (b) present a copy of the order to the owner or occupier upon request.

Prohibition against interference

3.5 A person must not:

- (a) interfere with the posting of an order or notice under this by-law; or
- (b) remove, alter, deface or destroy an order or notice posted under this by-law.

SECTION 4 OFFENCES AND PENALTIES

Offences

4.1 A person who:

- (a) violates any provision of this By-law, or does any act or thing which violates any provision of this By-law, or suffers or allows any other person to do any act or thing which violates this By-law;
- (b) neglects to do or refrains from doing anything required to be done by this By-law; or
- (c) fails to comply, or suffers or allows any other person to fail to comply, with an order or notice given under this By-law,

is guilty of an offence against this By-law, and liable to the penalties imposed under this by-law.

Fine for offence

4.2 Every person who commits an offence against this By-law is punishable on conviction by a fine of not less than \$1000.00 and not more than \$10,000.00 for each offence.

Fine for continuing offence

4.3 Every person who commits an offence of a continuing nature against this By-law is liable to a fine not less than \$1000.00 and not more than \$10,000.00 for each day such offence continues.

SECTION 5 ENACTMENT

Force and effect

5.1 This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2015

Mayor

City Clerk

First Shaughnessy District Schedule
and related and consequential amendments

Draft for Public Hearing

BY-LAW NO. _____

**A By-Law to amend
Zoning and Development By-Law No. 3575
to create a new district schedule for First Shaughnessy**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law.
2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-[New Plan] attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D to By-law No. 3575.
3. Council amends the Zoning and Development By-law by deleting the First Shaughnessy District Schedule, and substitutes the First Shaughnessy District Schedule attached to this By-law as Schedule B.
4. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
5. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2015

Mayor

City Clerk

Schedule B

First Shaughnessy District Schedule

1 Intent

The intent of this District Schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property and maintaining the single-family character of First Shaughnessy while allowing increased dwelling unit density with multiple conversion dwellings, infills, coach houses and secondary suites. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all development, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials, and construction.

Development in First Shaughnessy must also comply with the following related documents:

- (a) the First Shaughnessy Heritage Conservation Area Design Guidelines in the Heritage Conservation Area Official Development Plan ("First Shaughnessy Design Guidelines");
- (b) the Heritage By-law; and
- (c) the Heritage Procedure By-law.

2 Definitions

In this District Schedule:

"Coach House" means an ancillary dwelling unit that is located:

- (a) in an accessory building that complies with section 3.2A; and
- (b) on a site with a one family dwelling, one family dwelling with secondary suite or multiple conversion dwelling; and

"conserved" and "conserving" means protecting, preserving, or enhancing the heritage character or heritage value of heritage property or a heritage conservation area, retaining the heritage character or heritage value of heritage property or a heritage conservation area and extending the physical life of protected heritage property by preservation, rehabilitation or restoration in accordance with the First Shaughnessy Design Guidelines.

3 Conditional Approval Uses

- 3.1 The Director of Planning may approve any of the uses listed in Section 3.2 of this Section and may impose conditions of approval if the Director of Planning first considers:

- (a) the First Shaughnessy Design Guidelines in the Heritage Conservation Area Official Development Plan;
- (b) the intent of this Schedule;
- (c) all applicable policies and guidelines adopted by Council; and
- (d) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
 - Accessory Building customarily ancillary to any of the uses listed in this District Schedule, if:
 - (a) the accessory building does not exceed 4.5 m in height measured to the highest point of the roof, if a flat roof, or to the mean height level between the eaves and the ridge of a gable or hip roof, and no portion of the accessory building exceeds 6.1 m in height;
 - (b) the accessory building is located no less than 3 m from a flanking street and 1.5 m from an interior property line;
 - (c) the floor area of all accessory buildings on the site does not exceed 80.77 m²; and
 - (d) an accessory building on a corner site which has located at its rear, a site which fronts the street flanking the corner site, has a setback of at least 7.3 m from the flanking street.
 - Accessory Uses customarily ancillary to any of the uses listed in this section.
- 3.2.D
 - Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
 - Coach House, if:
 - (a) the site area is less than 1672 m²;
 - (b) the site contains a principal building that is protected heritage property that is conserved;
 - (c) the floor area, including stairs, is no less than 37 m² and no more than 63.7 m², and computation of floor area may exclude:
 - (i) floor area with a ceiling height of less than 1.2 m, and
 - (ii) covered porches that conform with section 4.7.4(f);
 - (d) the dwelling unit is located in the partial storey of an accessory building, except that up to 5.5 m² of floor area may be located on the main floor inside the accessory building for a vestibule, stair and storage;
 - (e) there is no more than one bathroom;
 - (f) the bathroom is located on the partial storey of the accessory building; and
 - (g) the principal roof has a minimum slope of 12:12.
 - One Family Dwelling.
 - One Family Dwelling with Secondary Suite.
 - Infill one-family and infill two-family dwelling if the site:
 - (a) is a parcel that existed on *[date of enactment]*; and
 - (b) contains a principal building that is protected heritage property that is conserved.

- Multiple Conversion Dwelling:
 - (a) if the conversion is of a principal building that is protected heritage property that is conserved;
 - (b) if the minimum site area is 1394 m², except that the site area may be less than 1394 m² if the floor area of the principal building, including the basement, is no less than 465 m² on [date of enactment]; and
 - (c) the average floor area for the dwelling units is no less than 167 m² and the floor area of each dwelling unit is no less than 93 m².
 - Seniors Supportive or Assisted Housing.
- 3.2.I
- Child Day Care Facility.
 - Community Care Facility.
 - Group Residence.
- 3.2.O
- Office for a consulate, on a site that abuts West 16th Avenue, King Edward Avenue, or Granville Street.
- 3.2.P
- Public Authority Use.
 - Public Utility.
- 3.2.R
- Farmers' Market, subject to Section 11 of the Zoning & Development By-law.
- 3.2.S
- Bed and Breakfast Accommodation, subject to Section 11 of the Zoning & Development By-law.

Section 4 Regulations

4.1 All uses approved under this District Schedule are subject to the regulations in this District Schedule.

4.2 Site Coverage and Building Footprint

- 4.2.1 Unless otherwise provided in this District Schedule, the maximum permitted site coverage is 35% of the site area.
- 4.2.2 Despite the provisions of section 4.2.1, the maximum permitted site coverage for a site with an infill building or buildings must be calculated in accordance with the following table:

Number of Infill Buildings	Maximum Site Coverage
1	30%
2 or more	25%

- 4.2.3 In this District Schedule, "*footprint*" means the projected area of the extreme outer limits of the principal building measured at the basement level, excluding:
- (a) enclosed or covered stairs; and
 - (b) a portion of the building located at the first storey that has:

- (i) a total area not exceeding 37 m²,
- (ii) a height no greater than 1 storey,
- (iii) a roof with a minimum slope of 9:12, and
- (iv) a depth that is the lesser of 6.0 m and 35% of the building depth.

4.2.4 The maximum building footprint must be calculated in accordance with the following formula:

$$\text{Maximum Building Footprint} = \frac{\text{Permitted Floor Area}}{2.5}$$

4.2.5 The permitted floor area of each storey must not exceed the footprint calculated in accordance with section 4.2.4, except that the building footprint must not exceed 557 m².

4.3 Height

4.3.1 Height must be measured from a hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if, in the opinion of the Director of Planning, the resulting hypothetical surface is not compatible with the existing grades of adjoining sites or with the general topography of the area, the Director of Planning may require that height be measured from base surface.

4.3.2 A principal building must have no less than 2 storeys and no more than 2 1/2 storeys.

4.3.3 The floor elevation of the first storey of a principal building must be at least 1.4 m above finished grade.

4.3.4 A principal building must be no more than 10.7 m in height.

4.3.5 Despite section 4.3.4, the Director of Planning may permit an increase in the height of a principal building to a maximum of 13.7 m if the Director of Planning considers the effect of the additional height on neighbouring sites with respect to massing, shadowing and overlook and all applicable Council policies and guidelines, and:

- (a) the site is 1161.2 m² or larger;
- (b) the roof has no flat portions;
- (c) the roof has a minimum slope of 12:12; and
- (d) the roof is a gable or hip roof.

4.3.5 An infill building must have no more than 2 storeys.

4.3.6 An infill building must be no more than 7.6 m in height.

4.4 Front Yard

4.4.1 The minimum depth of the front yard is 25% of the depth of the site.

4.4.2 Despite the provisions of section 10.7.1(b) of this by-law:

- (a) eaves, gutters, sills and chimneys and other projections that, in the opinion of the Director of Planning, are similar, may project into the minimum front yard to a maximum of 1.0 m measured horizontally; and
- (b) covered porches that conform to section 4.7.4(f) of this District Schedule may project into the minimum front yard to a maximum of 1.8 m measured horizontally.

4.5 Side Yard

4.5.1 The minimum width of each side yard is:

- (a) 20% of the site width on a site with a frontage of 22.86 m or more; and
- (b) 15% of the site width on a site with a frontage of less than 22.86 m.

4.5.2 Despite the provisions of section 10.7.1(b) of this by-law, eaves, sills and chimneys and other projections, that, in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally, except that there must be at least 0.7 m between the projection and the side property line.

4.5.3 An infill dwelling must be no less than 4.5 m from a side property line, except that:

- (a) the Director of Planning may permit a lesser setback for an existing accessory building that is converted to residential use; and
- (b) the Director of Planning may require a greater setback if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

4.6 Rear Yard

4.6.1 A rear yard must have a minimum depth of 12.19 m, measured from the rear property line.

4.6.2 Despite the provisions of section 10.7.1(b) of this by-law, eaves, gutters, sills and chimneys and other projections that, in the opinion of the Director of Planning are similar, may project into the minimum rear yard to a maximum of 1.0 m measured horizontally.

4.6.3 An infill dwelling must be set back no less than 4.5 m from the rear property line, except that:

- (a) the Director of Planning may permit a lesser setback for an existing building that is converted to residential use; and
- (b) the Director of Planning may require a greater setback if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

4.7 Floor Area and Density

4.7.1 Floor space ratio for protected heritage property must not exceed:

- (a) 0.45 for protected heritage property that is conserved; and
- (b) for infill buildings, a maximum of 0.30 of the infill site area as determined by the following calculation:

- (i) where the gross floor area of the basement, first and second storey of the principal building is equal to or less than 543 m², the infill site area is the total site area minus 1 208 m², and
- (ii) where the gross floor area of the basement, first and second storey of the principal building is more than 543 m², the infill site area is calculated in accordance with the following formula, where "x" equals the gross floor area of the basement, first and second storey of the principal building, measured in m²:

$$\begin{array}{lcl} \text{site area for infill} & & \text{total} \\ \text{floor space ratio} & = & \text{site} \\ \text{calculation} & & \text{area} \end{array} - \frac{x}{0.45},$$

except that:

- (iii) the maximum floor area for an infill building is the lesser of 279 m² and 50% of the gross floor area of the basement, first and second storey of the principal building.

4.7.2 Floor space ratio for all development other than protected heritage property must not exceed 0.25 plus 139 m², to a maximum permitted floor area of 910.44 m².

4.7.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar, to be measured by their cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of roof joists exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:
 - (i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and
 - (ii) the area does not exceed 1% of the permitted floor area.

4.7.4 Computation of floor area may exclude:

- (a) open residential balconies, sun decks, and other appurtenances that in the opinion of the Director of Planning, are similar to the foregoing if the total area of these exclusions does not exceed 8% of the permitted floor area;
- (b) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (c) where floors or portions of floors, not exceeding 7.3 m in length, are located in an accessory building and are used for off street parking or loading;
- (d) basements in new principal buildings where the floor elevation of the first storey is located at least 1.4 m above finished grade and the basement does not extend beyond the outermost walls of the first storey, including covered

- porches, except that this exclusion does not apply to areas of basements used for off-street parking;
- (e) basements or cellars in protected heritage property, except that this exclusion does not apply to areas of basements or cellars used for off-street parking;
- (f) covered porches or sleeping porches that are located at or above the first storey, if:
 - (i) the porch is open and protected by guard rails the height of which must not exceed the minimum specified in the Building By-Law, and
 - (ii) the total area of this exclusion does not exceed 5% of the permitted floor area; and
- (g) for protected heritage property that is conserved, the floor area of a Coach House to a maximum of 63.7 m².

4.8 Storm Water Storage and Impermeability

4.8.1 This section applies to a permit for any development that:

- (a) increases the impermeable area of a site existing as of May 11, 1982, by more than 1% of the site area; or
- (b) creates a community care facility, group residence, multiple conversion dwelling, infill one-family dwelling or infill two-family dwelling.

4.8.2 For the purposes of determining whether or not a development would increase the impermeable area of a site, the following definitions apply:

- (a) “impermeable area” means the projected area of the outside of the outermost walls of all buildings including carports, covered porches and entries, asphalt, concrete, brick, stone, and wood; and
- (b) “permeable area” means gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials that, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

4.8.3 The Director of Planning must not issue a permit referred to in section 4.8.1, unless the property owner has first entered into a storm water storage agreement, to the satisfaction of the Director of Legal Services and the City Engineer, to:

- (a) construct a storm water storage system on the site that is designed and certified by a professional engineer to meet the following criteria:
 - (i) a minimum storage capacity equal to the volume of water that would be present if water 15 mm deep covered the entire site, and
 - (ii) equipped with a device to restrict the maximum storm water flow from the site into the public sewer to 17.5 litres per second per hectare of site area;
- (b) maintain the storm water storage system at the expense of the owner;
- (c) grant a statutory right of way and equitable charge to the City; and
- (d) release and indemnify the City from all liability related to the storm water storage system.

4.9 Reserved
to
4.14

4.15 Dwelling Unit Density

4.15.1 The permitted number of dwelling units for multiple conversion dwellings is in accordance with the following table, except that a dwelling unit in a Coach House is excluded from the calculation of the permitted number of dwelling units:

Number of Dwelling Units	Minimum Site area Required in sq ft	Minimum Site area Required in m ²
2	15,000	1394
3	30,000	2878
4	40,000	3716
4	50,000	4645

4.15.2 The permitted number of dwelling units for infill dwellings is in accordance with the following table:

Number of Infill Dwelling Units	Minimum Site area Required in sq ft	Minimum Site area Required in m ²
1	18,000	1672
2	30,000	2878
3	40,000	3716
4	50,000	4645

4.15.3 Despite sections 4.15.1 and 4.15.2, the Director of Planning may increase the permitted number of dwelling units by one additional dwelling unit, 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 effect of any additional on-site parking on mature trees, existing gardens and landscape design; and
- (d) the effect of the additional unit on the protected heritage property.

4.16 Building Depth

4.16.1 The building depth must not exceed 40% of the depth of the site, measured in a straight line parallel to the side property line, from the rearmost portion of the required front yard to the rear yard, except that where an existing building encroaches into the rearmost portion of the required front yard, the distance must be measured from the front exterior wall rather than the rearmost portion of the required front yard.

4.16.2 Projections into the front and rear yards that are permitted under Sections 4.4.2, 4.5.2, and 4.6.2 must not be included in the calculation of building depth.

5 Relaxation of Regulations

5.1 The Director of Planning may relax the front, side, and rear yard requirements in sections 4.4, 4.5, and 4.6 if, in the opinion of the Director of Planning, there is unnecessary hardship due to the configuration of the site and 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 60% of the front, side, or rear yard requirements in this Schedule.

5.2 The Director of Planning may relax the building depth requirements in section 4.16 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 50% of the building depth requirements in this Schedule.

5.3 The Director of Planning may relax the requirements of section 4.7.3(c) if, in the opinion of the Director of Planning:

- (a) the resulting building massing does not overshadow or adversely affect the site or neighbouring sites;
- (b) the excluded floor area enhances the design, liveability, and architectural expression of the building; and
- (c) the excluded floor area enhances the heritage character and heritage value of the area; and

the total excluded area does not exceed 37 m².

5.4 The Director of Planning may relax any regulation in this District Schedule, apart from those regulations regarding use or density, with respect to protected heritage property that is conserved, if, in the opinion of the Director of Planning, the protected heritage property is conserved and the proposed development will make a contribution to conserving heritage property, except that, before granting a relaxation under this section, the Director of Planning must consider:

- (a) the submissions of any advisory group, property owner or tenant; and
- (b) the intent of this District Schedule and all applicable Council policies and guidelines.

Comparison Table of Current and Proposed Zoning Regulations for First Shaughnessy District

	Existing Regulation in Current Zoning (First Shaughnessy Official Development Plan)	Proposed Regulation in New District Schedule	Rationale for Change	Benefit to Pre-1940 Property Owners
USES				
Parking & Accessory Buildings	Parking located underground is not counted as floor area	Exclude parking from floor area if located at grade in accessory buildings of modest size. Include parking in floor area if located underground.	Ensures greater compatibility to historic character and scale. Reduces impact on site caused by excavation and allows for greater retention of mature trees and landscaping.	Yes - Amended Provision <ul style="list-style-type: none"> New buildings will no longer have significant advantage over pre-1940 buildings, as underground parking no longer excluded from floor area.
Coach House	Not allowed	Allow on lots with pre-1940 houses that are <1,672m ² (18,000s.f.) as new rental dwelling unit. Range in floor area for Coach House is 400-680s.f.	Provides bonus space over accessory buildings for small sites that do not qualify for infill dwelling or Multiple Conversion Dwelling. Consistent with character of area.	Yes - New Provision <ul style="list-style-type: none"> New Coach House use only available to small sites with pre-1940 buildings.
Secondary Suites	Not allowed	Allow in One-Family Dwellings	Many already exist in First Shaughnessy and are desired for caretaker suites etc. Aligns with city-wide regulations for residential areas. Allowable in all one-family dwellings, including new buildings and protected heritage property.	An equal benefit for both pre-1940 and new buildings
Infill	Infill only allowed on lots with pre-1940 buildings, and may be strata-titled. Minimum site area of 2,137m ² (23,000s.f.) to qualify.	Infill only allowed on lots with pre-1940 buildings, and may be strata-titled. Reduce minimum site area to 1,672 m ² (18,000s.f.)	Provides opportunity for more pre-1940 sites to develop infill dwellings.	Yes - Amended Provision <ul style="list-style-type: none"> Benefit retained in zoning only for sites with pre-1940 buildings, and expanded to increase the number of eligible sites.
Multiple Conversion Dwelling (MCD)	MCD only allowed in pre-1940 buildings, and may be strata-titled. Minimum existing floor area of 650 m ² (7,000s.f.) to qualify.	MCD only allowed in pre-1940 buildings, and may be strata-titled. Minimum site size of 1,394 m ² (15,000s.f.), except where an existing buildings has a floor area of minimum 557 m ² (6,000s.f.) Dwelling unit density of 4, with provisions for relaxation to 5 units.	Provides opportunity for more pre-1940 buildings to convert from One-Family Dwelling to Multiple Conversion Dwellings.	Yes - Amended Provision <ul style="list-style-type: none"> Benefit retained in zoning only for sites with pre-1940 buildings, and expanded to increase the number of eligible sites. Simplified regulations to support pre-1940 property owners in pursuing this opportunity.
BUILT FORM				
Floor Area & Density	<p>For pre-1940 buildings:</p> <ul style="list-style-type: none"> 0.45 FSR Includes basement floor area <p>For new/existing buildings:</p> <ul style="list-style-type: none"> 0.45 FSR, and an above grade floor area being 0.25 FSR (x site area) + 139m² (1496 s.f.) Includes basement floor area (unless used for parking or mechanical room, then excluded) <p>General:</p> <ul style="list-style-type: none"> No limit on "open to below" spaces (i.e. double-height foyers, libraries etc.) meaning open to below spaces create building mass elsewhere. 	<p>For pre-1940 buildings:</p> <ul style="list-style-type: none"> 0.45 FSR Excludes basement floor area (unless used for parking) <p>For new/existing buildings:</p> <ul style="list-style-type: none"> Above grade 0.25 FSR (x site area) + 139m² (1496 s.f.), to a maximum floor area of 910.44m² (9,800s.f.) Excludes basement floor area (unless used for parking) <p>General:</p> <ul style="list-style-type: none"> Support limited "open to below" space 	<p>For pre-1940 buildings:</p> <p>Floor area increased for pre-1940 buildings with basements now excluded.</p> <p>For new/existing buildings:</p> <p>Above grade floor area remains the same with a cap on maximum floor area to ensure greater compatibility with neighbourhood character.</p>	Yes - Amended Regulation <ul style="list-style-type: none"> Improves balance of development opportunities for sites with and without pre-1940 buildings.

	Existing Regulation in Current Zoning (First Shaughnessy Official Development Plan)	Proposed Regulation in New District Schedule	Rationale for Change	Benefit to Pre-1940 Property Owners
BUILT FORM (continued)				
Height	Maximum height shall be the lesser of 10.7m (35 ft.) or 2.5 storeys. Maximum height of infill buildings shall be the lesser of 7.6m (25 ft.) or 2 storeys.	Principal building must be no less than 2 storeys and no more than 2.5 storeys. A principal building must be no more than 10.7m (35ft.), but an increase to 13.7m (45 ft.) may be considered based on: • site size (minimum 1,161.2m2 or 12,500s.f.) • Minimum 12:12 roof slope • Gable or hip roof forms (no flat portions) • Consideration of neighbourhood impacts Maximum height of infill buildings must be no more than 7.6m (25 ft.) and must have no more than 2 storeys.	Ensures greater compatibility with historic character and scale. Allows partial 3rd floor living space.	An equal benefit for both pre-1940 and new buildings
Building Depth	None	40% of site depth	Allows for flexibility of siting within the building envelope. Consistent with other residential zones.	Yes - New Provision • Specific relaxations included to ensure flexibility for pre-1940 sites
Relaxations	Broad Provisions	Limit broad relaxation provisions to pre-1940 sites. Add limited relaxations for yard requirements, building depth, and open to below spaces.	Add flexibility for pre-1940 sites, and to address varied site conditions. Support limited relaxations for siting of new development on sites without a pre-1940 building, to respond to unique site conditions.	Yes - New Provision • Broad relaxations included to ensure flexibility for pre-1940 sites that are not available to new buildings.
BUILDING SITING				
Site Coverage & Building Footprint	35% 25-30% for sites with infill buildings.	No change to site coverage, but building footprint requirement added.	Maintains estate-like character and building pattern.	Yes - Amended Provision • Specific relaxations included to ensure flexibility for protected heritage property in meeting building siting requirements for additions etc.
Front Yard	9m (30ft.)	25% of site depth	Ensures greater compatibility to historic character and scale.	
Side Yards & Setback	4.5m (15ft.)	15-20% of site width, depending on length of site frontage.	Ensures greater compatibility to historic character and scale.	
Rear Yard & Setback	10.7m (35ft.)	12.19m (40ft.)	Slight increase to rear yard to accommodate accessory buildings (garages at grade).	
MISCELLANEOUS HOUSEKEEPING AMENDMENTS				
Bed & Breakfast	See Section 3.2.5* of FS ODP for detail.	Remove conditions and refer to Section 11 regulations in Z&D By-law where city-wide regulations are located.	No material change. Links to standard city-wide regulations.	Equal requirement for both pre-1940 and new buildings
Other Uses	See Section 3.2.2* of FS ODP for detail.	Keep broad relaxations but strike ability for the Director of Planning to consider other uses not listed.	The Director of Planning will be able to exercise broad relaxations with respect to protected heritage property, through a Heritage Alteration Permit. Other uses could only be contemplated by Council through an HRA or rezoning process.	Yes - Amended Provision Section 5 in District Schedule addressed relaxation provisions. Heritage Alteration Permits can be used to vary the zoning regulations, with the exception of use and density.
Stormwater Storage	See Section 4.8* of FS ODP for detail.	Change term from “impervious” to “impermeable”, and add definitions for these terms.	Add clarity and align with standard city-wide terminology.	Equal requirement for both pre-1940 and new buildings

Heritage By-law amending by-law

Re: heritage alteration permits, heritage conservation areas
and protected heritage property

BY-LAW NO. _____

A By-law to amend
Heritage By-law No. 4837
regarding heritage alteration permits, heritage conservation areas
and protected heritage property

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Heritage By-law.
2. In "Section 2. Designations", Council re-numbers Section 2.1 as 2.2 and numbers the first paragraph under the title for Section 2 as Section 2.1.
3. In "Section 3. Prohibitions", Council:
 - a) numbers the paragraph following the title for Section 3 as Section 3.1; and
 - b) after section 3.1, adds:

"3.2 No person shall:

 - (a) demolish, or permit, suffer or allow the demolition of a building, structure or feature that is in a heritage conservation area or a building, structure or feature that is protected heritage property;
 - (b) construct, or permit, suffer or allow the construction of a building or structure that is in a heritage conservation area, or is in or on protected heritage property; or
 - (c) alter, or permit, suffer or allow the alteration of a building or structure in a heritage conservation area or of a building, structure or feature that is protected heritage property,

without having first obtained a heritage alteration permit for the demolition, construction or alteration, in accordance with the Heritage Procedure By-law."
4. In Section 4.2, Council:
 - a) at the end of paragraph (c) strikes out "or";
 - b) at the end of paragraph (d) strikes out "." and substitutes ",,"; and

- c) after paragraph (d) adds:
 - " (e) lands or premises in a heritage conservation area, or
 - (f) protected heritage property."

5. In Section 4.3, Council:

- a) after paragraph (a) strikes out "and";
- b) at the end of paragraph (b) strikes out "." and substitutes ":and"; and
- c) after paragraph (b) adds:
 - "(c) in the case of buildings, structures or features that are in a heritage conservation area, are protected heritage property or are in or on protected heritage property, until a heritage alteration permit and any other necessary approvals and permits have been issued with respect to the alteration or redevelopment of the site."

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2015

Mayor

City Clerk

Parking By-law amending By-law
Re: First Shaughnessy District

BY-LAW NO. _____

**A By-law to amend Parking By-law No. 6059
with regard to First Shaughnessy District**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Parking By-law.
2. In section 2, Council inserts the definition of "Protected Heritage Property" in the correct alphabetical order:

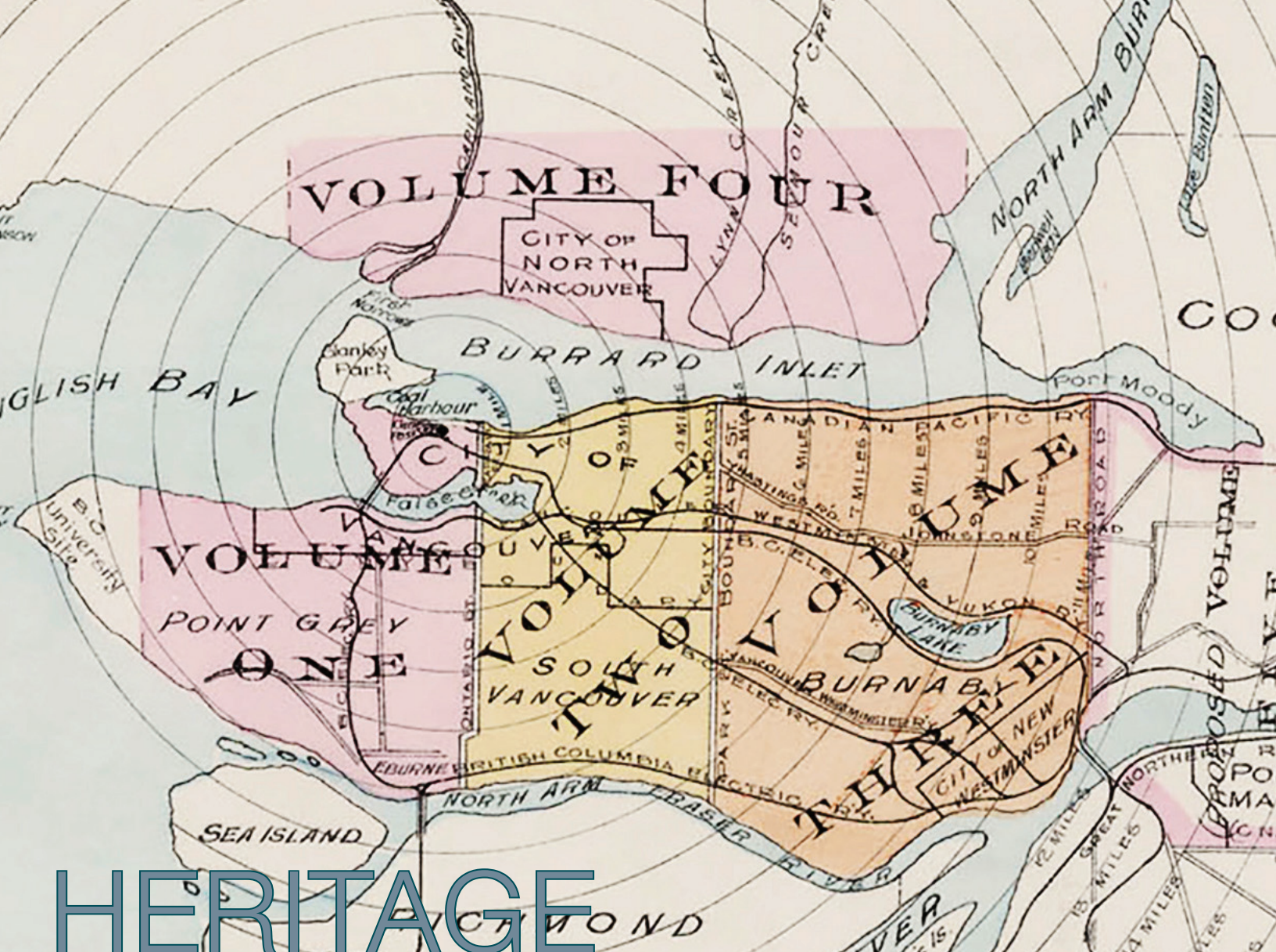
"Protected Heritage Property means property that is protected under section 13 (2) of Heritage Conservation Act; designated as protected under section 593 of the Vancouver Charter; or listed in a schedule included under section 596A (3) (b) of the Vancouver Charter in an official development plan;"
3. In section 3.2.1, Council strikes out subsection (e), and substitutes:

"(e) the retention of a building in an HA District or in the sub-area C2, or on a protected heritage property:"
4. Throughout the by-law, Council replaces every "FSD" with "First Shaughnessy District".
5. In section 4.2, Council strikes subsection (b), and renumbers (c) and (d) as (b) and (c), respectively.
6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
7. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2015

Mayor

City Clerk



HERITAGE ACTION PLAN

FIRST SHAUGHNESSY CONSULTANT RECOMMENDATIONS

MAY 29, 2015

DONALD LUXTON
AND ASSOCIATES INC



CITYSPACES CONSULTING
YOUNG ANDERSON
BARRISTERS & SOLICITORS

Appendix I

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EXECUTIVE SUMMARY

Introduction

The First Shaughnessy neighbourhood of Vancouver, Vancouver's original 'Garden City' community, is one of the city's most significant historic areas. In 1982, the First Shaughnessy Official Development Plan was enacted to protect the area's distinct architectural and landscape character. The consultant team has been tasked with analyzing the effectiveness of the current regulatory environment, and to review tools that are available to strengthen the retention of the heritage character of First Shaughnessy. This work began with a review of global best practices in the administration of heritage areas; continued with extensive research and a comprehensive analysis of heritage value; and included regular consultation with community stakeholders, including residents, the Shaughnessy Heights Property Owner's Association, design professionals, City advisory panels and City staff.

Current Neighbourhood Situation

After its first century of development, First Shaughnessy now finds itself struggling to maintain its distinctive character, as the erosion of the historic building stock and the insertion of new homes detracts from its genteel and historic ambience. Demolition enquires have increased dramatically, and recent site redevelopments and high property values have put enormous pressure on the remaining heritage properties. The First Shaughnessy Official Development Plan (FSODP) dates to the early 1980s and, given the contemporary real estate environment, the existing regulatory framework is no longer able to proactively encourage heritage retention, with respect to both individual, historic homes and the overall historic Garden City landscape. Many residents of the area and the general public have expressed significant concerns about the loss of neighbourhood character. City Staff have additionally identified ongoing issues with the existing FSODP that have resulted in a general departure from the intent of retaining the historic character of the community.

Potential Regulatory Framework Options

There are two primary options that can address the current situation. The first involves maintaining the existing FSODP and incorporating changes to increase the ***potential*** for historic house/landscape character retention. The second option involves the introduction of Heritage Conservation Area legislation designed to ***protect*** the historic character of the neighbourhood through a carefully considered suite of stronger regulatory policies.

Recommendations

Through an assessment of the current situation and the potential outcomes of both regulatory options, and after a comprehensive consultation process, it has been concluded that ***the introduction of a First Shaughnessy Heritage Conservation Area is better able to support and maintain the historic character of the neighbourhood*** than the existing FSODP. The enabling by-law should include a schedule of all pre-1940s sites as well as a new District Schedule and revised Design Guidelines. A Maintenance Standards By-law should also be adopted that would apply to all properties within the Heritage Conservation Area. Failing to take such action would not protect the established heritage value of the neighbourhood; would lead to additional demolitions; and would further diminish the Garden City aesthetic. Moreover, a First Shaughnessy Heritage Conservation Area builds upon and strengthens the established intent and goals of the existing FSODP and Heritage Inventory.

Impacts and Rationale

The impacts of the proposed First Shaughnessy Heritage Conservation Area have been assessed from a legal, stakeholder and economic (see Coriolis Consulting Corp. report) perspective. Each analysis has resulted in a positive outcome for First Shaughnessy's historic identity through the protection measures afforded by a Heritage Conservation Area. As First Shaughnessy is Vancouver's foremost historic residential neighbourhood, the community has supported the preservation of its unique character for many years, and the introduction of a Heritage Conservation Area is the most effective tool to achieve this goal.

1. INTRODUCTION

The analysis of First Shaughnessy has been undertaken as part of the Council-approved set of actions within the Heritage Action Plan, which together seek to better manage, preserve, and celebrate our heritage. The objectives of the Heritage Action Plan include:

- Updating the Vancouver Heritage Register
- Improving heritage conservation tools and incentives
- Streamlining the application process for heritage projects
- Reviewing character homes in certain zones, including First Shaughnessy
- Maximizing sustainability outcomes
- Involving and engaging the community

The Heritage Action Plan is composed of five key action areas:

- Heritage Conservation Program Review
- Vancouver Heritage Register Upgrade
- Character Home Zoning Review (First Shaughnessy and specific single family zones)
- Sustainability Initiatives
- Awareness & Advocacy Initiatives

As part of the Heritage Action Plan, the concept of using the establishment of a Heritage Conservation Area to protect the neighbourhood character of Shaughnessy has been assessed. The review of First Shaughnessy represents a major component of the Heritage Action Plan, and the anticipated outcomes will support the identified objectives of the Plan.

The character of the First Shaughnessy neighbourhood has been comprehensively reviewed, beginning with the compilation of a neighbourhood Historic Context Statement and Thematic Framework. A Statement of Significance (SOS) was then developed as an analysis of the heritage value of the neighbourhood. The SOS also lists the character-defining elements of First Shaughnessy. Research was also conducted into all of the pre-1940s sites to confirm date of construction and other historical information, following which a field review provided a confirmation of the addresses of pre-1940s sites. Collectively, this character analysis defines the essence of First Shaughnessy and will be useful as a reference as the neighbourhood continues to mature. These documents are included in the Appendices of this report.

Current concerns about the loss of historic neighbourhood character have been identified through an extensive community engagement program that included residents, the First Shaughnessy Advisory Design Panel (FSADP), the Shaughnessy Heights Property Owners' Association, (SHPOA), City Staff, design professionals and heritage advocacy groups. These concerns point to a serious threat to the established historic character of First Shaughnessy, and the inadequacy of the current situation in protecting neighbourhood character. Two options for the future heritage management of the area have been developed, and the merits of each have been weighed and further discussed through the ongoing consultation process.

The introduction of a First Shaughnessy Heritage Conservation Area has been determined to have the greatest ability to protect the historic character of the neighbourhood, and is the recommended course of action. The analysis of the proposed legal framework and the public consultation feedback also support the introduction of a Heritage Conservation Area.

1.1 REVIEW OF EXISTING ZONING AND PROCEDURES

The First Shaughnessy Official Development Plan (FSODP) currently guides development in First Shaughnessy. It was adopted in 1982, and was established to protect the heritage character of the area. The following intent and goals are excerpts from the FSODP.

Intent of Current Zoning

- To protect and preserve unique pre-1940 character of neighbourhood by encouraging conservation and restoration of meritorious homes, and recognizing development potential of large sites.

Heritage Goals in Current Zoning

- Strengthen a unique architectural and historical area.
- Promote conservation and restoration of meritorious pre-1940 homes and maintenance of the estate-like image of development in accordance with design guidelines adopted by Council.
- Preserve and enhance the cultural, social, economic, architectural and historical elements of First Shaughnessy.
- Promote excellence in architectural design and construction that is compatible with the character and quality of most pre-1940 sites in the area.
- Enhance the aesthetic character, diversity and interest of the city.
- Preserve and improve the public and private streetscape.
- Build upon the heritage conservation efforts of the City as embodied in the Official Development Plan by pursuing other complementary actions.

Design Guidelines & Heritage Inventory Overview

- The First Shaughnessy Design Guidelines assist in the preparation and review of all development, and speak to the design philosophy of the area.
- The First Shaughnessy Heritage Inventory lists the pre-1940 houses in the neighbourhood, and was adopted by Council on January 11, 1994. It is included as Appendix B of the Design Guidelines.
- The Heritage Inventory identifies properties eligible for development incentives provided in the FSODP.
- It also cross-references properties that are also listed on the Vancouver Heritage Register (a separate list of valuable heritage property).

The FSODP was established prior to the City having the power to establish a Heritage Conservation Area (enabled in 2002), but includes the following components that provide a number of equivalent powers:

- The First Shaughnessy Official Development Plan (By-law #5546, adopted May 11, 1982) provides a zoning framework that seeks to protect neighbourhood character;
- The First Shaughnessy Design Guidelines (Adopted by City Council May 11, 1982 and amended January 20, 1998 and December 6, 2001) promote sympathetic development in the area;
- Appendix A of the Design Guidelines includes the Terms of Reference for the First Shaughnessy Advisory Design Panel adopted by City Council on January 11, 1994;
- Appendix B of the Design Guidelines includes the First Shaughnessy Heritage Inventory adopted by City Council on January 11, 1994;
- The First Shaughnessy District: New House Process (Pre- and Post-1940 Buildings) Administrative Bulletin was issued May 31, 2012 (amended November 28, 2012 and February 15, 2013), which defines a process of Merit Evaluation; and
- Demolition of pre-1940 heritage resources has also been temporarily halted through the establishment of a one-year moratorium while the merits of a Heritage Conservation Area are being assessed. The moratorium expires on June 24, 2015.

1.2 OBJECTIVES FOR THE FIRST SHAUGHNESSY DISTRICT REVIEW

The current regulatory and development framework of the First Shaughnessy District is being reviewed to strengthen existing zoning and guidelines to better achieve the area's goals for the conservation and preservation of heritage and character homes and landscaping. This includes the following objectives:

- Encourage the preservation of heritage and character homes through zoning incentives;
- Strengthen provisions for the preservation of trees and existing landscape features;
- Ensure compatibility of new development;
- Support a variety of dwelling types, such as secondary suites and infill;
- Support architectural excellence by allowing greater flexibility of built form options; and
- Update zoning to better align with community interests and currently adopted Council policies and objectives.

1.3 HERITAGE CONSERVATION AREA TOOL

As part of the First Shaughnessy District Review, the potential effectiveness of the Heritage Conservation Area tool has been explored for its ability to enhance the heritage management of the area.

The ability to enact a Heritage Conservation Area (HCA) was enabled under the *Vancouver Charter* in 2002, but the City has not yet used this power. The four existing historic areas that are managed to protect their heritage value are Chinatown (HA-1), Gastown (HA-2), Yaletown (HA-3) and Shaughnessy (FSODP). These areas are managed under provisions of Part XXVII of the *Vancouver Charter*, rather than the heritage provisions of Part XXVIII.

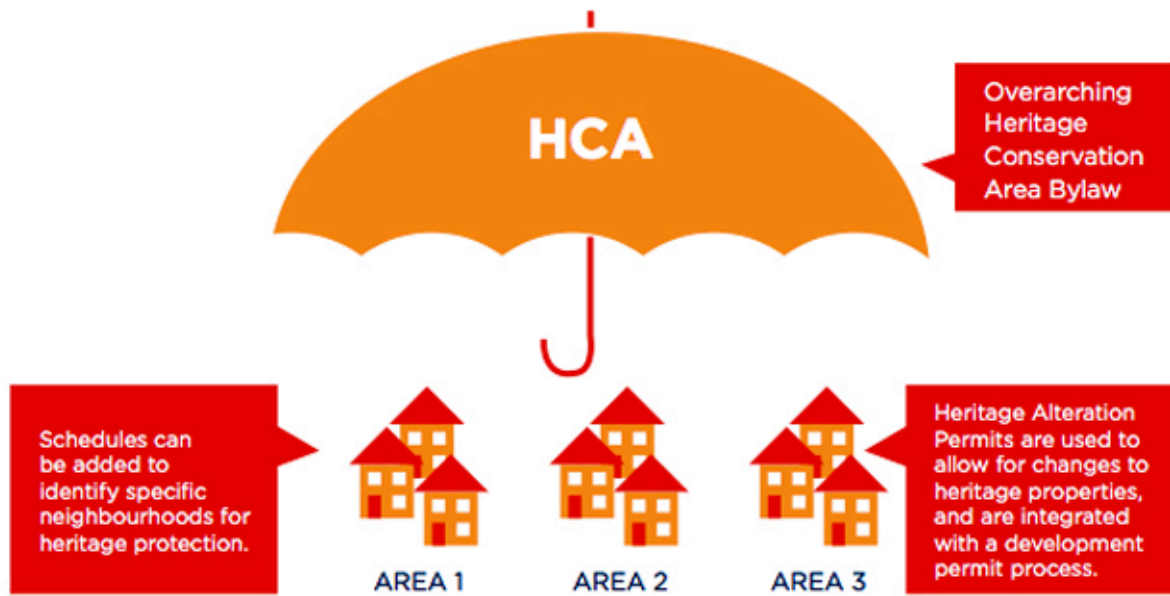
Many other municipalities in British Columbia have established HCAs since they were first enabled by provincial legislation in 1994. Recent figures indicate between 50 and 70 existing HCAs in British Columbia, and nearby, urban residential examples are found in Port Moody, West Vancouver, North Vancouver and Victoria (which has 9). The tool is also successfully employed in cities throughout the world, including Sydney, Melbourne, Perth and Toronto, and in many cities throughout the United States.

In the examination of best practices for regulatory frameworks for historic districts, key principles can be articulated. A preeminent example is the process of Certified Local Government in the United States, as jointly administered by the National Park Service and State Historic Preservation Offices. Through the certification process, local communities make a local commitment to historic preservation. Certified Local Government must meet the following minimum goals:

- Establish a qualified historic preservation commission.
- Enforce appropriate legislation for the designation and protection of historic properties.
- Maintain a system for the survey and inventory of local historic resources.
- Facilitate public participation in local preservation.

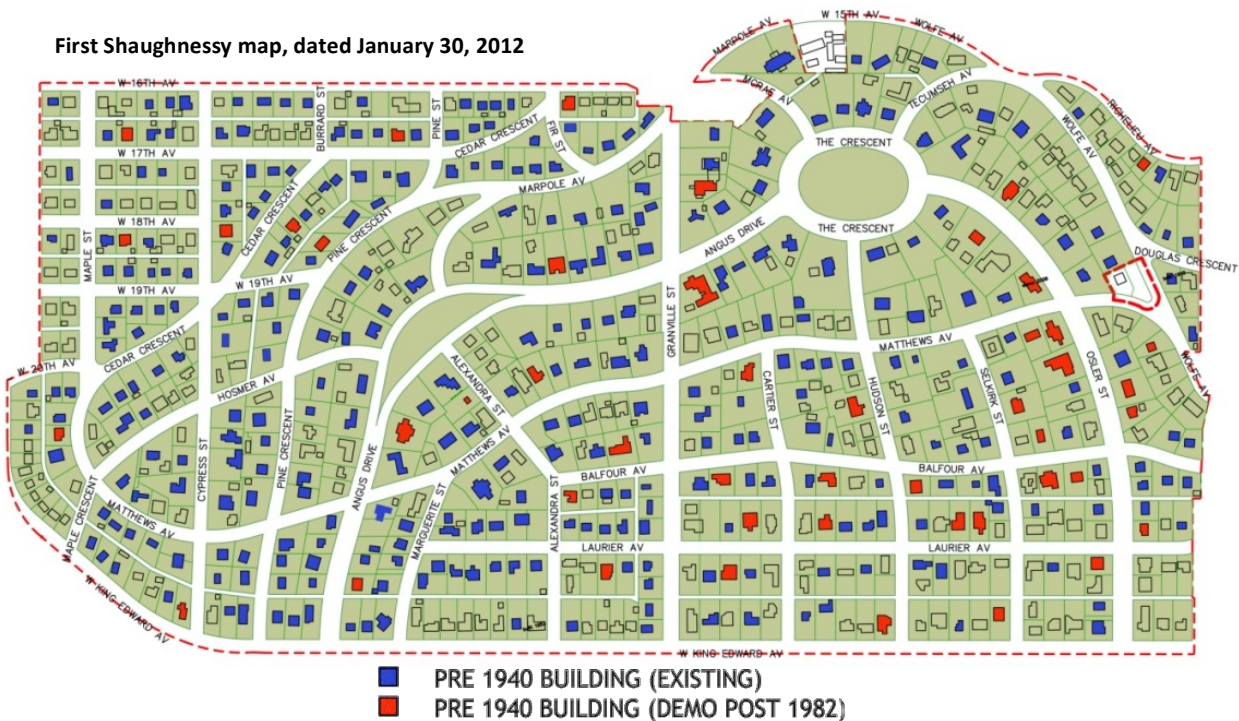
This is in line with City of Vancouver procedures already established under the FSODP, which include public input through the First Shaughnessy Advisory Design Panel, and mirrors the framework established for the Chinatown and Gastown Historic Areas which each have their own advisory panel.

Given the unique circumstances of the City of Vancouver, the establishment of an HCA will require the adoption of an overarching HCA by-law, which will enable individual neighbourhood HCAs. Once established, this will enable the adoption of HCAs for other areas.



2. SUMMARY OF ISSUES AND OPPORTUNITIES

The surging real estate market has resulted in increased redevelopment of sites in First Shaughnessy, and specifically those with existing, historic homes. Permitted, outright densities allow the development of massive new homes, which has led to pressure to demolish smaller heritage homes, and the subsequent impacts of larger homes that are not sympathetic to the historic streetscape character. Additional design challenges have arisen for both existing and new homes and there is a general sense that the historic character of the neighbourhood is quickly evaporating. Through the public consultation process, stakeholders, residents, the general public and City Staff were asked to identify the current challenges in First Shaughnessy, and the following issues have been identified.



2.1 CURRENT ISSUES

Overall challenges:

- There is a growing community concern for loss of heritage and character homes, as well as established landscape features and open spaces;
- There is a lack of clarity and overall agreement on what houses should be retained and how the current regulations define what is considered “heritage”;
- New houses are out of scale and do not fit neighbourhood character. Often, they are not built of the quality materials that have been promised, and landscape plans are rarely implemented as approved;
- Significant concerns have been expressed about heritage properties that have been left vacant and allowed to deteriorate, leading to “demolition by neglect”;
- Demolition enquiries markedly increased in the 18 months leading up to the introduction of the pre-1940 house demolition moratorium in 2014, averaging 11 per year; and
- The pre-1940 house demolition moratorium expires in June 2015.

Zoning and Regulations:

- The outright density allows massive homes to be built on large lots;
- Infill is the most tangible incentive, but often not sufficient to encourage retention;
- Height – a maximum of 35 feet promotes shallow roof forms and inappropriate scale;
- Existing Setbacks – allow houses to be built too close to the street;
- Current floor space exclusions make new home construction more desirable than character/heritage retention – i.e. double-height spaces, underground parking and mechanical rooms are exempted, which is not allowed in other District Schedules. These floor space exclusions result in out-of-scale buildings that impact existing landscapes and open spaces;
- Design guidelines are often misinterpreted and lack regulatory strength – new homes are often encouraged to ‘check all the boxes’ to be “Shaughnessy-esque” but are not always of comparable quality to what is being replaced;
- The guidelines may not reflect contemporary needs for the neighbourhood; and
- Existing zoning mechanics and incentives are unclear, and rely on a ‘gentlemen’s agreement’ for implementation. The current regulations cannot be used to prevent development that is out of scale with the neighbourhood. Comments on the current situation include “there is no hammer” and “no teeth, no specific requirement for retention.”

Design:

- Under the current system, the historic architectural vocabulary of First Shaughnessy is not clearly understood or well interpreted; it is easier to get approval for “historic” houses than thoughtful contemporary designs, leading to pastiche rather than excellent architecture;
- Many new buildings violate historic siting and massing;
- Voluntary envelope upgrades on single-family homes is leading to a loss of historic character;
- Yards and gardens are being eroded through infill or subdivision;
- Parking/auto-courts are interrupting the landscape – creating pits in the landscape that require massive retaining walls; and
- The current zoning exclusions distort new houses, enlarging their footprint, which in turn further erodes landscape character.

Heritage:

- There is a lack of clarity regarding what the existing First Shaughnessy Heritage Inventory means, and no agreement on which properties are meritorious and should be retained;
- The First Shaughnessy Heritage Inventory is not consistent with the Vancouver Heritage Register and there is ambiguity about properties listed on one versus the other; and
- Current research indicates that the identified pre-1940 sites would likely all be eligible for inclusion on the Heritage Register.

Community:

- The lack of a concerted, neighbourhood-wide effort to stem the loss of heritage homes and landscapes has heightened the community’s fears of the wholesale destruction of the overall ‘garden city’ character of First Shaughnessy;
- Many residents and/or neighbours are apprehensive of the changes that they are seeing, and support enhanced regulations, however those wanting to capitalize on their purchases in the district are unlikely to be in support of a HCA and may prefer to “cash-out”; and
- The First Shaughnessy Advisory Design Panel has been unable to address the overall loss of heritage character, as the panel has been encumbered with proposals that technically meet the zoning and design guidelines, but detract from the historic fabric of the existing area.

2.2 STRENGTHS AND OPPORTUNITIES

The original regulatory framework to protect the neighbourhood character of First Shaughnessy was driven by the community over three decades ago. Until recently, this system has served well in protecting character, but the erosion of historic building stock is accelerating, and current development pressure, combined with zoning exclusions, have proven to be destructive of First Shaughnessy's historic character. There are, however, a number of strengths and opportunities presented by the current situation, including the following.

Overall Strengths and Opportunities:

- There is a clear intent and objectives that have been in place since 1982, even though the regulatory framework has proven to be weak;
- Excellent opportunity to examine the socio-cultural context as well as methods to update land use;
- Explore different incentives for heritage, character or development sites;
- Opportunity to better preserve the value of property (timely, reasonable process and negotiated options);
- Need to update the Inventory – undertake a full review and identify the 'lost gems';
- HCA can list significant properties of merit, and therefore signal the high-level intent for the area; and
- Economic studies from other heritage areas indicate that heritage legislation can protect and enhance property values.

Zoning and Regulations:

- The process to review the merit of certain properties is good, as it does reduce the discussion about retention, however it lacks legal rigour;
- Landscape retention guidelines are working well;
- Siting of buildings on large sites works well, but not on small sites;
- Design Guidelines refer to tree retention, which is an excellent start, but needs to be strengthened;
- Design Guidelines are strong, but the regulatory framework is not;
- Minor relaxations in the subdivision by-law would allow more lots to be subdivided;

Design:

- Encourage contemporary as well as traditional architectural responses (as an incentive for taking pressure off pre-1940 homes).

Heritage:

- Clarify which properties are meritorious and should be retained.

Community:

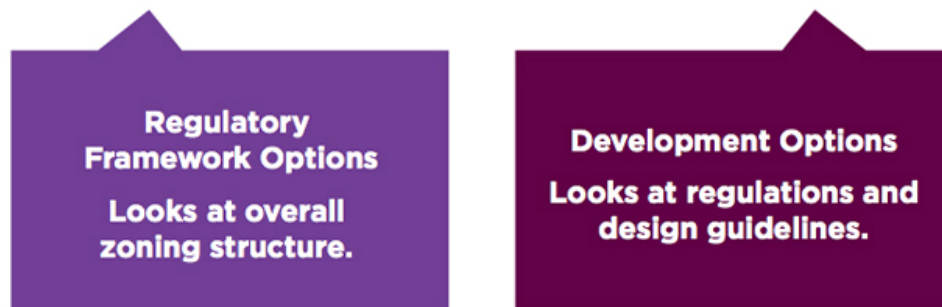
- Clarify the role of the First Shaughnessy Advisory Design Panel.

3. ANALYSIS OF REGULATORY FRAMEWORK OPTIONS

As the Heritage Action Plan project has progressed, strategies have been researched for the enhanced heritage management of First Shaughnessy, which specifically address the identified neighbourhood issues and concerns. Two options have been formulated from the planning study, including **Option 1**: maintaining the existing First Shaughnessy Officially Development Plan (FSODP), while making changes to the zoning regulations; and **Option 2**: introducing a First Shaughnessy Heritage Conservation Area, which would institute a new framework of heritage management procedures.

3.1 OVERVIEW

Two complementary approaches to the identified neighbourhood concerns and opportunities are being explored. This report specifically addresses the Options for the Regulatory Framework, while City Staff is undertaking a separate review of Development Options.



OPTION 1: MAINTAIN EXISTING ODP

The first option involves the incorporation of changes to the existing First Shaughnessy Official Development Plan (FSODP), which would continue to function as outlined below.

The First Shaughnessy Official Development Plan (FSODP) sets out the goals, intentions, development principles, uses and regulations for the First Shaughnessy District. Design Guidelines provide a contextual framework for reviewing all development in the neighbourhood and complement the guidelines/regulations of the FSODP. The Design Guidelines form an important and integral part of the FSODP by outlining broad design principles as well as providing specific design guidelines for both architectural and landscaping treatment. A Heritage Inventory lists properties (generally pre-1940) that are considered to have historic/character merit. New home construction and major renovations are guided through the existing Development Permit process and heritage conservation projects are guided through the Heritage Revitalization Agreement (HRA) process.

Changes that address the identified neighbourhood issues would need to be incorporated into the zoning regulations of the FSODP. These changes would potentially lead to better contemporary house form, scale and massing that collectively would result in a greater respect for the established neighbourhood character of First Shaughnessy. The changes may also limit the attractive parameters for new house designs, such that demolitions of existing heritage resources may not appear as generally preferable as they currently do. However, changes to the zoning regulations of the existing FSODP cannot effectively provide a better management structure for the existing historic resources of First Shaughnessy, namely extant heritage houses and their landscapes. Without changes targeted at these tangible heritage assets of First Shaughnessy, many historic homes and landscapes will continue to be lost to redevelopment, as the real estate market generally favours new, larger homes that detract from the established character of the neighbourhood.

ASSESSMENT OF OPTION 1:

- Would not have significant impact on the loss of character and heritage homes in the area.
- Would not clarify status of pre-1940 homes listed on First Shaughnessy Heritage Inventory.
- Incentives to encourage heritage and character home retention could still be improved in the zoning regulations.
- Compatibility of new development could be improved by refining zoning regulations and the First Shaughnessy Design Guidelines.

OPTION 2: ADOPT A HERITAGE CONSERVATION AREA

The second option involves the introduction of a First Shaughnessy Heritage Conservation Area (FSHCA) overlay, which will be integrated with elements of the existing First Shaughnessy Official Development Plan (FSODP). An HCA is intended to provide long-term protection to a distinctive area that contains resources with special heritage value and/or heritage character. The FSHCA would then function as follows:

The First Shaughnessy Heritage Conservation Area (FSHCA) retains the elements of the FSODP, including goals, intentions and objectives. Tailored zoning regulations in a new District Schedule would allow specific uses and regulations. Design Guidelines would continue to be used, and applications would continue to be reviewed by a community advisory body. New home construction and heritage/character building renovations would be guided through a combined Development Permit and Heritage Alteration Permit process. When required, heritage conservation projects would be administered through the Heritage Revitalization Agreement (HRA) process.

With its origins in Section 596A of the *Vancouver Charter*, designating the First Shaughnessy neighbourhood as a Heritage Conservation Area (HCA) would require the adoption of an Official Development Plan (ODP) by-law. This could be accomplished through the establishment of a citywide Heritage Conservation Area ODP that could be applied to other areas in the future (i.e., it is therefore not necessary for any subsequent HCA to have a separate ODP). An HCA by-law can also identify properties, buildings, structures, or features as protected heritage property. This can be accomplished through a schedule included in the HCA, potentially offering a more regulated use of the existing First Shaughnessy Heritage Inventory, which is found in Appendix B of the First Shaughnessy Design Guidelines.

The introduction of a Heritage Conservation Area would lead to a greater public awareness of the significance of specific neighbourhood character. Under this option, the established heritage character of First Shaughnessy would be much more definitive than under the current regulatory framework. Existing and potential residents of the First Shaughnessy neighbourhood would be offered a renewed strategy to maintain the existing historic character and ensure its survival into the future. An HCA, in addition to specifically managing identified heritage assets of the neighbourhood, would also encourage more refined design responses, as each proposed redevelopment would first be filtered through the lens of heritage character, through the Heritage Alteration Permit process.

A community advisory group would continue to exist under a new HCA management framework. The effectiveness of the advisory group has the potential to be greatly enhanced, as its advisory capacity would have a much stronger mandate focused on neighbourhood heritage conservation. This would allow it to uphold high standards that reinforce the historic character of the neighbourhood, as opposed to struggling with new designs that often detract from the First Shaughnessy character, yet still fulfill zoning regulations.

Under the *Vancouver Charter*, the City may establish one or more heritage commissions for different areas and different purposes, or authorize existing organizations to act as heritage commissions. Under the HCA Bylaw, there is an ability to establish a *First Shaughnessy Heritage Commission* as the community advisory group for the area, replacing the existing First Shaughnessy Advisory Design Panel (FSADP). Conversely, the FSADP could continue to operate under the HCA, with a renewed directive to maintain neighbourhood heritage character (acting as a heritage commission).

Finally, a revised development procedure would streamline the process for both existing and new homes, as the majority of projects requiring permits would flow through the Development Permit/Heritage Alteration Permit process, which reduces the administrative necessities of owner negotiations and processing of Heritage Revitalization Agreements. As an HCA upholds the conservation of identified heritage resources, there would be less time needed to negotiate with property owners for the retention of these resources; their outright retention is expected. The administrative burden is further reduced by the general avoidance of the Heritage Revitalization Agreement process, which would be reserved for properties demanding a high level of heritage oversight. A streamlined processing structure at the City is also a community benefit, as it saves time and money for neighbourhood residents.

ASSESSMENT OF OPTION 2:

- Would clearly distinguish First Shaughnessy as an important heritage area in the city.
- Properties on the First Shaughnessy Heritage Inventory could be listed under the HCA, providing clarity around their significance and retention.
- There would be no loss of development rights to property owners, thus compensation is not required.
- A Minimum Maintenance Standards By-law could be adopted to ensure “demolition by neglect” is avoided. This can apply to all sites within the HCA, as per Section 596 of the *Vancouver Charter*:
 - *The Council, by by-law, may establish minimum standards for the maintenance of real property that is (a) designated as protected by a heritage designation by-law, or (b) within a heritage conservation area.*
- Compatibility of new development could be improved by refining zoning regulations and the First Shaughnessy Design Guidelines.

OPTIONS FOR IDENTIFYING HERITAGE RESOURCES

One of the key areas of confusion and conflict under the current regulatory environment is the lack of clarity over the intent of the First Shaughnessy Heritage Inventory adopted by City Council on January 11, 1994 (Appendix B of the First Shaughnessy Design Guidelines). This Inventory lists the buildings constructed pre-1940, and includes the following wording:

- The properties listed in this inventory were originally developed before 1940 and maintain building and landscape elements representative of that time. (Some listed properties may have buildings or landscapes which have been unsympathetically renovated. They are included so that they may one day be restored.) As examples of the early development of the First Shaughnessy District, these properties have historical significance to the City of Vancouver. In recognition of this historical significance, the properties listed in this inventory are eligible for special development incentives provided in the First Shaughnessy Official Development Plan, which regulates development in the First Shaughnessy District.
- Some properties listed in this inventory are also listed in the Vancouver Heritage Register (VHR). This has been noted, where applicable. (The heritage status of any property should be confirmed against the Vancouver Heritage Register (VHR). The listing of buildings on the VHR is updated to September 19, 2011.). Properties listed in the VHR may be eligible for additional development incentives described in the heritage provisions of the Zoning and Development By-law.
- This inventory was prepared in September 1993, and represents the First Shaughnessy Heritage Inventory and Vancouver Heritage Register status, as of January 11, 1994. Errors and omissions have come to light through the research process.

Although officially adopted by Council, this Heritage Inventory has not been interpreted as being a list of buildings that should be retained, rather the opposite is inferred as there is no specific regulation that requires their retention. In addition, virtually all of these sites would be eligible for inclusion on the Heritage Register, and contribute greatly to the character of the neighbourhood.

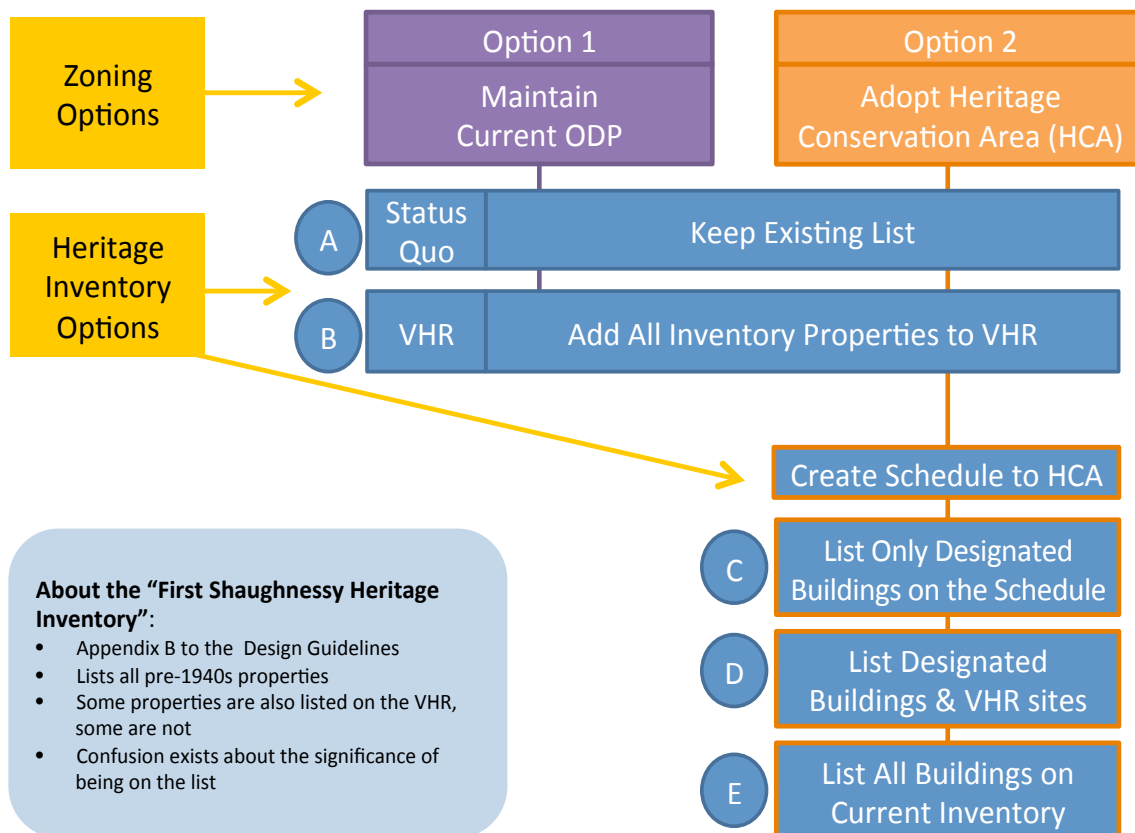
This gap in the regulatory framework was addressed by the First Shaughnessy District: New House Process (Pre- and Post-1940 Buildings) Administrative Bulletin issued May 31, 2012 (amended November 28, 2012 and February 15, 2013), which defines a process of Merit Evaluation. This situation has also been temporarily addressed through the establishment of a one-year moratorium on the demolition of pre-1940 heritage resources while the merits of a Heritage Conservation Area are being assessed. Once the moratorium expires on June 24, 2015, the existing situation will resume, and will continue to result in further demolitions of pre-1940 resources unless this situation is further clarified.

As part of the assessment of Options 1 and 2 for the area, potential mechanisms were reviewed that would clarify the intent of the Heritage Inventory. This included:

- For both options, a review of the potential effectiveness of adding some or all of the non-Register listed pre-1940s sites to the Heritage Register. This was felt to be of limited usefulness, given redevelopment pressure and the lack of ability to force the retention of Register sites without compensation.
- For Option 2, a review of including designated sites, Register sites or all pre-1940 sites in the HCA by-law schedule.

In addition, there was significant discussion during the consultation process that there may be post-1940 sites that have individual value and character merit, and should ultimately be considered for retention. The post-1940 sites have not yet been fully assessed, and could be considered for future study.

Regulatory Framework Options for First Shaughnessy



OPTION A: TWEAK THE EXISTING ODP	
SUB-OPTION #1	SUB-OPTION #2
Use the existing Inventory of pre-1940 buildings	List all buildings currently on the existing FSD Inventory on the Heritage Register
<p>Pros:</p> <ul style="list-style-type: none"> No change from current format. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Buildings with heritage value in Shaughnessy will be recognized consistently, using the same tool, as other buildings with heritage value in the city. The List has already been adopted by Council, so there is theoretically no additional restriction involved other than Charter delays for consideration. Clears up the confusion between the “two lists”. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Will add a significant number of buildings to the Register. May “overweight” the Register with Shaughnessy sites. Register listing may be perceived as another layer of restriction by home owners and prospective buyers.

OPTION B: ESTABLISH FSD AS A HERITAGE CONSERVATION AREA (HCA)				
SUB-OPTION #1	SUB-OPTION #2	SUB-OPTION #3	SUB-OPTION #4	SUB-OPTION #5
(No Schedule to HCA Bylaw)			(Establish an HCA Bylaw Schedule)	
Use the existing Inventory of pre-1940 buildings	List all buildings currently on the existing FSD Inventory on the Heritage Register	Schedule only the designated buildings	Schedule the designated buildings and the buildings currently listed on the Register	Schedule all buildings currently listed on the existing FSD Inventory
<p>Pros:</p> <ul style="list-style-type: none"> No change from current format – the list will persist under the HCA overlay. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Confusion between the Inventory and the Register will persist. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Buildings with heritage value in Shaughnessy will be recognized consistently, using the same tool, as other buildings with heritage value in the city. The List has already been adopted by Council, so there is no additional restriction involved other than Charter delays for consideration. Clears up the confusion between the “two lists”. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> Will add a significant number of buildings to the Register. May “overweight” the Register with Shaughnessy sites. Register listing may be perceived as another layer of restriction by home owners and prospective buyers. 	<p>Pros:</p> <ul style="list-style-type: none"> Establishes a baseline schedule for the FSD HCA, and a precedent for future designated buildings to be scheduled. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Establishes a baseline schedule for the FSD HCA Provides a further layer of protection for Registered sites No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers Does not resolve the confusion between the Inventory and the Register. Does not resolve any of the current issues about the pre-1940 list and what can and cannot be demolished. Does not resolve current identified issues about the intent of the administration of the heritage area. Does not address the goals of the Heritage Action Plan. 	<p>Pros:</p> <ul style="list-style-type: none"> Clear signal about which properties contribute to the heritage character of the HCA and when an HAP is required. Establishes a schedule for the FSD HCA Provides a further layer of protection for all pre-1940s sites. Eliminates the confusion between the Inventory and the Register. No compensation is required. <p>Cons:</p> <ul style="list-style-type: none"> A schedule may be perceived as another layer of restriction by home owners and prospective buyers

Overall, there is no mechanism that will achieve the stated goal of conserving Shaughnessy’s heritage character as effectively as scheduling all of the pre-1940 properties under the HCA by-law.

3.2 LEGAL FRAMEWORK COMPARISON

With advice and guidance from Young Anderson Barristers & Solicitors, an assessment was undertaken of the HCA as a heritage protection regulatory tool, compared with the protection and process inherent in the current First Shaughnessy Official Development Plan (FSODP). With the intent of highlighting some of the benefits of an HCA, as well as some of the key differences between an HCA and the FSODP, a summary comparison is provided below:

Clarity of Character Merit

Throughout the Heritage Action Plan process, and in conversations with community and residents citywide, an often-heard message was the perceived lack of clarity around what constitutes heritage, or character, merit under the FSODP. Specifically, the FSODP uses the Character Merit Evaluation Process to identify heritage or character merit. This is usually done during the enquiry, or pre-application, stages of the development process.

- By comparison, through its option to list or schedule the buildings or features considered protected heritage properties, an HCA proactively establishes the City's heritage conservation objectives and expectations prior to the submission of a development application.

Retention Without Compensation

Under the current FSODP, the City provides development incentives, such as increased density, or relaxed site guidelines, to encourage heritage and character retention. However, when the City recommends that a heritage house should be retained, in opposition to the owner's wishes to pursue new home construction, Council may (as an option) consider designating the house as heritage property. Such action would involve compensating the owner for any loss in property value.

- By comparison, an HCA does not require compensation through its direct identification of protected heritage properties. As well, the practice of outlining possible regulatory incentives, through the accompanying zoning, would continue to ensure the density of each property under an HCA, and could be achieved by retaining heritage or character homes. Further, an HCA would not prevent the City from continuing to employ a Heritage Revitalization Agreement as it is currently used.

Improved and Ongoing Maintenance

The FSODP does not regulate the upkeep of heritage or character homes, aside from the non-regulatory language contained in the heritage goals found in the Application and Intent Section.

- By comparison, and as noted earlier, an HCA allows the introduction of a Maintenance Standards By-law that can apply to all properties within the district.

3.3 COMMUNITY AND STAKEHOLDER FEEDBACK

A key component of the Heritage Action Plan process is engagement with the public and stakeholders. To date, three open houses have been conducted, and a questionnaire has been issued; each property owner in First Shaughnessy was notified of this process by mail. Throughout the engagement, the Shaughnessy Heights Property Owners' Association and the First Shaughnessy Advisory Design Panel were consulted and involved. Comments related to the HCA concept received from the open houses and the questionnaire have also been assessed and reviewed.

The public was asked to provide input on HCAs, and specifically on the application of an HCA in the First Shaughnessy neighbourhood. A majority of respondents voiced their support (strong or general) for a First Shaughnessy HCA. From the questionnaire, 42% of respondents indicated they are strongly supportive of

adopting an HCA, and 18% were generally supportive. Another 13% do not support adopting an HCA, and 8% were strongly opposed. Of the responses, 17% indicated they were not sure if they would support the adoption of an HCA.

There was a mixed response to the preferred approach of scheduling properties under an HCA. From the responses received, 36% were in favour of maintaining the pre-1940 properties as a scheduled list under the HCA (as protected heritage property). Another 34% prefer to maintain the pre-1940 property criteria as an Appendix to the First Shaughnessy Design Guidelines. The remainder of responses either were not sure (22%), or had no preference (6%). The mix of responses may be attributed to concerns around clarity and prescription of the program, potential unintended consequences, and/or potential limitations to enforcing the HCA, in order to achieve desired outcomes.

Need for Clarity and Prescription of HCA Program

- The public expressed the need to clarify the definition of heritage prior to designating an area for heritage conservation. Comments indicated that the definition of historical significance is currently too limited, and unintentionally creates a loophole that builders can bypass. Clarity and inclusion of other definitions was also requested for the HCA, including character, with comments proposing that character include a social component, such as home occupancy, and neighbourly interaction and connection.
- We heard that pre-1940 may not be an appropriate criterion for determining conservation in the HCA, with comments suggesting homes and streets from the subsequent decades (post-1940) may also be worth conserving. Public comments indicate that principle-based design guidelines may be more appropriate for an HCA, rather than building age. Allowing some option for demolition of a pre-1940 home, based on poor building condition or extensive alterations, was also suggested for the HCA.
- Public suggestions on what an HCA should conserve include streetscape, mature landscaping, and setbacks.
- Parking restrictions were thought to be desirable in retaining neighbourhood character.
- Some public comments indicated that the HCA should be a mechanism to preserve existing density, and that infill development and density increases should be limited under an HCA. Much of the density concern revolves around potential changes to height and parking challenges.

Concern for Unintended Consequences of HCAs

- Incorporating sustainability components into an HCA was a recurring theme from the public. Ideas included adaptable reuse of existing buildings and structures, FSR incentives, and monetary rebates for sustainable development and energy efficiency. Some comments indicated that an HCA may be too restrictive, and may not permit variances that could enhance the sustainability and street character.
- A potential HCA should be clearly communicated to potential homebuyers and investors to avoid future misunderstandings, or development/demolition conflicts. A clear understanding of development rights was also raised as a concern.
- There were also concerns that an HCA may be too broad, and should not blanket an entire neighbourhood. Others mentioned that regulating redevelopment in this form is too restrictive, and an HCA may limit new ideas and modern designs.

Concern of Limited Enforcement of the HCA

- Some comments from the public indicated existing by-laws are appropriate for achieving the desired outcomes of an HCA, but that these by-laws have not been adequately enforced. Some comments suggested that reviewing existing tools, including implementation and enforcement, would be more appropriate than introducing an HCA.

- There was also the suggestion that *encouraging* and *fostering* retention and conservation may result in underperforming policies and regulations, while *requiring* these activities would be a more effective approach.
- It was also stated that an HCA could be more effective with the inclusion of penalties and fines if requirements are not respected. Other comments suggested incentives, in lieu of penalties, to encourage more compatible new development.

Another recurring comment was that the application of an HCA should be explored for the protection and heritage management of other potential heritage neighbourhoods of Vancouver. Overall there was more support expressed for the establishment of a First Shaughnessy Heritage Conservation Area than there was for retention of the existing framework.

4. RECOMMENDATION

Based on the assessment and review of the current situation and the potential effectiveness of a revised regulatory framework, the following recommendations provide the most appropriate response to achieving the goals of the Heritage Action Plan.

4.1 ESTABLISH A HERITAGE CONSERVATION AREA AND SCHEDULE ALL PRE-1940 PROPERTIES

After an in-depth review of the two potential options for the future heritage management of the First Shaughnessy neighbourhood, it has been concluded that a First Shaughnessy Heritage Conservation Area (FSHCA) has the greatest potential to achieve the goal of maintaining the established heritage character of the district. The introduction of an FSHCA has the added benefits of reducing administrative requirements for both the City and residents, and will also support a more refined level of sympathetic and appropriate design in the neighbourhood.

Whichever option is selected, there should be a review of the existing First Shaughnessy Design Guidelines, in order to strengthen their ability to encourage designs that sustain the heritage character of the neighbourhood. In addition, the regulatory framework of the existing FSODP should be revised whether it is maintained, or adopted as a District Schedule under an FSHCA. Finally, there should be a Planning initiative to photograph each house that appears in **Appendix C** (recommended properties for the HCA Schedule) to ensure there is an accurate snapshot of the neighbourhood that can be used as a reference into the future as the neighbourhood continues to mature.

4.2 ACTIONS TO IMPLEMENT RECOMMENDATIONS

1. **Adopt a City-wide Heritage Conservation Area ODP by-law. Under this ODP:**
 - First Shaughnessy would be scheduled as the first Heritage Conservation Area (FSHCA)
 - A list of buildings, structures, land or features within the area that are to be protected heritage property under the FSHCA would be scheduled. This Schedule would include all pre-1940 sites within the area, based on the updated list in **Appendix C**.
 - In the future, additional districts could be scheduled as Heritage Conservation Areas under this same ODP.
2. **Adopt a new District Schedule, which would mirror the framework of the existing ODP zoning regulations.**
 - The existing Design Guidelines could be included in either in the FSHCA by-law or remain as a land use policy outside the by-law. They should be updated to specify the use of the Standards and Guidelines for the Conservation of Historic Places in Canada as the key reference for the approval of applications within the HCA.
3. **Adopt a Maintenance Standards By-law.**
 - This would apply to all properties within the FSHCA and could be extended to all designated heritage sites in the city, according to the *Vancouver Charter*.
4. **Use Heritage Alteration Permits for the subdivision of land, building construction, building addition or alteration, or alteration of a protected feature in the HCA, to be issued in accordance with the District Schedule and Design Guidelines.**
 - Establish conditions under which a Heritage Alteration Permit is not required.

The following outcomes are anticipated:

- A greater, city-wide appreciation and understanding of the heritage character of First Shaughnessy;
- Better retention of established neighbourhood character elements, as defined in the First Shaughnessy Historic Context Statement and the Statement of Significance;
- Reduced demolition enquiries for identified heritage resources, as retention will be mandated;
- Clarification on the status of properties listed on the current First Shaughnessy Heritage Inventory and/or the Vancouver Heritage Register;
- Reinforcement of neighbourhood character, by requiring house and landscape designs (for both existing and new properties) that respect the original Garden City character of First Shaughnessy;
- Restored mandate of the community advisory body to uphold excellent designs that support and enhance the heritage character of the neighbourhood; and
- Reduced administrative burdens for both the City and residents, by streamlining the development application and review process.

Taking no action, or selecting a less aggressive framework for the heritage management of First Shaughnessy, would lead to increased heritage house/landscape demolitions and the continued loss of established neighbourhood character. The introduction of Vancouver's first Heritage Conservation Area would achieve the goals of the Heritage Action Plan, and re-establish First Shaughnessy as one of the key heritage areas of Vancouver.

APPENDIX A: FIRST SHAUGHNESSY HISTORIC CONTEXT STATEMENT

THE CANADIAN PACIFIC RAILWAY AND THE ESTABLISHMENT OF FIRST SHAUGHNESSY

As with so many aspects of Vancouver's development, Shaughnessy is deeply intertwined with the history of the Canadian Pacific Railway. Construction on the British Columbia portion of the CPR began in 1881, fulfilling a promise made to B.C. when it entered the Confederation in 1871. The CPR had decided to extend the line further to the West to Burrard Inlet, but withheld this information to ensure greater concessions. In 1887, the new rail line was completed, with Vancouver as the western terminus, setting off an explosion of building activity in the City. As well as opening up the Canadian West to settlement, the CPR was the largest landowner in Vancouver, and had a huge impact on the city's development through its real estate activities. The CPR was masterful in its deliberate management of its land holdings, seeding buildings at key locations throughout the downtown core – and further out as the city grew – as their vast holdings were subdivided and sold.

The lands comprising District Lot 526 were a grant from the Province to Donald Smith and Richard Angus in 1885. This grant was given to these two men at special request of the Board of Directors of the CPR, and was chosen twenty-two years later as a prestigious and elite new subdivision of estate properties. In the early 1900s Vancouver was booming and its population nearly quadrupled in a decade, reaching just over 100,000 by 1911. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The timing was superb, as the economy was thriving, a new Granville Street Bridge was planned for construction (and opened in 1909) and the proliferation of apartment buildings and working class housing in the formerly exclusive West End set the stage for a mass migration of the city's elite to a new, planned Garden City community. The subdivision was to be named after CPR president Sir Thomas Shaughnessy. Its principal streets bear the name of his daughter, Marguerite, and of several early members of the company Board of Directors: Angus, Marpole, Hosmer, Osler and Nanton.



Sir Thomas Shaughnessy [District of Summerland].

Shaughnessy was president of the CPR from 1899 to 1918. Under his administration, the CPR's mileage in western Canada almost doubled, and he was knighted in 1901. In recognition of his stewardship of the CPR and its contributions to the war effort during the Great War, he was elevated to the Peerage of the United Kingdom in 1916 as Baron Shaughnessy.

The political influence of the CPR in the development of the area was obvious. On January 1, 1908, the Municipality of Point Grey was established by breaking away from the Municipality of South Vancouver under the authority of a Provincial Letters Patent. The newly elected Council moved quickly to improve access and services to the area.

In the early stages of the development of Shaughnessy Heights, the CPR took steps to ensure that the Province, rather than the municipality of Point Grey, controlled local zoning regulations, made possible by the preponderance of political and financial leaders who lived in the neighbourhood. The CPR thus retained iron-clad control over the quality of the development, and reviewed

and approved the plans for every house proposed for the area. The CPR commissioned Montreal landscape architect, Frederick Gage Todd and Danish engineer, L.E. Davick for the project.



Frederick G. Todd [McCord Museum II-175018].

Frederick Gage Todd (1876-1948) was one of the great landscape architects and urban planners in Canada during the early twentieth century, and established the country's first resident practice of landscape architecture. After completing school in 1896, he became an apprentice with the firm of Olmsted, Olmsted and Eliot, in Brookline, Massachusetts until he moved to Montreal in 1900. While working under Olmsted's firm, Todd helped with the design plan for Mount Royal. Between 1907 and 1912, Todd designed three major garden city projects in British Columbia: Shaughnessy Heights and Point Grey in Vancouver, and Port Mann on the Fraser River. Todd was an influential and important figure and created many designs for parks, open spaces, public institutions, roadways, and neighborhoods across Canada. A defining feature of his work was how he popularized naturalistic landscape designs and the idea of a 'necklace of parks' as linked open spaces.

In Shaughnessy, curved tree-lined streets were laid out which followed the contours of the land, in contrast to the grid system common in Vancouver. Residents would be able to enjoy generous lot sizes

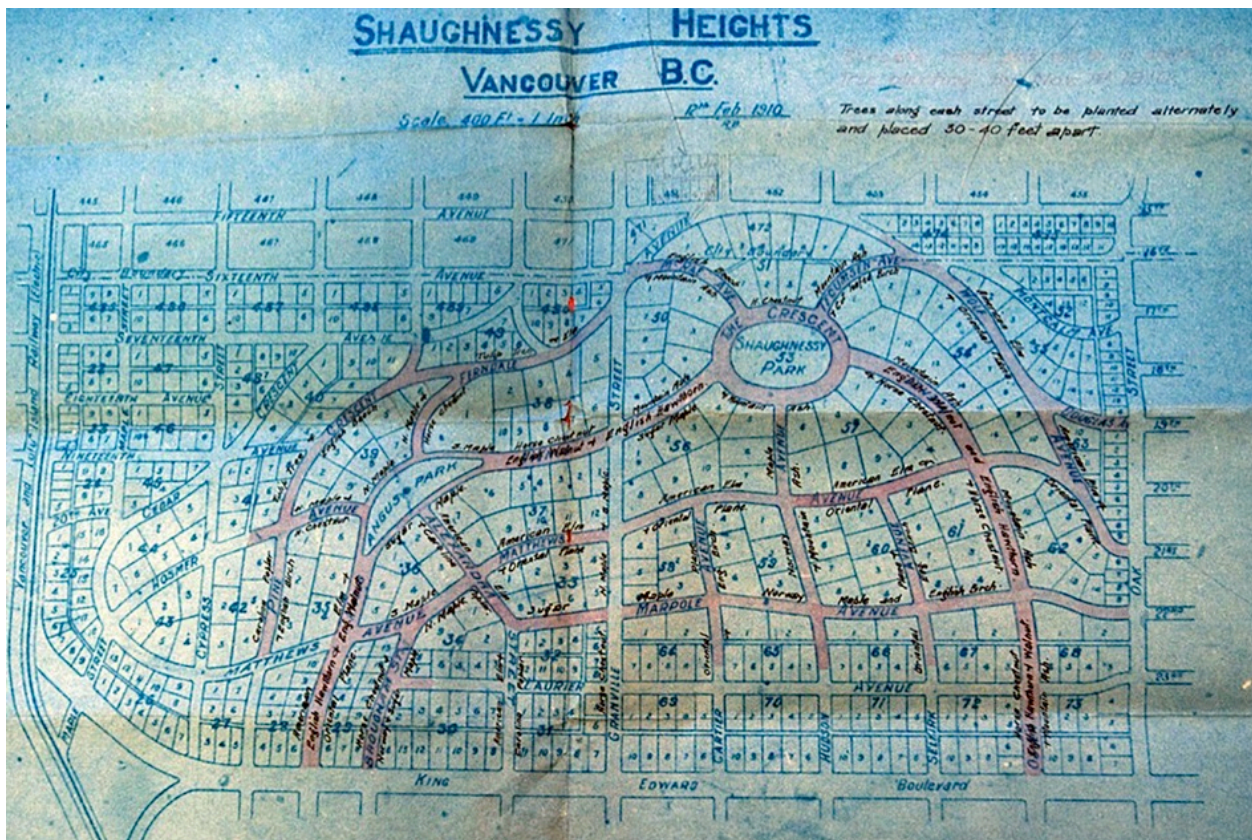
of a minimum of 10,000 square feet. The centrepiece of the plan for the area was The Crescent, a circular drive fronted by expansive properties situated on the highest ground east of Granville Street. Luxurious amenities such as a lawn bowling club, golf course and tennis courts were provided.

The design of Shaughnessy Heights reflected Todd's enthusiasm for the Garden City concept of urban planning, first proposed by Sir Ebenezer Howard in the United Kingdom in 1898. Howard was reacting to deterioration of urban environments through overcrowding and lack of planning. His ideas for orderly civic development included various land uses integrated into self-contained communities of residences, industry and agriculture, divided by a greenbelt and connected by efficient means of transportation. The subsequent development of all-residential Garden City suburbs, built on the outskirts of large cities, was at odds with Howard's original thesis. The idea of a protected garden enclave, strictly residential and emphasizing natural and private spaces, became popular in North America, and many were developed in larger cities. The urban form of these enclaves was often coordinated through the use of early land use controls typical of modern zoning, including controlled setbacks, landscaping, and design controls. Also highly influential on the design of these enclaves was the work of Frederick Law Olmsted and his sons, who designed many such enclaves in pastoral, picturesque styles, featuring vast expanses of plantings to achieve a soothing sense of nature's richness.

With its extensive street landscaping, massive lots with private gardens and large estate houses with generous setbacks, Shaughnessy Heights was a superb expression of a Garden City neighbourhood. The area had a leafy ambiance, with long uninterrupted stretches of treed streetscapes. Houses were positioned to be visible from the street, with public and private spaces being defined through low stone walls, fencing and

wrought iron gates. Landscaping was defined by extensive gardens, with hedgerows, broad lawns and screening between lots. Many of the estates had large gardens, and outbuildings including stables and gate houses.

The CPR land developers spent \$2,000,000 preparing the site before allowing any of the lots to go on sale. In the summer of 1909, 1,200 workers began to cut roads, build and pave sidewalks and install sewers. Mature trees were selected for the design, many of which were ‘fancy evergreens’ rather than regular street trees. In a 1910 letter written to W.R. Baker, Secretary of the CPR from the Canadian Nursery Co. Limited, signed by Frederick Todd, the tender for 544 trees ordered for Shaughnessy Heights is discussed. The cost and challenges of sourcing the “largest size practical for planting” is discussed, “a very large part of which are fancy evergreens, which can only be secured in nurseries dealing in high priced specialties... The large part of the plants on the present list cannot be grown in this part of Canada, and many of them not North of Washington, and those which we could supply cannot be dug from our grounds until too late to meet your requirements, so that we are obliged to purchase everything in a warmer climate and pay extra freight and duty.” This included “rare evergreens from England, where they are grown in large quantities.” The extraordinary care and attention paid to the area’s landscaping shows the high value that was placed on the development of an appropriate setting for the prestigious homes of the city’s wealthy and elite.



1910 Map of Shaughnessy Heights, annotated with notes regarding tree planting, indicating the different tree species specified and how far apart they should be planted [City of Vancouver Archives]

When the first lots went on sale, the cost of the land was comparable to other Vancouver neighbourhoods, but the lots were much larger than what was standardly available. The CPR protected Shaughnessy’s exclusive character by requiring that any house built cost a minimum of \$6,000 dollars (at a time when a standard house cost about \$1,000). Restrictions admitted only ‘racially appropriate’ homeowners. The Shaughnessy Settlement Act of 1914 restricted development to single-family houses.



*Line-up at the foot of Granville Street to purchase lots in Shaughnessy neighbourhood from the CPR, 1909
[City of Vancouver Archives 677-526]*

The developers divided Shaughnessy into three parcels and developed it in phases. First Shaughnessy centred on 'The Crescent' that encircled Shaughnessy Park, and extended from 16th Avenue to King Edward Avenue. Most of these lots were sold by 1914. As this area sold out, the areas further to the south began to develop. Second Shaughnessy was created, with smaller lots, between King Edward and 37th Avenues and was completed in 1929. The development of Third Shaughnessy between West 37th and West 41st Avenues began in 1926. The houses in Second and Third Shaughnessy were comparatively modest in size, built during a time of greater austerity, when incomes were lower and tastes less flamboyant than in the pre-WWI boom years.

Real Estate Snaps

66 ft. lot, Shaughnessy Heights	\$4000
50 ft. lot, 21st Ave., East, ½ block from car-line, all cleared	\$1250

PHONE 992

Advertisement for a Lot in Shaughnessy [The Western Call, August 4, 1911]



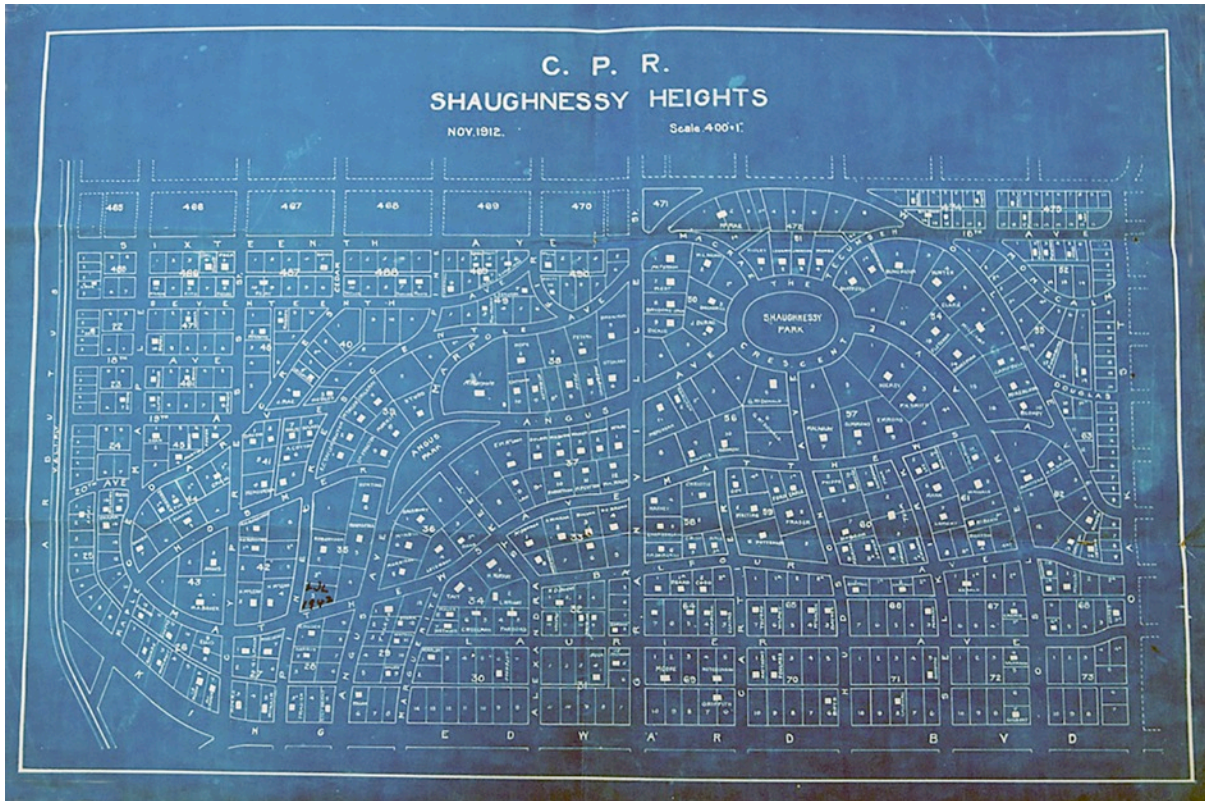
*M.P. Cotton Co. Ltd. [engineers and general contractors] road clearing in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above: 677-251; Below: Dist P20]*





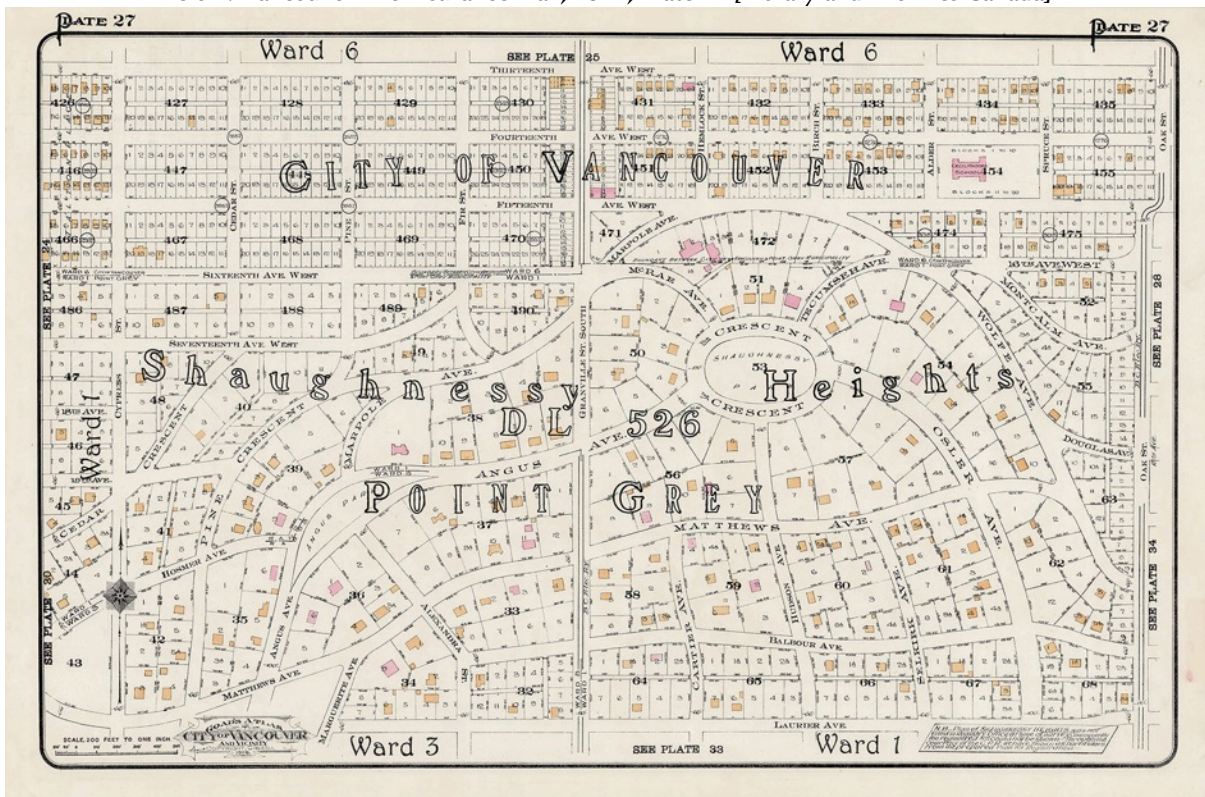
*M.P. Cotton Co. Ltd. construction crew and carts in Shaughnessy Heights, 1911
[City of Vancouver Archives; Above 677-249; Below Bu P164]*





Above: CPR Map of Shaughnessy Heights, 1912 [City of Vancouver Archives]

Below: Vancouver Fire Insurance Plan, 1912, Plate 27 [Library and Archives Canada]



THE GILDED AGE OF SHAUGHNESSY

EDWARDIAN-ERA DEVELOPMENT OF ESTATE PROPERTIES

The first residents of Shaughnessy were the wealthy and socially elite of Vancouver. As a group, they flocked to this new prestigious subdivision, establishing their family estates and displaying their status in elegant homes and richly landscaped gardens. By 1914 there were 243 households in Shaughnessy Heights, 80% of which were listed on the Social Register. Among the people who built their homes in Shaughnessy were the city's most prosperous and successful businessmen, politicians and community leaders.



Alexander Duncan McRae [Library and Archives Canada PA 047299]

Alexander Duncan McRae (1874-1946) was a very successful businessman, a Major-General in the Army during the First World War, a Member of Parliament and a Canadian Senator. After McRae settled in Vancouver in 1907 he proceeded to build a mansion for his family, known as *Hycroft*. The home was built on the brow of a hill on 5.5 acres of land, which cost \$10,000. The thirty-room, three-storey mansion, designed by Vancouver architect Thomas Hooper and completed in 1911, cost \$100,000. After the death of his wife Blanche, in 1942, McRae donated *Hycroft* to the government of Canada to be used as a hospital for wounded veterans. Once converted, it housed 130 beds. Since 1962, *Hycroft* has been the home of the University Woman's Club of Vancouver.



The Honourable Walter Cameron Nichol [City of Vancouver Archives Port P1504]

Walter Cameron Nichol (1866-1928) was a journalist, newspaper editor and publisher, and from 1920 to 1926 was the Lieutenant-Governor of British Columbia. In 1898, Nichol was the editor of the *Province*, and three years later secured control of the paper. By 1910, it was the leading newspaper in Vancouver and one of the most influential in western Canada. In 1912, he hired prominent architects Maclure & Fox to design a grand home, *Miramar*, fronting on The Crescent.

Albert Edward Tulk was born in Hamilton, Ontario in 1879. After a brief stint in the Klondike during the Gold Rush, he moved to Vancouver where he established a number of business interests. In 1902, he married Marie Josephine Nett, who was born in 1877 in Prussia, Germany; Marie's family had moved to Hamilton when Marie was young. Tulk was extremely successful at business start-ups and investments, but decided to attend law school 1907-11, then returned to Vancouver where he practiced as a barrister. Marie and Edward had four children: Alexander Edward Tulk (1912-1995); Eleanor Rosemary Tulk (1913-2014); Philip Albert Tulk (1915-2008); and Peter Haig Tulk (1919-1957). A staunch anglophile, Tulk commissioned a massive British Arts and Crafts house from architects Maclure & Fox, and named it after his daughter, Rosemary. A.E. Tulk died on December 10, 1922 of tuberculosis; at the time of his death, he was one of the richest men in B.C.



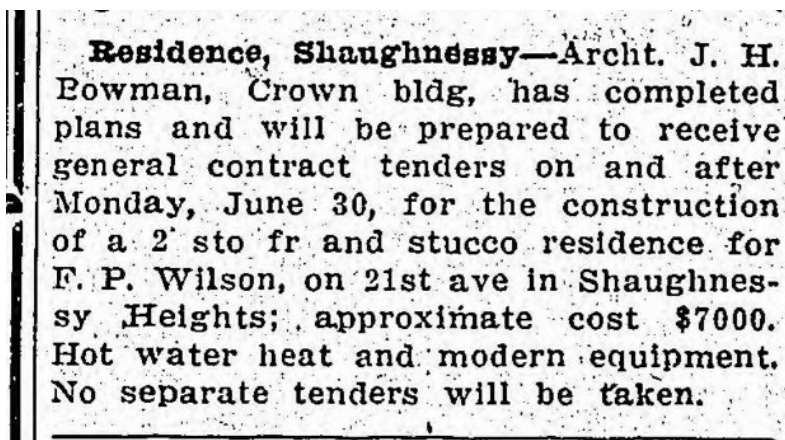
A.E. Tulk [Howay & Schofield, British Columbia Biographical, Vol. III, page 175]

These men and their families, who built three of the grandest homes in Shaughnessy Heights, represent the collective power and wealth concentrated in the high-class suburban development of Shaughnessy Heights, carved from the forest and created in just a few short years by the CPR.

THE DEVELOPMENT OF A GARDEN CITY

DIGNITY, BALANCE AND CHARM: A TIME OF ARCHITECTURAL REVIVALS

The pre-First World War era was a time of architectural revivals. Architects offered their clients a choice of historical styles that reflected the owner's tastes and preferences, and symbolized their status and ambitions. The favoured society architects of the period were Samuel Maclure of Victoria and his Vancouver partner Cecil Croker Fox, designers of the classic Tudor revival homes *Rosemary* and *Miramar*, but many others catered to the desire to create grand and beautiful mansions that expressed the status of their wealthy clients. Many early Shaughnessy residents, especially those of British origin, gave their large, grand homes whimsical names such as *Welcome Holme*, *Greyshott*, *Miramar*, *Glen Brae* and *Greencroft*.



Local Tenders Wanted [BC Daily Building Record, July 2, 1913]

With a few exceptions, the houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. Conformity to traditional styles is one of the distinguishing features of the neighbourhood. Yet none of the buildings were designed, visually or structurally, as direct imitations of historic buildings. Rather, they represent an amalgam of interpreted styles, forms and details chosen to emphasize the scale and prestige of each building.

Three basic trends in form and style are evident in these historical references:

- *American Vernacular* including Craftsman, Dutch Colonial Revival, Queen Anne Revival and Mission Revival styles.
- *English Vernacular* including British Arts and Crafts and Tudor Revival styles.
- *Classical* including Georgian Revival, Foursquare and Neoclassical Revival styles.

The grand British-inspired homes in the neighbourhood also represented patriotic loyalty to the Mother Country, as many of the early settlers were from England and Scotland. First Shaughnessy was also conceived and executed at a time of increasing patriotism, as rumours increased of impending conflict in Europe.

A typical early Shaughnessy home had up to twenty rooms filled with opulent Edwardian furniture, silverware, and other household items to reflect the owner's wealth and status. These homes had reception rooms, music rooms, ballrooms, and parlours. Carriages drew up under porte-cochères and guests were received in lavish furnished halls. Chinese labourers were housed in basement rooms, and performed domestic duties, earning \$10 to \$30 a month.

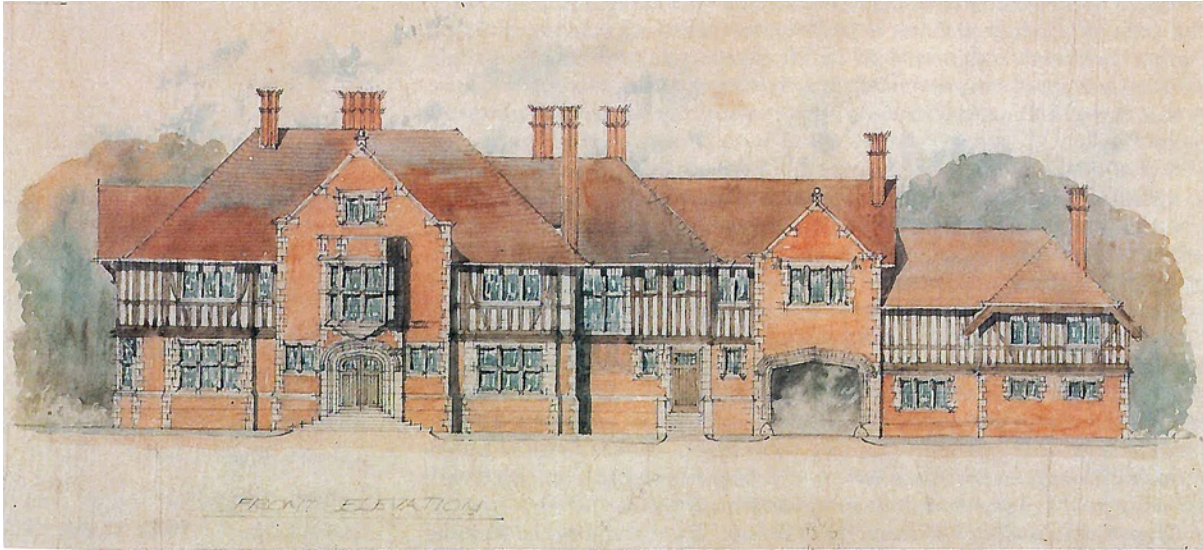
In just a few short years, these elaborate estates rose from a cleared wilderness to form an astonishing collection of some of the greatest houses ever built in Vancouver.



*Above: General A.D. McRae's Hycroft and four other Shaughnessy Heights mansions, 1922
[City of Vancouver Archives Dist. P7]*

Below: Hycroft [City of Vancouver Archives Bu P688]





Above: Original Rendering of Rosemary, Maclure & Fox [University of Victoria Special Collections]

*Below: Rosemary, with the Tulk Children in the rear yard, 1922
[Leonard Frank, Photographer, Vancouver Public Library 5036]*



It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

The domestic work of the Southern Pacific coast seems to be adapted very largely from the Spanish and the old low adobe houses, and well suits the country where there is so much sunlight and shadow. As one comes further north there are numbers of houses designed more after the English half-timbered country house and the Colonial styles, and on reaching British Columbia, the two latter types far outnumber others.

Although there is an abundance of sunshine in British Columbia there are in winter many rainy days, and as the majority of houses are of frame construction and as much stucco is used, the Californian type of house seems hardly as suitable as buildings well protected with overhanging roofs.

There are parts of British Columbia very strongly resembling Switzerland and it is interesting to find houses designed in the style of the Swiss chalet, but as previously mentioned, there seems to be little that is following very closely the old traditions.

In British Columbia where so much of the country is rugged and wild, so totally different from the quiet, pastoral scenery of England and elsewhere, the great things to be striven for are to make the house fit and blend in with the site and surrounding scenery, to make it have the appearance of always having been there, not bought and placed there, to be restful above all things if it is to be a real home. One should not feel tied too strictly to precedent in designing, but feel free to use one's own efforts to give the desired dignity, balance and charm.

Bernard Cuddon Palmer. *Development of Domestic Architecture in British Columbia, The Journal, Royal Architectural Institute of Canada, November 1928, pages 414-416.*

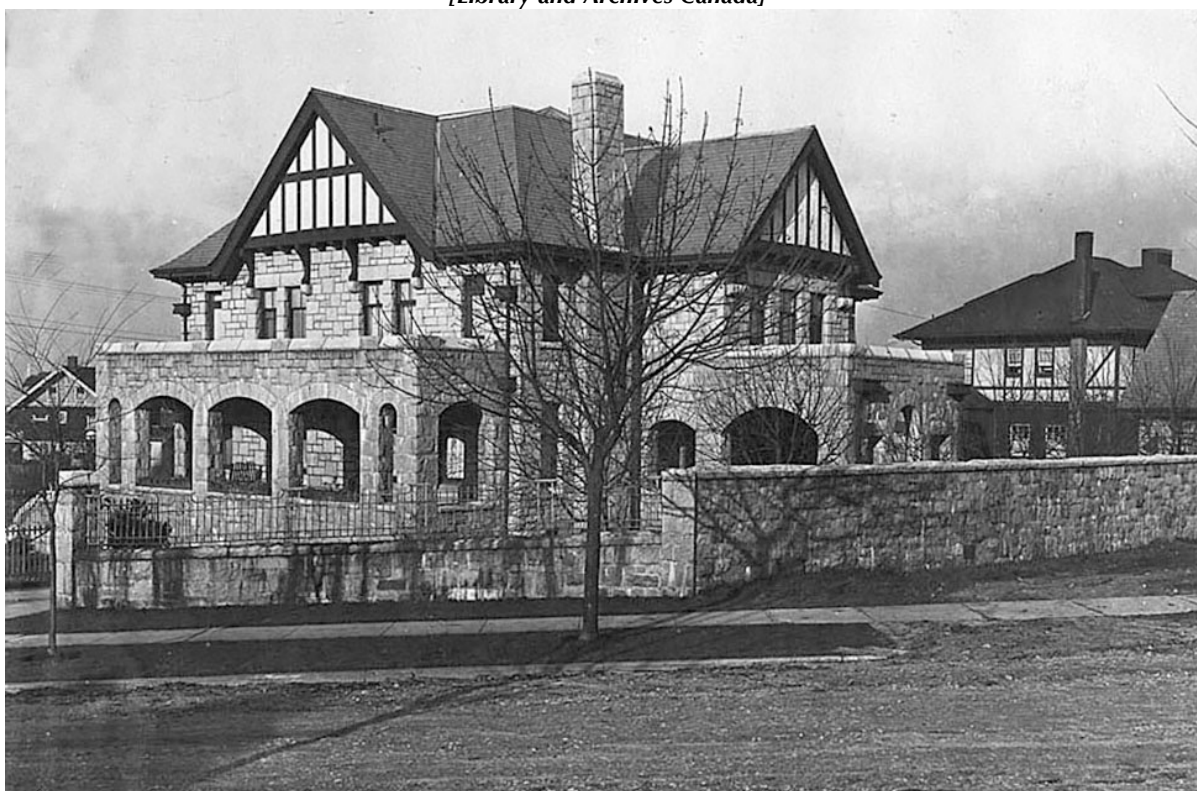


Oblique view of Shaughnessy, 1934 [Leonard Frank, photographer, City of Vancouver Archives Bu P690]



*Above: Casa Loma, the Thomas William Fletcher Residence, 3402 Osler Street, 1910, now demolished
[City of Vancouver Archives]*

*Below: 1924 photo of the James Rae House, 3490 Cedar Crescent, J.S.D. Taylor, architect, 1912
[Library and Archives Canada]*



One of the key defining characteristics of Shaughnessy was the development of lush garden settings that complemented the architecture of the estate mansions. For many of the sites, the gardens were developed with stables, greenhouses, rose gardens, summer houses, pergolas, coach houses and other outbuildings, that supported the suburban lifestyle of the residents.



*The rose garden at the A.D. McRae residence, Hycroft, June 22, 1922
[W.J. Moore, photographer, City of Vancouver Archives Bu P567]*

The massive lots of Shaughnessy were developed at a time when domestic staff was considered essential for running each estate. Some of the biggest houses, such as *Hycroft*, had huge gardens and stables. Extensive landscaping provided privacy, lining the edges of lots and defining an appropriate setting for the grand mansions. The wide, open spaces between buildings in all directions were a key feature of Shaughnessy and unique in a city that was already being densely developed.



Gardens at Hycroft, 1927 [Leonard Frank, photographer, Vancouver Public Library 10446B]



Portrait of Blanche McRae in the garden at Hycroft, 1920s [City of Vancouver Archives Port N528.2]

VANCOUVER'S BEST HOUSES: RESIDENTIAL MASTERWORKS BY THE CITY'S MOST PROMINENT ARCHITECTS

The homes in Shaughnessy were designed by the most prominent and well-respected architects of the era, notably Maclure & Fox, Parr & Fee, Sharp & Thompson, Mackenzie & Ker, Honeyman & Curtis, Dalton & Eveleigh, J.H. Bowman, G.W. Grant, Gamble & Knapp and Thomas Hooper. These architects represent many who received commissions for grand homes in Shaughnessy homes, and who produced masterworks of design for their clients.



The name of architect Samuel Maclure (pictured at left, courtesy Sally Carter) is synonymous with the predominantly Tudor Revival style of his domestic architecture. Praise for his architecture appeared in international magazines and periodicals throughout his forty-year career. During this period it is estimated he designed close to five hundred structures, most of which were houses. An article in the American publication, *The Craftsman*, called a Victoria house of 1908 “absolutely suited to its environment,” while the popular *British Country Life* featured another of his masterpieces in photos and text. A Paris journal in the 1920s called Maclure “this noteworthy artist” and went on to say that he was “gifted with an original, inventive, pliable and trustworthy genius.” Many of his clients, usually those with an English background, preferred his Tudor Revival style. Maclure had absorbed many stylistic influences, however, and was able to adapt his use of indigenous materials with remarkable versatility. In 1900 he took on a young English assistant, Cecil Croker Fox. Born in Falmouth, England in 1879, Fox had attended Malvern School, and then moved to London where he was a student of the famous Victorian architect, Alfred Waterhouse. Fox then entered the very select practice of C.F.A. Voysey (1857-1941), a gifted architect and one of the leading proponents of the British Arts and Crafts

movement. Yet in spite of his work being popular and well-publicized he only employed two or three draftsmen at a time, and Fox would have worked under Voysey’s close supervision. This influence is clearly visible in some of the Maclure & Fox’s greatest commissions.

The booming economy of 1911-13 and the creation of new residential districts such as the Uplands in Oak Bay, and Shaughnessy Heights in Vancouver, created unprecedented growth in the construction of homes for wealthy British Columbians. Maclure & Fox were at the height of their success and influence, and between 1909-15 the Vancouver office alone received almost sixty commissions, including several country clubs, two private schools and a host of large residences. Two adjacent residences facing The Crescent in Shaughnessy Heights demonstrate Maclure & Fox’s stylistic range, the Dockrill Residence, 1910, with its emphatic half-timbering, and the Walter C. Nichol Residence, *Miramar*, 1912-13, more evocative of the British Arts and Crafts movement. Fox also left his particular stamp on the Hunting House in Shaughnessy Heights, 1911-13, by creating a design with unmistakable Voyseyan elements: an extraordinarily low front double gable with rows of casement windows stamped out of the rough stucco façade – not only Voysey trademarks but an imitation of the great architect’s own home, *The Orchard*, at Chorley Wood, Hertfordshire, England, built in 1900.



Maclure's Victoria office: Cecil Croker Fox, left and Ross Anthony Lort, right [Courtesy William R. Lort]

John Parr and Thomas Fee had both arrived and worked in British Columbia before forming their partnership in 1899. Together they were successful and prolific, and had a profound effect on the look of Edwardian Vancouver, acting both as architects and speculative developers. They were the ideal team for the times, hard-nosed and competitive, with Parr handling the majority of design work while Fee ran the business aspects. Fee, who was more entrepreneurial than Parr, built the Fee Block on Granville Street in 1903, which became the base of operations both for the architectural firm and for his personal development offices. Throughout the Edwardian boom years they were immensely successful, and their output was prodigious. Fully aware of technological developments in construction, they introduced one

of the earliest equivalents of the curtain wall in the front façade of a building designed for Buscombe & Co., 1906. In addition to commercial buildings, the firm designed many residential projects, ranging from palatial to modest. Among their larger projects was *Glen Brae*, 1910, an enormous home in Shaughnessy for W.L. Tait, expansive enough to warrant a flanking pair of their trademark bulbous turrets.



Thomas Hooper (pictured at left, *Thomas Hooper Architect*, 1910) had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06;

the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09. After the partnership with Watkins ended in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence *Hycroft*, 1909-11, for A.D. McRae – the most imposing mansion in the new suburb of Shaughnessy Heights – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was *Greencroft*, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work.

THE OPULENT 1920s

THE HEYDAY OF SHAUGHNESSY

The local economy peaked in 1912, but the boom years were about to go bust. The economy started a precipitous decline halfway into 1913. Rumours of an impending war in Europe caused even more anxiety for nervous investors. The Dominion Trust Company collapsed, sending waves of panic throughout the financial community. The National Finance Company and the Bank of Vancouver soon failed. Tension mounted as the news from overseas became ever more ominous. The British declared war on Germany, and Canada was at war. The “War to End All Wars” exacted a staggering toll. The world was forever changed by the four years of brutal conflict, and the surviving soldiers returned to a different world, where women were being enfranchised, where traditional social values were breaking down, where Prohibition had been enacted, and all manner of authority was being challenged. The world suffered another tragedy when Spanish Influenza devastated the remaining civilian population in 1918: this pandemic killed more people world-wide than had died during the war. The combined economic impacts were devastating.

The aftermath of the War brought significant changes, including the introduction of income tax (brought in as a temporary wartime measure in 1917) and calls for more affordable housing. Despite the impacts of the War, the 1920s were the heyday of old Shaughnessy. In 1922 the Shaughnessy Heights Building Restriction Act was passed, forbidding the subdivision of lots and limiting construction to one single-family dwelling per lot. First Shaughnessy’s social life resumed with a grand whirl of parties and events, chronicled in the society pages of Vancouver newspapers. Social standing was indicated by the status of the guests invited to one’s home. In the early 1920s the high point of the Shaughnessy social scene was the New Year’s Eve costume ball at *Hycroft*, owned by Alexander Duncan McRae who had made his fortune developing the resources of Western Canada. These elaborate events were held in the ballroom of *Hycroft*, which featured a sprung dance floor.

Typical of the prestige and connections of the Shaughnessy elite, when American President Warren G. Harding toured Vancouver on July 26, 1923 – the first sitting American President ever to visit Canada – he played golf at the Shaughnessy Heights Golf Club prior to meeting with Premier John Oliver and Mayor Charles Tisdall.



New Year’s Eve Masquerade Ball at Hycroft, 1920s [City of Vancouver Archives 434.1]



*United States President Warren G. Harding standing at tee at Shaughnessy Heights Golf Club, 1923; this was the first visit by a U.S. President to Canada, and much of it was spent on the golf links
[City of Vancouver Archives SGN 943.21]*

DEPRESSION AND WAR

The Wall Street Crash of 1929 signalled the beginning of the Great Depression, and the impact on Vancouver was enormous. Wages plummeted, and countless thousands went bankrupt. The local economy was devastated, and the city's progress was put on hold. British Columbia was especially vulnerable, as the economy relied so heavily on the sale of natural resources to international markets. Unemployment was rampant during the winter of 1929-30, as the seasonally employed returned to the city and many thousands more flocked west, seeking a milder climate and looking for work. Vancouver was the end of the line for many who were thrown out of work. During the depression years the homes of many Shaughnessy residents were either repossessed or placed on the market for a fraction of their original value. Unable to maintain their expensive homes, many homeowners were forced to move out and the once affluent neighbourhood became known as 'Poverty Hill' or 'Mortgage Heights.' The Tait House, *Glen Brae*, valued at \$75,000 in 1920, sold for \$7,500 in 1939. Ignoring the restrictions of the province, many single-family houses were converted into multiple dwellings.

The outbreak of World War II triggered a number of changes in the Shaughnessy area. Houses stood empty and were deteriorating at a time of acute housing shortages. The War Measures Act, passed in 1939 by the federal government, enabled City Council in 1942 to permit homes in Shaughnessy to be split into much smaller units; this wartime measure did not expire until 1955. Rooming houses and apartments became more common. The City of Vancouver inventory of 1957 indicated that 30% of the buildings contained multiple dwelling units.

In 1942, A.D. McRae gave *Hycroft* to the Federal Government for one dollar, for use by the Federal Department of Veterans' Affairs as a convalescent hospital for war veterans.



Opening Hycroft as Shaughnessy Military Auxiliary Hospital, 1943 [City of Vancouver Archives 586-1453]

The Great Depression and two World Wars had taken their toll, and by 1960 the neighbourhood was considered a blighted area. The houses were too large to maintain, and in addition to those broken up into suites, many were taken over for institutional uses. An example was *Rosemary*, which from 1947 to 1994, was owned by The Congregation of Our Lady of the Retreat in the Cenacle, who operated it as a retreat house.



*The Society of our Lady of the Cenacle at Rosemary, March 1966
[Gordon F. Sedawie, photographer, Vancouver Public Library 40836]*

POSTWAR REVIVAL

When the 1942 order-in-Council that allowed the mansions of Shaughnessy to be broken into smaller units finally expired in 1955, the Shaughnessy Heights Property Owners' Association led a campaign to return to the pre-war period of single-family homes. Eventually the provincial government decided that it would not change the status of existing multiple family dwellings, but new rental suites would be banned. Any properties that lapsed into single-family use for more than a month would be considered rezoned that way. When the provincial building restriction legislation (the 1922 Shaughnessy Heights Building Restriction Act) expired in 1970, the estate houses continued to be broken into suites.

Change was needed to meet the economic challenges of maintaining large houses, and to accommodate new demographics and social changes. The onerous burden of maintaining large houses and properties was recognized, and to meet the pressures for densification and to encourage the retention of the prime heritage housing stock, an innovative Official Development Plan was passed by the city in 1982. The plan allowed some infill dwellings and – under proscribed circumstances – the conversion of large houses into suites. Design guidelines that recognized First Shaughnessy's unique historical, architectural and landscape qualities were introduced, and a neighbourhood design panel was appointed to oversee future development. This stabilized the character of the area and provided a framework for the revival of First Shaughnessy as an important neighbourhood of grand homes in an estate setting.

FIRST SHAUGHNESSY THEMATIC FRAMEWORK

NATIONAL THEMES	VANCOUVER THEMES	FIRST SHAUGHNESSY THEMES
PEOPLING THE LAND <ul style="list-style-type: none"> Settlement 	PEOPLING THE LAND <ul style="list-style-type: none"> Influence of the CPR in the real estate development of the city Planning Vancouver 	CPR control of the real estate development of First Shaughnessy: <ul style="list-style-type: none"> Subdivision and sale of the vast land holdings controlled by the CPR Development of elite new neighbourhoods Planned development of a prestigious 'Garden City'
DEVELOPING ECONOMIES <ul style="list-style-type: none"> Trade and Commerce 	DEVELOPING ECONOMIES <ul style="list-style-type: none"> The Last Best West: the Edwardian-era boom The Great War: Impact of Global Conflict The Roaring Twenties: Postwar Economic Revival The Dirty Thirties: The Crash and Great Depression The Second World War: Continued Global Upheaval Modern Spirit: the Postwar Revival 	The Gilded Age of Shaughnessy: <ul style="list-style-type: none"> Edwardian-era development of estate properties Social Register: the city's elite flock to Shaughnessy The Opulent 1920s: <ul style="list-style-type: none"> The heyday of Shaughnessy Depression and War: <ul style="list-style-type: none"> "Poverty Heights" – the impact of economic depression and war Breakup of single-family houses Institutional uses Postwar Revival <ul style="list-style-type: none"> The neighbourhood is revived through community efforts and a revised regulatory framework.
BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> Community Organizations 	BUILDING SOCIAL & COMMUNITY LIFE <ul style="list-style-type: none"> The development of neighbourhood community associations 	Shaughnessy Heights Property Owners' Association: <ul style="list-style-type: none"> Role in the postwar revival of First Shaughnessy
GOVERNING CANADA <ul style="list-style-type: none"> Politics and Political Processes 	GOVERNING VANCOUVER <ul style="list-style-type: none"> Ongoing development of a civic governance structure The political influence of the CPR on the development of Point Grey and South Vancouver 	CPR political influence: <ul style="list-style-type: none"> Direct political influence on the development of Point Grey municipality
EXPRESSING INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> Architecture and Design 	EXPRESSING VANCOUVER'S INTELLECTUAL AND CULTURAL LIFE <ul style="list-style-type: none"> Architecture and Design 	The Development of a Garden City: <ul style="list-style-type: none"> "Dignity, Balance and Charm:" a time of architectural revivals Vancouver's Best Houses: residential masterworks by the city's most prominent architects

APPENDIX B:

FIRST SHAUGHNESSY STATEMENT OF SIGNIFICANCE

Description of Historic Place

First Shaughnessy is a residential neighbourhood in Vancouver, bordered by 16th Avenue, King Edward Avenue, Arbutus and Oak Streets. It is a distinctive area comprised mainly of large single-family dwellings on large lots with generous setbacks and lush private gardens. The picturesque street plan is centred on 'The Crescent,' a circular drive of property situated on the highest ground east of Granville Street, and surrounding an oval, tree-filled 1.45-hectare park. The curved street layout features sweeping boulevards and extensive mature landscaping, distinguishing it from adjoining neighbourhoods. A significant number of pre-1940 homes exhibit a variety of traditional architectural styles including Arts and Crafts, Craftsman, Neoclassical Revival, Mission Revival, and Tudor Revival. Infill and new principal houses in the area have been built to conform to design guidelines, some imitating 'historical' styles and few with more contemporary designs.

Heritage Value of Historic Place

The First Shaughnessy neighbourhood is valued as: a residential area that reflects the central role the Canadian Pacific Railway (CPR) played in the development of Vancouver; a superb expression of early urban planning movements; a cultural landscape of estate properties; and a collection of traditional architectural styles, designed by notable architects of British Columbia.

The lands that were ultimately developed as First Shaughnessy were a grant from the Province to Donald Smith and Richard Angus in 1885, given to these two men at special request of the Board of Directors of the CPR. First Shaughnessy illustrates the influence of the strategic real estate activities of the CPR, the largest landholder in Vancouver at the time. In 1907, Richard Marpole, General Superintendent of the CPR Pacific Division, announced that a 250-acre portion of this land would be developed as an exclusive single-family residential area, called Shaughnessy Heights. The CPR spent more than one million dollars planning the site before it began selling its lots. The enclave was named after Sir Thomas Shaughnessy, the president of the CPR from 1899 to 1918, and its principal streets retain the names given to them when they were named after his daughter and several early members of the company Board of Directors.

First Shaughnessy's romantic urban landscape was planned by Montreal landscape architect Frederick G. Todd in collaboration with Danish engineer L.E. Davick. The design of Shaughnessy reflected Todd's enthusiasm for the 'Garden City' concept of urban planning, initiated in 1898 by Sir Ebenezer Howard in the United Kingdom. At the time, other North American cities were also developing Garden City neighbourhoods, for example Mount Royal in Montreal, which was also designed by Todd. First Shaughnessy is valued as one of western Canada's best examples of a planned Garden City community, and has retained its original development pattern and estate character.

The lush cultural landscape contributes to the presentation of a cohesive image despite variations in the form of development. Landscape screening addresses concerns for privacy, conceals parked vehicles as well as giving a sense of graciousness and aesthetic quality. Landscaping is layered with many types of trees, shrubs and flowers, varying in size, texture and colour. The consistent streetscapes contribute to the overall estate character of the area. Gently curving tree-lined streets, uninterrupted vistas of layered landscaping and lush private gardens create a distinctive 'garden city' quality. The landscaping includes some of Vancouver's most unusual trees, specially imported by the CPR from overseas and elsewhere in Canada.

First Shaughnessy represents a significant collection of excellent examples of Revival-style architecture designed by well-respected architects of the era, including Maclure & Fox, Parr & Fee, Sharp & Thompson, and Thomas Hooper. The pre-First World War era of home construction in Shaughnessy was one of

architectural revivals, and conformity to traditional styles remains one of the distinguishing features of the First Shaughnessy neighbourhood. With few exceptions, all houses built prior to 1940 in First Shaughnessy exhibit historical references in their architectural style. The architectural styles included English Arts and Crafts, Tudor Revival, Craftsman and Colonial Revival. As well as individual heritage value, this collection of unique properties has significant value as a grouping, illustrating a variety of styles and architectural design within one distinct area. These houses are also valued as examples of good workmanship and for their use of high quality materials.

Character Defining Elements

The elements that define the heritage character of First Shaughnessy are its:

- direct evidence of a close association with the CPR, as illustrated by the area's street names and the name of the neighbourhood;
- continuous residential use;
- distinctive pattern of planned development as expressed by: street layout centred around a crescent and park system; pattern of curved streets; boulevards; large lot sizes; generous setbacks; large private gardens and early outbuildings; enclosed site boundaries with rock walls, fences, iron gates and perimeter plantings; early concrete light standards; and the grand scale of principal residences and estate properties;
- cultural landscape of individually-designed estate properties, linked by their large scale proportions and conforming to traditional styles including British Arts and Crafts, Tudor Revival, Queen Anne Revival, Craftsman and Colonial Revival;
- generous landscaping in both public and private spaces including lush, mature street landscaping, screening, unusual imported tree species and landscaped parks with mature trees and plants; and
- residential masterworks built with superior materials and craftsmanship, designed by many of B.C.'s most prominent early twentieth century architects.

APPENDIX C: RECOMMENDED LIST OF PROPERTIES FOR HCA SCHEDULE

An exhaustive research process involving each parcel of land has led to a conclusive list of properties recommended for inclusion in the HCA Schedule. These pre-1940 sites define the architectural and heritage character of First Shaughnessy and should form the collection of sites that are to be protected as part of the new HCA legislation. A variety of sources were utilized through the research process, including historic CPR Plan Approval books, newspaper articles, permit databases, architectural plans, archival fonds and other historic publications. A research profile has been developed for each site appearing on the recommended properties list.

The process has updated and confirmed the merit of those 353 sites appearing on the existing 1994 Heritage Inventory (part of the current FSODP). Current research has uncovered seven additional pre-1940 sites that were not listed on the original 1994 Heritage Inventory; these additional pre-1940 sites maintain a level of historic integrity that warrants their inclusion on the recommended list. Additionally, forty-three houses have been removed from the 1994 Heritage Inventory, most of them demolished between 1994 and 2015. The final recommended list consists of 317 pre-1940, meritorious sites that each contribute to the historic character of First Shaughnessy. A small number of these sites have been significantly and/or unsympathetically altered, however, these sites have been included so that they may one day be restored.

FSD LIST OF PRE-1940 PROPERTIES

Num	Dir	Street	PID	Legal Address	Zone	1994 Inventory Status	YearBuilt	Original Owner	Architect	Contractor	Confirmed Date of Construction	Notes
1320	W	15TH	008-794-201 (for land)	LOT 6 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1916	Glen Holland				1917 Directories: Glen Holland, Real Estate
1350	W	15TH	011-524-782	LOT 5 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1922	Sir Charles Hibbert Tupper				1923 Directories: Hon. Sir Charles Hibbert Tupper (of Tupper Bull & Tupper)
1646	W	16TH	009-205-195	LOT 4 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	L.M. Pratt	J.P Matheson & Son	A. Mitchell	April 12, 1912	DBR: April 13, 1912 page 1, residence finished in stucco and half timber, \$6,000
1668	W	16TH	011-521-023	LOT 3 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	E. Calder	rebuilt permit series - architect not yet located			BP# 50, E. Calder [no architect], June 12, 1912, \$6,900; listed as 1664 West 16th Avenue on the 1994 Inventory
1676	W	16TH	003-184-595	LOT 2 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	T.H. White	Mackenzie & Bow		January 8, 1920	BP# 2515, Mrs. White, January 13, 1920, \$14,000
1774	W	16TH	004-154-037	LOT 2 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1913	H.W.C. Boak	Honeyman & Curtis		September 11, 1912 and November 07, 1913	BP# 1164, H.W.C. Boak, November 11, 1913, \$6,000
1810	W	16TH	008-470-154	LOT 5 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1.	FSD	on 1994 Inventory	1912	W.W. Beard			January 11, 1912	
1826	W	16TH	011-521-112	LOT 4 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	P.H. Alders		M.C. Griffiths (also did plans)	May 23, 1913	BP# 815, PH Alder, May 20, 1913, \$7,500
1888	W	16TH	011-521-091	Lot 2, Block 487, DL 526 VAP4502	FSD	on 1994 Inventory	1922	John Dunning	Harry Walter Postle		March 22, 1922	BP# 4505, J. Dunning, March 20, 1922, \$7,000; listed as 1874 West 16th Avenue on the 1994 FSD Inventory
1904	W	16TH	011-521-287	LOT 5 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Nelson B. Peck				Nelson B. Peck first appears in the directories in 1913, he is listed as Vice President Alta Fin. Corp Limited.
1930	W	16TH	011-521-252	LOT 4 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Duncan Stewart			August 18, 1911	Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: April 25, 1914 p. 18 (F.R. Stewart, Shaughnessy Heights - Granville Street, No architect listed.)
1950	W	16TH	011-521-228	LOT 3 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1	FSD	on 1994 Inventory	1921	A.T. Chambers (1921)	R.T. Garrow (1921)		May 13, 1921	BP# 95, Mrs. N.B. Peck, June 28, 1912, \$10,000 (likely never built); BP# 3614, A.T. Chambers, May 18, 1921, \$7,500
1838	W	17TH	011-534-826	LOT 9 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1935	John J. Johnston (wife, Jean)		J.J. Johnston, Building Contractor (directories)	First appears in the directories in 1936	Research information from directories
1864	W	17TH	011-534-800	Lot 8, Block 48, DL 526 VAP4502	FSD	on 1994 Inventory	1912	Charles E. Robson			January 16, 1912	Charles E. Robson, Real Estate (directories); listed as 1868 West 17th Avenue on VanMap
1867	W	17TH	011-521-121	LOT 9 BLOCK 487 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Miss M.E. Reay			July 11, 1911	CPR Plan Approval Book: Lots 9 and 10, house \$5,000
1926	W	17TH	007-158-319	LOT 4 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.B. Cuthbertson		M.C. Griffith	November 30, 1912	BP#: 439, TB Cuthbertson, November 27, 1912, \$6000
1927	W	17TH	011-521-309	LOT 7 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. Hawkins	Dell & Murrie		October 26, 1912	BP# 395, MJ Hawkin(g)s, November 1, 1912, \$9,000; 1020 Victoria Drive is also a Hawkins house and similar in design
1950	W	17TH	011-534-907	LOT 3 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Miss Lillian Lehrer	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 70, Mrs. Lillian Lehrer [architect blank], June 19, 1912, \$6,500
1951	W	17TH	011-521-317	LOT 8 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	King (on FSD 1912 Map) Roderick Cameron (1913 Directories)			May 30, 1912	Roderick Cameron is listed as living in the house in the 1913 directories
1950	W	18TH	011-536-632	LOT 3 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William R. Brown	rebuilt permit series - architect not yet located		May 18, 1912	BP#: 18, WR Brown, May 28, 1912, 1950 West 18th Avenue, \$7000
1990	W	18TH	011-536-616	LOT 1 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Samuel Sigler	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 68, Samuel Sigler, June 19, 1912, \$6,500
2050	W	18TH	002-843-641	LOT 9 BLOCK 23 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	A.E. Howard	R.J. MacDonald	G.S. Buxton		BP #1261 1914: \$6,000; repairs in 1922: for owner C.J. Kay \$200
1812	W	19TH	011-538-121	LOT 8 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Hughes W. Booth			March 07, 1911; October 12, 1911	Originally addressed in the directories as 1817 West 19th Avenue (by 1921 it was listed as 1812 West 19th Avenue)
1837	W	19TH	007-915-101	LOT 5 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	Mrs. C.B. Mansell (1923), first occupant was J.C. Stewart	A.C Hope		April 24, 1923	BP#: 5496; Mrs. C.B. Mansell, \$4,000; first appears in the directories in 1924 with the name J.C. Stewart

FSD LIST OF PRE-1940 PROPERTIES

1864	W	19TH	011-538-031	LOT 2 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. E.J. McRoberts			November 22, 1923	CPR Plan Approval Book: \$9,000
1903	W	19TH	011-536-683	LOT 6 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J. Alexander; T.D. Macdonald	rebuilt permit series - architect not yet located		May 15, 1912	BP#: 41, TD Macdonald, June 12, 1912, \$6,000
1927	W	19TH	011-536-713	LOT 7 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	George A. Peck	R.W. Chadney	Woodburn & Chaytor	March 28, 1924	CPR Plan Approval Book: Lot \$10,500, BP#: 6293, Woodburn & Chaytor, 1927 West 19th, March 31, 1924, \$7,000; First appears in the directories in 1926 with George A. Peck as the owner. George Peck was the president of Peck Logging
1938	W	19TH	011-536-870	LOT 6 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1911	W.G. Seaord			September 30, 1911	
1947	W	19TH	011-536-721	LOT 8 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Cecil Killam	G.B. Kaufmann		April 10 and May 30, 1913	BP#: 866, Cecil Killam, June 9, 1913, \$8,000
1964	W	19TH	011-536-837	LOT 5 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Dean S. Mansell	owner listed	A. Harrison	July 10, 1915	BP#: 8195, A. Harrison, owner, owner, 1964 West 19th Avenue, \$7,800, September 19, 1925
1981	W	19TH	008-028-729	LOT 9 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.A. Wallace	owner listed		July 8, 1913	BP#: 982, JA Wallace, July 31, 1913, \$13,000; listed as 1979 West 19th Avenue on the 1994 FSD Inventory
1990	W	19TH	011-536-781	LOT 1 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Alfred Shaw			September 20, 1911	
1995	W	19TH	011-536-748	LOT 10 BLOCK 46 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Glover Lloyd	owner listed		December 15, 1911	BP#: 840, Glover Lloyd, May 29, 1913, \$8,600; Also known as 3494 Maple Street
2050	W	20TH	011-542-420	LOT 16 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Herbert R. Glass, 1925 directories	W.T. Gardiner (1925)	Baynes & Horie (1925)	First appears in the directories in 1925	BP#166; Owner: Reekie, J. S.; Architect: Matheson, J. P. & Son; Builder: Oliver, John; 1912-07-27; \$8,500.00 (likely not built until 1925); BP #6441, O/ Glass, H. R., A/ Gardiner, W. T., C/ Baynes & Horie, 2050 20th, May 2, 1925, \$8000; First appears in the directories in 1915: Herbert R. Glass, secretary for Confed. Life
2060	W	20TH	011-542-128	LOT 1 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	Henry Pim	E. Evans & Son	J. E. Wright	May 30, 1924	BP# 6547: H. Pim, E. Evans & Son; J.E. Wright; 2098 West 20th Avenue; \$9,000; May 29, 1924; Henry Pim, retired, appears in the 1925 directories; Dr. Frank C. McTavish, appears in 1926 directories (the name Abel appears on the 1912 FSD Map, but the house was likely not constructed until 1924)
3788		ALEXANDRA	005-099-935	LOT 8 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G.W. Richardson			1912	Saturday Sunset: Mr. and Mrs. G.W. Richardson are moving into new home on Shaughnessy Heights, March 30, 1912
3837		ALEXANDRA	011-540-168	LOT 2 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Leslie Wright - 'Claremont'	Maclure & Fox		1910	CPR Approval Book: Lot \$7,350; Cambie Letter Book: May 3, 1910
3890		ALEXANDRA	011-540-311	LOT 12 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Daniel J. McPhail, (1932 FSD Map and CPR Approval)				First appears in the 1914 directories: Daniel J. McPhail, investments, #601 - 402 West Pender. The name ' Jackson' was listed on the 1912 FSD Map.
1426		ANGUS	010-985-468	LOT 3 BLOCK 56 PLAN 6043 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1930	Oscar B. Allan	Sharp & Thompson (Job# 30A44)			Angus Avenue near The Crescent, for Oscar B. Allan, 1930 (dwgs. at Canadian Architectural Archives, Univ.of Calgary); Appears in the 1931 Directories: Oscar B. Allan, President of OB Allan Limited jewellers and opticians; BP# M9, A.B. Palmer, November 30, 1915, \$50, chicken house
1450		ANGUS	005-138-281	LOT 2A BLOCK 56 PLAN 6043 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Walter H. Ker	McCarter & Nairne	Walter J. Read		BP# 12934 W.H. Ker, W.J. Read, 1450 Angus, \$17,500, August 20, 1928
1451		ANGUS	011-533-251	LOT 5 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Henry Reifel	Mackenzie & Bow		1921	BP# 4160 October 27, 1921, \$22,000; DLA SOS; Later additions and badminton court for H.R. MacMillan by Sharp & Thompson
1488		ANGUS	011-532-661	LOT 2 BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	M. Daly Hamilton			March 06, 1911	BP# 1064, R.D. Hamilton, September 15, 1913, \$260 garage; Listed as 1474 Angus Drive on the 1994 FSD Inventory
1499		ANGUS	011-533-269	LOT 6 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	W.E. Anderson	W.M. Dodd & Co.		May 19, 1921	BP# 3476 April 27, 1921, \$20,000
1503		ANGUS	013-931-300	Lot 6, Block 38, DL 526	FSD	on 1994 Inventory	1911	F.R. Stewart (on 1912 FSD Map)			March 20, 1911	CPR Plan Approval Boon, house \$18,000 or \$20,000; The house was significantly altered in 1988
1526		ANGUS	011-538-961	LOT 2 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John Binns Johnson	Paul Phipps		1912	BP#: 378, John Binns Johnson, October 23, 1912, \$18,000

FSD LIST OF PRE-1940 PROPERTIES

1517		ANGUS	006-467-253	LOT 3 PLAN VAS1830 DISTRICT LOT 5 26 NWD GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY	FSD	on 1994 Inventory	1910	W.H. Hargrave (FSD MAP)	A.A. Cox	W. S. McDonald	July 5, 1910	CPR plan approval book, “lot \$8k, house \$9k”; Note - May 30, 1910 entry was “cancelled” May 30, 1910 – date of letter to A.H. Nichol, Land Agent (CPR) from H.E. Cambie Special Assistant Engineer; The Province: October 27, 1910, p. 5 Social and Personal - "Mr. & Mrs. Hargrave are moving today to their new residence on Shaughnessy Heights"; Daily News Advertiser May 31, 1910 p 3 “Mr. W H Hargraves manager of the Eastern Townships Bank has had plans prepared for him by Mr. A. A. Cox, architect, for a handsome residence on Shaughnessy heights, which will adjoin Sir Thomas Shaughnessy’s ...The contract has been let to Mr. W. S. McDonald and excavation work will commence today.” The Province November 1, 1910 p.5 “Social and Personal - Mr. & Mrs W.H. Hargrave have taken up taken up their residence at Linwood 1175 Haro street, until their new residence at Shaughnessy Heights is completed.”; Listed as 1527 Angus Drive on the 1994 FSD Inventory
1550		ANGUS	011-538-996	LOT 3 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	K. Walkem (1912 FSD Map)	Honeyman & Curtis			CPR plan approval book, lot \$5450; BP #3035, K. Walken, S. J. Newitt (contr), Sept 16, 1920, \$5k;
1551		ANGUS	011-538-660	Lot 8, Block 38, DL 526	FSD	on 1994 Inventory	1910-1912	Poff (Sir Thomas Shaughnessy on CPR approval)	Honeyman & Curtis		1910-1912	CPR plan approval book, “\$11,750” The Province March 17, 1910 p. 1 “Building Active at Shaughnessy Heights”; The Province: Nov. 30, 1910 p.5 “Social and Personal - Mr & Mrs. Poff are occupying Mr. R. Marpole’s residence until their own is completed”
1574		ANGUS	016-078-497 and 016-078-519	LOT 4 BLOCK 37 DISTRICT LOT 526 VAS2662	FSD	on 1994 Inventory	1910	William E. Burns (on FSD 1912 Map)			1910	Constructed in 1910. First appears in the directories in 1911: William E. Burns of Burns & Walkem; Barristers, Solicitors, Notaries Public, 415 Winch Building. CPR approval book, lot \$5450
1598		ANGUS	011-539-011	LOT 5 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. Dolbey	Likely Paul Phipps as he designed the garage the same year	J.E. Wright & Co.	1912	BP #53, Dr. Dolbey, [arch blank], J. E. Wright & Co, June 12, 1912, 1598 Angus, \$10k; BP #459, Dr. Dolby, Paul Phipps, J. E. Wright, Dec 9, 1912, \$400, garage;
1637		ANGUS	011-538-741	LOT 10 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Enthoven			February 11, 1911	Mr and Mrs. Enthoven have removed to their new residence on Shaughnessy Heights, <i>Saturday Sunset</i>
1638		ANGUS	006-194-672	LOT 6 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	William F. Brougham, (1911 directories); E.W. McLean (on FSD 1912 Map and owner as of 1912)			1910	CPR Plan Approval Book: lot \$15,500, house \$13,650; The Province, March 17, 1910, page 1, "Building Active at Shaughnessy Heights"; William F. Brougham, solicitor, notary, and commissioner, is listed as the original owner/occupant of the house in 1911
1675		ANGUS	009-175-547	LOT 5 BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NWD OF LOT 1	FSD	on 1994 Inventory	1909-1910	Richard Marpole	Honeyman & Curtis			The Province March 17, 1910 p. 1 “Building Active at Shaughnessy Heights”; Hill DCA - ANGUS DRIVE, near Granville Street, residence for Richard Marpole, 1909-10 (City of Vancouver Planning Dept., Vancouver Building Register, 1973)
1695 (coach house only)		ANGUS	007-317-191 (no PID for coach house)	LOT 1 BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NWD OF LOT 1.	FSD	on 1994 Inventory	1939					Original main house demolished; This is the original coach house.
1733		ANGUS	011-538-546	Lot 7, Block 39, DL 526VAP4502	FSD	on 1994 Inventory	1910	E.A.C. Studd	Maclure & Fox		November 24, 1910	CPR plan approval book, house \$12,750 Maclure and Lort List 1920: Lort Commission List 1975; The Province: October 7, 1910 p.32 “Social and Personal - Mr. & Mrs. E.A.C. Studd have taken rooms at the Glencoe Lodge until their residence at Shaughnessy Heights is ready for them; Alternatively addressed as 1707 Angus Drive and 3537 Angus Drive
1738		ANGUS	024-349-445	LOT 2 BLOCK 36 PLAN LMP40345 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Clarence Marpole (1910-1913, completed in 1913); Dr. T.B. Anthony (March 23, 1923)	Maclure & Fox			Used to have a small outbuilding on the lot, addressed as 3637 Alexandra. This small outbuilding has now been demolished and has been removed from the 1994 inventory. Appears in 1914 directories: Clarence Marpole, president Macdonald Marpole Company.
1790		ANGUS	008-319-481	LOT 1 BLOCK 36 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William F. Salsbury (FSD 1912 Map)	Alfred Arthur Cox		1912	Cox, Alfred Arthur; \$25,000 Shaughnessy Heights, mansion for William F. Salsbury, Angus Avenue, 1912 (Province [Vancouver], 31 Aug. 1912, 23, illus. & descrip.; Vancouver Heritage Inventory Summary Report, 1986, 65, illus.) Province August 31, 1912 p.23 “Magnificent Dwelling One of the Finest...” - Illustration and “Fine Residences in Shaughnessy”
3577		ANGUS	010-878-998	LOT 1 (originally Lot 8), Block 39, DL 526	FSD	on 1994 Inventory	1912	C.M. Merritt	Paul Phipps	J.E. Wright	Oct. 35, 1912	BP#: 458, CM Merritt, JE Wright, December 09, 1912, \$13,000; Also addressed as 3589 Angus Drive

FSD LIST OF PRE-1940 PROPERTIES

3637		ANGUS	004-394-046	Lot 9, Block 39, DL 526	FSD	on 1994 Inventory	1910	Dr. Arthur P. Procter			Set. 26, 1910	Saturday Sunset, July 27, 1912, p. 16 An exceedingly smart house dance was given by Dr. & Mrs. A.P. Proctor in their lovely home on Shaughnessy heights... Also has a pre-1940 garage on site [1819 HOSMER], which is also on the 1994 inventory. The two buildings should remain two separate heritage resources.
3689		ANGUS	005-062-179	LOT 6, BLOCK 35, DL 526	FSD	on 1994 Inventory	1912	W. Foster Huntting	Maclure & Fox		March 5, 1912	CPR plan approval book, “Plans approved but plan of layout not furnished. Aug 16, 1911. was notified, plans cancelled by Maclure & Fox, Oct 6, 1911” UVIC AP 904-928; DBR March 5, 1912 p.1 “Contract Awarded for \$25,000 Home”; Saturday Sunset, November 9, 1912 p. 19 Mr. & Mrs. Foster Huntting have moved into their beautiful residence on Shaughnessy Heights this week. (Mac & Fox) McPherson & Sinclair
3737		ANGUS	008-449-082	LOT 5, BLOCK 35, DL 526	FSD	on 1994 Inventory	1910- 1911	F.W. Rounsensfell	Maclure & Fox		December 23, 1910	CVA Lort #30
3802		ANGUS	004-387-007	LOT 2 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT 1 , BLOCK 29, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT.	FSD	on 1994 Inventory	1912- 1913	J.E. Tucker (FSD 1912 Map) [1, 2 & 3]. Hendry was the owner as of 1918	Maclure & Fox			Completed in 1913: first appears in the directories in 1914 as John E. Tucker. CPR plan approval book, house \$28,000; lots 1, 2 & 3 Need source for construction of house for J.E. Tucker by Maclure and Fox; Saturday Sunset, April 27, 1912 p. 7 Mr. & Mrs. Tucker and Mr. & Mrs. Knight have moved from Nicola Street into their new residence on Shaughnessy Heights. BP #1500, John Hendry, 3802 Angus, Repairs \$600;
3837		ANGUS	002-511-444	LOT 9 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. P. Jones (CPR Approval name)	Honeyman & Curtis	G. Black	1912	BP#: 499, G. Black, \$12,000
3889		ANGUS	011-541-423	LOT 8 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Lamprey, E.W.				
3898		ANGUS	011-540-656	LOT 3 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912- 1913	J.E. Tucker (FSD 1912 Map) [1, 2 & 3 Hendry (1918)]	Maclure & Fox			Originally was an accessory building for the Tucker House (Hendry House) at 3802 Angus. Now its own pre-1940 building on its own lot.
3926		ANGUS	024-294-659	LOT 4 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	S.J. Crowe	W.T. Dalton		1922	BP#: 4974, \$11,000
3937		ANGUS	011-541-393	LOT 7 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. W.J. Lea				
3979		ANGUS	011-541-377	LOT 6 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Ivan D. Smith (1928 Directories)			1927	CPR plan approval book for “Smith” - “no plans”, and no date, in between a 1926 & 1927 date. Confirmed 1927 construction date, appears in the directories for the first time in 1928 with the listing of Ivan D. Smith
3989		ANGUS	011-541-351	LOT 5 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A. Des Brisay (Desbrisay)	Sharp & Thompson			CPR plan approval book, lot \$5500, house \$9500; June 4, 1910 – Letter to A.H. Nichol, Land Agent from Henry J. Cambie, Special Assistant Engineer; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”:Oct.10, 1914 p.6 (Albert DesBrisays, near King Edward Avenue, Sharpe & Thompson Architects);
1033		BALFOUR	011-531-240	LOT 14 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1911	R. Irving			May 20, 1911	BP# 2626 Mr. McGorern (or McGivin), March 18, 1920, \$300 repairs
1054		BALFOUR	011-530-227	LOT 2 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	N.Y. Cross	N.Y. Cross prepared his own plans	G.A. Arbuthnot	April 20, 1914	BP# 1376 \$7,500
1063		BALFOUR	004-837-240	LOT 13 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	F.L. Gwillin			September 16, 1911	Bp# 690, F.L. Gwillim, April 7, 1913, \$400; BP# 3079, J.M. Mercer, October 1, 1920, \$300 addition; BP# 4249, J.M. Mercer, Day & Körner, December 5, 1921, \$1,500, repairs
1064		BALFOUR	008-153-221	LOT 1A BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J. McAllister	Townsend & Townsend		July 4, 1911	CPR approval book, house value \$10,525. E 1/2 1-68 VBR July 4, 1911 p. 1 “Contract Awarded for House To Cost \$12,000, Contract for a residence on Marpole Ave, SH for J. McAllister has been let to the Vancouver Construction Co. at a figure of about \$12,000.Plans were designed by Townsend & Townsend. Blue stone foundation, ornamental frame construction and 4 stone fireplaces...” E 1/2 1-68” J. McAllister
1111		BALFOUR	011-531-801	LOT 4 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	L. R. Bentson			September 10, 1910	BP# 2073 M.G. Cull, January 27, 1919, \$500, repairs; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: Sept. 12, 1914 p.6 (L. R. Benson, Shaughnessy Heights, 1131 Balfour avenue, No Architect listed); Listed as 1137 Balfour on the 1994 FSD Inventory
1212		BALFOUR	004-154-045	LOT 2A BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	H.J. Davis (Davies?)			May 1, 1923	BP# 5504 \$15,000

FSD LIST OF PRE-1940 PROPERTIES

1237		BALFOUR	011-531-959	LOT 4 BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	P. Winram			July 15, 1910	CPR Approval Book House Value \$6,500 - W. 1/2 of 4
1238		BALFOUR	011-530-375	LOT 2 BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	G .Cameron	Townsend & Townsend			CPR Plan Approval: lot \$6250; Page 1, July 4, 1911: "contract awarded for house to cost \$12,000"
1263		BALFOUR	011-532-025	LOT 8A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Lough (1912 FSD Map); Baird (Building Permit)	Mackenzie & Ker (likely as they designed the garage two years later)	J.A. Jackson	May 30, 1912	BP# 90 W.J. Baird, [architect blank], J.A. Jackson, June 20, 1912, \$7,000; BP# 1412 W.J. Baird, Mackenzie & Ker, May 4, 1914, \$300, garage
1264		BALFOUR	011-530-367	LOT 1A BLOCK 66 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Hugh McLean	Townley & Matheson	William J. Read	July 23, 1923	BP# 5263 \$9,500
1312		BALFOUR	011-530-448	LOT 2A BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1928	James Thomson			September 14, 1927	BP# 11626 J. Thomson, owner, 1312 Balfour, \$9,000, September 22, 1927
1428		BALFOUR	008-285-012	LOT 2 BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	S.A. Codd	Somervell & Putnam	J. Ledlin	October 4, 1911	The Province, October 26, 1912, p.30 "Attractive House Which was Recently Completed on Shaughnessy Heights"- Illustration; Saturday Sunset, November 9, 1912 p.16 Mr. Selby Codd, Shaughnessy Heights, has left for Regina for a few days; Vancouver Building Record - Oct 3, 1911 "Somervell & Putnams have awarded the contract for a 2-storey frame residence for Shaughnessy Heights for S. A. Codd to J. Ledlin. The general contractor will handle all minor contracts.
1469		BALFOUR	011-532-394	LOT 3 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	G. Crisp			March 10, 1911	BP# 664, F.G. Crisp, March 31, 1913, \$400 garage; CPR Plan Approval Book: House value \$10,900
1490		BALFOUR	012-026-123	LOT 1 BLOCK 64 PLAN VAPVAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Van Houten	O.W. Moberg		1913	BP# 491 W.G. Van Houten, December 30, 1912, \$12,000; BP# 1786 A.E. Griffin, Twizell & Twizell, March 17, 1916 \$800 repairs; DLA SOS
1495		BALFOUR	007-189-923	LOT D (originally Lot 6) BLOCK 58 PLAN 18254 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Charles Merritt		W.W. Beard	May 30, 1912	BP# 132 Ch. Merritt, July 16, 1912, \$10,000
1516		BALFOUR	007-906-498	LOT A (originally Lot 5) BLOCK 32 DL 526	FSD	on 1994 Inventory	1922	William E. Herger	Gardiner & Mercer	H.P. Leck	April 27, 1922	As of 1914 there was a small police office on this site: BP#1618: Owner: Corporation of Point Grey; Architect: Engineering Department; Builder: John Cook, November 13, 1914; \$300.00 for an office (BP#M70: owner/architect/builder: Municipality of Point Grey, April 10, 1917, \$50.00 - repairs). 1919 Directories: 1500 Balfour: Police Office. 1920 Directories: William E. Herger, sales manager at Gault Bros.Herger may have lived in the converted Police Office until 1922, when construction on his estate began: BP#4641: Owner: William E. Herger; Architect: Gardiner & Mercer; Builder: H.P. Leck; April 27, 1922; 1502 Balfour; \$10,000 house; Listed on the 1994 FSD Inventory as 1504 Balfour
1526		BALFOUR	016-742-362	LOT 4 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1936	H.G. Nicholson				W.D. Wood originally owned both lots 3 and 4. 1937 directories list H.G. Nicholson as the owner of 1526 Balfour Avenue, this is the first time the house appears in the directories.
1550		BALFOUR	007-869-053	LOT F BLOCK 32 PLAN VAP14308 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	William D. Wood				William D. Wood first appears on Balfour in the directories in 1914. This house is likely 1914, though its steamed cedar shingle roof makes it look like a later building. By 1917 the directories lists the address as 1550 Balfour
1563		BALFOUR	024-090-506	LOT 7 PLAN LMS3155 DISTRICT LOT 5 26 NWD	FSD	on 1994 Inventory	1912	Mrs. C.J. Brenton	Grant, Henderson & Cook		1912	The Architect, Builder and Engineer Aug.31, 1912 page 10; DBR August 24, 1912 p.1; Saturday Sunset, December 14, 1912 p. 22 Mrs. Brenton has moved into her home on Balfour Ave., Shaughnessy Heights this week., 2 storey frame residence BP #88, C. J. Brenton, June 20, 1912, \$12.1k;
3689		CARTIER	011-532-351	LOT 2 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1917	Mrs. E.M. Tatlow	Bernard Cuddon Palmer; alterations in 1944 by CBK Van Norman		August 14, 1917	BP# 1890 Mrs. E.M. Tatlow, August 1, 1917, \$14,000; BP# 2126 Mrs. R.J. Tatlow, B.C. Palmer, April 2, 1919, \$480 garage; alterations in 1944, CBK Van Norman; residence alterations for Mr and Mrs Graham King, 3869 Cartier (CVA folder 16, VAN 68 and 68)
3690		CARTIER	003-759-377	LOT 2 (Lot 5 Block 59) PLAN VAS1651 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 346/938 S HARE IN COM PROP THEREIN	FSD	on 1994 Inventory	1911	F.B. Whiting			December 4, 1911	Two infills were added in 1986
3750		CARTIER	009-323-945	LOT A (originally Lot 6) BLOCK 59 PLAN VAP10647 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A.B. Pottinger	Grant, Henderson & Cook		March 16, 1910	BP #2004, Mr. Stewart, July 22, 1918, \$600; CPR approval book March 16, 1910: lot \$9500, house \$7200; The Province, November 2, 1912, p.32 "Bungalow Makes for Ease and Comfort"; Saturday Sunset, December 2, 1911 p 12 Mrs Gauvrea of New west is a guest of Mrs. D.D. Hutchinson of Shaughnessy Heights for a few days.

FSD LIST OF PRE-1940 PROPERTIES

3773		CARTIER	011-532-416	LOT 3A BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.S. Burly (1912); General Duff Stewart	Sharp & Thompson		April 17, 1912	Sharp & Thompson Project List: Job #D92p; CPR Plan Approval Book: none - Duff Stewart; CPR Plan: Stewart - proposed extension to garage, no date, but between 2 1929 entries; Maclure & Lort repairs 1921 permit # 3810; Saturday Sunset November s.9, 1912, page 16, Mr and Mrs W.S. Burly have moved to their new residence on Shaughnessy Heights
3828		CARTIER	011-530-413	LOT 1 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	M.H. Jones	Grant & Henderson		August 14, 1912	BP# 229 H.J. Jones, August 22, 1912, \$10,000
3837		CARTIER	008-211-230	LOT 2A BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	J. Matthews	Robert William Stinnell Chadney			BP# 4003 J. Matthews, September 8, 1921, 1412 Balfour, \$8,500; 3837 Cartier; Also addressed as 1412 Balfour
4050		CARTIER	008-115-842	LOT 10 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	J. Graham	Gillingham & Kôrner		April 7, 1920	BP# 2665, \$15,000
1611		CEDAR	011-521-031	LOT 5 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	Dr. A. C. Cummins	J.D. Smedley		March 6 and 13, 1914	CPR plan approval book, "plans approved March 13, location approved March 6, 1914" Lot 5 & 6 BP #1306, Dr. Cummings, Mar 13, 1914, \$7k; BP #1399, Dr. A. Cummings, Apr 29, 1913, \$200, garage;
1612		CEDAR	011-534-753	LOT 7 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	A. Ferguson	Townsend & Townsend		May 10, 1912	BP# 44, A. Ferguson, June 12, 1912, \$10,000; BP# 4857, F.E. Burke, July 6, 1922, \$1500, repairs. The Province September 21, 1912, page 28, "\$12,000 is About Complete"
1637		CEDAR	011-521-058	LOT 7 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	John J. McRae			May 14, 1925	
1650		CEDAR	011-534-672	LOT 3 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Reverend J. Wilson	Honeyman & Curtis (likely, as they designed the garage)			BP# 1801, Mary J. Wilson, May 17, 1916, \$600, repairs; BP# 1274, RJ Wilson, Honeyman & Curtis, February 18, 1914 \$600
1663		CEDAR	011-521-066	LOT 8 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Mr. L.F. Pearce (1921)		Robert McCoubray	November 29, 1921	CPR Approval: A. A. Chapman, January 6, 1913 BP# 4237, Mr. L. F. Pearce, arch. Owner, Robert McCoubray (contractor); November 29, 1921, \$7,800. This house could also be 1926 as it does not appear in the directories until 1927: Frank E. Weldon, retired
1695		CEDAR	011-521-074	LOT 9 BLOCK 489 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G. Corriveau, L.F. Pearce, Mildred Anderson (all CPR Approval Name)	rebuilt permit series - architect not yet located		May 27, 1912; November 28, 1921	BP# 56, G. Corriveau, June 12, 1912, \$7,300; BP# M3, Correracan, G. September 20, 1915, \$50, chicken house
1703		CEDAR	011-524-120	LOT 6 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.G. Moore	J.P Matheson & Son	W.G. Moore	September 12, 1912	BP# 270, WG Moore, September 12, 1912, \$10,000
1712		CEDAR	011-538-422	LOT 11 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1913	E. Francis	James C. MacKenzie; MacKenzie & Ker		January 04, 1913, September 24, 1913	CPR plan approval book, "this position approved again owing to plans being destroyed." BP #571, E. Francis, Feb 21, 1913, \$18k; BP #1529, E. Francis, July 25, 1914, \$5k; BP #1659, Tulk, M&K, Mar 8, 1915, \$1500, repairs;
1738		CEDAR	011-538-376	LOT 10 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1924	Mrs. Francis Phillip	Day & Kôrner		May 23, 1924	BP#: 6518, CJ Philips, May 21, 1924, \$10,000
1751		CEDAR	011-524-146	LOT 8 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1918	J.F. Watkins (1918)			April 29, 1918	John F. Watkins (of Paul & Watkins) shows up in the directories at 1751 West 17th Avenue in 1919. BP# 1939, TS Watkins, February 19, 1918, \$6,000; CPR Plan Approval Book: lot \$7351, house illegible
1778		CEDAR	011-538-317	LOT 9 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	P. Winram	F. Cross		Oct. 22, 1921	BP#: 4150, P. Winram, Oct. 22, 1921, \$9,000
1788		CEDAR	008-139-059	LOT 1 BLOCK 40 PLAN 5768 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Theodore Winram (CPR Approval Book)		M. Finley	August 31, 1927	BP#: 11518, T.J. Winram, Owner, M. Finley, 1790 Cedar, August 29, 1927, \$5,500; Listed as 1790 Cedar Crescent on the 1994 FSD Inventory
1799		CEDAR	009-469-222	LOT 10 BLOCK 488 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. S. Taylor	D. Campbell		July 10, 1912	BP# 159, Samuel Taylor, July 25, 1912, \$13,000; BP# 1094 Samuel Taylor, September 22, 1913, \$200, garage and chicken house; BP #4874 N.. Taylor, July 12, 1922, \$1500 repairs
1903		CEDAR	011-536-900	LOT 7 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John W. Foster	Perry & Nicolais		May 22, 1912	BP #12, John W. Foster, May 21, 1912, \$10k; (Province [Vancouver], 9 March 1912, 38, descrip.; list of works on A.I.B.C. Application form for R.T. Perry) Jonathan W. Foster
1926		CEDAR	006-709-460	LOT 3 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	C.W. Craig			April 7, 1911	CPR Plan Approval: house for \$15,000
1950		CEDAR	011-537-451	LOT 2A BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	M.P. Morris	Twizell & Twizell		November 19, 1913	CPR Plan Approval: Lot E 1/2 of 2, house value \$7,494 BP#: 1176, Mrs. Morris, November 21, 1913, \$7400
1961		CEDAR	004-584-694	LOT 4 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	G.C. Martin			August 10, 1911	

FSD LIST OF PRE-1940 PROPERTIES

1974		CEDAR	005-202-132	LOT 2 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Mrs. Laura Pim			September 25, 1911	
1998		CEDAR	011-537-434	LOT 1A BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Charles A. Crysdale			April 29, 1912	
1999		CEDAR	011-536-811	LOT 3 BLOCK 45 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	George T. Wadds	Raphael A. Nicolais		July 18, 1913	BP#: 983, George Wadds, July 31, 1913, \$8,000
2000		CEDAR	011-537-400	LOT 1 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526	FSD	on 1994 Inventory	1912	G. Hunter	Grant, Henderson & Cook		September 11, 1912	BP#: 285, George Hunter, September 23, 1912, \$8,250
3302		CEDAR	011-073-802	LOT 1A BLOCK 40 PLAN 5768 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927	Mrs. Fanny Gold (CPR Approval Book) - Martin L. Gold		J.L. Northey	June 4, 1927	BP#: 11175, Dr. L.M. Gold, owner, J.L. Northey, 3302 Cedar, June 4, 1927, \$9,000; Constructed in 1927. Martin L. Gold, Gold's Haberdashery
3333		CEDAR	011-534-834	LOT 10 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1922	W.E. Jardine		W.E. Read	May 12, 1922 and June 2, 1922	BP# 4754, W.E. Jardine, June 2, 1922, \$8,000
3388		CEDAR	006-755-658	LOT 2A BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	J.H. Grady	John Smith Davidson Taylor			BP#: 1436; J.H. Grady, JSD Taylor, May 20, 1914, \$6750; BP #1701; JH Grady, May 06, 1915, \$250, garage
3389		CEDAR	003-669-424	LOT 7 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	A.D. Wilder	Benzie & Bow		September 4, 1925	BP# 8399, A.D. Wilder, 3389 Cedar Crescent, \$8,000, September 1, 1925
3438		CEDAR	011-538-228	LOT 3A BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Robert Leighton				BP #4184, W. A. Bauer, Nov 4, 1921, \$150, garage; Saturday Sunset, March 9, 1912 p.16 Mr. & Mrs. Robert Leighton have returned after several months absence in England. They are moving into their new home on Shaughnessy Heights this week.
3439		CEDAR	011-534-796	LOT 6 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	T.G. Bragg			May 15, 1924	BP# 6501, TG Bragg, owner, McIlmoyle, 3437 Cedar, \$6,500, May 19, 1924; Listed as 3437 on the 1994 FSD Inventory
3490		CEDAR	004-777-841	LOT 4 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	James Rae	John Smith Davidson Taylor			BP #153; James Rae, July 24, 1912, \$36,600; (Province [Vancouver], 6 July 1912, 25, illus. & descrip.)
3637		CEDAR	011-542-373	LOT 15 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Ross (on 1912 FSD Map)	Honeyman & Curtis			DBR Feb. 27, 1912, page 1. \$9,000
3689		CEDAR	008-405-719	LOT 14 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Chapin (from 1912 map)	R. Knowles	Nixon, D.S.	1912	BP#: 122, \$5,500, 1912; BP #: 3435, owner T.W. Greer, architect was E. Evans & Son, 1921, \$5,000 in alterations
3789		CEDAR	011-542-276	LOT 12 BLOCK 25 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	Ritchie, C.	E. Sonnichsen		1912	BP #: 342, \$12,000
3350		CYPRESS	004-173-007	LOT 2 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	H.P. McCraney			June 6, 1911	
3398		CYPRESS	010-449-001	LOT 3 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	F.E. May			August 18, 1924	BP#: 6889, F.E. May, 3398 Cypress Street, \$10,000
3490		CYPRESS	011-534-788	LOT 5 BLOCK 48 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Arthur P. Bogardus	A. Williams (contractor)	A. Williams supplied plans	August 27, 1912	BP#: 302 Arthur P. Bogardus, A. Williams, 3490 Cypress, September 28, 1912, \$10,000
3538		CYPRESS	002-694-867	LOT 1 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	Harry W. Brodie				Brodie home plan #480 Saturday Sunset, October 7, 1911 p. 11Mr & Mrs H.W. Brodie have removed to their new residence on Shaughnessy Heights.
3590		CYPRESS	011-538-040	LOT 3 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Captain Montague Tuck	Bernard Cuddon Palmer	W.W. Bailey	August 4, 1921	BP#: 3901, W.W. Bailey, August 8, 1921, \$40,000; BP#: 4328, Tuck, Montague, January 27, 1922, BC Palmer, \$2,000, garage
3698		CYPRESS	011-537-787	LOT 1 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J.H. Alexander	J.H. Bowman	Hopper, M. G.		BP#: 320, J.H. Alexander, October 4, 1912, \$11,000; BP#: 1128, R.H. Alexander, October 8, 1913, \$250, garage
3738		CYPRESS	008-914-958	LOT 1A BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Henry O. Alexander			February 22, 1911; March 16, 1911	CPR Plan Approval: house value estimate \$6993
3751		CYPRESS	009-745-491	LOT B BLOCK 43 PLAN VAP9136 DISTRICT LOT 526 NWD OF LOT 3.	FSD	on 1994 Inventory	1912	R.B. Angus	Paul Marmette	P. Tardiff		BP#: 118, R.B. Angus, July 10, 1912, \$11,000, 3751 Cypress
3790		CYPRESS	011-537-833	LOT 2 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Richard H. Alexander				BP#: 870, H.O. Alexander, June 10, 1913, \$2,900, repairs; District: Point Grey BP# 1128 Owner: Alexander, R. H., Architect: Alexander, R. H., Builder: Hopper, M. G., Legal Address: DL: 526 Block: 42 Sub: Resub: Lot: 1, Date: 1913-10-08, Cypress Street & Hosmer Avenue, \$250.00, Garage.; Richard H. Alexander shows up on the east side of Cypress Street in the 1914 directories (next to Henry O. Alexander at 3738 Cypress Street)
3823		CYPRESS	007-680-244	LOT B BLOCK 43 PLAN VAP15237 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	W.A. Bauer	Somervell & Putnam		September 13, 1912	Assume this lot, CPR plan approval book, "portion B 43" - matches to CPR map 1912. BP #296, W. A. Bauer, Aug 26, 1912, \$20k; BP #528, W. A. Bauer, Somervell & Putman, Jan 28, 1913, frame and brick garage, \$4k;

FSD LIST OF PRE-1940 PROPERTIES

3818		CYPRESS	025-839-063 and 025-839-071 and 025-839-080 and 025-839-098	Lot 3, Block 42, DL 526	FSD	on 1994 Inventory	1912	Hugh McLean	Thomas Hooper		May 3, 1912	Saturday Sunset, December 13, 1913 p. 9 Mr. and Mrs. Hugh McLean have moved into their handsome residence on Hudson Ave., Shaughnessy Heights. BP #1857, Hamber, E. H., Apr 19, 1917, \$6,600, concrete garage building; BP #2990, Hamber, E. W., Aug 30, 1920, \$2k, repairs; Job# 395: Townley & Matheson designed a greenhouse in 1928 with contractor John K. Sinclair; Listed as 3838 Cypress Street on the 1994 FSD Inventory
3890		CYPRESS	011-541-466	LOT 1 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	H.B. Gilmour (FSD 1912 Map)				
3996		CYPRESS	011-541-474	LOT 2 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Youngman, F.				
1053		DOUGLAS CRES	011-532-769	LOT 15 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William J. McMillan	no architect listed yet, rebuilt permits		April 24, 1912	Constructed in 1912. First appears in the 1913 directories: William J. McMillan, President and Manager of McMillan & Co. Ltd. Wholesale Grocers, 871 Beatty Street, corner Smythe. House Douglas Crescent near Oak. BP# 24, McMillan W.J.; June 5, 1912, \$6,000
1069		DOUGLAS CRES	006-715-842	LOT 16 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	E.D. Spencer			August 21, 1911 and April 1, 1912	
1075		DOUGLAS CRES	011-532-777	LOT 17 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	G. H. Ehrenborg	Maclure & Fox		Dec. 22, 1910	CPR approval value of house \$6503.70; Donald Luxton SOS CVA Lort #19; Saturday Sunset, October 26, 1912 p. 19 Mr. Ehrenborg, Mr. Kitto and Mr. Whiteman gave a very jolly dance on Friday night at their cosy bachelor quarters on Shaughnessy Heights.
3690		EAST BOULEVARD	011-542-195	Lot 3, Block 25, District Lot 526,VAP4502	FSD	on 1994 Inventory	1924	Captain Phillips G. Groves	E. Evans & Son	C.A. Harrison	1924	Constructed in 1925. First appears in 1926 directories: Phillip G. Groves, Manager Empire Steved. BP #: 6375, \$8,500
3340		FIR	011-292-024	LOT 10 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	Miss Marguerite King	H.H. Gillingham		June 19, 1922	BP# 4812, Miss M. King, June 20, 1922, \$8,500; Listed as 3338 Fir Street on 1994 FSD Inventory
3290		GRANVILLE	006-478-247 and 006-478-280 and 006-478-611 and 006-478-646	LOT 2 (originally Lot 7) PLAN VAS1266 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John West	Grant, Henderson & Cook; Alexander & Brown		December 9, 1910; March 8, 1912	Daily Province, 2 Nov. 1912, p32, illus. & descrip.; Handsome residence, splendidly built nearly ready for occupancy - cost \$30k; Mission style of architecture... Grant, Henderson & Cook are the architects VBR June 24, 1911; Preparing plans for ten thousand dollar house; Archts. Alexander & Brown are preparing plans for a two-story frame and stucco house, 50x35 ft to be erected on Granville St., Shaughnessy Heights, for J. West at a cost of \$10k. It will be of California mission style of architecture.
3338		GRANVILLE	024-903-990	LOT 8 BLOCK 50 DISTRICT LOT 526 LMP48032	FSD	on 1994 Inventory	1912	Dr. W.D. Jack Brydone	Alexander & Brown (John Thomas Alexander and Percival H.E. Brown)		1912	BP #310 Sept 30, 1912 \$30k; (Sun [Vancouver], 8 July 1912, 14, illus. & descrip.; C.R., xxvi, 7 Aug. 1912, illus. & descrip.); Consolidated parcel with the demolished 3380, now the Chinese Consulate; Repairs in 1920 by Townley & Matheson for owner Charles E. Campbell (Townley & Matheson project list); Listed as 3380 on VanMap
3351		GRANVILLE	007-365-012	LOT 1 (ORIGINALLY LOT 5) BLOCK 38 PLAN VAP16781 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911- 1913	Arthur Brenchley	Maclure & Fox			Arthur Brenchley was the managing director of Slade & Stewart Ltd., a wholesale produce firm. BP #390, Oct 30, 1912, A. Brinckley, \$800 - garage; 2 north infills both 1979 (according to VanMap) CVA Lort #38; PGBP 390 Maclure & Fox for A. Brenchley 1912-10-30 for garage. Entry from Heritage Vancouver: This sumptuous home was built for Arthur Brenchley, managing Director of Slade & Stewart Ltd., a wholesale produce firm. Brenchley was English, and requested a house that would reflect his background. Beautifully detailed in the Tudor idiom, this exquisite residence has been lovingly preserved. Numerous original features, typical of Maclure & Fox's fine detailing, survive, including the vaseline glass light fixtures in the main hall, and a mural painted on burlap above the library fireplace. A small entry vestibule leads to a grand two storey oak panelled galleried hall. The tapered newel posts and balusters are inlaid with decorative ebony and mother of pearl insets. Large pocket doors separate the living room from the hall; these oak doors have inset stained glass panels so that light penetrates even when they are pulled shut. The large dining room has dark red mahogany panelling, and a built-in sideboard. Even the ground floor powder room retains its tile walls, pedestal sink, and 'powder-puff' toilet tank.
3589		GRANVILLE	011-792-043	LOT 12 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	William Walsh (FSD 1912 Map)	N. MURRAY		1912	BP#: 105, W. Walsh. July 3, 1912, \$15,000; Also addressed as 1533 Matthews

FSD LIST OF PRE-1940 PROPERTIES

3651		GRANVILLE	006-175-015	LOT 4 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	David E. Brown - House called 'The Bunkers' on 1927 FIM	Maclure & Fox		1912	BP#: 59, \$19,000; Listed as 1512 Matthews on the 1994 FSD Inventory
3738		GRANVILLE	011-532-441	LOT 5 BLOCK 58 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1911	R.G. Chamberlain			March 24, 1911	BP# 186 P.G. Chamberlain, August 5, 1912, \$400 frame garage; BP# 3810 P.G. Shallcross, \$3,300, repairs, Maclure & Lort, July 13, 1921; CPR Plan Approval Book: \$7,500
3751		GRANVILLE	011-540-249	LOT 5 BLOCK 33 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	Mrs. A. M. Winters	Townley & Matheson	Archibald Rodger	April 7, 1922	BP#: 4622, \$15,000; Townley & Matheson Job #108
3857		GRANVILLE	011-279-591	LOT B BLOCK 32 PLAN VAP4915 DISTRICT LOT 526 NWD OF LOTS 5 TO 8.	FSD	on 1994 Inventory	1923	William J. Watson	Townley & Matheson	William J. Read	June 26, 1923 (T&M Project List)	Constructed in 1923. First appears in the 1924 directories: William J. Watson, metalurgist; Townley & Matheson Job #166
3989		GRANVILLE	011-540-524	LOT 6 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	Mrs. A.B. Martin				
4025		GRANVILLE	011-190-272	LOT B BLOCK 31 PLAN VAP5280 DISTRICT LOT 526 NWD OF LOTS 7 & 8.	FSD	on 1994 Inventory	1924	Palmer C. Andrews				Constructed in 1924. First appears in 1925 directories: Palmer C. Andrews
1819		HOSMER	004-394-054	West 1/2 of LOT 9, Block 39, DL 526	FSD	on 1994 Inventory	1910-1912					Pre-1940 coach house, originally for 3637 Angus Drive. The building is still part of 3637 Angus, but should remain distinct from the original house and recognized as a separate heritage resource
1837		HOSMER	006-958-931	LOT 1 BLOCK 39 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	E.C. Taylor			December 04, 1911	
1937		HOSMER	008-345-287	LOT B BLOCK 44 PLAN VAP9592 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	E. Clayton		Builder, J.G. Ranch planned the design (Cambie letter book)	June 20, 1910	SOS by Donald Luxton & Assoc.; org owner Edward Clayton; CPR plan approval value of house \$6k; Cambie letter book June 30, 1910 & June 13, 1910; Contractor Mr. J. G. Ranch
1950		HOSMER	011-107-278	LOT B (OF LOT 2) BLOCK 43 PLAN 5629 DISTRICT LOT 526 NWD OF LOT 2.	FSD	on 1994 Inventory	1929	John K. Sinclair				First appears in the directories in 1930, John K. Sinclair was a building contractor
1975		HOSMER	011-537-493	LOT 6 BLOCK 44 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1931	Dr. Frederick J. Brodie				Constructed in 1931. First appears in the directories in 1932: Dr. Frederick J. Brodie, physician #229-718 Granville Street
1998		HOSMER	005-492-751	LOT 1 BLOCK 43 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1913	Dr. Baker	Arthur J. Bird		February 18, 1913	BP#: 614, Dr. Baker, March 10, 1913, \$15,000
3590		HUDSON	029-308-313	LOT 1 (originally Lot 7, Block 57) PLAN VAS2347 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 56/100 SH ARE IN COM PROP THEREIN.	FSD	on 1994 Inventory	1910-1911	C.H. Macaulay	Gamble & Knapp		August 24, 1910 and October 22, 1910	Plan Approval for August 24, 1910 'cancelled'; Province [Vancouver], 9 Nov. 1912, 31, illus. & descrip.) "Excellent Ideas contained in Fine \$25,000 Residence"- Illustration; Saturday Sunset, August 19, 1911 p.12 Mr & Mrs. C.J. Macaulay are in their new home on Shaughnessy Heights. "HUDSON HOUSE"
3637		HUDSON	007-049-846	LOT B (originally Lot 1A Block 59) BLOCK 59 PLAN 18922 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Earle	Maclure & Fox		April 20, 1910	CPR plan approval lot \$3600; E 1/2 of 1 CVA Lort #22; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: March 21, 1914 p.18 (E.A. Earle, Shaughnessy Heights, The Crescent, Maclure & Fox Architects) Cambie letter book April 20, 1910; “...regard to Mr. Earl’s proposed house...”; “I told Mr. Fox, his architect...”
3888		HUDSON	011-475-471 and 011-475-480 and 011-475-498 and 011-475-501	LOT 2 (originally Lot 7) BLOCK 66 DL 526 VAS2164	FSD	on 1994 Inventory	1918	Melville A. Dollar	Townley & Matheson	William J. Read	1918	Canadian Robert Dollar Company Ltd. BP #1998, Dollar, A. M., June 26, 1918, \$5k, house, (no arch listed), lot 6 & 7; BP #3175 Dollar, M., Nov 22, 1920, \$7,500, repairs, Townley & Matheson, lot 7, Job# 43, William J. Read contractor; Job# 401: Townley & Matheson, addition, 1929, with contractor William J. Read CPR plan approval book “see Tavender” (Earlier Building Permits, likely not constructed until 1918 as above: BP #475, Tavender, E. F. L., Dec 20, 1912, \$400, Colborne; BP #712, Tavender, E. F. L., Apr 15, 1913, \$9,900, house, Colborne, F. (arch), 1299 Laurier; BP #1186, Ingram, J. H., Nov 27, 1913, \$1,500, repairs; CPR plan approval book under Tavener, “see T. A. Croft” & “see F. McIntyre”); Also addressed as 1295/1299 Laurier Avenue and is listed on the 1994 FSD Inventory as 3890 Hudson
3950		HUDSON	012-916-633	LOT 1, BLOCK 71, DL 526	FSD	on 1994 Inventory	1923	F.A. Ashton	F.W. Macey	Davies	June 22, 1923	BP# 5654, \$9,000
1251	W	KING EDWARD	011-527-455	LOT 8 BLOCK 71 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	D.C. Caldwell			July 4, 1911	CPR Plan Approval Value \$4,800

FSD LIST OF PRE-1940 PROPERTIES

1375	W	KING EDWARD	011-527-757	LOT 9 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	W.G. Salsbury (Jr.); E.A. Earle is listed on the 1932 FSD Map	Gardiner & Mercer		February 15, 1921	BP# 3289, \$8,500
1427	W	KING EDWARD	011-530-162	LOT 7 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Malcolm C. Griffith				Constructed in 1911. Appears in 1912 directories. Malcolm C. Griffith, builder, house King Edward Boulevard, Shaughnessy Heights
1475	W	KING EDWARD	011-530-189	LOT 9 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	John Moore (wife Mrs. Wanda R. Moore)		J.L. Northey	July 28, 1926	BP# 9845, \$10,000
1503	W	KING EDWARD	011-190-281	LOT C BLOCK 31 PLAN VAP5280 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1927			Pappajohn Bros. (contractors)		
1599	W	KING EDWARD	005-162-696	LOT 11 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	W.W. Montelius	Gardiner & Mercer			
1619	W	KING EDWARD	011-540-621	LOT 9 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924- 1925	James L. Northey	Gardiner & Mercer	James L. Northey		BP#: 9109, \$8,000
1751	W	KING EDWARD	011-540-745	LOT 7 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1929	Agnes Lea	J.A. Pauw	Brenton T. Lea	1929	BP#: 25429, \$6,000
1799	W	KING EDWARD	011-540-699	LOT 6, BLOCK 29, DL 526 VAP4502	FSD	on 1994 Inventory	1910	F.L. Fagan and Ellen Francis Fagan	Paul Marmette (Cambie letter)		1910	CPR plan approval book, lot \$5500, house \$8k; June 4, 1910 – Letter to A.H. Nichol, Land Agent from Henry J. Cambie, Special Assistant Engineer.; Saturday Sunset, November 25, 1911, p.12 The funeral cortege for Ellen Frances Fagan w/o F.L. Fagan, Provincial Assesor left from their home King Edward avenue, Shaughnessy Height; Addressed as 3998 Angus Drive on VanMap
1825	W	KING EDWARD	011-541-334	LOT 4 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.D. Mitchell	A.C. Hope		1912	BP#: 326, \$10,000
1875	W	KING EDWARD	011-541-512	LOT 4 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	Dr. Lyall Hodgins				
1925	W	KING EDWARD	008-202-125	LOT 6 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	S. Wilson (both FSD Maps, 1912 and 1932)				
1961	W	KING EDWARD	011-541-628	LOT 3 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Hopcraft (1912 FSD Map)	W.M. Dodd & Co.		1911	August 11, 1911 p. 1 “Contract Awarded on Fine Residence” W.M. Dodd & Co...has awarded contract on house for Mr. Dixon W. Hopcraft on SH...to Chas. Kilpin. House is 2 storey, all modern conveniences, to cost \$5,000.; Saturday Sunset, May 18, 1912 p. 7 Roland Grant is the guest of Mrs. Hopcraft, Shaughnessy Heights. 1961 King Edward Katherine Avenue: also known as the Reichert house
1975	W	KING EDWARD	011-541-598	LOT 2 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Rourke, W.H.			1912	BP#: 2, 1912, \$7,000
1989	W	KING EDWARD	016-125-045	LOT 1 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	H. Dover - FSD Map	E.G.W. Salt		1921	BP#: 3726, \$5,500; BP#: 3742, \$3,000 - both 1921
1051		LAURIER	011-530-243	LOT 4 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	A.W. McGregor			June 1, 1922	BP# 4749, \$8,500
1186		LAURIER	006-548-016 and 003-928-764	LOT 1 PLAN VAS1380 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 467/748 S HARE IN COM PROP THEREIN. (Originally: Lot 2, Block 72, DL 526)	FSD	on 1994 Inventory	1912- 1913	Jonathan Story	William T. Whiteway		November 1, 1912	BP# 396, \$8,000; BP# 158 , July 25, 1912, \$2,000 stable (W.T. Whiteway). This stable remains extant at the rear of the property.
1315		LAURIER	011-530-511	LOT 3 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Frank Baynes (1912)	R.J. MacDonald			BP #37, Frank Baynes, June 12, 1912, \$10,500; BP #1906, Dr. R. B. Boucher, Oct 2, 1917, \$500, repairs; Originally addressed as 3889 Hudson Avenue and listed on the 1994 FSD Inventory as 3889 Hudson
1326		LAURIER	011-527-633	LOT 4 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	C.J. Phillips	R.W.S. Chadney		July 5, 1923	BP# 5678, \$10,000
1327		LAURIER	011-530-626	LOT 4 BLOCK 65 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	McGachie (FSD 1912 Map); W.R. Craig (1918 CPR Map)			May 22, 1912	BP# 2863 Lewis Godbolt, July 5, 1920, \$250 dwelling (or a garage)
1374		LAURIER	014-546-515	LOT 2 BLOCK 70 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. C.B. Mansell		J.H. Whittaker	October 11, 1923	BP# 5947, \$9,000

FSD LIST OF PRE-1940 PROPERTIES

1426		LAURIER	011-530-111	LOT 4 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	D.D. Hutchinson	Claude Percy Jones			CPR house value \$7,800; lots 4 & 5 The Province March 16, 1911 p. 5 “Social and Personal Mr & Mrs. D.D. Hutchinson have moved into their new residence at Shaughnessy Heights”; Saturday Sunset, December 2, 1911 p 12 Mrs Gauvrea of New west is a guest of Mrs. D.D. Hutchinson of Shaughnessy Heights for a few days. Cambie letter book July 15, 1910; “...the first storey being of stone”. Donald Luxton & Associates Inc. SOS
1453		LAURIER	011-530-928	LOT 5 BLOCK 64 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	George R. McQueen				Constructed in 1911. Appears in 1912 directories: George R. McQueen of Ellis & McQueen, house Laurier near Cartier, Shaughnessy Heights. Ellis & McQueen Barristers & Solicitors, 70 and 71 Hutchinson Building, 429 West Pender (Robert W. Ellis B.A. and George R. McQueen B.A.)
1498		LAURIER	011-530-090	LOT 2 BLOCK 69 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Edward H. Moore	Hugh Astley Hodgson	Edgell & Dixon		BP #190, Moore, Edward H., Aug 8, 1912, \$1,250, Garage, Architect: Hodgson, Hugh; The Province, October 26, 1912, p.30; DBR February 27, 1912 p.1; DBR March 21, 1912 p.1; \$20k, Edgell & Dixon builders Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: January 10, 1914 p. 19;) Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: Oct. 3, 1914 p.6 ; The Province, October 26, 1912, p.30 “No lack of Fireplaces in this New \$23,000 Residence”; Biographical Dictionary of Architects in Canada website: Residence for Edward H. Moore, Granville Street at Laurier Avenue, 1912 (Province [Vancouver], 23 March 1912, 40, illus. & descrip.; 26 Oct. 1912, 30, illus. & descrip.) Original rendering at the West Vancouver Museum.
1515		LAURIER	011-279-605	LOT C (originally Lots 7 and 8) BLOCK 32 PLAN VAP4915 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. A.J. Gordon	Sharp & Thompson		1912	9 room; DBR March 18, 1912, page 1, Dr. A.J. Gordon
1526		LAURIER	011-540-486	LOT 4 BLOCK 31 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	A.E. Beck				
1527		LAURIER	003-552-055	LOT 9 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912-13	J.O. Benwell (sold to F. Smith [this name appears on 1932 Map])	Townley & Matheson (project list)			CPR plan approval book, “by agreement over phone with Mr. McQueen 18/10/12” and “Approved over phone Feb 28, 1913” CPR book under “Smith”; “see J. O. Benwell, original purchaser of lot”
1551		LAURIER	011-540-281	LOT 10 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-13	McQueen, G.B.			1911-13	The Province, February 3, 1913 p. 8 Social and Personal “At Home”; Saturday Sunset, February 8, 1913 p. 19 Mrs. McQueen and her daughters received for the first time at their beautiful new home on Shaughnessy Heights on Friday afternoon.
1575		LAURIER	011-540-303	LOT 11 BLOCK 32 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	John W. Kerr				Constructed in 1913. Appears in the 1914 directories: John W. Kerr, Manager, Standard Life Assurance Company
1606		LAURIER	004-950-186	LOT 7 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	Dr. Archibald Smith	F.L. Townley		1919	BP#: 2224, \$11,000
1626		LAURIER	011-445-491	LOT 6 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Dr. Charles Gatewood			1911	
1627		LAURIER	011-540-184	LOT 4 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NWD LOT 3, BLOCK 34, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT	FSD	on 1994 Inventory	1911-1912	Charles Parsons	Grant & Henderson		1911-1912	VDB August 16, 1911 p. 1 “Another Fine Residence for SH” Grant & Henderson have completed plans for a residence for Chas. Parsons (1342 Beach St.) and awarded the contract to J.J. Disette. Residence to be erected on SH - 2 sto. Frame, stone found., basement and first storey, frame for upper storey. Finished in fir. Cpst \$17,000.; Saturday Sunset June 22, 1912, p. 16 Marriage of Miss Kathleen Templeton, daughter of Mrs. Charles Parsons to Mr John Burton Harstone of Edmonton took place at their beautiful home on Shaughnessy Heights last Wednesday.; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: January 24, 1914 p.18 (Mr. C. Parsons, Shaughnessy Heights, Laurier Avenue, Grant and Henderson Architects)
1646		LAURIER	011-136-596	LOT 5 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Walter Walsh	Twizell & Twizell		1913	BP#: 710, \$12,000
1649		LAURIER	007-970-196	LOT 5 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Rupert C. Buchanan				Constructed in 1923. First appears in 1924 directories: Rupert C. Buchanan, Manager Royal Securities Corp.
1656		LAURIER	008-764-964	LOT H BLOCK 30 PLAN 12959 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	J.W. Hobbs	Gardiner & Mercer		1924	
1675		LAURIER	011-540-192	LOT 6 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Creelman				
1696		LAURIER	007-752-636	LOT 1 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.H. Whalen			1912	BP#: 52, \$15,000

FSD LIST OF PRE-1940 PROPERTIES

1699		LAURIER	008-207-313	LOT 7 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.F. Watkins - 'Elms Close'			1912	BP#: 1958, for Adam Johnston, Gardiner & Mercer, April 02, 1918, \$600 repairs
3290		MAPLE	011-521-333	LOT 10 BLOCK 486 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Atkinson (FSD 1912 Map)				
3337		MAPLE	011-543-001	LOT 8 BLOCK 22 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1929	Copp, A. Russell (CPR Approval)				
3390		MAPLE	005-433-380	LOT 10 BLOCK 47 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. Johanna Barry	F.W. Mellish		July 29, 1912	BP#: J. Barry, August 9, 1912, \$5,000; BP#: 768, Mrs. Jane Barry, May 5, 1913, Jones & Aspell, garage \$120
3550		MAPLE	003-079-791 and 002-555-816	LOT 2 PLAN VAS1337 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 55/100 SH ARE IN COM PROP THEREIN	FSD	on 1994 Inventory	1925	Mr. D.E. McTaggart; Mrs. Ada Florence McTaggart	A.E. Henderson	F. Melton	September 23, 1925	BP#:8510, DE and AF McTaggart, F. Melton (contractor), 3550 Maple Street, \$7,500, September 22, 1925
3850		MARGUERITE	011-540-206	LOT 8 BLOCK 34 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Walsh	Grant & Henderson		1912	BP#: 38, \$10,000 (Robert E. Veith [1932 FSD Map owner] listed in Exploring Vancouver, 1974)
3851		MARGUERITE	011-540-818	LOT 12 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	Mrs. James Stark				Daily World: April 25, 1912 “Society, p. 9Saturday Sunset, April 27, 1912 p. 7 Mrs. James Stark moved into her new residence on Marguerite St., Shaughnessy Heights.; Saturday Sunset April 30, 1910 Society- Mrs. Stark residence Bonnie Blink
3899		MARGUERITE	011-540-788	LOT 11 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	J.B. Watson (or H.J. Watson)	August F. Heide		1912	BP#: 236, \$9,000
3937		MARGUERITE	005-615-381	LOT 10 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1919	John D. McNeill	R.M. Matheson		1919	BP#:2394, \$10,000; Residence for John D. McNeill, 1919 (British Columbia Record [Vancouver], 3 Nov. 1919, 2 & 4)
3989		MARGUERITE	002-508-044	LOT A BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER OF LO T 10, LOT 9, BLOCK 29, PLAN VAP4502 , DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT	FSD	on 1994 Inventory	1911	Dr. W.S. Dalby	David Blair (VDR Aug 14 1911)		1911	CPR plan approval book, house \$6500; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: July 4, 1914 p.16 (Dr. W.S. Dalby, Shaughnessy Heights- Marguerite Street . August 19, 1911 p. 1 “Shaughnessy Heights Contract Awarded” Dr. W. S. Dalby, 51 Granville St. has awarded the contract for a residence to Falter & Son. House 2 storeys and basement, concrete and granite. Cost about \$11,000.; Saturday Sunset, November 23, 1912, p. 20. Mr. & Mrs. C.M. Marpole have rented the residence of Dr. Dolby on Shaughnessy Heights for the winter and will occupy it next week. VDR Aug 14 1911 - Plans completed next week for large new residence; Archt David Blair... for a large new house for Dr. W. S. Dalby.. Possible plans also by architect, James W. Keagey
3990		MARGUERITE	011-540-567	LOT 2 BLOCK 30 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	George A. Walkem	R. Mackay Fripp		1913	BP #1197, George Walkem, Dec 11, 1913, \$1150, garage; BP #1211, George Walkem, Dec 29, 1913, \$700, foundation; BP #1330, George Walkem, Mar 23, 1914, \$12k; BP #3080, George Walkem, Oct 1, 1920, \$175, addition, Sharp & Thompson, Job# 19W34;
4051		MARGUERITE	005-519-799	LOT 8 BLOCK 29 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1929	Brenton T. Lea House (Exploring Vancouver #332); Stuart, D.M.)	John A. Pauw		1929	BP#: 13400, \$12,000; in Exploring Vancouver as the B.T. Lea House #332 (B.T. Lea is also listed as the contractor for 1751 West King Edward, and was likely the owner of that house [wife was listed as owner])
1511		MARPOLE	005-911-184	LOT 6 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. W.L. Coulthard	R.P.S. Twizell		1913	BP# 963, Dr. W. Coulthard, July 17, 1913, Lot 6, \$8,000
1537		MARPOLE	005-493-765	LOT 7 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Mrs. Kelly Long	A.A. Cox		February 20, 1923	BP# 5312, N.R. Lang, A.A. Cox (architect and builder applicant), 1537 Marpole, \$15,000, February 19, 1923
1550		MARPOLE	011-538-643	LOT 4 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910-1912	Frank Peter	F.F. Busteed	Paul Marmette	1910-1912	Saturday Sunset, June 29, 1912 p. 16 Mr. & Mrs. Frank Peter arrived from Winnipeg this week and will take up residence on at their residence on Shaughnessy Heights.
1589		MARPOLE	004-417-780	LOT 8 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	W.S. Barwick	R. Mackay Fripp		1913	BP# 704, W.S. Barwick, April 12, 1913, \$6,000
1595		MARPOLE	003-186-105	LOT 9 BLOCK 490 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Charles J. Phillips (1925)			February 20, 1925	BP# 7516, CJ Phillips (owner), 1595 Marpole, \$11,000, February 26, 1925
1598		MARPOLE	012-037-575	LOT 3 BLOCK 38 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mrs. Rosemblat		J.L. Northey	August 28, 1928	BP#: 13051, J.L. Northey, 1598 Marpole, \$25,000, September 12, 1928
1605		MARPOLE	017-565-171	LOT B BLOCK 49 PLAN LMP2442 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1930	Dr. Alfred Thompson				Dr. Alfred Thompson, dentist, and the house, addressed as 1603 Marpole, first appear in the directories in 1931. Thompson remains in the house until 1940. In 1941 the house is vacant. In 1942 it is occupied by Theodore Korner. By 1948 the house is owned by 'Gattie'. The date of 1948 for the CBK Van Norman Plans is likely incorrect. "CVA Van Norman plans: Residence for Mr & Mrs Theodore Körner 1605 Marpole Ave, 1948. Map cabinet B, drawer 3, folder 19, VAN90" Van Norman could have done an interior renovation for the Körners in 1941/2

FSD LIST OF PRE-1940 PROPERTIES

1625		MARPOLE	007-945-213	LOT 5 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	Dr. McIntosh; H. Hamish	Townley & Matheson	C.W. Purdy	September 16, 1926	CPR approval book house - values (unclear) BP #9940, Dr. H. McIntosh, Townley & Matheson, C. W. Purdy, 1625 Marpole, Aug 20, 1926, \$12k; Townley & Matheson Job#296
1628		MARPOLE	023-604-280	LOT 2 BLOCK 38 PLAN LMP30847 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	John Hope (FSD 1912 Map)		R.B. Angus		CPR plan approval book, Angus - lot \$8k; The Province March 17, 1910 p. 1 “Building Active at Shaughnessy Heights”; Sunset, February 3, 1912 p.7 Mr. & Mrs C.B. McNeill have taken the residence of Mr. & Mrs. John Hope, Shaughnessy Heights during the latter’s absence in England
1645		MARPOLE	011-534-737	LOT 4 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1920	Dr. C.H. Vrooman	James A. Benzie		June 1, 1920	BP# 2811, Vrooman, June 2, 1920, \$10,000
1652		MARPOLE	010-808-361	LOT 3 (Lot 1 originally) BLOCK 38 PLAN VAP6783 DISTRICT LOT 526 NEW WESTMINSTER OF LO T 1.	FSD	on 1994 Inventory	1939					CBK Van Norman house, Mr. & Mrs. James McGavin (bakery owner); 1526 Marpole Avenue, 1939 CVA plans MSS755, Map cabinet B, drawer 3, folder 22, VAN-107
1188		MATTHEWS	007-761-937	LOT 5A BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Captain E. Robinson			January 16, 1912	BP# 3943 Captain Robinson, August 18, 1921, \$300 garage; Saturday Sunset August 31, 1912, page 19, Captain and Mrs Robinson have moved into their handsome new residence on Shaughnessy Heights; Listed on the 1994 FSD Inventory as 1154 Matthews
1189		MATTHEWS	011-532-564	LOT 4 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1923	Albert E. Tregent	Townley & Matheson	William J. Read	September 21, 1923	BP# 5489, W.J. Read, September 22, 1923, \$11,500; Townley & Matheson Job#174
1203		MATTHEWS	009-937-081	LOT 9 BLOCK 57 PLAN VAP8739 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911-1912	Emmons	Jones & Aspell		September 28, 1912	BP #2279, C. W. Johnston, July 22, 1919, \$175, garage; Donald Luxton SOS; Saturday Sunset, September 28, 1912 p. 16 Mrs. Emmons and her family have moved into their handsome new residence on Shaughnessy Heights this week.; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: April 11, 1914 p.18 (Mrs. W.E. Emmons, Shaughnessy Heights, Matthews Avenue, Jones and Aspell Architects)
1239 (gate house of 1281 Matthews)		MATTHEWS	016-059-727	LOT D (originally Lot 8) BLOCK 57 PLAN 22855 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1910	H.J. Simmons	Edward Stanley Mitton		1910	This is the original gate house of the Grey Gables estate
1254		MATTHEWS	011-531-991	LOT 5A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Mrs. M. Townsend			March 23, 1911	CPR approval book lot \$4250, house \$5500; Saturday Sunset, October 7, 1911 p. 11Mrs. Neville Townsend of Shaughnessy Heights has her sister Mrs Tatlow staying with her.; Saturday Sunset, June 8, 1912 p.16 Mrs. N.F. Townsend has rented her residence to Dr. & Mrs. Keith for the summer. In the 1927 Directories (though this could have started earlier), house was entered on the Vancouver Social Register as "Lovett Lodge"
1281		MATTHEWS	016-059-697	LOT C (originally Lot 8) BLOCK 57 PLAN 22855 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	H.J. Simmons - house known as "Grey Gables"	Edward Stanley Mitton		1910	BP #1790, R. T. Van Denson, Apr. 5, 1916, \$500, repairs; BP #1881, V. W. Ganson, June 29, 1917, \$600, poss. a garage; BP #3423, V. L. Ganson, Mar. 30, 1921, \$100, repairs; CPR approval book lot price \$10,000; Name on deed: Eleanor Simmons wife of Humphrey L. Simmons Saturday Sunset, June15, 1912 p. 16 Mr. Simmons of Calgary is the guest of his brother Mr. H.L. Simmonds, Shaughnessy Heights.; The Province November 2, 1912 p.32 “Artistic Exterior and Well Designed Interior Make This Residence Pleasing” - Illustration; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: May 2, 1914 p.18; Biographical Dictionary of Architects in Canada: Residence for H.J. Simmons, 1910 (Const., iii, Nov. 1910, 75, 79, illus.; Province [Vancouver], 2 Nov. 1912, 32, illus. & descrip.; Builder [London], cxix, 24 Sept. 1920, 330, illus. & descrip.) Exploring Vancouver - “Grey Gables”
1290		MATTHEWS	011-531-983	LOT 5 BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Phipps (1912 FSD Map); Fleck (1918 FSD Map)				BP# 1823 B.W. Fleck, September 7, 1916, \$300 repairs, garage; CPR Plan Approval 1916 for garage; BP# 5639 B.W. Fleck, June 15, 1923, \$350 for a garage
1338		MATTHEWS	008-294-984	LOT 1 BLOCK 59 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Dr. J. W. Ford	R.J. McDonald		July 9, 1912	BP# 174 Dr. J. W. Ford, July 30, 1912, \$9,700; BP# 1096 Dr. W. Ford, September 24, 1913, \$500
1354		MATTHEWS	011-532-319	LOT 4A BLOCK 59 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Dr. G.E. Seldon	R.J. McDonald	J.A. Sinclair	May 23, 1913	BP# 864 Dr. G.E. Seldon, June 9, 1913, \$9,000; BP# 1636 W.F.G. Burnard, issued to Dr. Seldon, January 12, 1915, \$250 garage
1365		MATTHEWS	010-826-742	LOT C (Lot 7c) BLOCK 56 PLAN 6664 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1938	Dr. Frank J. Hebb (wife Dorothy)	CBK Van Norman			Constructed in 1938. First appears in the directories in 1939: Dr. Frank J. Hebb (wife Dorothy), physician #809 - 718 Granville Street CVA Plans; Residence for Dr. F. Hebb, 1365 Matthews, 1938, Map Cabinet B, Drawer 4, Folder 28, VAN 148

FSD LIST OF PRE-1940 PROPERTIES

1397		MATTHEWS	011-079-614	LOT 10 BLOCK 56 PLAN VAP5782 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mackenzie A. Matheson (wife Helen Matheson on CPR Approval)		J.L. Northey	December 27, 1927	BP# 11946 H. Matheson, owner, J.L. Northey, \$8,000, January 13, 1928. First appears in the directories in 1929, Matheson was a barrister and solicitor
1469		MATTHEWS	007-585-438	LOT A BLOCK 56 PLAN 16293 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910 (NOV. 09)	DISSETTE	Maclure & Fox (possible)			VM1912; Divided to A & B; A is org house 1469 Matthews, B is 1978 139 Matthews; plan approval book notes “W 1/2 of 9”, CPR house value \$12k; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: March 21, 1914 p.18 (E.A. Earle*, Shaughnessy Heights, The Crescent, Maclure & Fox Architects) Built for \$12,000 Formerly addressed as 1437 Matthews
1490		MATTHEWS	006-642-705 and 004-200-926 and 006-642-748 and 006-642-764	LOT 3 (originally Lot 4 Block 58)PLAN VAS1482 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 286/1000 SHARE IN COM PROP THEREIN.	FSD	on 1994 Inventory	1910	W.G. Harvey			May 4 and May 7, 1910	CPR plan approval book lot value \$8,500; Province May 20, 1911 p. 5 Social and Personal “Mrs. W.G. Harvey entertained last Friday for the first time in her new handsome home at Shaughnessy Heights” (200 guests) \$12,000 CPR info) Cambie letter book May 4, 1910, “Mr. W. G. Harvey has submitted plans to me for a house which he proposed to erect...”; “It is to cost about \$12k”
1537		MATTHEWS	007-969-210	LOT 11 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	M.P. Cotton (FSD 1912 Map)				CPR plan approval book, “plans in land office (never submitted to H. J. C.) but all right -” Province August 31, 1912 p.23 “House Mr. M.P. Cotton Recently Finished...” Illustration; Saturday Sunset, June 22, 1912, p. 16 Mrs. Miles Cotton has moved into her handsome residence on Shaughnessy Heights this week.
1563		MATTHEWS	011-539-127	LOT 10 BLOCK 37 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Robertson, Tate M.E.			April 10, 1912	Now the American Consulate. Once the house of William Curtis Shelly of Shelly's Bakery fame.
1564		MATTHEWS	006-148-247	LOT A (ORIGINALLY LOT 2) BLOCK 33 PLAN 12322 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1912	A. Winram (1912 FSD Map); J.A. Whalen is the owner in 1932				
1589		MATTHEWS	011-539-089	LOT 9A BLOCK 37 DL 526	FSD	on 1994 Inventory	1937	Graham and Kathleen Cruickshank			CPR Plan Approval Date: October 06, 1911. Likely not constructed until 1937	Constructed in 1937. First appears in the directories in 1938: Graham and Kathleen Cruickshank, retired
1590		MATTHEWS	008-040-176	LOT F (ORIGINALLY LOT 1) BLOCK 33 PLAN 21350 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912-13	Mrs. Big Jim McDonald	Maclure & Fox			CPR plan approval book, “see Mrs. McDonell” Garland entry, “lodge or garage” CPR plan approval book under “McDonell” shows “Sold to F. S. Davidson”.
1638		MATTHEWS	004-284-836 and 004-285-221 and 005-071-852 and 004-492-251	LOT 1 Block 34 DL 526 VAS1553	FSD	on 1994 Inventory	1910-1911	William Murray				1911. Appears in 1912 directories: William Murray, Manager Main Office Canadian Bank of Commerce, 650 West Hastings, residence Matthews Avenue, Shaughnessy Heights; Also addressed as 3711 Alexandra on VanMap
1651		MATTHEWS	004-190-831	LOT E(originally lot 8) BLOCK 37 PLAN 14931 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	J.R. Duncan	Gardiner & Mercer	K. Lamond	August 3, 1920	BP 2929, Mr. J. Duncan, K. Lamond, August 5, 1920, \$20,000
1690		MATTHEWS	017-850-142	LOT B (originally Lot 9) BLOCK 34 PLAN LMP4875 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	Tait originally 'Glen Brae' now 'Canuck Place'	Parr & Fee (assumed)		1910	Earliest plan approval noted in FSD, February 8, 1910, \$11,150
1699		MATTHEWS	008-898-391	LOT D (originally Lot 3A) BLOCK 36 PLAN 12441 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	J. Whittle	Townley & Matheson	W.J. Read	1928	BP #13089, J. Whittle, W. J. Read, 3637 Alexandra, \$12,500, Sept 19, 1928; Townley & Matheson Job# 389
1737		MATTHEWS	007-327-838	LOT F (originally Lot 4) BLOCK 36 PLAN 17000 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Leverson	R.S. Lennie	R.S. Lennie	1912	BP#: 147, R.S. Lennie, July 23, 1912, \$20,000, 1737 Matthews
1789		MATTHEWS	011-539-364	LOT 5 BLOCK 36 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	Justice Morrison	Maclure & Fox		1912	BP#: 352, October 15, 1912, 1789 Matthews, Jude Aulay Morrison, \$14,000,; 1927 CPR approval plan for a garage to Ernest Rogers
1837		MATTHEWS	011-540-150	LOT 3 BLOCK 35 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Captain M.N. Garland		W.F. Wooden	October 15, 1912	BP# 354, \$12,000
1838		MATTHEWS	011-540-907	LOT 1 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Charles Wilson				1910. Appears in the 1911 Directories: Charles Wilson (KC) of Wilson and Bloomfield. House as the corner of Pine Crescent and Matthews
1864		MATTHEWS	008-294-836	LOT 7 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	Marchese, Frank	Mackenzie & Ker		1912	BP#: 79, \$11,000
1902		MATTHEWS	011-541-890	LOT 9 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT 8 , BLOCK 26, PLAN VAP4502, NEW WESTMINSTER LAND DISTRICT.	FSD	on 1994 Inventory	1911	J.N. Ellis (both 1912 and 1932 FSD Map)			1911	BP#: 1332, R. Mackay Fripp, garage in 1914 \$200

FSD LIST OF PRE-1940 PROPERTIES

1926		MATTHEWS	010-302-484	LOT 10 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Captain C.C. Cator (Castor?) (FSD 1932 Map)	Sharp & Thompson	S.N. McLeod	1921	BP#: 3882, \$10,000; Sharp & Thompson Job# 21C36
1950		MATTHEWS	011-541-920	LOT 11 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1910-1911	Arthur R. Coutts				CPR Approval name: Mrs. S. Quigley; Constructed in 1911. Appears in the 1912 directories: Arthur R. Coutts of A.R. Coutts & Co., residence Matthews Avenue corner of Maple, Shaughnessy Heights. A.R. Coutts & Company - Electrical Specialities, Switches, Switch Boards, Panel Boards, Conduits and Fittings, etc., 1090 Hamilton, corner Helmcken
1965		MATTHEWS	007-680-309	LOT E BLOCK 43 PLAN VAP15237 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1934	Frederick C. Sayers				1935 DIRECTORY ENTRY: Frederick C. Sayers, chauf. Sheldon D Brooks BP#: 1997, Mrs. M.B. King, June 25, 1918, \$10,000
1988		MATTHEWS	010-117-903	LOT 12 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1925	Albert Doane			1925	1926 DIRECTORY ENTRY - ALBERT DOANE (at 1974 Matthews), pres. Van. Dress. CPR APPROVAL NAME: Mrs. Clara Doane
1998		MATTHEWS	005-492-751	LOT 13 BLOCK 26 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1911	John Clifford (on 1912 FSD Map)				1912 DIRECTORY ENTRY - JOHN CLIFFORD (east of Angus) CPR APPROVAL NAME: St. Clere
1489		MCRAE	011-524-758	LOT 2 BLOCK 472 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910-1912	Mr and Mrs A.D. McRae	Thomas Hooper		1910-1912	The Province March 17, 1910 p. 1 “Building Active at Shaughnessy Heights”; Saturday Sunset, October 28, 1911 p 12 Mr & Mrs A.D. McRae of Shaughnessy Heights have been feted in Winnipeg ; Saturday Sunset, January 6, 1912 p. 12 Mr & Mrs. A.D. McRae are back after several months’ absence. Mr. & Mrs. McRae expect to move into their residence in Shaughnessy Heights in April.; The Province August 31, 1912 p.23 “Imposing Residence and Spacious Grounds...” Illustration; Saturday Sunset, August 10, 1912 p. 16 Hycroft, the magnificent residence of Alexander Duncan McRae on Shaughnessy Heights was en fete on Wednesday afternoon...; Job#349: Townley & Matheson did the recreation scheme in 1927, Contactor was J. McLuckie; Job#363: Townley & Matheson also did the alterations in 1928 with J. McLuckie
3437		OSLER	011-944-803 and 011-944-811 and 011-944-820 and 011-944-838	LOT 1 PLAN VAS2250 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 216/1471 SHARE IN COM PROP THEREIN. ORIGINAL LEGAL: LOT 2, BLOCK 57	FSD	on 1994 Inventory	1912	W. Hickey	Perry & Nicolais		June 19, 1912	BP #165, W. Hickey, July 26, 1912, \$15k; BP #557, W. Hickey, Feb 17, 1913, \$1,750, garage; 2 infills Saved from demolition in the 1970s
3450		OSLER	014-891-859	LOT 2 (originally lot 14, block 54) PLAN VAS2491 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 900/1600 SHARE IN COMMON PROP THEREIN.	FSD	on 1994 Inventory	1912	A. Grossman (FSD 1912 Map); Edgett (CPR Approval name)	Jones & Aspell			BP# 328 October 7, 1912, \$1700, garage, A. Grossman, contract record April 20, 1910, page 29
3498		OSLER	004-776-691	LOT 15 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	Frank L. Buckley	Mackenzie & Ker		1913	VM1913; BP #736 Apr 23, 1913 \$30k, Frank L. Buckley; CPR plan approval book, “original purchaser Leeson” CPR plan approval book under “Leeson” - “See Buckley who purchased from Leeson” VDW Apr 19, 1913 p24 “Permit issued for handsome residence”
3538		OSLER	003-660-681	LOT 16 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Mrs. J.K. Morgan	R. Mackay Fripp		September 25, 1912	BP# 400 November 4, 1912, \$13,000, F.W. Morgan
3638		OSLER	010-752-081	LOT 10 BLOCK 62 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910-1911	Olmstead	Morley O. Jones (Jones & Aspell)		March 16, 1910	CPR Plan Approval Book: Lot value \$7,200, house value \$18,957.91; <i>The Province</i> , April 17, 1911, page 5, Social and Personal - Mrs Budd A. Olmstead, Osler Avenue, Shaughnessy Heights, will receive for the first time in her new home
3651		OSLER	010-067-523	LOT 3 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1919	R. McCausland	Morley O. Jones		July 2, 1919	BP# 2238 R. McCausland, June 25, 1919, \$7,000
3809		OSLER	009-624-741	LOT B (Originally Lot 2A) BLOCK 67 PLAN VAP9598 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1924	C.E. Tisdall	Hodgson & Simmonds		July 23, 1924	BP# 6754 \$11,600
3812		OSLER	011-530-219	LOT 1 BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER NOW V IP65816.	FSD	on 1994 Inventory	1910	DAVIDSON (FSD 1912 MAP)	F.H. Rayner	R. Bowman (contractor on bp?)	May 31, 1910? Or August 15, 1913	CPR APPROVAL BOOK: Davidson, Forbes, NW 1/2 of 1, May 31, 1910; BP# 1011 \$5,000; BP# 1389 April 24, 1914, \$200 garage
3838		OSLER	004-129-121	LOT 1B BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1914	Oscar Bowman				1915 DIRECTORY ENTRY - OSCAR BOWMAN

FSD LIST OF PRE-1940 PROPERTIES

3851		OSLER	016-625-676	LOT 3 BLOCK 67 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Robert James Cromie	Honeyman & Curtis		June 28, 1911	VDB June 28, 1911 p. 1; \$6,500 “Taking Tenders for 2 Storey Residence” - “Honeyman & Curtis are taking tenders on a general contract for a 2 storey frame residence to be erected at SH for R. J. Cromie. Cost \$6,500”; Saturday Sunset September 9, 1911 p.12 Marriage notice...Mrs & Mrs Robert James Cromie left for Banff...on their return will be residing at the Beaconsfield Apartments, and later at their residence on Shaughnessy heights, which is not yet finished. (October 7, 1911 p 11 – they returned and are at the Beaconsfield; their house isn’t ready); This property also includes a coach house at the rear of the site
3888		OSLER	011-530-278	LOT 6A BLOCK 68 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	T.J. Bridge	Jones & Aspell		August 19, 1912	BP# 220, \$10,000, North 1/2 of Lot 6; in VBR August 23, 1911 (description one year prior to permit); Historically addressed as 3864 Osler
4033		OSLER	011-433-639	LOT 6 BLOCK 72 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1926	Albert E. Munn, manager of McDonald Logging (first occupant in directories)		James L. Northey	January 18, 1926	BP #8894, J. L. Northey, Owner, Owner, 4037 Osler, Jan 18, 1926, \$6k; BP #2306 Baker, Mr., Aug 11, 1919; repairs \$295; Donald Luxton SOS CPR plan approval, cost \$6909.28 [hard to read lot number - appears to be ‘6’] Also addressed as 4037 Osler
4089		OSLER	011-525-819	LOT 7 BLOCK 72 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Gilbert				1917 DIRECTORY ENTRY - AUGUSTUS HEWITT (mine owner)
1695		PINE CRES	011-534-656	LOT 1 BLOCK 49 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1923	Mrs. J.B. Mills (CPR Approval in 1911); Duncan Smith (1923)	McCarter & Nairne		December 15, 1911, CPR Approval date, assume nothing built until 1923; July 18, 1923	BP# 5676, D. Smith, 1695 Pine Crescent, July 3, 1923, \$12,000
3389		PINE CRES	011-303-425	LOT B BLOCK 40 PLAN 4826 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1924	W. Watts			April 11, 1924	BP#: 6358, Captain W. Watts, owner, 3389 Pine, April 11, 1924, \$7,500
3403		PINE CRES	011-538-261	LOT 7 BLOCK 40 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER LOT A , BLOCK 40, PLAN 4826, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8.	FSD	on 1994 Inventory	1913	J. Smith McKay	Maclure & Fox		Sept. 8, 1913	BP#1080 3403 Pine Cres., J. Smith McKay, \$14k, Sept 20, 1913; Plan book, “purchased from A. G. McCandles”; lot 7 & 8; “(Also under Smith)
3538		PINE CRES	009-028-234	LOT C originally Lot 3) BLOCK 39 PLAN VAP11895 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1911	W. Taylor	Grant & Henderson	William Odell	July 15, 1911	VDB July 19, 1911 p. 1 Grant & Henderson have awarded a contract for a residence for W.Taylor on SH to William Odell. This is a 2 ½ storey residence with basement...entirely modern in every aspect.; Saturday Sunset February 24, 1912 p.7 Mr. & Mrs. Walter Taylor have moved into their residence on Shaughnessy Heights
3589		PINE CRES	011-538-074	LOT 6 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Alec Winram (1921	E. Evans & Son		July 7, 1921	BP#: 3799, A. Winram, July 8, 1921, \$8,000; BP#: 4654, Winram, April 29, 1922, \$250, garage. See DLA SOS
3637		PINE CRES	011-538-066	LOT 5 BLOCK 41 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W.C. Ditmars	Twizell & Twizell		June 27, 1912	BP#: 63, WC Ditmars, June 19, 1912, \$10,000
3638		PINE CRES	007-388-268	LOT A (originally Lot 1) BLOCK 35 PLAN 16835 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	W.B. Farris	Townley & Matheson	William J. Read	August 1, 1928	BP# 12849, \$15,000; Townley & Matheson Job# 385 and 392
3663		PINE CRES	008-342-849	LOT B BLOCK 42 PLAN 11590 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	T.F. Greenhow; H.C. Macaulay	George P. Bowie		May 6, 1912	CPR plan approval book, under “Macaulay”, “Approved on behalf of T. F. Greenhow” BP #43, T. F. Greenhow, June 12, 1912, \$20k;
3676		PINE CRES	003-000-818	LOT 1A BLOCK 35 PLAN 5780 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1928	Mrs. L. M. Read				1929 DIRECTORY ENTRY - FREDERICK W. AND KATHLEEN I. TIFFIN, Frederick is listed as a lawyer, Tiffin & Alexander
3737		PINE CRES	011-537-850	LOT 5 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1926	N.W. Berkinshaw				1927 DIRECTORY ENTRY - ERNEST A CLEVELAND, comr. Van. Water District
3789		PINE CRES	005-245-958	LOT 5A BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	W. E. Thompson	Grant & Henderson (confirm)		May 15, 1912	BP#: 35, W.E. Thompson, May 29, 1912, \$8,000; BP#: 1741, H.D. Shannon, July 14, 1915, \$45, garage
3790		PINE CRES	002-567-539	LOT 3A BLOCK 35 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.S. Gordon	David Blair	Stephen & Whittaker	August 23, 1913	BP# 1027, \$10,000
3851		PINE CRES	012-845-167	LOT 4 BLOCK 42 PLAN VAP4502 DISTRICT LOT 526 NWD AMD	FSD	on 1994 Inventory	1912	N. McLean	William T. Whiteway		April 26, 1912	DBR June 10, 1912 Vol.3 No. 2 p.1; The Province June 8, 1912 p. 28 “Dutch Architecture for Fine Residence” Norman Maclean; \$20k
3924		PINE CRES	011-540-931	LOT 2 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	Harris (FSD 1912 Map)				CPR Approval Name: F.J. Lumsden
3989		PINE CRES	011-541-563	LOT 6 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	M. Oppenheimer	Maclure & Lort		1922	BP#: 4613, \$15,000
3990		PINE CRES	011-541-253	LOT 3 BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1926	M. Oppenheimer				
4050		PINE CRES	011-541-296	LOT 3A BLOCK 28 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	Added May 2015	1912	P. Frazier	Thomas Hooper		1912	BP#: 74, \$13,000

FSD LIST OF PRE-1940 PROPERTIES

4051		PINE CRES	011-541-539	LOT 5 BLOCK 27 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912					
1056		RICHELIEU	011-532-700	LOT 5 BLOCK 55 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1922	R.B. Sharpe	Day & Körner		August 8, 1922	BP# 4945, Sharpe, R.B.; August 1, 1922, \$9,000
1186		RICHELIEU	011-192-011	LOT B (Lot 2) BLOCK 55 PLAN VAP5262 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	J.P. Doherty	M.D. Campbell		September 27, 1913	NW 1/2 of Lot 2; BP# 1110, Doherty J.P., September 30, 1913, \$9,350; BP# 5872 Roe, P.D., F.W. Farley Contractor, 2 & pt of 1; 1164 Montcalm \$350 garage, September 18, 1913; Listed on the 1994 FSD Inventory as 1164 Richelieu
3611		SELKIRK	024-567-574	LOT E (ORIGINALLY LOT 1A) BLOCK 60 PLAN LMP42938 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1913	A.E. Tulk			1912	BP# 180, AE Tulk, July 31, 1912, \$3,500, greenhouse, Lot 2 and 3; BP# 1899 AE Tulk; Addressed on VanMap as 1203 Matthews
3633		SELKIRK	024-567-736	LOT F, BLOCK 60, DISTRICT LOT 526	FSD	Added May 2015	1910	A.E. Tulk	Maclure & Fox		September 5, 1913	Two outbuildings of the original Rosemary estate: the small square structure was originally the Tea House and the longer rectangular building was originally the Stable to the Rosemary estate. Original architectural plans exist for the Stable. BP# 1068 AE Tulk, August 16, 1913, \$75,000, lots 1A--2-3
3689		SELKIRK	023-561-033	LOT B BLOCK 60 PLAN LMP30286 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	A.E. Tulk - House known as "Rosemary"	Maclure & Fox		September 5, 1913	"Rosemary" Estate: BP# 1068 AE Tulk, August 16, 1913, \$75,000, lots 1A--2-3; August 8, 1917, interior work \$275; VBR August 16, 1911-"Fiske, tapestry brick to be used in fine residence"
3690		SELKIRK	011-531-843	LOT 6 BLOCK 61 PLAN VAP4502 DISTRICT LOT 526 NWD GROUP 1.	FSD	on 1994 Inventory	1910	A.R. Mann (1912 FSD Map)	Jones & Aspell	H. W. Baker	January 28, 1911	BP #1854, A. R. Mann, Apr 10, 1917, \$2,200, Coffin & McLennan; dwelling; [NOTE cost too low - garage/addition] BP #2133, A. R. Mann, Apr 3, 1919, \$1,500, sun room; CPR approval book house value \$21,550.
3789		SELKIRK	011-531-975	LOT 4A BLOCK 60 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Mr. William Winram	A.E. Ward		July 24, 1912	BP# 142 W. Winram, July 22, 1912, \$8,000; BP M65 March 12, 1917, \$50, garage; historic address was 3751 Selkirk
3839		SELKIRK	005-410-916	LOT A (originally part of Lot 3) BLOCK 66 PLAN VAP9560 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	Fred Perkins				1912 DIRECTORY ENTRY - FRED PERKINS BP# 1704 F. Perkins, \$150, garage, May 18, 1915
1238		TECUMSEH	006-652-557	Lot 2, Block 54, DL 526 (LOT 3 PLAN VAS1512 DISTRICT LOT 5 26 NEW WESTMINSTER UNDIV 250/625 S HARE IN COM PROP THEREIN)	FSD	on 1994 Inventory	1910-1912	Blake Wilson	Mr. McKenzie (from Cambie letter book May 25, 1910)			Lot divided into 3; 3 houses 2-1982, 1 is 1912 (1238 Tecumseh), Cambie letter May 18, 1910 - Wilson selling 1/3 of lots 2 and 3 east portion to a friend, 2 infills 1985
1232		THE CRESCENT	011-532-513	LOT 1 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	House 1929; garage and lodge 1920	Charlotte C. Carry (Carrie on Map)	Mackenzie & Bow			Charlotte C. Carry, widow of Henry Edward Carry (civil engineer). House first appears in the directories in 1930. CPR Map 1918; BP# 2837, T.W. Fletcher, June 18, 1920, \$2,500, garage and lodge; Honeyman & Curtis: The Crescent, facing Shaughnessy Park, residence for Mrs. Charlotte C. Carry, 1929 (Contract Record, xliii, 26 June 1929, 63) Addressed as 3351 Osler on VanMap
1296		THE CRESCENT	011-532-599	LOT 6 BLOCK 57 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1924	Bryce W. Fleck	Honeyman & Curtis for the house; W.F. Gardiner for the greenhouse	George Coulson	August 9, 1924	BP# 6860 B.W. Fleck, George Coulson, August 12, 1924, \$40,000; BP# 13070, B.W. Fleck, William Fred Gardiner, Thomas Wyley, 1296 The Crescent, \$5000, greenhouse, September 17, 1928, Bryce W. Fleck
1311		THE CRESCENT	011-533-161	Lot 4, Block 51, DL 526 (LOT 1 PLAN VAS2618 DISTRICT LOT 5 26 NEW WESTMINSTER AN UNDIVIDED 36 7/1387 SHARE IN COM PROP THEREIN.)	FSD	on 1994 Inventory	1910-1912	Dr. Alex Munro (1912 FSD Map)				1913 DIRECTORY ENTRY - DR. ALEX MUNRO
1323		THE CRESCENT	015-872-998 and 015-873-005 and 015-873-013	Lot 3, Block 51, DL 526 (LOT 1 PLAN VAS2618 DISTRICT LOT 5 26 NEW WESTMINSTER AN UNDIVIDED 36 7/1387 SHARE IN COM PROP THEREIN.)	FSD	on 1994 Inventory	1911-1912	J.F.W. Johnston	Kennerly Bryan	Meese & Co.	October 19, 1911	BP #420, Fordam-Johnson, Nov 14, 1912, \$250, garage; BP #2450, E. A. Beasley, Nov 14, 1919, \$350, repairs; DBR February 27, 1912 p.1; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: January 31, 1914 p.18 (Mr. W.J. Johnson, Shaughnessy Heights, Kennerly Bryan, Architect, 1912) \$15k, Meese & Co (bldr); Listed as 1337 The Crescent on the 1994 FSD Inventory
1363		THE CRESCENT	011-533-137	LOT 2 BLOCK 51 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	H. Leggat			September 26, 1910	BP #1892, H. M. Leggat, Aug 7, 1917, \$500, repairs; Saturday Sunset, December 30, 1911 p. 12 Mr & Mrs Hendrie Leggatt gave a very smart dinner at their handsome new Shaughnessy Heights residence.; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: May 30, 1914 p.16 (M.H. Leggat, Shaughnessy Heights. No architect)

FSD LIST OF PRE-1940 PROPERTIES

1388		THE CRESCENT	011-532-688	LOT D (Originally Lot 5) BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1910	G. McDonald	John T. Gamble (Gamble & Knapp)		June 2 and November 9, 1910	CPR Cambie letter book June 2, 1910 - noting plan approval for lots 5 & 6 plus stable location; CPR approval book - lot value \$19,400, House value \$20k; BP#4611 A. Mann, B. C. Palmer, Apr 20, 1922 \$5k, repairs; (Province [Vancouver], 6 July 1912, 25, illus. & descrip.) “Another \$50,000 House for Heights” - Illustration; DBR July 25, 1912 p.1 (fence by Gamble & Knapp); Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: February 7, 1914 p. 18 (George E. MacDonald, Shaughnessy Heights, Gamble & Knapp Architects) Originally 1350 The Crescent and addressed as 3567 Hudson on VanMap
1389		THE CRESCENT	011-533-102	LOT 1 BLOCK 51 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Ridley	Mr. Curtis [Honeyman & Curtis] (Cambie Letter Book - June 16, 1910) James A. Benzie (1914 1.5 storey addition) Alterations in 1948 by CBK Van Norman (CVA)		June 16, 1910	BP #1390, H. E. Ridley, James A. Benzie (arch), Apr 24, 1914, \$1500; 1 1/2 storey addition; BP #1892 Aug 7, 1917 \$500 repairs; CVA - CBK Van Norman alterations (1948), Residence alterations for Mr. & Mrs. M J. Foley, 1389 The Crescent, folder 43, Van-245 Job# 4-039: Arthur Erickson, Foley Residence, television room, 1956
1398		THE CRESCENT	011-532-670	LOT 4 BLOCK 56 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1921	Fred M. Kelly	Townley & Matheson	E.J Ryan Contracting Co.	December 14, 1921	BP# 4157 Frederick M. Kelly; T & M, E.J Ryan, October 25, 1921, \$20,000 (mentioned in Contract Record, August 17, 1921, page 50)
3333		THE CRESCENT	027-666-191	Lot 2, Block 50, DI 526 (LOT B PLAN BCP38409 DISTRICT LOT 526 NWD GROUP 1.)	FSD	on 1994 Inventory	1912	Walter C. Nichol	Maclure & Fox	MacPherson & Sinclair	April 20, 1912	Residence for W.C. Nichol, Esq., Shaughnessy Heights. Maclure & Fox. May 1, 1912 [City of Vancouver Archives CVA Ross A. Lort collection]. CPR Approvals Book: April 20, 1912 Date of CPR approval for W.C. Nichol Residence at Shaughnessy Heights. (Maclure & Fox) [CPR Approvals Book 1910-1922, City of Vancouver Archives] It was built for Walter C. Nichol, who owned the Province newspaper from 1901 until 1923. Nichol left Vancouver to serve as Lieutenant Governor of BC (1920-1926), and Miramar was sold to William. R. Wilson, best remembered for his role in founding the Premier Mine on Portland Canal. His estate sold the property in 1939 to the Bentley family, who retained it until 2005. See DLA Conservation Plan for more information.
3338		THE CRESCENT	008-228-205	LOT 1 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	L.W. Shatford	Knapp & Gamble		February 9, 1911	value of house \$16 or \$20k (CPR) Saturday Sunset, November 23, 1912, p. 20 Mrs. Shatford, Shaughnessy Heights was hostess of a large reception last Wednesday.; Saturday Sunset – Illustrated Series “Vancouver the City of Beautiful Homes”: May 9, 1914 p.18 (L.W. Shatford, Shaughnessy Heights – The Crescent, Knapp & Gamble architects)
3351		THE CRESCENT	011-532-513	LOT 3 BLOCK 50 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1910	Walter R. Dockerill (FSD 1912 Map)	Maclure & Fox		August 31, 1910	1912 Directory entry - WALTER R DOCKERILL Also known as 3351 Osler
3369		THE CRESCENT	006-792-901	LOT B (originally 4) BLOCK 50 PLAN 18121 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	John L. Burns (FSD 1912 MAP)	Grant & Henderson			1913 DIRECTORY ENTRY - JOHN L. BURNS (Angus east of Granville) BP# 1883, June 30, 1917, \$200 repair; 3369 the Crescent - Lot divided to the south. Also addressed as 1403 Angus Drive
3390		THE CRESCENT	011-532-866	Lot 11, Block 54, DL 526	FSD	on 1994 Inventory	1921	Misak Esq. Aivazoff	A.A. Cox		Jul-21	BP# 3685, June 6, 1921, \$35,000, 3338 Osler, M. Aivazoff; Misak Y Aivazoff Job# 4-040: Arthur Erickson, Grauer Residence, garden terrace, carport, and cabana, 1956-57 VanMap address is 3356 The Crescent
1041		WOLFE	011-531-126	LOT 12 BLOCK 63 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1920	Mrs. M.A. Sharpe	Townley & Matheson	S. N. McLeod	August 27, 1920	BP# 3139 Mrs. M. Sharpe, November 1, 1920, \$10,000; Job #41, Townley & Matheson Project List
1055		WOLFE	011-531-070	LOT 10 BLOCK 63 PLAN VAP4502 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1912	F.C. Taylor	Grant & Henderson			BP# 319 F.C. Taylor, October 3, 1912, \$8,350; BP# 1930 F.C. Taylor, January 10, 1918, \$150
1080		WOLFE	011-532-858	LOT 9 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1912	G.C. Turnstall (McKercher appears on the 1912 FSD Map)	Maclure & Fox		July 24, 1912	BP# 191 August 8, 1912, \$14,000, George C. Tunstall
1088		WOLFE	006-636-721	LOT 8 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J.D. Campbell			October 12 and December 14, 1911	Listed on the 1994 FSD Inventory as 1092 Wolfe
1188		WOLFE	011-532-840	LOT 4 BLOCK 54 PLAN VAP4502 DISTRICT LOT 526 NEW WESTMINSTER	FSD	on 1994 Inventory	1911	J. Hunter			May 20 and July 27, 1911	Value of house is \$18,300 according to CPR, historically addressed as 1190 Wolfe

FSD LIST OF PRE-1940 PROPERTIES

1250		WOLFE	008-156-603	LOT 8B BLOCK 472 PLAN 7670 DISTRICT LOT 526 NWD	FSD	on 1994 Inventory	1922	Dr. William Albert Whitelaw and Margaret Anne Elizabeth Whitelaw	Alfred Arthur Cox	Thomas Glover	MAY 26, 1922	May 26, 1922 City of Vancouver Building Permit for 1250 Wolfe Avenue and garage. Owner: Mrs. E. Whitelaw; Architect: A. A. Cox; Builder: T. Glover; \$16,000 for the house and \$250 for the garage
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SITES REMOVED FROM THE 1994 INVENTORY

NUMBER	STREET	WHY REMOVED FROM THE 1994 INVENTORY
3637	ALEXANDRA	DEMOLISHED
3663	ALEXANDRA	DEMOLISHED
1498	ANGUS	DEMOLISHED
3738	ANGUS	DEMOLISHED
3974	ANGUS	DEMOLISHED (ALSO KNOWN AS 3988 ANGUS)
1163	BALFOUR	DEMOLISHED
1166	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1188 BALFOUR)
1354	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1388 BALFOUR)
1537	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1533 BALFOUR)
1596	BALFOUR	DEMOLISHED (ALSO KNOWN AS 1588 BALFOUR)
1664	CEDAR CRES	DEMOLISHED
1727	CEDAR CRES	DEMOLISHED
1775	CEDAR CRES	CONFIRMED THIS WAS NOT A PRE-1940 HOUSE, WATER PERMITS INDICATE IT WAS CONSTRUCTED IN 1951
3416	CEDAR CRES	DEMOLISHED
3737	CEDAR CRES	DEMOLISHED (ALSO KNOWN AS 3783 CEDAR CRESCENT)
3438	CYPRESS	DEMOLISHED
4051	CYPRESS	DEMOLISHED
3738	HUDSON	DEMOLISHED
3838	HUDSON	DEMOLISHED (ALSO KNOWN AS 1298 BALFOUR)
4051	HUDSON	DEMOLISHED (ALSO KNOWN AS 1313 WEST KING EDWARD AVENUE)
1227	LAURIER	DEMOLISHED (ALSO KNOWN AS 1223 LAURIER)
1251	LAURIER	DEMOLISHED (ALSO KNOWN AS 1233 LAURIER)
1351	LAURIER	DEMOLISHED
1427	LAURIER	DEMOLISHED
1488	LAURIER	DEMOLISHED
1518	LAURIER	DEMOLISHED
1056	MATTHEWS	DEMOLISHED (ALSO KNOWN AS 1052 WOLFE)
1603	MATTHEWS	DEMOLISHED
3437	OSLER	DEMOLISHED
3537	OSLER	DEMOLISHED
3603	OSLER	DEMOLISHED (ALSO KNOWN AS 3639 OSLER)
3690	OSLER	DEMOLISHED (ALSO KNOWN AS 3688 OSLER)
3692	OSLER	DEMOLISHED (ALSO KNOWN AS 3698 OSLER)
3890	OSLER	DEMOLISHED
3937	OSLER	DEMOLISHED
3451	PINE CRES	DEMOLISHED (ALSO KNOWN AS 3489 PINE CRESCENT)
3490	PINE CRES	DEMOLISHED
1190	RICHELIEU	CONFIRMED THIS WAS NOT A PRE-1940 HOUSE
3738	SELKIRK	DEMOLISHED
4051	SELKIRK	DEMOLISHED (ALSO KNOWN AS 4089 SELKIRK)
1290	THE CRESCENT	DEMOLISHED (ALSO KNOWN AS 1288 THE CRESCENT)
1975	W 17TH AVENUE	DEMOLISHED
1974	W 18TH AVENUE	DEMOLISHED (ALSO KNOWN AS 1988 WEST 18TH AVENUE)

The above properties have been removed from the 1994 First Shaughnessy Heritage Inventory as they have either been: demolished; or were confirmed to be post-1940 buildings that were incorrectly placed on the original inventory.



Consultation Summary Report

APRIL 2015



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THE VANCOUVER HERITAGE ACTION PLAN

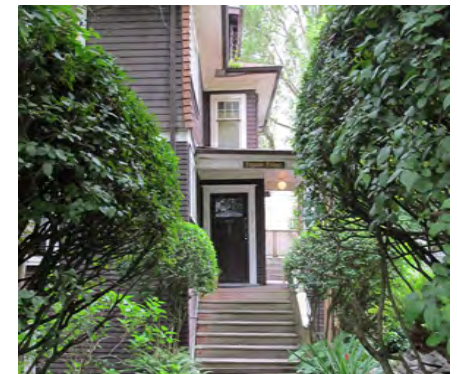
The Vancouver Heritage Action Plan (HAP) is a process being undertaken by the City of Vancouver to comprehensively update and strengthen the City's Heritage Conservation Program, which was originally established in 1986. Together with consultants and a public advisory committee, the HAP is working towards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



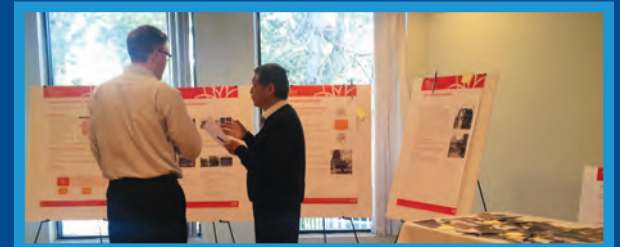
652 notifications
mailed out, **30** posters
placed, **3** ads printed in
4 newspapers for
3 open houses



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



16 hours
of one-on-one
engagement
with residents



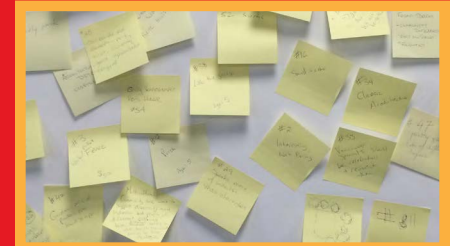
CONSULTATION AT-A-GLANCE



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





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.

CONSULTATION ACTIVITIES



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.

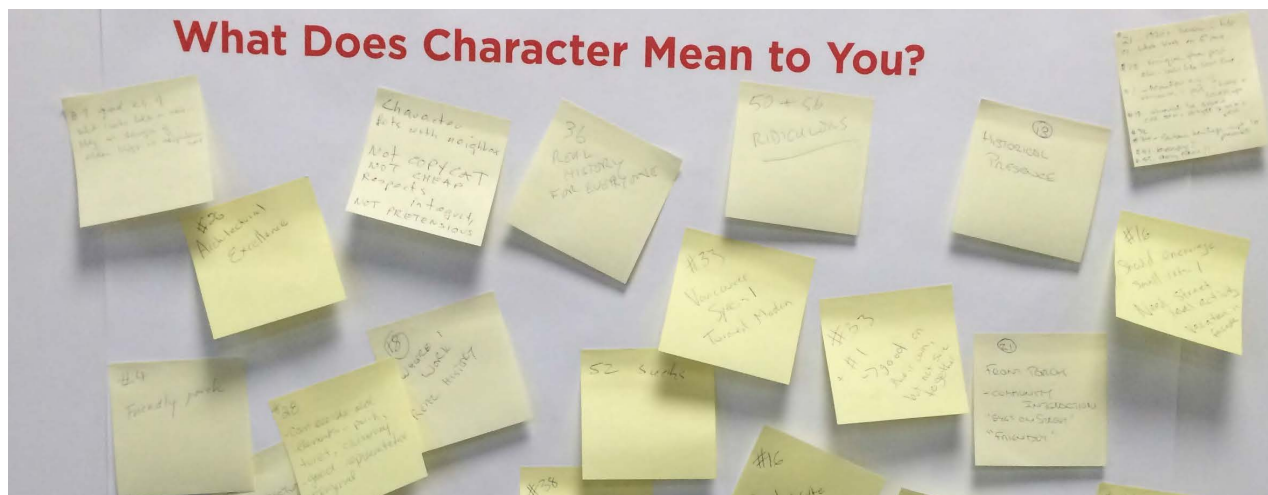
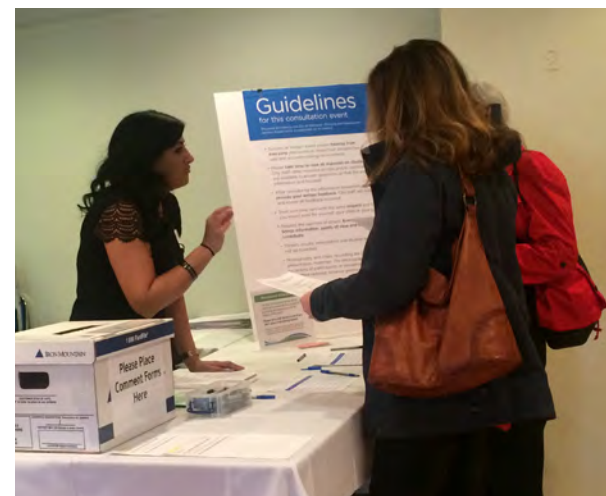
CONCURRENT EVENTS

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.







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”.



- 88%** SITES MUST HAVE ARCHITECTURAL AND HISTORICAL SIGNIFICANCE
- 50%** THE CONTEXT OF THE BUILDING AND ITS SURROUNDINGS MUST STILL BE CLEAR
- 75%** ALTERATIONS TO THE EXTERIOR OF THE BUILDING MUST BE LIMITED
- 55%** THE BUILDING MUST HAVE BEEN CONSTRUCTED BEFORE 1940, WITH THE EXCEPTION OF “RECENT LANDMARKS”
- 3%** UNSURE/DON’T KNOW

2:

How would you expand the definition of “heritage”?



- 46%** FIRST NATIONS PLACES
- 74%** SITES WITH CULTURAL/ SOCIAL VALUE
- 51%** BUILDINGS CONSTRUCTED AFTER 1940
- 18%** OTHER
- 11%** NONE OF THE ABOVE (I.E. I WOULD NOT EXPAND THE DEFINITION OF “HERITAGE”)

3:

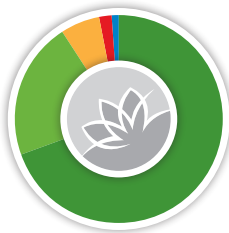
How much value do you, personally, place on historic places and heritage buildings?



- 74%** A LOT OF VALUE
- 19%** SOME VALUE
- 5%** A LITTLE VALUE
- 1%** NO VALUE AT ALL

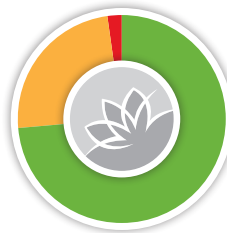
TALK VANCOUVER

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

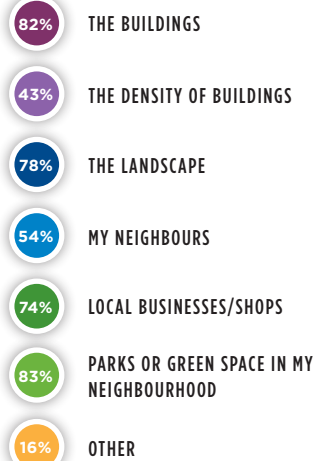
6: How well you think the City of Vancouver is doing, currently, with respect to the conservation of historic buildings and places?



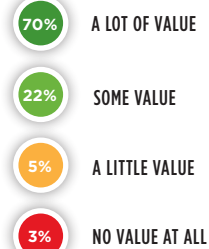
- 2%** EXCELLENT
- 20%** GOOD
- 30%** FAIR
- 20%** POOR
- 20%** VERY POOR
- 7%** UNSURE/DON'T KNOW

TALK VANCOUVER

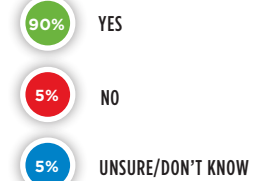
9: What aspects of your neighbourhood give it the most “character”?



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



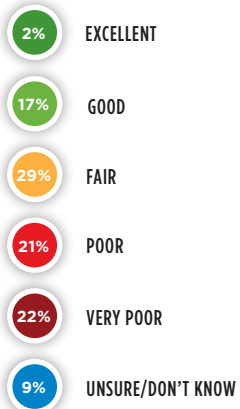
11: Do you think the retention of character buildings in Vancouver should be encouraged?



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 preserving
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 WE HEARD

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"

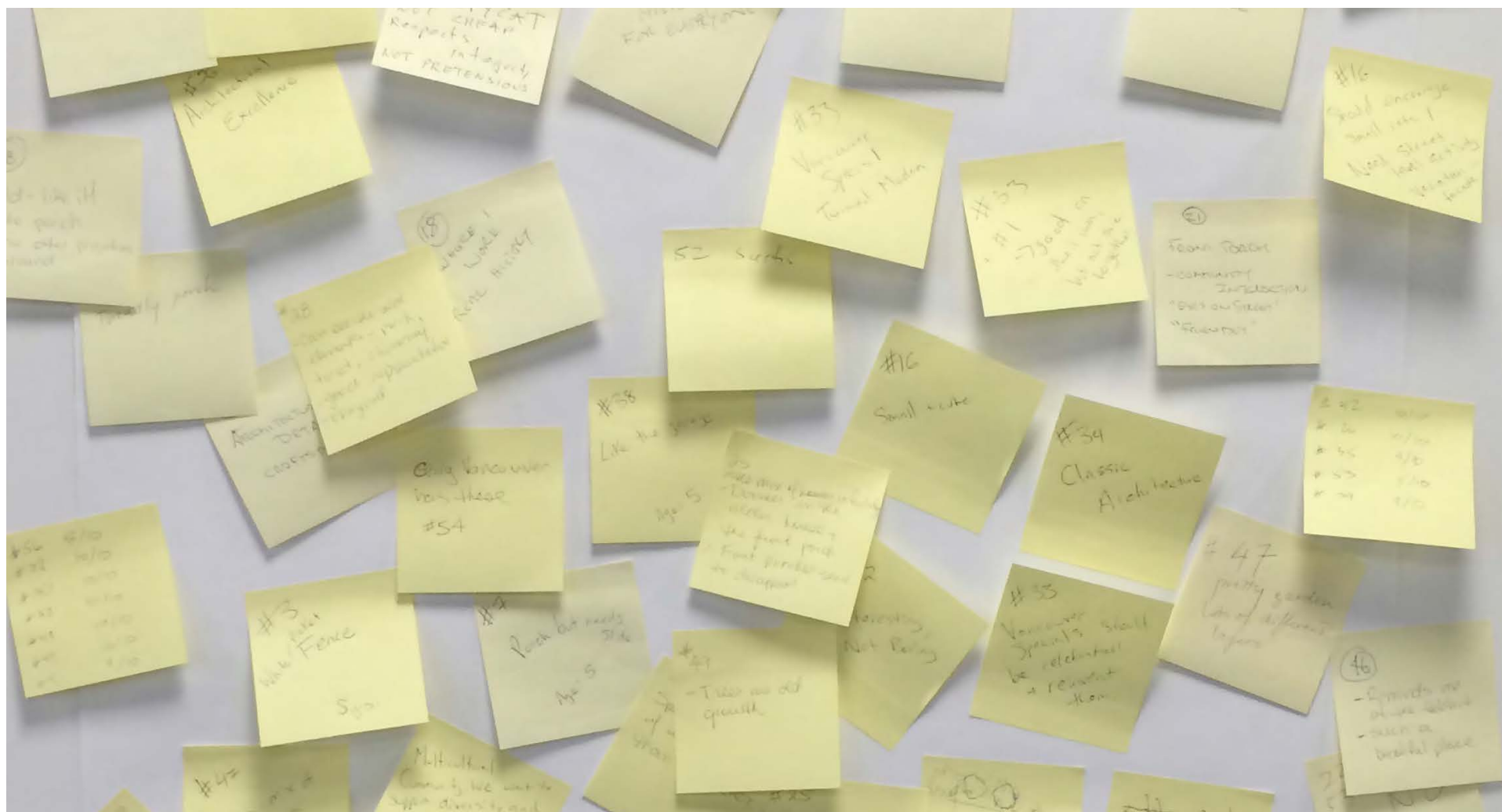
"history is celebrated in local contexts"

"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"

WHAT WE HEARD



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

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

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

"allow for more individuality"

"Yes, I think it's imperative"

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

"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

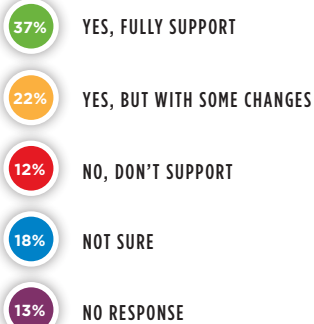
13%

NO RESPONSE

FIRST SHAUGHNESSY DISTRICT

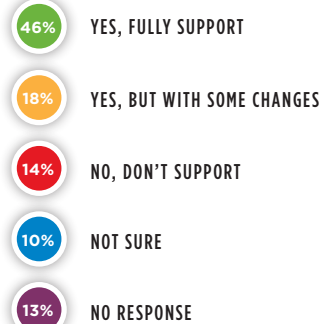
8c:

Do you support the development option of parking?



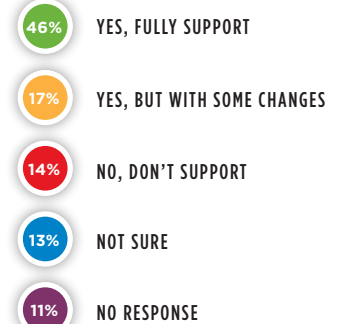
8d:

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?



- 37%** YES, FULLY SUPPORT
- 20%** YES, BUT WITH SOME CHANGES
- 18%** NO, DON'T SUPPORT
- 13%** NOT SURE
- 12%** NO RESPONSE

9: Which Development Option do you like best?



- 24%** A: BUILDING SETBACKS + YARDS
- 21%** B: FLOOR SPACE REGULATIONS
- 4%** C: PARKING
- 21%** D: BUILDING HEIGHT
- 9%** E: MULTIPLE CONVERSION DWELLINGS
- 12%** F: INFILL DEVELOPMENT
- 14%** NOT SURE
- 9%** NO RESPONSE

10: Which Development Option do you like least?

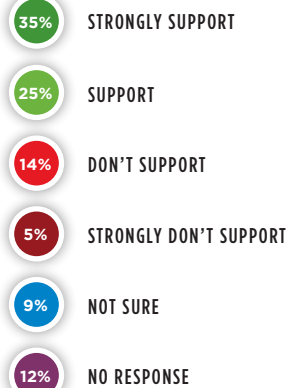


- 8%** A: BUILDING SETBACKS + YARDS
- 16%** B: FLOOR SPACE REGULATIONS
- 12%** C: PARKING
- 11%** D: BUILDING HEIGHT
- 10%** E: MULTIPLE CONVERSION DWELLINGS
- 15%** F: INFILL DEVELOPMENT
- 18%** NOT SURE
- 13%** NO RESPONSE

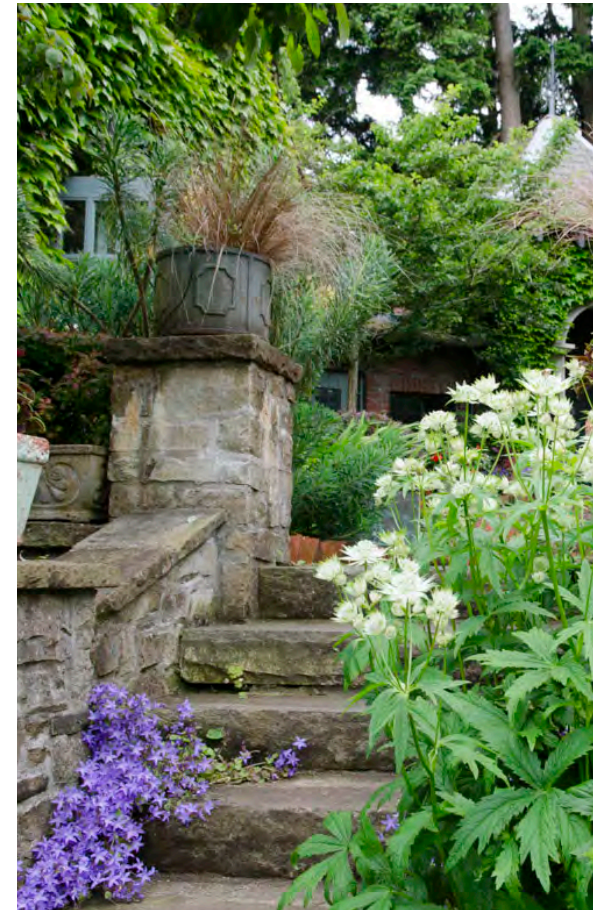
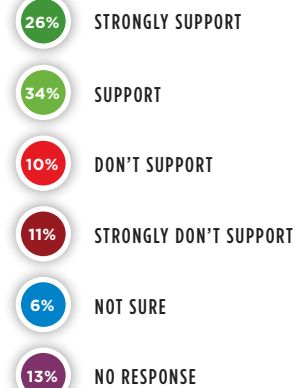
SINGLE FAMILY ZONES (RS-3, RS3-A, RS-5)

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?

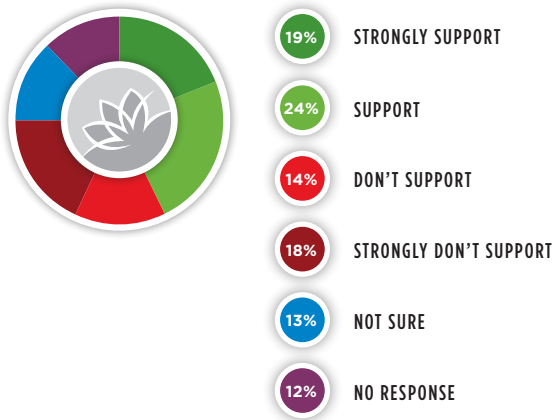


14a: What's your opinion on adjusting floor area?

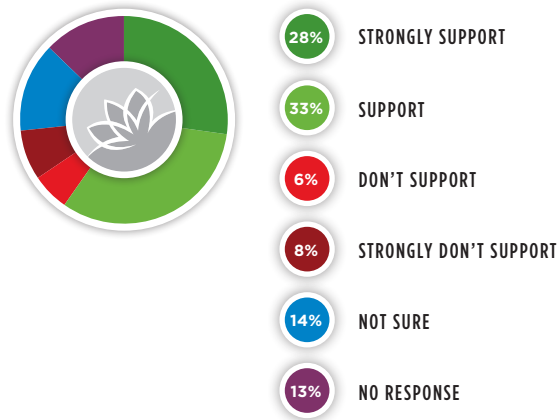


SINGLE FAMILY ZONES (RS-3, RS3-A, RS-5)

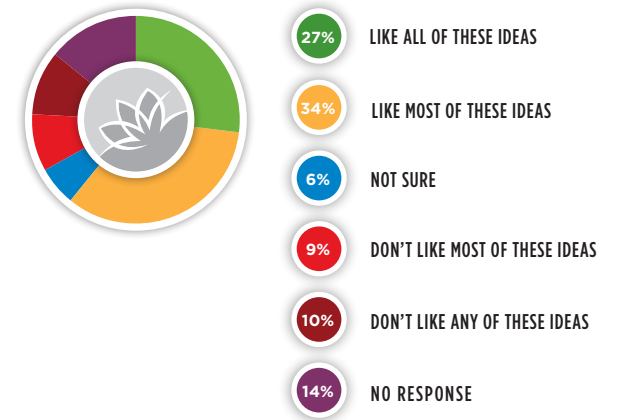
14b: What's your opinion on increasing units on a site?



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?



- 31%** LIKE ALL OF THESE IDEAS
- 25%** LIKE MOST OF THESE IDEAS
- 8%** NOT SURE
- 6%** DON'T LIKE MOST OF THESE IDEAS
- 13%** DON'T LIKE ANY OF THESE IDEAS
- 17%** NO RESPONSE

15: Which idea do you like best?



- 23%** ADJUST FLOOR AREA
- 12%** INCREASE UNITS ON A SITE
- 13%** MODIFY BUILDING SITE REQUIREMENTS
- 19%** IDENTIFY CHARACTER HOUSES OR CONCENTRATION AREAS
- 12%** OTHER PROGRAMS & INCENTIVES
- 13%** NOT SURE
- 14%** NO RESPONSE

16: Which idea do you like least?



- 10%** ADJUST FLOOR AREA
- 33%** INCREASE UNITS ON A SITE
- 8%** MODIFY BUILDING SITE REQUIREMENTS
- 10%** IDENTIFY CHARACTER HOUSES OR CONCENTRATION AREAS
- 10%** OTHER PROGRAMS & INCENTIVES
- 18%** NOT SURE
- 16%** NO RESPONSE

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.



WHAT WE HEARD

“.. 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.





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”

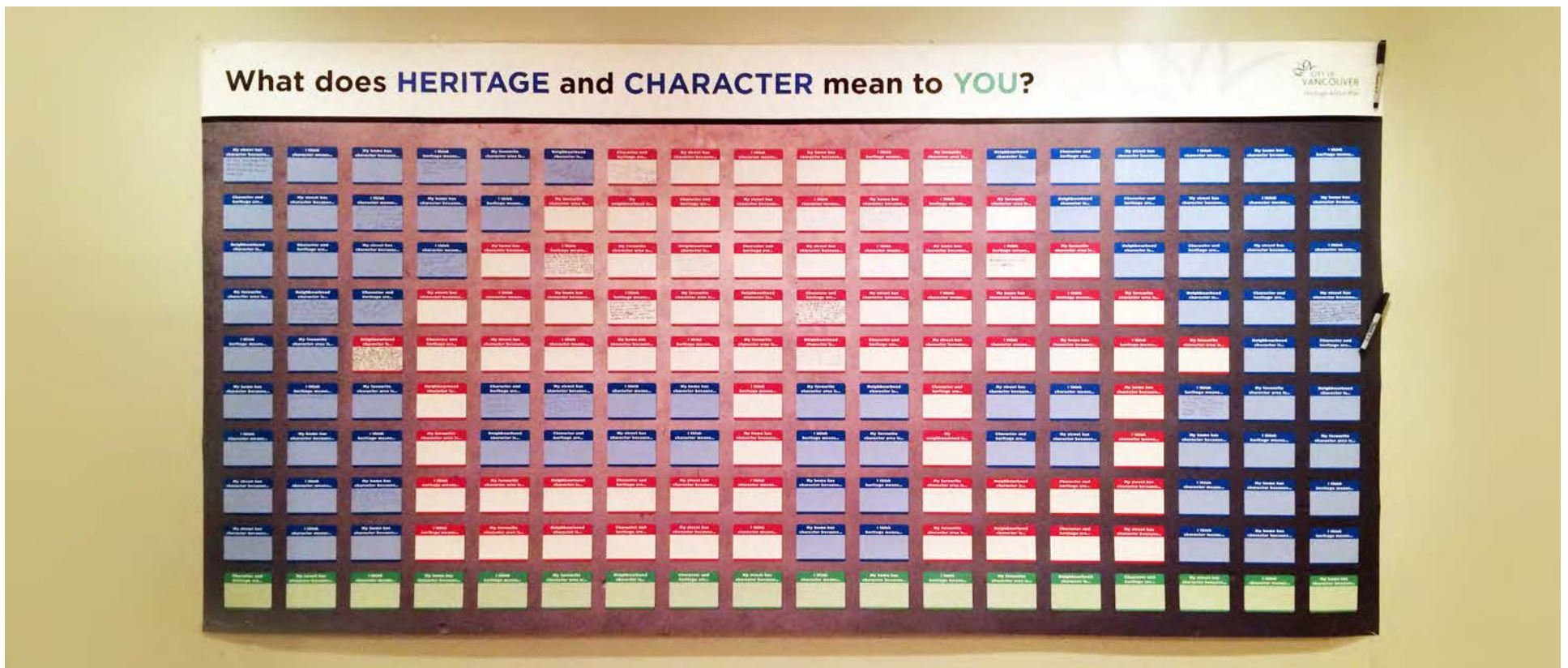
“front porches
have character”



The image shows a large grid of 100 small, colorful sticky notes arranged in 10 rows and 10 columns. Each note has a different colored header (blue, red, yellow, green) and contains handwritten text in various colors. The text on the notes includes phrases like "My street has character because...", "I think character means...", "My home has character because...", "My favourite character area is...", "Neighbourhood character is...", "Character and heritage are...", and "My street has character because...". Some notes are blank, while others contain detailed handwritten descriptions of local areas, such as "The area around the old school is a very nice area with a lot of character and heritage. It has a lot of old buildings and a lot of trees. It is a very nice area to live in and it is a very nice area to visit."

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 yet 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, Shaghnassy 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



Economic Analysis of Proposed Changes to First Shaughnessy District Regulations and Policies

April 2015

Prepared for:
City of Vancouver

By:
Coriolis Consulting Corp.

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1.0 Introduction

1.1 Background and Scope

In December 2013, Vancouver City Council approved a Heritage Action Plan that identified five key actions that the City planned to undertake to better support heritage conservation:

- Review the Heritage Conservation Program.
- Update the Heritage Register.
- Review the zoning for character homes.
- Develop sustainability initiatives.
- Develop heritage awareness and advocacy initiatives.

Each of these broad actions has several components, some of which are being completed by the City and some of which are being completed by a consulting team lead by Donald Luxton & Associates Inc. Coriolis Consulting Corp. was included on the consulting team to provide economic analysis inputs to the heritage planning work that is focused on helping the City review, assess, revise, and improve its heritage tools and policies.

The economic analysis is being completed and documented as needed for each step of the work. This report presents our analysis and findings related to changes being considered to the regulations and policies that govern the area known as First Shaughnessy, which are being refined to ensure greater retention of heritage homes and to improve the compatibility of new development with the existing heritage character of this neighbourhood.

Exhibit 1: Context of this Work within Overall Heritage Action Plan

1 Review the Heritage Conservation Program	2 Update the Heritage Register	3 Review Zoning for Character Homes	4 Develop Sustainability Initiatives	5 Develop Heritage Awareness and Advocacy Initiatives
<ul style="list-style-type: none"> • Develop a vision and strategic directions • Review best practices • Simply and streamline the approval process for heritage retention projects • Review regulations and incentive tools to encourage heritage building retention 	<ul style="list-style-type: none"> • Develop a heritage context statement • Develop themes specific to Vancouver • Review the methodology for evaluating sites • Review how the register is maintained and updated • Identify potential sites for addition to the register 	<ul style="list-style-type: none"> • Review and update the First Shaughnessy Official Development Plan to encourage heritage and character home retention • Review and update single-family zoning regulations (RS-5 and RS-3/3A) to encourage heritage and character home retention 	<ul style="list-style-type: none"> • Develop an enhanced deconstruction and recycling strategy for buildings being demolished • Develop an energy retrofit program for existing buildings 	<ul style="list-style-type: none"> • Improve public awareness of building bylaw amendments to help heritage retention • Engage and consult with the public on the implementation of the Heritage Action Plan

We were asked to provide two pieces of work related to First Shaughnessy:

1. Market analysis to examine trends in the rate of sale and average sales prices in First Shaughnessy over the past five years, to identify any differences before and after some key dates related to when the City issued an Administrative Bulletin clarifying its existing policies in First Shaughnessy and when the City implemented a moratorium to temporarily restrict demolitions or significant alterations of pre-1940 houses in First Shaughnessy while the Heritage Action Plan work is underway.

2. An economic perspective on the likely market impacts of the regulatory and policy changes being contemplated for First Shaughnessy.

This report addresses each of these topics separately.

1.2 Standard Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to the City of Vancouver or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

2.0 Market Analysis of Residential Sales Trends in First Shaughnessy over the Past Five Years

Our scope of work includes examining trends in the rate of sale and average sales prices for single family houses in First Shaughnessy over the past five years, to identify any differences before and after some key dates related to when the City issued an Administrative Bulletin clarifying its existing policies in First Shaughnessy and when the City implemented a moratorium to temporarily restrict demolitions or significant alterations of pre-1940 houses in First Shaughnessy while the Heritage Action Plan work is underway. The main objective of this analysis is to see if there are any observable market responses to the imposition of more restrictive heritage conservation policies (i.e. the 2014 moratorium) or an increased awareness of existing heritage conservation policies (i.e. the 2012 Administrative Bulletin) in this neighbourhood.

We have documented our market analysis as follows:

1. We describe the regulatory context for First Shaughnessy, as this provides key dates for the analysis.
2. We outline our approach.
3. We present and analyze residential sales data.
4. We summarize our findings.

2.1 Regulatory Context and Implications for Key Dates for the Market Analysis

At present, there are three main regulations that govern development in First Shaughnessy:

1. The First Shaughnessy Zoning District (FSD), which is a comprehensive development zoning district that outlines permitted uses in this neighbourhood.
2. The First Shaughnessy Official Development Plan (FSODP), which is an area-specific plan that outlines goals, principles, and development regulations (e.g. permitted uses, density, height, site coverage, setbacks) that control and guide development in this neighbourhood. The FSODP has been in place since 1982.
3. The First Shaughnessy Design Guidelines which complement the development guidelines in the FSODP by outlining broad design principles and specific architectural, landscape, and streetscape design guidelines for development in First Shaughnessy. These design principles and guidelines have been in place since 1982, although in 1994 the City added two extra components to the Guidelines:
 - Terms of Reference for a First Shaughnessy Advisory Design Panel, which is an advisory body that reviews all significant development and minor amendment applications in the First Shaughnessy District and makes recommendations to City Council.
 - A list of properties in First Shaughnessy with houses that were built before 1940 and that, as of January 1994, were deemed to have heritage character merit (i.e. building and/or landscape characteristics reflective of pre-1940 development in Vancouver, such as roof form, massing, front porch design, exterior wall materials, window openings and frames, building details, mature landscaping features). This is called the First Shaughnessy Heritage Inventory.

These existing regulations already contain provisions that promote (but do not require) the conservation and restoration of pre-1940 houses of heritage merit in First Shaughnessy. However, the number of inquiries proposing to demolish pre-1940s buildings throughout Vancouver (not just in First Shaughnessy) rose

dramatically starting in about 2010 and, as a result, there has been heightened public interest around the loss of character homes. Therefore, the City took these steps for First Shaughnessy:

- In May 2012, the City issued an Administrative Bulletin to clarify the process for new house proposals in First Shaughnessy and to re-emphasize that the objective of the FSODP and Guidelines is to preserve and protect Shaughnessy's special character through the retention of pre-1940 houses of merit.
- In June 2014, the City imposed a one year moratorium on demolitions or significant alterations of pre-1940 houses in First Shaughnessy as an interim measure to protect heritage resources while heritage planning is underway on the Heritage Action Plan. The moratorium will expire on 24 June 2015.

We set the timeframe for the market analysis as January 2010 (i.e. two years before the City issued its Administrative Bulletin related to First Shaughnessy) to February 2015, which we divide into three periods to see if there are any observable impacts of the City's policy steps in First Shaughnessy so far:

- The 28 month period from January 2010 to April 2012 (before the Bulletin).
- The 25 month period from May 2012 to May 2014 (after the Bulletin but before the moratorium).
- The 9 month period from June 2014 to February 2015 (after the moratorium).

Exhibit 2: Key Timeframes for the Market Analysis



2.2 Approach

In examining trends in a local residential market (e.g. First Shaughnessy), we think it is helpful to review trends in the broader market and in a comparable benchmark neighbourhood to help understand the direction and rate of change that was occurring in the marketplace as a whole. This provides a context against which we can evaluate the local experience in First Shaughnessy. Therefore, our approach includes the following steps:

1. We look at trends in the overall single family residential market on the west side of Vancouver and in a nearby comparable neighbourhood, as a benchmark for reviewing trends in First Shaughnessy:
 - Using MLS data from the Real Estate Board of Greater Vancouver, we summarize trends in the single family housing market (rate of sales, average sales price) since January 2010 for the entire west side of Vancouver.
 - We define a local study area with similar residential properties that are not governed by the FSODP and Guidelines and are not affected by the moratorium, which we refer to as the “comparable study area” throughout this report.
 - Using BC Assessment Authority data (which includes all sales that were listed on the MLS as well as private sales and transactions) that we obtained from Landcor Data Corp.¹, we analyze trends in the

¹ Landcor Data Corp. is a licensed re-seller of BC Assessment Authority data, which is the most accurate and up-to-date real estate data set in BC. It includes all sale transactions, not just transactions that were listed on the MLS. We obtained a custom run data set from Landor for this project.

single family housing market (rate of sales, average sales price) since January 2010 for this comparable study area.

2. Using BC Assessment Authority data that we obtained from Landcor Data Corp., we analyze trends in the single family housing market (rate of sales, average sales price) since January 2010 in First Shaughnessy to see if there are any observable impacts of the May 2012 Administrative Bulletin or the June 2014 moratorium.
3. We compare the analysis of trends in the single family market in First Shaughnessy to trends in the comparable study area and broader west side market, to see if trends in First Shaughnessy are materially different. In particular, we look for differences in sales trends for houses that are pre-1940 versus post-1940, because the City's policies focus on protecting pre-1940s homes.
4. We summarize our findings.

It is important to note that the sales data is small in many cases, so caution must be used when trying to reach broad conclusions.

2.3 Sales Activity in the West Side Single Family Market, 2010 to 2015

We look at sales activity in the overall single family market on the west side of Vancouver as a broad benchmark for reviewing trends in First Shaughnessy.

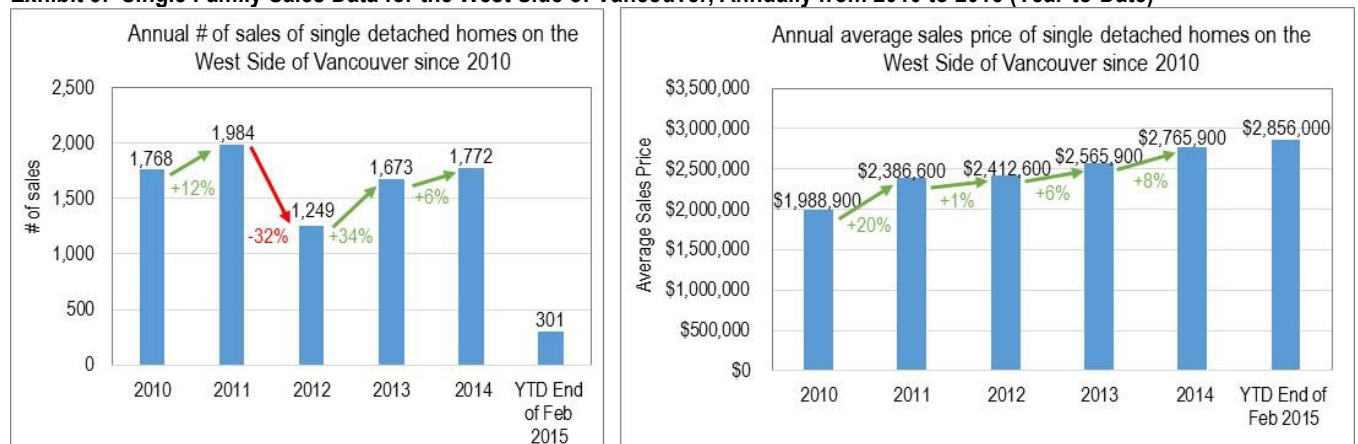
2.3.1 Annual Trends, 2010 to 2014

Exhibit 3 shows the total number of single family home sales each year since 2010 on the west side of Vancouver (see image on the left in Exhibit 1) and average sales prices (see image on the right).

As illustrated, the total number of sales of single family houses on the west side of Vancouver increased from 2010 to 2011, but there was a significant market dip in sales activity in 2012 (i.e. a drop of 32% compared to the number of sales in 2011). Sales volumes recovered in 2013 and 2014.

Despite the dip in the number of sales in 2012, the average sales price for single family homes on the west side of Vancouver increased each year during the five year period, although the year-over-year gain was materially lower (but still positive) from 2011 to 2012 compared to the gain from 2010 to 2011.

Exhibit 3: Single Family Sales Data for the West Side of Vancouver, Annually from 2010 to 2015 (Year-to-Date)



Source: Graphs produced by Coriolis based on an analysis of MLS sales data available via our online subscription to MLSLink.

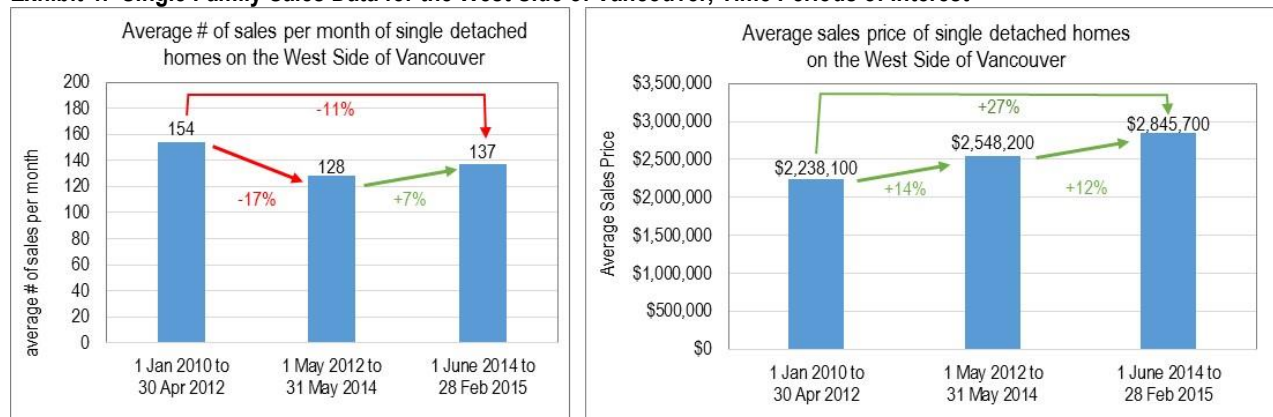
2.3.2 Trends During the Three Time Periods of Interest

Exhibit 4 shows the same single family home sales data for the west side of Vancouver, but summarized by the three time periods of interest rather than annually. For sales volumes, in Exhibit 4 we use the average number of single family sales per month (rather than the total number of sales in each time period), because the time periods are not equal lengths.

As illustrated in Exhibit 4, an average of 154 single family homes sold per month from January 2010 to April 2012 on the west side of Vancouver. The overall west side market experienced much lower sales activity during May 2012 to May 2014 (i.e. 128 sales per month on average, or a drop of 17% compared to the previous time period). Sales activity has been higher since June 2014, with an average of 137 sales per month from June 2014 to February 2015, although this is not as high as the initial time period.

Despite the dip in sales volumes in the second time period, average single family sales prices on the west side of Vancouver increased over the entire timeframe (increasing 27% overall from the first period to the third period).

Exhibit 4: Single Family Sales Data for the West Side of Vancouver, Time Periods of Interest



Source: Graphs produced by Coriolis based on an analysis of MLS sales data available via online subscription to MLSLink.

2.4 Sales Activity in the Comparable (RS-5) Study Area, 2010 to 2015

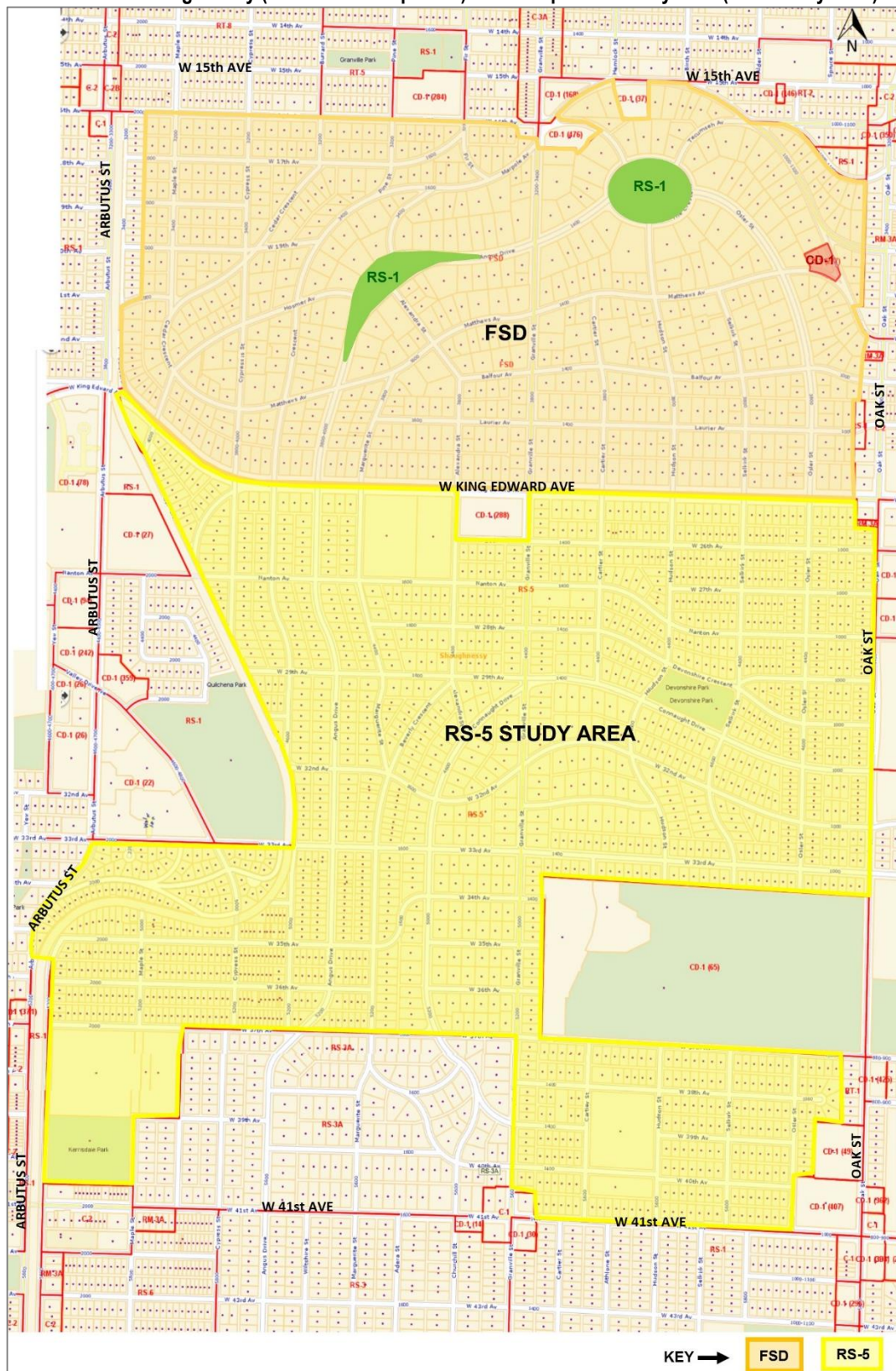
In addition to looking at trends in the overall single family market on the west side of Vancouver, we defined a local comparable market area in which we look at market conditions as a second benchmark for reviewing trends in First Shaughnessy.

2.4.1 Description of Comparable Study Area

We define the comparable study area to include RS-5 zoned properties in Shaughnessy generally located between Oak, Arbutus, King Edward, and West 41st. There are RS-5 zoned properties outside of this area, but we focused our analysis on this location because it is near First Shaughnessy, has a mix of property sizes including estate-sized lots, and has pre-1940s homes.

Exhibit 5 on the following page shows the location of this comparable study area relative to the location of First Shaughnessy. There are 1,604 single family properties in total in our comparable study area. Of these, 18 are on Vancouver's Heritage Register.

Exhibit 5: First Shaughnessy (FSD-Zoned Properties) and Comparable Study Area (RS-5 Study Area)



Source: Produced by Coriolis Consulting Corp. based on data from VanMap.

2.4.2 Total Number of Single Family Homes that Sold or Traded Hands in the Comparable (RS-5) Study Area

Exhibit 6 shows the total number of arms-length sales transactions in the comparable study area since January 2010, as well as the number of non-arms-length property transactions (i.e. transfers between related parties, such as an estate passing from one generation to the next or from one spouse to a surviving spouse).² The data shows that:

- The total volume of activity since January 2010 (i.e. 259 sales or transfers) is equivalent to about 16% of the total inventory of properties in the comparable study area.³ This includes 157 sales (which works out to about 10% of the total inventory of properties) that sold in arms-length market transactions and a further 102 transfers (or about 6% of the total inventory of properties) via non-arms-length transactions.
- None of the transactions were for properties that are on Vancouver's Heritage Register.

Exhibit 6: Number of Single Family Property Sales/Transactions in the Comparable (RS-5) Study Area

	Total # of Single Family Properties in the Comparable RS-5 Study Area	# of Arms-Length Sales Transactions since Jan 2010	# of Non-Arms-Length Ownership Transfers since Jan 2010	Total # of Transactions since Jan 2010
Single family properties on the Heritage Register	18	0	0	0
Single family properties not on the Heritage Register	1,586	157	102	259
Total in Comparable Study Area	1,604	157	102	259

Source: Calculated by Coriolis using data from VanMap and Landcor Data Corp.

2.4.3 Sales Trends Based on the Arms-Length Transactions in the Comparable (RS-5) Study Area

For the 157 arms-length sales transactions in the comparable RS-5 study area since January 2010, we look at trends by dividing the sales into five main categories:

1. Properties with pre-1940s homes that have not been recently upgraded and that are not listed on the City's Heritage Register.
2. Properties with pre-1940s homes that have undergone a major renovation since 2000 and are not listed on the City's Heritage Register.
3. Properties with homes that were built between 1940 and 1999 and are not listed on the City's Heritage Register.
4. Properties with homes that were built in 2000 or later.
5. Properties with homes that are listed on the City's Heritage Register. We included this category for completeness, but there have been no sales in this category in the comparable study area since January 2010.

² Arms-length transactions are those in which the buyer and seller act independently and have no relationship to each other. Non-arms-length transactions include sales in which the buyer and seller are related parties (e.g. an estate transfers from one generation to the next or a transfer between relatives), foreclosures, and transfers of partial interests. Both can be used as an indicator of the number of properties trading hands in a market, but only arms-length transactions provide a market-based indicator of sales prices.

³ Note that some properties sold more than once during the timeframe, so this is not meant to represent the share of properties that traded hands. It is simply one way to express the density of sales activity in the study area.

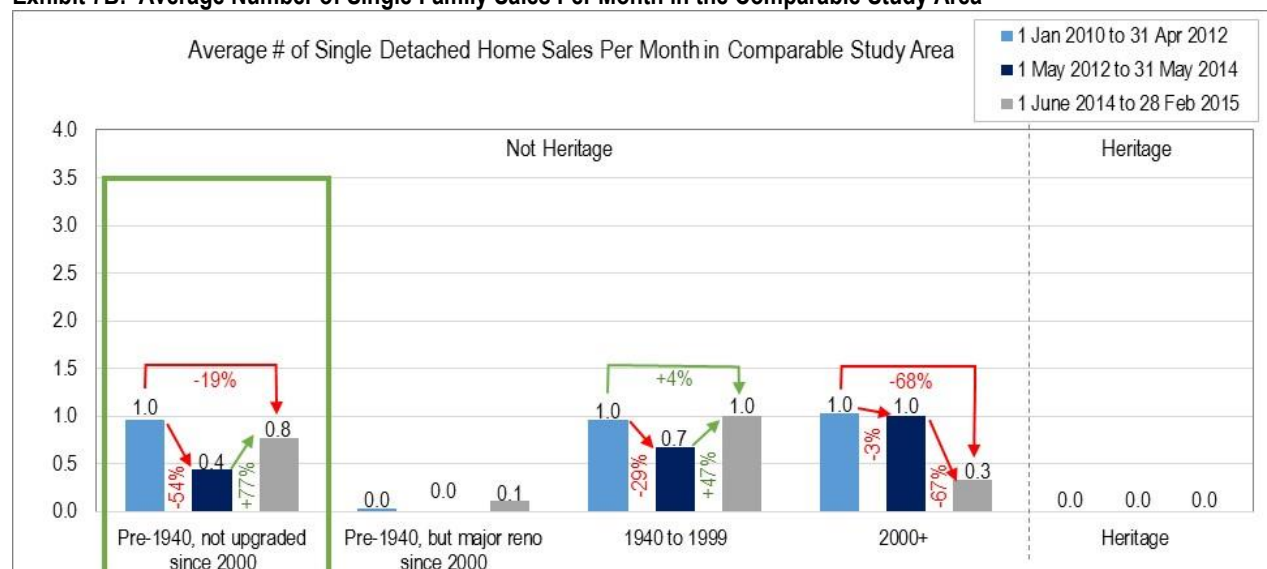
Exhibit 7A contains data about the volume of sales in each category for the three time periods of interest. We show the total number of sales as well as the average number of sales per month, but we focus on the latter (which we illustrate in Exhibit 7B) because the time periods are not equal lengths so it is a more representative indicator of trends. The data suggests the following key points:

- The volume of single family sales in the comparable study area is small in absolute terms, averaging 2.5 sales per month over the whole timeframe (see Exhibit 7A).
- From January 2010 to April 2012, an average of 3 single family homes sold per month in the comparable study area (see Exhibit 7A). Similar to the trend in the overall west side market, the comparable study area experienced lower sales activity during May 2012 to May 2014 (i.e. 2.1 sales per month on average, or a drop of 29% compared to the previous time period), but sales were higher after June 2014.
- Sales of pre-1940s homes in the comparable study area show the same general trend in volume as the overall west side market, with a dip in the number of single family sales per month in the second time period. However, looking at the data in terms of a percentage change from the previous period, the dip was steeper (-54%) for pre-1940s homes in the comparable study area that have not been upgraded recently compared to 1940 to 1999 homes in the comparable study area (-29%), homes built in 2000 or later in the comparable study area (-3%), and the dip in the west side market overall (-17%).

Exhibit 7A: Number of Single Family Sales in the Comparable Study Area

	Total # of Arms-Length Sales				Average # of Arms-Length Sales Per Month			
	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall
1. Pre-1940 house, no major upgrades since 2000, not on City's Heritage Register	27	11	7	45	1.0	0.4	0.8	0.7
2. Pre-1940 house, major upgrade since 2000, not on City's Heritage Register	1	0	1	2	0.0	0.0	0.1	0.0
3. House built in 1940 to 1999, not on City's Heritage Register	27	17	9	53	1.0	0.7	1.0	0.9
4. House built in 2000+	29	25	3	57	1.0	1.0	0.3	0.9
5. Properties on the Vancouver Heritage Register	0	0	0	0	0.0	0.0	0.0	0.0
Total for Comparable Study Area	84	53	20	157	3.0	2.1	2.2	2.5

Exhibit 7B: Average Number of Single Family Sales Per Month in the Comparable Study Area



Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

Exhibit 8A contains data about sales prices in each category for the three time periods of interest. We show the overall average sales price as well as the average sale price per square foot of lot area, but we focus on the latter (which we illustrate in Exhibit 8B) to help account for the wide variation in the size of lots in the comparable study area. The data suggests the following key points:

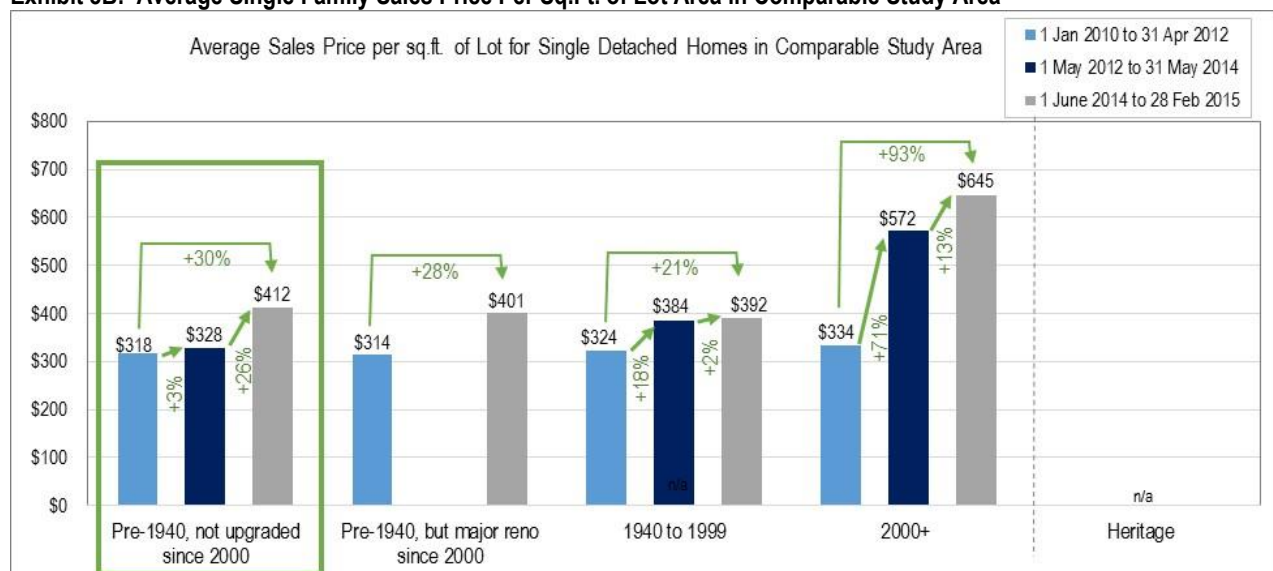
- Average single family home sales prices (in terms of \$ per square foot of lot area) in the comparable study area increased in all categories over the entire timeframe, consistent with the overall pattern in the west side market.
- Average sales prices (in terms of \$ per square foot of lot area) are significantly higher for new homes than for pre-1940s homes in the comparable study area. We would expect the value for new houses to be higher than older houses (particularly older houses that have not been renovated), in part because the house is new and in part because newer houses may be bigger. However, not only are recent sales prices higher in absolute terms (i.e. \$645 per sq.ft. of lot area for new homes that have sold since June 2014 compared to \$412 per sq.ft. for pre-1940s homes that have not been renovated and that sold over the same time period), but the rate of price increase was significantly higher for new homes compared to older homes (i.e. 93% versus 30% comparing the third period to the first period for new homes and un-renovated pre-1940s homes). This could be explained by newer houses being increasingly larger or more luxurious over time, particularly because in the RS-5 study area there are no heritage demolition restrictions so there is no particular reason for the market to avoid un-renovated pre-1940s homes.

Exhibit 8A: Average Sales Prices (Overall and PSF of Lot Area) for Single Family Sales in the Comparable Study Area

	Average Sales Price				Average Sales Price per sq.ft. of Lot Area			
	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall
1. Pre-1940 house, no major upgrades since 2000, not on City's Heritage Register	\$2,691,000	\$2,960,000	\$4,103,000	\$2,977,000	\$318	\$328	\$412	\$338
2. Pre-1940 house, major upgrade since 2000, not on City's Heritage Register	\$5,600,000	no sales	\$2,830,000	\$4,215,000	\$314	no sales	\$401	\$338
3. House built in 1940 to 1999, not on City's Heritage Register	\$2,609,000	\$3,385,000	\$3,351,000	\$2,984,000	\$324	\$384	\$392	\$356
4. House built in 2000+	\$3,027,000	\$4,601,000	\$5,771,000	\$3,862,000	\$334	\$572	\$645	\$448
5. Properties on the Vancouver Heritage Register	no sales	no sales	no sales	no sales	no sales	no sales	no sales	no sales
Total for Comparable Study Area	\$2,815,000	\$3,871,000	\$3,951,000	\$3,316,000	\$326	\$456	\$438	\$384

Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

Exhibit 8B: Average Single Family Sales Price Per Sq.Ft. of Lot Area in Comparable Study Area



Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

2.5 Sales Activity in First Shaughnessy, 2010 to 2015

Now we look at trends in single family sales in First Shaughnessy and compare them trends observed in sales volumes and activity in our benchmark neighbourhood and the overall west side single family market.

2.5.1 Description of First Shaughnessy Study Area

The location of First Shaughnessy was shown on Exhibit 5 in Section 2.4.1. It is a geographically small area generally bounded by West 16th on the north (although in some locations the boundary is marked by West 15th or Richelieu), Oak Street on the east (except that lots fronting Oak are excluded), King Edward on the south, and East Boulevard on the west. It includes all of the FSD-zoned properties in the City.

There are 595 single family properties in First Shaughnessy, which can be divided into three broad groups in terms of heritage character:

- “Heritage” properties, meaning those that are on the First Shaughnessy Heritage Inventory and the Vancouver Heritage Register. We note that most of these are not actually protected as heritage via a Heritage Alteration Permit or some other means, but the City has identified them as heritage resources.
- “Character” properties, meaning those that are on the First Shaughnessy Heritage Inventory but not on the Vancouver Heritage Register. These are properties that, as of January 1994, the City identified as having potentially meritorious houses. Since 1994, some of these have been renovated and some have been demolished and replaced with new houses, but we understand that many remain unchanged.
- “Unlisted” properties, meaning those that are not on the First Shaughnessy Heritage Inventory or the Vancouver Heritage Register.

Of the total 595 single family properties in First Shaughnessy:

- 81 properties are Heritage (14%).
- 272 properties are Character (46%).
- 242 properties are Unlisted (40%).

This means that a total of 353 (almost 60%) of the properties in First Shaughnessy are Heritage or Character.

2.5.2 Total Number of Single Family Homes that Sold or Traded Hands in First Shaughnessy

Exhibit 9 shows the total number of arms-length sales transactions and transfers of ownership via non-arms-length transactions in First Shaughnessy since January 2010. The data shows that:

- The total volume of activity since January 2010 (i.e. 114 sales or transfers) is equivalent to about 19% of the total inventory of properties in First Shaughnessy.⁴ This includes 61 arms-length market sales (which works out to about 10% of the total inventory of properties) and a further 53 non-arms-length transfers (which works out to about 9% of the total inventory of properties). This indicates to us that the level of real estate market activity in First Shaughnessy is proportionally similar to that in the comparable RS-5

⁴ Note that some properties sold more than once during the timeframe, so this is not meant to represent the share of properties that traded hands. It is simply one way to express the density of sales activity in the study area.

study area (in which sales/transfers represented 16% of the total inventory of properties over the same time period, including about 10% in arms-length sales plus 6% in non-arms-length transfers).

- The number of arms-length sales in First Shaughnessy was split almost equally between Heritage/Character properties (30 sold since January 2010) and Unlisted properties (31 sold since January 2010). However, because there is a larger inventory of Heritage/Character properties than Unlisted properties in First Shaughnessy, this means that there is a higher proportional rate of sale among the Unlisted properties (i.e. 31 arms-length sales compared to an inventory of 242 Unlisted properties, or 13%, versus to 30 arms-length sales compared to an inventory of 353 Character and Heritage properties, or 8%).

Exhibit 9: Number of Single Family Property Sales/Transactions in First Shaughnessy

	Total # of Single Family Properties in First Shaughnessy	# of Arms-Length Sales Transactions since Jan 2010	# of Non-Arms-Length Ownership Transfers since Jan 2010	Total # of Transactions since Jan 2010
Character	272	25	11	36
Heritage	81	5	7	12
Subtotal of Character + Heritage	353	30	18	48
Unlisted	242	31	35	66
Total in First Shaughnessy	595	61	53	114

Source: Calculated by Coriolis using data from the First Shaughnessy Heritage Inventory in the First Shaughnessy Design Guidelines, a City of Vancouver staff report to Council dated 30 May 2014 about interim steps to enhance the protection of First Shaughnessy and pre-1940s character houses, and data from VanMap and Landcor Data Corp.

2.5.3 Sales Trends Based on the Arms-Length Transactions

2.5.3.1 Division of Sales Data into Categories

For the 61 arms-length sales transactions in First Shaughnessy since January 2010, we look at trends in the volume of sales and average sales prices for nine main categories of properties:

Unlisted:

1. Unlisted properties with houses that were built in 2000 or later.
2. Unlisted properties with houses that were built in 1940 to 1999.
3. Unlisted properties with houses that were built pre-1940 but that have been recently upgraded.
4. Unlisted properties with houses that were built pre-1940 that have not been recently upgraded.

Heritage:

5. Properties with Heritage houses that have been recently upgraded.
6. Properties with Heritage houses that have not been recently upgraded.

Character:

7. Properties with houses that are listed on the First Shaughnessy Heritage Inventory as having heritage merit, but that are now developed with a new house.

8. Properties with houses that are listed on the First Shaughnessy Heritage Inventory as having heritage merit, and the house has been recently upgraded.
9. Properties with houses that are listed on the First Shaughnessy Heritage Inventory as having heritage merit, and the house has not been recently upgraded.

Section 2.5.3.2 provides the data and illustrative graphs showing trends in sales volumes and average sales prices for each of these categories, and Section 2.5.3.3 provides our observations about market trends for each category. As previously noted, it is important to keep in mind that the data sets are small. We have presented the numeric findings, but caution must be used when extrapolating trends.

2.5.3.2 Data and Graphs

Exhibit 10A contains data about the volume of sales in each category for the three time periods of interest. We show the total number of sales as well as the average number of sales per month, but we focus on the latter (which we illustrate in Exhibit 10B) because the time periods are not equal lengths so it is a more representative indicator of trends.

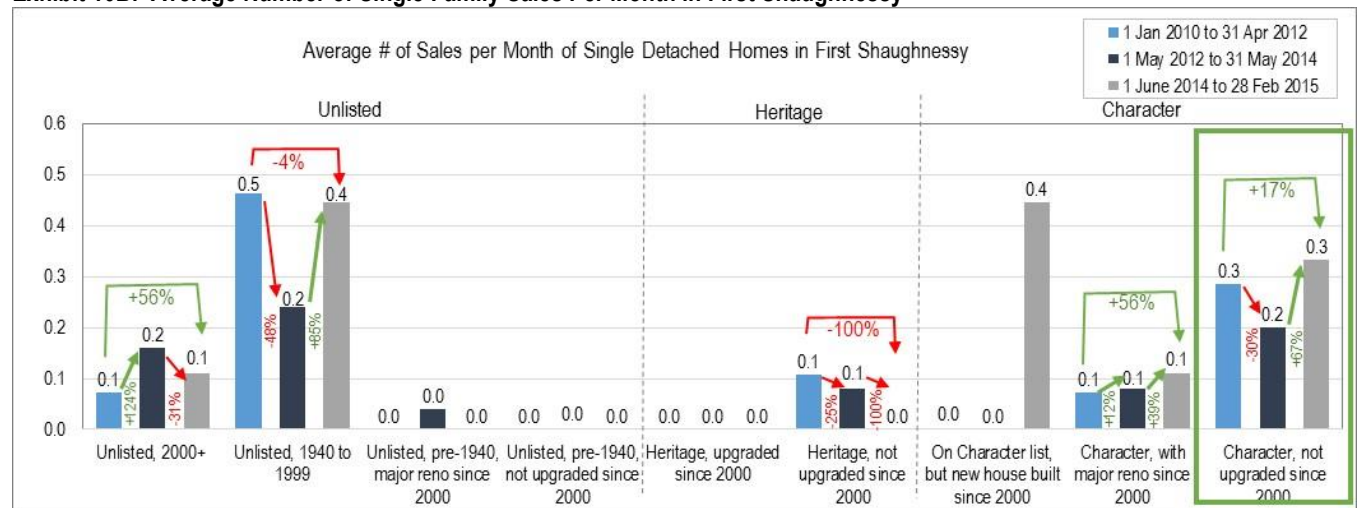
Exhibit 11A contains data about sales prices in each category for the three time periods of interest. We show the overall average sales price as well as the average sale price per square foot of lot area, but we focus on the latter (which we illustrate in Exhibit 11B) to help account for the wide variation in the size of lots in the First Shaughnessy.

The observations about trends in each category provided in the following section refer to these exhibits.

Exhibit 10A: Number of Single Family Sales in First Shaughnessy

	Total # of Arms-Length Sales				Average # of Arms-Length Sales Per Month			
	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall
1. Unlisted, built in 2000+	2	4	1	7	0.1	0.2	0.1	0.1
2. Unlisted, built in 1940 to 1999	13	6	4	23	0.5	0.2	0.4	0.4
3. Unlisted, pre-1940 house, major upgrade since 2000	0	1	0	1	0.0	0.0	0.0	0.0
4. Unlisted, pre-1940 house, no major upgrades since 2000	0	0	0	0	0.0	0.0	0.0	0.0
5. Heritage, major upgrade since 2000	0	0	0	0	0.0	0.0	0.0	0.0
6. Heritage, no major upgrades since 2000	3	2	0	5	0.1	0.1	0.0	0.1
7. On Character list, but new house built since 2000	0	0	4	4	0.0	0.0	0.4	0.1
8. On Character list, major upgrade since 2000	2	2	1	5	0.1	0.1	0.1	0.1
9. On Character list, no major upgrades since 2000	8	5	3	16	0.3	0.2	0.3	0.3
Total for First Shaughnessy	28	20	13	61	1.0	0.8	1.4	1.0

Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

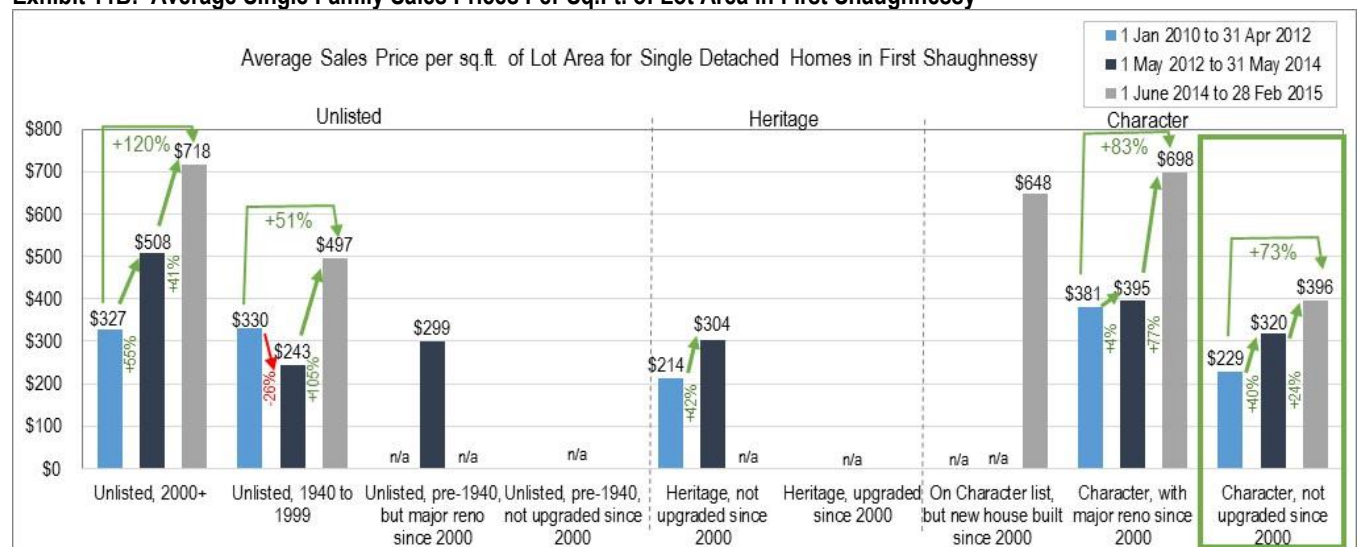
Exhibit 10B: Average Number of Single Family Sales Per Month in First Shaughnessy

Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

Exhibit 11A: Average Sales Prices for Single Family Houses in First Shaughnessy

	Average Sales Price				Average Sales Price per sq.ft. of Lot Area			
	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall	1 Jan 2010 to 30 Apr 2012	1 May 2012 to 31 May 2014	1 June 2014 to 28 Feb 2015	Overall
1. Unlisted, built in 2000+	\$5,595,000	\$7,685,000	\$14,350,000	\$8,040,000	\$327	\$508	\$718	\$490
2. Unlisted, built in 1940 to 1999	\$5,990,000	\$3,155,000	\$8,679,000	\$5,178,000	\$330	\$243	\$497	\$343
3. Unlisted, pre-1940 house, major upgrade since 2000	no sales	\$3,500,000	no sales	\$3,500,000	no sales	\$299	no sales	\$299
4. Unlisted, pre-1940 house, no major upgrades since 2000	no sales	no sales	no sales	no sales	no sales	no sales	no sales	no sales
5. Heritage, major upgrade since 2000	no sales	no sales	no sales	no sales	no sales	no sales	no sales	no sales
6. Heritage, no major upgrades since 2000	\$6,065,000	\$10,995,000	no sales	\$8,037,000	\$214	\$304	no sales	\$255
7. On Character list, but new house built since 2000	no sales	no sales	\$10,140,000	\$10,140,000	no sales	no sales	\$648	\$648
8. On Character list, major upgrade since 2000	\$5,077,000	\$5,363,000	\$9,300,000	\$6,036,000	\$381	\$395	\$698	\$450
9. On Character list, no major upgrades since 2000	\$3,843,000	\$5,773,000	\$6,154,000	\$4,880,000	\$229	\$320	\$396	\$288
Total for First Shaughnessy	\$5,291,000	\$5,738,000	\$9,030,000	\$6,234,000	\$287	\$338	\$553	\$356

Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

Exhibit 11B: Average Single Family Sales Prices Per Sq.Ft. of Lot Area in First Shaughnessy

Source: Produced by Coriolis based on an analysis of BC Assessment Authority data obtained from Landcor Data Corp.

2.5.3.3 Trends by Category

Based on the data and graphs shown in Section 2.5.3.2, we have the following observations for each category of properties in First Shaughnessy.

Category 1: Unlisted, built in 2000+

First, we look at trends for properties in First Shaughnessy that are technically governed by the moratorium but for which it has no real meaning, because the properties are already developed with new houses (built since 2000) so restricting demolition is not an issue.

- Total number of sales: A total of 7 sales of Unlisted properties with houses built in 2000 or later occurred from January 2010 to February 2015 (see Exhibit 10A).
- Rate of sale: As shown in Exhibit 10B, the average number of sales per month for houses in First Shaughnessy built in 2000 or later spikes during May 2012 to May 2014, which is different than the dip observed in the comparable study area and broader west side market in this time period.
- Average sales prices: Looking at Exhibit 11B, the average sales price per sq.ft. of lot area for these sales increased over the whole timeframe, which is the same pattern as in the comparable study area and broader west side market, although the rate of increase is higher in First Shaughnessy.

This suggests to us there may be heightened interest in properties in First Shaughnessy that are not really affected by the moratorium.

Category 2: Unlisted, built in 1940 to 1999

- Total number of sales: A total of 23 sales of Unlisted properties with houses built between 1940 and 1999 occurred from January 2010 to February 2015 (see Exhibit 10A). This category had the highest share of the sales in First Shaughnessy (i.e. 23 of 61 properties, or 38%) since January 2010.
- Rate of sale: The pattern of sales volumes for Unlisted properties with houses built in 1940 to 1999 matches the general trend observed in the comparable study area and overall west side market, with a dip in sales activity in the second period (see Exhibit 10B).
- Average sales price: Unlike the comparable study area and overall west side market, there was a dip in the average sales price for these kinds of houses in First Shaughnessy in the second period, after the City issued the Administrative Bulletin. While caution must be used in reaching broad conclusions about these trends (because there are limited sales to examine and there is a variety of reasons why properties that sold could have a lower average sales price per sq.ft. of lot area, such as having smaller houses or houses that are in poor condition), it is possible that the issuance of the Administrative Bulletin could have contributed to the dip in average sales prices per sq.ft. of lot area (although the Bulletin focuses mainly on re-emphasizing policies related to pre-1940s homes, not 1940 to 1999 homes). Even if this was the case, average sales prices for 1940 to 1999 homes in First Shaughnessy increased after June 2014 (after the moratorium was put in place), so there is no evidence of a continued downward influence on prices for Unlisted homes built between 1940 and 1999 in First Shaughnessy.

Category 3: Unlisted, pre-1940, upgraded since 2000

Over the past five years, there was only 1 sale of a recently renovated pre-1940s home in First Shaughnessy that was not on the First Shaughnessy Heritage Inventory.

Category 4: Unlisted, pre-1940, and not upgraded since 2000

Over the past five years, there was only 1 sale of an un-renovated pre-1940s home in First Shaughnessy that was not on the First Shaughnessy Heritage Inventory. From Exhibit 9 above, we know that 40% of the properties in First Shaughnessy are Unlisted, but we do not know how many of these are pre-1940s (i.e. it is possible that most pre-1940s homes in First Shaughnessy are on the Heritage Inventory and that there are not many Unlisted pre-1940s homes in this neighbourhood). If there is a material number of pre-1940s homes in this neighbourhood that are Unlisted, the sales data suggests to us that heightened public concern about demolition of pre-1940s homes could have reduced market interest in these kinds of homes.

Category 5: Heritage, upgraded since 2000

There were no sales in this category over the past five years.

Category 6: Heritage, not upgraded since 2000

- Total number of sales: A total of 5 sales of un-renovated Heritage properties occurred since January 2010 in First Shaughnessy.
- Rate of sale: The 5 sales occurred in the first and second periods, and illustrate the same dip as in the comparable study area and overall west side market (see Exhibit 10B).
- Average annual sales price: Exhibit 11B shows there was an increase in the average sales price for un-renovated Heritage properties in First Shaughnessy from the first time period to the second (consistent with the market wide trend), but the data set is too small to draw meaningful conclusions about price trends.

The 5 sales are equivalent to 6% of the total inventory of Heritage properties in First Shaughnessy. This is slightly lower than the density of arms-length sales in the comparable RS-5 study area (where arms-length sales were the equivalent of 10% of the total inventory of properties) and First Shaughnessy as a whole (10%) over the same period, suggesting that the market is less interested in Heritage properties that have not been upgraded.

Category 7: On the Character list, but have new houses

Four of the sales of single family houses in First Shaughnessy over the past five years were for properties that were listed as having houses with heritage merit on the First Shaughnessy Heritage Inventory (which was compiled in 1994), but for which the sales data shows that the existing house has since been demolished and a new house has been built on the property. These sales are not relevant to our analysis, and the sales all occurred in the third period, so we cannot look at trends in any case.

Category 8: On the Character list, but have houses that have been upgraded since 2000

- Total volume of sales: There were very few sales (5 over the entire timeframe) of pre-1940s homes that had major upgrades since 2000.
- Rate of sale: The data shows that the average number of sales per month increased over the timeframe (see Exhibit 10B).
- Average sales price: Consistent with the market wide trend, the average sales price for upgraded Character homes in First Shaughnessy has been increasing over time (see Exhibit 11B).

Category 9: On the Character list, not upgraded since 2000

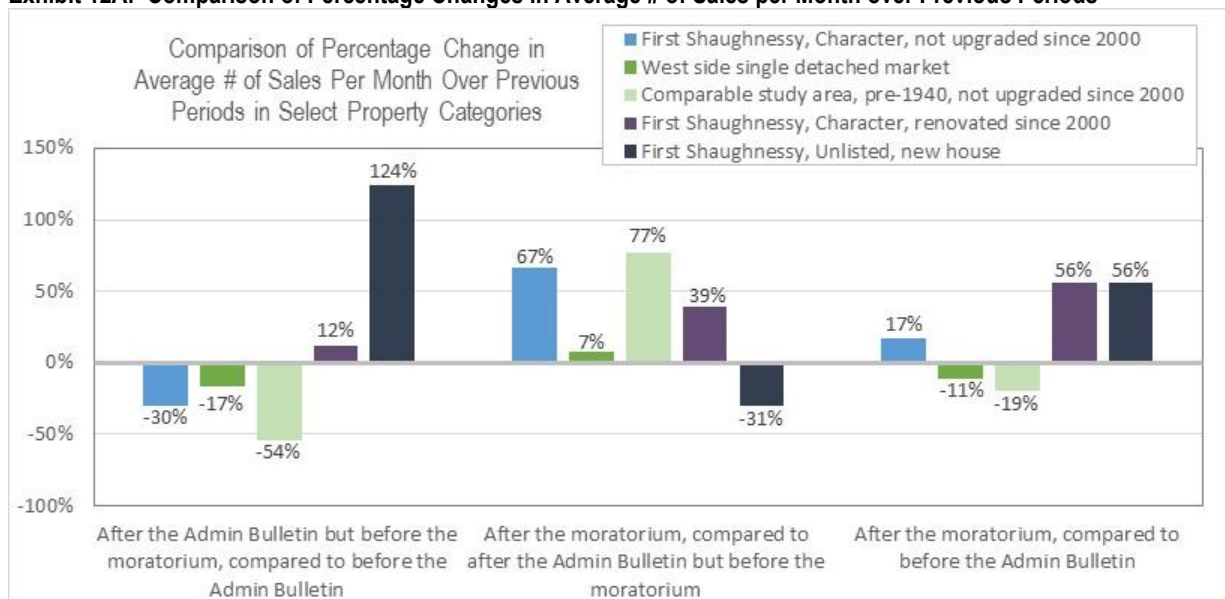
This is the main category of interest. We have the following observations:

- **Total number of sales:** A total of 16 Character homes that have not been recently upgraded sold in First Shaughnessy over the past five years (or 26% of the total sales in this neighbourhood). From Exhibit 9 above, we know that 272 properties in First Shaughnessy are Character homes, although we do not know the share of these that have not undergone major recent renovations. If we express the 16 sales as a percentage of the total inventory of Character homes in First Shaughnessy (which understates the share of older Character homes that have sold because some of the 272 properties in the Character category have been replaced by new homes and some have been renovated), the data suggests that at least 6% of the Character homes have sold over the past five years. This is slightly lower than the density of arms-length sales in the comparable RS-5 study area (10%) and First Shaughnessy as a whole (10%) over the same period, suggesting that the market is less interested in Character properties.
- **Rate of sale:** Sales volumes in this category show the same general pattern as in the comparable study area and overall west side market, with a dip in sales in the second period (see Exhibit 10B).

However, we think it is useful to compare changes in the rate of sale of un-renovated Character homes in First Shaughnessy to changes in the rate of sale for renovated Character homes and new homes in First Shaughnessy, similar aged homes in the comparable study area, and the west side market as a whole. Exhibit 12A shows the percentage change in the rate of sale for three periods: (a) after the Administration Bulletin but before the moratorium, compared to before the Bulletin, (b) after the moratorium, compared to after the Administration Bulletin but before the moratorium, and (c) after the moratorium compared to before the Bulletin.

Interestingly, renovated Character houses and new houses in First Shaughnessy did not experience the same dip in market activity, suggesting to us that there is less market interest in First Shaughnessy for un-renovated Character homes than for properties for which the moratorium has no real impact (i.e. properties where restricting demolition is not an issue because they have new or recently renovated homes). This is further supported by our previous observation (see Section 2.5.2) that there was a higher proportional rate of sale among the Unlisted properties in First Shaughnessy (13% when expressed as a share of the total inventory) compared to the Character and Heritage properties (8%).

Exhibit 12A: Comparison of Percentage Changes in Average # of Sales per Month over Previous Periods



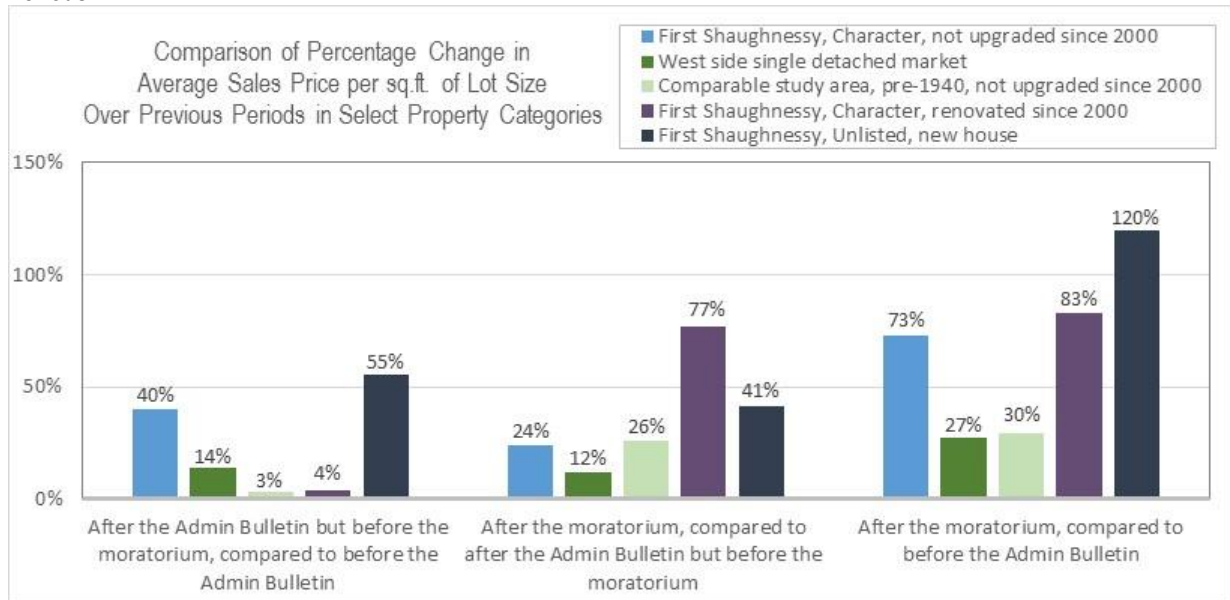
- **Average sales prices:** Un-renovated Character homes in First Shaughnessy saw average price growth of 40% after the City issued the Administrative Bulletin, and a further 24% growth after the demolition moratorium in First Shaughnessy was put in place. This reflects the general market trend of increasing prices over the entire timeframe. However, we think it is useful to compare this growth to the pace of growth for renovated Character homes and new homes in First Shaughnessy, similar aged homes in the comparable study area, and the west side market as a whole.

Exhibit 12B shows the percentage change in the average sales price per sq.ft. of lot area for three periods: (a) after the Administration Bulletin but before the moratorium, compared to before the Bulletin, (b) after the moratorium, compared to after the Bulletin but before the moratorium, and (c) after the moratorium compared to before the Bulletin.

Interestingly, the average price growth for Character homes in First Shaughnessy without recent upgrades (40% and 24%) is on par with or exceeds that for similar aged homes in the comparable RS-5 study area (which saw price growth of 3% and 26% comparing the same time periods) and the overall west side market (14% and 12% price growth comparing the same time periods). Average sales price growth for un-renovated Character homes in First Shaughnessy fell short of average sales price growth for new homes in this area though. As we noted in the analysis of trends in the comparable RS-5 study area, this could be due to a tendency for new homes to be larger and more luxurious over time. However, it could also reflect a transfer of interest in First Shaughnessy towards properties not affected by Character home restrictions.

This suggests to us that the City's actions did not reduce property values for un-renovated Character homes in First Shaughnessy, but may have dampened the rate of price growth for pre-1940s Character homes in First Shaughnessy compared to new homes in this neighbourhood.

Exhibit 12B: Comparison of Select Percentage Changes in Average Sales Price per sq.ft of Lot Area over Previous Periods



2.6 Implications

In our opinion, the sales evidence (although limited in some categories) over the five year period suggests the following key points:

1. The City's steps to date (i.e. publishing the Administrative Bulletin emphasizing the City's existing policies and imposing the temporary moratorium) have not caused un-renovated Character houses in First Shaughnessy to drop in value. Average sales prices (in terms of \$ per sq.ft. of lot area to account for the variation in property sizes in First Shaughnessy) for un-renovated Character homes increased by 40% after the City published the Administrative Bulletin and by a further 24% after the City imposed the temporary moratorium on demolitions in First Shaughnessy. However, un-renovated Character homes in First Shaughnessy did not see the same percentage increases in average prices as new houses in this neighbourhood. The more rapid price growth for new homes in First Shaughnessy may be due to a trend towards building bigger and more luxurious houses over time, but it is also possible that the City's steps may have transferred some interest in First Shaughnessy away from properties with un-renovated Character homes and thereby dampened the pace of price growth for un-renovated Character homes in First Shaughnessy.
2. Within this preliminary scope, it is difficult to quantify the market impacts of the City's steps to date because the number of recent sales in First Shaughnessy (particularly for pre-1940s homes) is small and there is significant diversity among properties (in terms of site size, size of improvements, condition of existing house, and other factors).
3. To the extent that First Shaughnessy may have seen a little less growth in average sales prices compared to new houses in the same neighbourhood, this is consistent with what we would expect in the market based on the consequences of heritage designation. Generally speaking, requiring the retention of an existing house limits options, potentially imposes costs (to the extent that heritage-sensitive renovation can be more expensive), and limits flexibility in house layout. For buyers that do not attach a premium to heritage characteristics, these restrictions are likely to reduce market interest. In a generally rising market, this reduced interest has a risk of resulting in slower price growth compared to properties without the constraint.

3.0 Proposed Process and Regulatory Changes in First Shaughnessy

3.1 Description of the Proposed Changes

The City wants to create an improved regulatory system for First Shaughnessy that will result in the retention of pre-1940s homes and better preserve the character of the neighbourhood. The City is considering changes to both the approvals process and the regulations governing properties in First Shaughnessy, which we have described in detail in Appendix 1. Key points are as follows:

1. First Shaughnessy will be designated as a Heritage Conservation Area and retention of all pre-1940s houses will be required. Demolition of pre-1940s houses will not be permitted.
2. For all projects (heritage renovations/additions and demolition/new construction), the process will involve an enquiry to the City and then a concurrent Heritage Alteration Permit and Development Permit process, rather than a sequential process of enquiry, Character Merit Evaluation, and Development Permit as in the existing situation. The City anticipates that the overall processing time for properties with pre-1940s homes will be shorter under the proposed system (by up to 3 months) compared to the existing system, but the same for properties with post-1940s homes. Holding aside the proposed new requirement to retain all pre-1940s homes, in our view the proposed new application process is not materially better or worse than under the existing situation.
3. For pre-1940s renovations/additions, the maximum density is unchanged (0.45 FSR).
4. To help off-set some of the increased restriction of requiring retention of all pre-1940s homes, the thresholds that trigger the use of some incentives will be lower than in the existing situation (e.g. multiple conversion dwellings will be considered for renovations of existing pre-1940s houses over 6,000 sq.ft. instead of 7,000 sq.ft. and infill units will be considered for pre-1940s sites over 20,000 sq.ft. instead of 23,000 sq.ft.). However, these incentives will still only apply to relatively large houses and large sites.
5. For new houses (presumably on properties with post-1940 homes that are approved for demolition), the proposed new maximum density equation (i.e. $(0.25 \times \text{site area}) + 1,400 \text{ sq.ft.}$, instead of 0.45 FSR) means that the maximum permitted floorspace for new houses will be higher than under the existing situation for sites less than 7,000 sq.ft., but lower for sites bigger than 7,000 sq.ft. (see Appendix 1, which illustrates this point in more detail). The intent of this change is to make sure that new construction is in better keeping with the scale and character of the retained heritage homes.

3.2 Approach

We try to gauge the impacts of the proposed new policy changes on development projects, looking at implications of changes to the approvals process and implications of changes to the regulations governing development parameters. We look at the impacts based on our knowledge of how markets respond to increased costs and/or decreased flexibility. We have not been given any cost information, so our scope does not include any pro forma analysis of the proposed changes.

3.3 Potential Economic Impacts of the Proposed Changes to the Approvals Process

While the proposed applications process will involve different steps than in the existing situation, the City anticipates that the overall processing time will be faster for sites with pre-1940s homes and about the same for sites with post 1940s homes. Holding aside the proposed scheduling of all pre-1940s homes as protected heritage resources, we do not see the new process per se having a negative impact on the market in First Shaughnessy.

3.4 Potential Economic Impacts of the Proposed Changes to the Regulations

Based on the way the proposed new regulations are written, we have divided the potential impacts into three categories:

1. **Impacts on renovations/additions on small sites (< 20,000 sq.ft.) with small pre-1940s homes (<6,000 sq.ft).** Under the proposed system, pre-1940s homes will be scheduled as protected heritage resources under a Heritage Conservation Area ODP and retention of all pre-1940s homes will be required. Even though the existing FSODP and Design Guidelines already clearly articulate the City's objective of retaining pre-1940s homes in First Shaughnessy, the proposed changes will eliminate any market perception that there is the potential to demolish pre-1940s homes in this area. Depending on the siting and configuration of existing houses, it may not be possible to accommodate all of the un-used portion of the permitted 0.45 FSR in a renovation/addition, it is possible that (even if extensive interior renovations are permitted) the number or type of living spaces that can be accommodated in a renovation of an existing house would not match what the market would look for in a new house, and higher design requirements for renovations (e.g. restrictions about materials that can be used) could increase construction costs. In our view, the market will view the proposed regulatory changes as more restrictive than in the existing situation.

This loss of flexibility applies to all pre-1940s homes, but the incentives that are being considered to help off-set any impacts do not apply to small sites with small homes. In our view, because there will be new restrictions but no new off-setting incentives that apply to small homes on small sites, there will likely be decreased market interest for small sites with small pre-1940s homes in First Shaughnessy. Given the overall context in the Vancouver single family housing market, we do not expect small sites with small pre-1940s homes in First Shaughnessy to experience a drop in property value, but there is a risk that there will be a dampening on the pace of price growth for these properties.

2. **Impacts on renovations/additions on large sites (>20,000 sq.ft.) with large pre-1940s homes (>6,000 sq.ft).** While the same added restrictions apply to large sites with large pre-1940s homes, the proposed regulatory changes reduce the required site size and house size thresholds at which the incentives kick in, so that more large properties with large houses in First Shaughnessy can explore the options of multiple conversion dwellings and infill units.

Our scope of work does not include quantifying whether permitting multiple conversion dwellings or strata infill units is enough of an incentive to off-set the proposed added restrictions in First Shaughnessy, but in our view the answer is probably highly property dependent, in terms of a given house's feasibility of renovation/division into multiple units and ability to accommodate an infill unit.

3. **New construction.** In our view, the proposed regulatory changes may lead to a slight upward influence on the marketability and value of sites less than 7,000 sq.ft. that will remain candidates for new construction (i.e. properties with post-1940s homes), because the proposed new maximum density formula yields more floorspace potential for this size of property than under the existing situation. However, the achievable new house size will be smaller than under existing regulations on sites greater than 7,000 sq.ft. (with the intention of making sure that new houses are in better keeping with the scale and form of heritage development in the neighbourhood). In our view, this will have a downward influence on the marketability and value of sites larger than 7,000 sq.ft. with post-1940s buildings, but again given the overall market context in Vancouver we expect that this will mean there is a risk that there will be a dampening on the pace of price growth for these properties (not an actual decline in property value).

Appendix 1

Comparison of Existing and Proposed Process and Regulations for First Shaughnessy

Process

	Existing (holding aside the moratorium)	Proposed
Steps	<ol style="list-style-type: none"> 1. Enquiry to the City 2. Character Merit Evaluation process (which costs about \$2,000) 3. Development Permit process under the FSODP and First Shaughnessy Design Guidelines 	<ol style="list-style-type: none"> 1. Enquiry to the City 2. Heritage Alteration Permit and Development Permit (processed concurrently) for all applications (renovations to existing buildings and demolition/build new) under a new Heritage Conservation Area ODP and a new zoning district
Average timeframe	<ul style="list-style-type: none"> • About 9 to 10 months for pre-1940 homes^a • About 6 to 7 months for post-1940 homes^a 	<ul style="list-style-type: none"> • About 6 to 7 months for all projects^b

Notes:

a: Steps 1 and 2 (enquiry and Character Merit Evaluation Process) take about 6 months for pre-1940 homes and about 3 months for post-1940 homes. Step 3 (DP) takes about 3 to 4 months.

b: Step 1 (enquiry) will take about 3 months for both pre and post-1940 homes and Step 2 (HAP, DP) will take about 3 to 4 months.

Regulations

	Existing (holding aside the moratorium)	Proposed
Protection of pre-1940 homes	Properties are not protected heritage resources. First Shaughnessy Design Guidelines includes an inventory (from 1994) of houses with character merit, but this does not prevent applications to demolish houses on the list	Area will be designated as a Heritage Conservation Area (HCA) and all pre-1940 properties will be scheduled as “protected heritage resources”, meaning retention of all pre-1940s homes will be required. City may consider using the current process in rare cases (enquiry, Character Merit Evaluation process, DP), if a property does not have heritage merit and is structurally unsound (would need to remove property from HCA to permit demo).
Design guidelines	First Shaughnessy Design Guidelines provide general and specific guidelines for building, landscape, and streetscape design.	The new Heritage Conservation Area ODP will incorporate an updated version of the First Shaughnessy Design Guidelines, providing clear guidance about materials and design details for both character home renovations and new development. Same level of high-quality materials will be required for both renovations and new buildings.
Maximum FSR	<ul style="list-style-type: none"> • 0.45 for pre-1940s home renovations/additions • 0.45 for new buildings (either on properties with pre-1940s homes that are approved for demolition or on properties with post-1940s homes that are approved for demolition) 	<ul style="list-style-type: none"> • 0.45 for pre-1940s home renovations/additions (same as current situation) • $(0.25 \times \text{site area}) + 1400 \text{ sq.ft.}$ for new buildings (reduction is intended to ensure that new buildings have a better fit with the character of the area). Retention of all pre-1940s homes will be required, so this will only apply to properties with post-1940s homes that are approved for demolition^c

Table continues on following page

	Existing (holding aside the moratorium)	Proposed
Maximum Height	<ul style="list-style-type: none"> 35 feet for pre-1940s home renovations/additions 35 feet for new buildings 	<ul style="list-style-type: none"> 45 feet for pre-1940s home renovations/additions 45 feet for new buildings
Other	<ul style="list-style-type: none"> Existing houses over 7,000 sq.ft. can be converted into up to 4 units as part of pre-1940s home renovation/addition Sites over 23,000 sq.ft. can have a strata infill unit as part of pre-1940s home renovation/addition 	<ul style="list-style-type: none"> Existing houses over 6,000 sq.ft. can be converted into up to 4 units (maybe 5 units in rare cases) Sites over 20,000 sq.ft. can have a strata infill unit as part of pre-1940s home renovation/addition

Notes

c: Interestingly, for properties that are less than 7,000 sq.ft., this will mean that the maximum floorspace for new buildings will be more than under the existing regulations and for properties greater than 7,000 sq.ft., the maximum floorspace for new buildings will be less than permitted under existing regulations. To illustrate:

	6,000 sq.ft. site	7,000 sq.ft. site	8,000 sq.ft. site
Existing maximum density for new construction (0.45)	2,700 sq.ft. of floorspace	3,150 sq.ft. of floorspace	3,600 sq.ft. of floorspace
Proposed maximum density for new construction ((0.25 x site area) + 1400 sq.ft.)	2,900 sq.ft. of floorspace	3,150 sq.ft. of floorspace	3,400 sq.ft. of floorspace