

EXPLANATION

**A By-law to amend the Heritage Conservation Area
Official Development Plan By-Law
Regarding the
First Shaughnessy Heritage Conservation Area**

After a public hearing on February 23, 2016, Council resolved on March 8, 2016 to amend the Heritage Conservation Area Official Development Plan By-law regarding the First Shaughnessy Heritage Conservation Area. Enactment of the attached By-law will implement Council's resolution.

This By-law must be adopted by at least 2/3 of the votes cast, in accordance with section 579(1) of the Vancouver Charter.

Director of Legal Services
March 8, 2016

Heritage Conservation Area
Official Development Plan
Re: Amendments regarding the
First Shaughnessy Heritage Conservation Area
Related to protected heritage property,
exemptions from heritage alteration permits,
vehicle parking in principal buildings and housekeeping

ABF

BY-LAW NO. _____

A By-law to amend the Heritage Conservation Area
Official Development Plan By-Law
Regarding the
First Shaughnessy Heritage Conservation Area

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

1. This By-law amends the indicated provisions of the Heritage Conservation Area Official Development Plan By-law No. 11349.
2. In section 2.2, Council:
 - (a) at the end of the definition of “routine building maintenance”, adds “and”; and
 - (b) at the end of the definition of “routine garden maintenance” strikes out “;” and substitutes “.”.
3. In section 3.2, Council:
 - (a) In (d) strikes out the words “designated as”;
 - (b) re-names subsection (g) as (h); and
 - (c) after subsection (f), adds:

“(g) describe the process for demolition, or removal from the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties, of protected heritage property that no longer has sufficient heritage character or heritage value to justify its conservation;”
4. In Schedule A, the First Shaughnessy Heritage Conservation Area General Guidelines, Council:
 - (a) in Section 1.6, after “demolition” adds “of, or”;
 - (b) strikes out Section 1.7 and substitutes:

“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:
 - (i) increase floor area,
 - (ii) affect the external appearance of the building or structure, or
 - (iii) affect any interior feature that has been designated pursuant to either a heritage designation by-law or the Heritage Conservation Act or specifically listed pursuant to section 1.10 of Schedule A of this ODP;
- (c) routine building maintenance; and
- (d) routine garden maintenance.”;

- (c) strikes out Section 1.9 and substitutes:

“1.9 HERITAGE CONSERVATION AREA STANDARDS AND GUIDELINES

Any work to be undertaken on protected heritage property listed in Appendix A4, and any new development or work on existing buildings in the heritage conservation area, must:

- (a) be authorized by and carried out in accordance with a heritage alteration permit issued pursuant to the Heritage Procedure By-law, unless it is work that is exempt from the requirement for a heritage alteration permit; and
- (b) conform to the First Shaughnessy Heritage Conservation Area Design Guidelines.”;

- (d) strikes out Section 1.10 and substitutes:

“1.10 PROTECTED HERITAGE PROPERTY

All buildings, structures, land or features listed under the column with the heading “Protected Heritage Property” 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 listed as protected heritage property by this ODP.”;

- (e) rennumbers Section 1.11 as 1.13 and adds, after Section 1.10:

“1.11 DEMOLITION OF PROTECTED HERITAGE PROPERTY

1.11.1 Application for demolition

An owner seeking to demolish protected heritage property must apply to the Director of Planning and must:

- (a) submit an assessment of the heritage character and heritage value of the buildings, structures, land or features, in a form satisfactory to the Director of Planning, if requested to do so by the Director of Planning; and
- (b) submit such other plans and documentation as may be requested by the Director of Planning.

1.11.2 Heritage inspection

The Director of Planning may order a heritage inspection pursuant to the Heritage Procedure By-law in order to determine whether or not the protected heritage property has sufficient heritage character or heritage value to justify its conservation.

1.11.3 Demolition permits

The Director of Planning may issue a heritage alteration permit and development permit to authorize demolition of protected heritage property that, in the opinion of the Director of Planning, no longer has sufficient heritage character or heritage value to justify its conservation, in accordance with the provisions of the Heritage Procedure By-law.

1.12 REMOVAL FROM PROTECTED HERITAGE PROPERTY LIST

1.12.1 Application for removal

An owner of protected heritage property may apply to Council requesting that the property be removed from Appendix A4.

1.12.2 Heritage inspection

If an application is made to Council in accordance with Section 1.12.1, the Director of Planning may order a heritage inspection pursuant to the Heritage Procedure By-law, in order to determine whether or not the protected heritage property has sufficient heritage character or heritage value to justify its conservation.

1.12.3 Recommendation for removal

If, in the opinion of the Director of Planning, protected heritage property no longer has sufficient heritage character or heritage value to justify its conservation, the Director of Planning must report back to Council with a recommendation that Council remove the protected heritage property from Appendix A4. ”

5. In the First Shaughnessy Heritage Conservation Area Design Guidelines, Council:

- (a) in section 2.2, in the second paragraph, before “architect”, adds “landscape”;
- (b) in section 3.6, under “Architectural Design” ,in the caption of the photograph, strikes out the words “1098 Wolfe Street” and substitutes “1098 Wolfe Avenue”; and
- (c) strikes out section 3.6.6 and substitutes:

“3.6.6 Vehicle Parking and Garages

Vehicle parking should be located in an accessory building (garage) and should be sited in the rear yard whenever possible. Vehicle parking should not be located in a principal building, except as provided in these design guidelines. 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.

Vehicle parking may be located in a principal building that is protected heritage property, if:

- (a) there is unnecessary hardship due to a significant slope or unusual configuration of the site which would make it difficult to locate a garage on the site, or
- (b) it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and
- (c) the vehicle parking is located below finished grade.

For all other property, vehicle parking may only be located in a principal building if:

- (a) there is unnecessary hardship due to a significant slope or unusual configuration of the site which would make it difficult to locate a garage on the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation in order to accommodate parking in an accessory building,
- (b) the site does not have lane access, and
- (c) the vehicle parking is located below finished grade.”

6. Council amends Appendix A4, the First Shaughnessy Heritage Conservation Area List of Protected Heritage Properties, by striking it and substituting the Appendix A4 that is attached to this by-law as Schedule 1.

7. Council amends:

- (a) the Table of Contents to Appendix A2, the First Shaughnessy Heritage Conservation Area Historic Context and Statement of Significance; and
- (b) the Table of Contents to Appendix A3, the First Shaughnessy Heritage Conservation Area Design Guidelines,

by changing the page numbers in both Tables of Contents to accurately reflect the location in the ODP of the sections to which the page numbers refer.

8. 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.

9. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2016

Mayor

City Clerk

SCHEDULE 1

APPENDIX A4

**First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties**

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1308	West 15 TH Avenue	029-352-096 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	Buildings existing prior to January 1, 1940
1320	West 15 TH Avenue	029-352-088 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
1328	West 15 TH Avenue	029-352-070 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
1338	West 15 TH Avenue	029-352-100 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2014 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V THE COMMON PROPERTY STRATA PLAN EPS2014	
1350	West 15 TH Avenue	011-524-782 LOT 5 BLOCK 472 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940

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 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1646	West 16 TH Avenue	009-205-195 LOT 4 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1668	West 16 TH Avenue	011-521-023 LOT 3 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1676	West 16 TH Avenue	003-184-595 LOT 2 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1774	West 16 TH Avenue	004-154-037 AMENDED LOT 2 (SEE 152137L) BLOCK 488 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1810	West 16 TH Avenue	008-470-154 LOT 5 BLOCK 487 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1826	West 16 TH Avenue	011-521-112 LOT 4 BLOCK 487 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1888	West 16 TH Avenue	011-521-091 LOT 2 BLOCK 487 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1904	West 16 TH Avenue	011-521-287 LOT 5 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1930	West 16 TH Avenue	011-521-252 LOT 4 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1950	West 16 TH Avenue	011-521-228 LOT 3 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1838	West 17 TH Avenue	011-534-826 LOT 9 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1868	West 17 TH Avenue	011-534-800	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		LOT 8 BLOCK 48 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1867	West 17 TH Avenue	011-521-121	Buildings existing prior to January 1, 1940
1869	West 17 TH Avenue	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	Buildings existing prior to January 1, 1940
1919	West 17 TH Avenue	011-521-309 LOT 7 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Structure and exterior envelope of the improvements and exterior building materials of the Hawkins House in accordance with By-laws 4837 and 10564 as amended.
1923	West 17 TH Avenue		
1927	West 17 TH Avenue		
1950	West 17 TH Avenue	011-534-907 LOT 3 BLOCK 47 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1951	West 17 TH Avenue	011-521-317 LOT 8 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1950	West 18 TH Avenue	011-536-632 LOT 3 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1990	West 18 TH Avenue	011-536-616 LOT 1 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
2050	West 18 TH Avenue	002-843-641 LOT 9 BLOCK 23 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1812	West 19 TH Avenue	011-538-121	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		LOT 8 BLOCK 41 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1837	West 19 TH Avenue	007-915-101 LOT 5 BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1838	West 19 TH Avenue	011-538-091 LOT 7 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1864	West 19 TH Avenue	011-538-031 LOT 2 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1903	West 19 TH Avenue	011-536-683 LOT 6 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1927	West 19 TH Avenue	011-536-713 LOT 7 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1938	West 19 TH Avenue	011-536-870 LOT 6 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1947	West 19 TH Avenue	011-536-721 LOT 8 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1964	West 19 TH Avenue	011-536-837 LOT 5 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1981	West 19 TH Avenue	008-028-729 LOT 9 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1990	West 19 TH Avenue	011-536-781 LOT 1 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1995	West 19 TH Avenue	011-536-748 LOT 10 BLOCK 46 DISTRICT LOT 526 PLAN 4502	Buildings existing prior

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1999	West 19 TH Avenue		to January 1, 1940
3494	MAPLE		
2050	West 20 TH Avenue	011-542-420 LOT 16 BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
2060	West 20 TH Avenue	011-542-128 LOT 1 BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3788	ALEXANDRA	005-099-935 LOT 8 BLOCK 33 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3837	ALEXANDRA	011-540-168 LOT 2 BLOCK 34 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3890	ALEXANDRA	011-540-311 LOT 12 BLOCK 32 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1426	ANGUS	010-985-468 LOT 3 BLOCK 56 DISTRICT LOT 526 PLAN 6043	Buildings existing prior to January 1, 1940
1450	ANGUS	005-138-281 LOT 2A BLOCK 56 DISTRICT LOT 526 PLAN 6043	Buildings existing prior to January 1, 1940
1451	ANGUS	011-533-251 LOT 5 BLOCK 50 DISTRICT LOT 526 PLAN 4502	Structure and exterior envelope of the improvements and exterior building materials of the heritage building (Reifel House) in accordance with By-laws 4837 and 10987 as

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			amended
1488	ANGUS	011-532-661 LOT 2 BLOCK 56 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502	Buildings existing prior to January 1, 1940
1499	ANGUS	011-533-269 LOT 6 BLOCK 50 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1503	ANGUS	013-931-300 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2415 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
3433	GRANVILLE	013-931-326 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2415 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3483	GRANVILLE	013-931-318 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2415 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 2415	
1526	ANGUS	011-538-961 LOT 2 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1517	ANGUS	006-467-181 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1830 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1527	ANGUS	006-467-211 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1830 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1537	ANGUS	006-467-253 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1830 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1830	
1550	ANGUS	011-538-996 LOT 3 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1553	ANGUS	011-538-660 LOT 8 BLOCK 38 DISTRICT LOT 526 PLAN 4502	Residential Building known as the Thomas Shaughnessy House in accordance with By-laws 4837 and 7824 as amended (<i>formerly 1551 Angus</i>)
1574	ANGUS	016-078-497 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1576	ANGUS	016-078-519 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT	

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1580	ANGUS	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 016-078-527 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 2662	
1598	ANGUS	011-539-011 LOT 5 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1637	ANGUS	011-538-741 LOT 10 BLOCK 38 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1641	ANGUS		
1638	ANGUS	006-194-672 LOT 6 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1675	ANGUS	009-175-547 LOT 5 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783	Buildings existing prior to January 1, 1940
1695	ANGUS	007-317-191 LOT 1 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783	Buildings existing prior to January 1, 1940
1733	ANGUS	011-538-546 LOT 7 BLOCK 39 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1738	ANGUS	024-349-445 PARCEL G BLOCK 36 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT REFERENCE PLAN LMP40345	Buildings existing prior to January 1, 1940
1790	ANGUS	008-319-481 LOT 1 BLOCK 36 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3577	ANGUS	010-879-536	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3583	ANGUS	STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2128 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 010-879-510 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2128 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	existing prior to January 1, 1940
3589	ANGUS	010-878-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2128 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 2128	
3637	ANGUS	004-394-046 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1478 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1819	HOSMER	004-394-054 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1478 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1478	
3689	ANGUS	005-062-179 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3695	ANGUS	ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 005-062-187 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1818	HOSMER	005-062-209 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1740	
3737	ANGUS	008-449-082 LOT D BLOCK 35 DISTRICT LOT 526 PLAN 21422	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
3837	ANGUS	002-511-444 LOT 9 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3889	ANGUS	011-541-423 LOT 8 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3898	ANGUS	011-540-656 LOT 3 BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3926	ANGUS	024-294-659 LOT 4 BLOCK 29 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3937	ANGUS	011-541-393 LOT 7 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3979	ANGUS	011-541-377 LOT 6 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3989	ANGUS	011-541-351 LOT 5 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3998	ANGUS	(See 1799 West King Edward)	Buildings existing prior to January 1, 1940
1033	BALFOUR	011-531-240 LOT 14 BLOCK 62 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 4502	Buildings existing prior to January 1, 1940
1054	BALFOUR	011-530-227 LOT 2 BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1063	BALFOUR	004-837-240 LOT 13 BLOCK 62 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1064	BALFOUR	008-153-221 LOT 1A BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1111	BALFOUR	011-531-801 AMENDED LOT 4 (EXPLANATORY PLAN 4340) BLOCK 61 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1212	BALFOUR	004-154-045 LOT 2A BLOCK 66 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1237	BALFOUR	011-531-959 LOT 4 BLOCK 60 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1238	BALFOUR	011-530-375	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		LOT 2 BLOCK 66 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1263	BALFOUR	011-532-025 LOT 8A BLOCK 60 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1264	BALFOUR	011-530-367 LOT 1A BLOCK 66 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1312	BALFOUR	011-530-448 AMENDED LOT 2A (SEE 249850L) BLOCK 65 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1428	BALFOUR	008-285-012 LOT 2 BLOCK 64 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1469	BALFOUR	011-532-394 LOT 3 BLOCK 58 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1490	BALFOUR	012-026-123 LOT 1 BLOCK 64 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1495	BALFOUR	007-189-923 LOT D BLOCK 58 DISTRICT LOT 526 PLAN 18254	Buildings existing prior to January 1, 1940
1516	BALFOUR	007-906-498 LOT A BLOCK 32 DISTRICT LOT 526 PLAN 4915	Buildings existing prior to January 1, 1940
1526	BALFOUR	016-742-362 AMENDED LOT 4 (SEE 4906L) BLOCK 32 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1550	BALFOUR	007-869-053 LOT F BLOCK 32 DISTRICT LOT 526 PLAN 14308	Residential Building in accordance with by-laws 4837 and 7928 as amended

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1563	BALFOUR	024-090-506 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1585	BALFOUR	024-090-514 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3155 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN LWM3155	
3689	CARTIER	011-532-351 LOT 2 BLOCK 58 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3680	CARTIER	003-759-342 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1651 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
3690	CARTIER	003-759-377 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1651 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3698	CARTIER	003-759-385 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1651 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1651	

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3750	CARTIER	009-323-945 LOT A BLOCK 59 DISTRICT LOT 526 PLAN 10647	Buildings existing prior to January 1, 1940
3773	CARTIER	011-532-416 LOT 3A BLOCK 58 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3828	CARTIER	011-530-413 LOT 1 BLOCK 65 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3837	CARTIER	008-211-230 LOT 2A BLOCK 64 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
4050	CARTIER	008-115-842 LOT 10 BLOCK 70 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1611	CEDAR	011-521-031 LOT 5 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1612	CEDAR	011-534-753 LOT 7 BLOCK 49 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1637	CEDAR	011-521-058 LOT 7 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1650	CEDAR	011-534-672 LOT 3 BLOCK 49 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1663	CEDAR	011-521-066 LOT 8 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1695	CEDAR	011-521-074 LOT 9 BLOCK 489 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1703	CEDAR	011-524-120	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		LOT 6 BLOCK 488 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1712	CEDAR	011-538-422 AMENDED LOT 11 (SEE 16611K) BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1738	CEDAR	011-538-376 AMENDED LOT 10 (SEE 2071K) BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1751	CEDAR	011-524-146 LOT 8 BLOCK 488 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1778	CEDAR	011-538-317 LOT 9 BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1788	CEDAR	008-139-059 LOT 1 BLOCK 40 DISTRICT LOT 526 PLAN 5768	Buildings existing prior to January 1, 1940
1799	CEDAR	009-469-222 LOT 10 BLOCK 488 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1903	CEDAR	011-536-900 LOT 7 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1926	CEDAR	006-709-460 LOT 3 BLOCK 44 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1950	CEDAR	011-537-451 LOT 2A BLOCK 44 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1961	CEDAR	004-584-694 LOT 4 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1974	CEDAR	005-202-132 LOT 2 BLOCK 44 DISTRICT LOT 526 PLAN 4502	Buildings existing prior

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 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			to January 1, 1940
1999	CEDAR	011-536-811 LOT 3 BLOCK 45 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
2000	CEDAR	011-537-400 AMENDED LOT 1 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3302	CEDAR	011-073-802 LOT 1A BLOCK 40 DISTRICT LOT 526 PLAN 5768	Buildings existing prior to January 1, 1940
3333	CEDAR	011-534-834 LOT 10 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3388	CEDAR	006-755-658 LOT 2A BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3389	CEDAR	003-669-424 LOT 7 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3438	CEDAR	011-538-228 LOT 3A BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3439	CEDAR	011-534-796 LOT 6 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3490	CEDAR	004-777-841 LOT 4 BLOCK 40 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3637	CEDAR	011-542-373 LOT 15 BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3689	CEDAR	008-405-719 LOT 14 BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1,

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			1940
3789	CEDAR	011-542-276 AMENDED LOT 12 (SEE 102893L) BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3350	CYPRESS	004-173-007 LOT 2 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3398	CYPRESS	010-449-001 LOT 3 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3490	CYPRESS	011-534-788 LOT 5 BLOCK 48 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3538	CYPRESS	002-694-867 LOT 1 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3590	CYPRESS	011-538-040 LOT 3 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3698	CYPRESS	011-537-787 LOT 1 BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3738	CYPRESS	008-914-958 LOT 1A BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3751	CYPRESS	009-745-491 LOT B OF LOT 3 BLOCK 43 DISTRICT LOT 526 PLAN 9136	Buildings existing prior to January 1, 1940
3790	CYPRESS	011-537-833 AMENDED LOT 2 (SEE 24023K) BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3823	CYPRESS	007-680-244 LOT B BLOCK 43 DISTRICT LOT 526 PLAN 15237	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3818	CYPRESS	025-839-063 STRATA LOT 1 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	The residential building commonly known as Greencroft at 3838 Cypress, designated in whole in accordance with By-Laws 4837, 8370 and 8371 as amended
#1-3838	CYPRESS	025-839-071 STRATA LOT 2 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
#2-3838	CYPRESS	025-839-080 STRATA LOT 3 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
1889	MATTHEWS	025-839-098 STRATA LOT 4 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS638 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V THE COMMON PROPERTY STRATA PLAN BCS638	
3890	CYPRESS	011-541-466 LOT 1 BLOCK 27 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3996	CYPRESS	011-541-474 LOT 2 BLOCK 27 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1053	DOUGLAS CRES	011-532-769 LOT 15 BLOCK 55 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1069	DOUGLAS CRES	006-715-842 LOT 16 BLOCK 55 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1075	DOUGLAS CRES	011-532-777 LOT 17 BLOCK 55 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3690	EAST BOULEVARD	011-542-195 LOT 3 BLOCK 25 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3338	FIR	011-292-024 LOT 10 BLOCK 490 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3340	FIR		
3290	GRANVILLE	006-478-280 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
3292	GRANVILLE	006-478-611 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3294	GRANVILLE	006-478-247 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3296	GRANVILLE	006-478-646 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1266 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON	

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1266	
3300 3338 3380	GRANVILLE GRANVILLE GRANVILLE	024-903-990 PARCEL A BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP48032	Consulate at 3338 Granville (formerly known as the W. Brydon-Jack house) and the associated Coach House, including the following interior features and fixtures of the Consulate : living room, dining room, study, vestibule and hall, in accordance with By-laws 4837 and 8253 as amended.
3351	GRANVILLE	007-365-012 LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 16781	Buildings existing prior to January 1, 1940
3589	GRANVILLE	011-792-043 LOT 12 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3651	GRANVILLE	006-175-015 LOT 4 BLOCK 33 DISTRICT LOT 526 PLAN 4502 (also 1512 Matthews)	Buildings existing prior to January 1, 1940
3738	GRANVILLE	011-532-441 AMENDED LOT 5 (SEE 472300L) BLOCK 58 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3751	GRANVILLE	011-540-249 LOT 5 BLOCK 33 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3857	GRANVILLE	011-279-591 LOT B OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915	Buildings existing prior to January 1, 1940
3989	GRANVILLE	011-540-524 LOT 6 BLOCK 31 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
4025	GRANVILLE	011-190-272 LOT B BLOCK 31 DISTRICT LOT 526 PLAN 5280	Buildings existing prior to January 1, 1940
1819	HOSMER	See 3637 ANGUS	Buildings existing prior to January 1, 1940
1837	HOSMER	006-958-931 LOT 1 BLOCK 39 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1937	HOSMER	008-345-287 LOT B BLOCK 44 DISTRICT LOT 526 PLAN 9592	Buildings existing prior to January 1, 1940
1950	HOSMER	011-107-278 LOT B OF LOT 2 BLOCK 43 DISTRICT LOT 526 PLAN 5629	Buildings existing prior to January 1, 1940
1975	HOSMER	011-537-493 AMENDED LOT 6 (SEE 4361K) BLOCK 44 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1998	HOSMER	005-492-751 LOT 1 BLOCK 43 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3590	HUDSON	029-308-313 LOT E DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP41521	Buildings existing prior to January 1, 1940
3637	HUDSON	007-049-846 LOT B BLOCK 59 DISTRICT LOT 526 PLAN 18922	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3888	HUDSON	011-475-480 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2164 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
3890	HUDSON	011-475-501 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2164 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3896	HUDSON	011-475-498 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2164 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1295	LAURIER	011-475-471 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2164 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 2164	
3950	HUDSON	012-916-633 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR 2347 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3980	HUDSON	012-916-650 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2347 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT	Buildings existing prior to January 1, 1940

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 2347	
1251	WEST KING EDWARD	011-527-455 LOT 8 BLOCK 71 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1375	WEST KING EDWARD	011-527-757 LOT 9 BLOCK 70 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1427	WEST KING EDWARD	011-530-162 LOT 7 BLOCK 69 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1475	WEST KING EDWARD	011-530-189 LOT 9 BLOCK 69 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1503	WEST KING EDWARD	011-190-281 LOT C BLOCK 31 DISTRICT LOT 526 PLAN 5280	Buildings existing prior to January 1, 1940
1599	WEST KING EDWARD	005-162-696 LOT 11 BLOCK 31 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1619	WEST KING EDWARD	011-540-621 LOT 9 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1751	WEST KING EDWARD	011-540-745 AMENDED LOT 7 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1799	WEST KING EDWARD	(3998 Angus on VanMap and BC Assessment)	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
1875	WEST KING	011-541-512	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
	EDWARD	LOT 4 BLOCK 27 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1925	WEST KING EDWARD	008-202-125 LOT 6 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1961	WEST KING EDWARD	011-541-628 LOT 3 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1975	WEST KING EDWARD	011-541-598 LOT 2 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1989	WEST KING EDWARD	016-125-045 LOT 1 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1051	LAURIER	011-530-243 LOT 4 BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1186	LAURIER	006-548-016 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1188	LAURIER	003-928-764 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1380 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1380	
1315	LAURIER	011-530-511 LOT 3 BLOCK 65 DISTRICT LOT 526 PLAN 4502	
1326	LAURIER	011-527-633	Buildings

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		LOT 4, EXCEPT THE EAST 9 FEET BLOCK 70 DISTRICT LOT 526 PLAN 4502	existing prior to January 1, 1940
1327	LAURIER	011-530-626 LOT 4 BLOCK 65 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1374	LAURIER	014-546-515 LOT 2 BLOCK 70 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1426	LAURIER	011-530-111 LOT 4 BLOCK 69 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1453	LAURIER	011-530-928 LOT 5 BLOCK 64 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1498	LAURIER	011-530-090 LOT 2 BLOCK 69 DISTRICT LOT 526 PLAN 4502	Structure and exterior envelope of the improvements and exterior building materials and certain interior features consisting of the stone fireplace of the central foyer including its surrounds consisting of the mantle, balustrade, post, bench, and wainscoting, and the main staircase including the wainscoting, balustrade,

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			newel posts, and bench at the landing (Dumoine Lodge) in accordance with By-laws 4837 and 9022 as amended.
1515	LAURIER	011-279-605 LOT C OF LOTS 5 TO 8 BLOCK 32 DISTRICT LOT 526 PLAN 4915	Buildings existing prior to January 1, 1940
1526	LAURIER	011-540-486 LOT 4 BLOCK 31 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1527	LAURIER	003-552-055 LOT 9 BLOCK 32 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1551	LAURIER	011-540-281 LOT 10 BLOCK 32 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1575	LAURIER	011-540-303 LOT 11 BLOCK 32 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1606	LAURIER	004-950-186 LOT 7 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1626	LAURIER	011-445-491 LOT 6 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
1646	LAURIER	011-136-596 LOT 5 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1,

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			1940
1649	LAURIER	007-970-196 LOT 5 BLOCK 34 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1656	LAURIER	008-764-964 LOT H BLOCK 30 DISTRICT LOT 526 PLAN 12959	Buildings existing prior to January 1, 1940
1675	LAURIER	011-540-192 LOT 6 BLOCK 34 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1696	LAURIER	007-752-636 LOT 1 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1699	LAURIER	008-207-313 LOT 7 BLOCK 34 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3290	MAPLE	011-521-333 LOT 10 BLOCK 486 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3337	MAPLE	011-543-001 LOT 8 BLOCK 22 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3390	MAPLE	005-433-380 LOT 10 BLOCK 47 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3550	MAPLE	002-555-816 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR1337 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
3560	MAPLE	003-079-791 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR1337 TOGETHER WITH AN INTEREST IN THE COMMON	

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR1337	
3850	MARGUERITE	011-540-206 LOT 8 BLOCK 34 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3851	MARGUERITE	011-540-818 AMENDED LOT 12 (SEE 598640L) BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3899	MARGUERITE	011-540-788 LOT 11 BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3937	MARGUERITE	005-615-381 LOT 10 EXCEPT LOT A (REFERENCE PLAN 1385) BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
3990	MARGUERITE	011-540-567 LOT 2 BLOCK 30 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3992	MARGUERITE		
4051	MARGUERITE	005-519-799 AMENDED LOT 8 (SEE 58329K) BLOCK 29 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1511	MARPOLE	005-911-184 LOT 6 BLOCK 490 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1537	MARPOLE	005-493-765 LOT 7 BLOCK 490 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1550	MARPOLE	011-538-643 LOT 4 BLOCK 38 DISTRICT LOT 526 PLAN 4502	Buildings existing prior

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			to January 1, 1940
1589	MARPOLE	004-417-780 LOT 8 BLOCK 490 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1595	MARPOLE	003-186-105 LOT 9 BLOCK 490 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1598	MARPOLE	012-037-575 LOT 3 BLOCK 38 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1605	MARPOLE	017-565-171 LOT B BLOCK 49 DISTRICT LOT 526 PLAN LMP2442	Buildings existing prior to January 1, 1940
1625	MARPOLE	007-945-213 LOT 5 BLOCK 49 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1628	MARPOLE	023-604-280 LOT 2 BLOCK 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30847	Heritage House (residential dwelling) and stone wall on the north property line as referred to in By-law 7633 as amended.
1638	MARPOLE	023-604-271 LOT 1 BLOCK 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30847	Stone wall at north property line in accordance with By-law 7633 as amended.
1645	MARPOLE	011-534-737 LOT 4, EXCEPT LOT A (REFERENCE PLAN 1549) BLOCK 49 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1652	MARPOLE	010-808-361 LOT 3 OF LOT 1 BLOCK 38 DISTRICT LOT 526 PLAN 6783	Buildings existing prior to January 1,

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			1940
1083	MATTHEWS	017-866-537 LOT B BLOCK 54 DISTRICT LOT 526 PLAN LMP5581	The residential building with a former civic address of 1037 Matthews, in accordance with By-laws 4837 and 6882 as amended.
1188	MATTHEWS	007-761-937 LOT 5A BLOCK 61 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1189	MATTHEWS	011-532-564 LOT 4 BLOCK 57 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1203	MATTHEWS	009-937-081 LOT 9 BLOCK 57 DISTRICT LOT 526 PLAN 8739	Buildings existing prior to January 1, 1940
1239	MATTHEWS	016-059-727 LOT D BLOCK 57 DISTRICT LOT 526 PLAN 22855	Buildings existing prior to January 1, 1940
1254	MATTHEWS	011-531-991 LOT 5A BLOCK 60 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1281	MATTHEWS	016-059-697 LOT C BLOCK 57 DISTRICT LOT 526 PLAN 22855	Buildings existing prior to January 1, 1940
1290	MATTHEWS	011-531-983 LOT 5 BLOCK 60 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1338	MATTHEWS	008-294-984 LOT 1 BLOCK 59 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1354	MATTHEWS	011-532-319 LOT 4A BLOCK 59 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1,

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			1940
1365	MATTHEWS	010-826-742 AMENDED LOT C (EXPLANATORY PLAN 5869) OF LOT 7 BLOCK 56 DISTRICT LOT 526 PLAN 6664	Buildings existing prior to January 1, 1940
1397	MATTHEWS	011-079-614 LOT 10 BLOCK 56 DISTRICT LOT 526 PLAN 5782	Buildings existing prior to January 1, 1940
1469	MATTHEWS	007-585-438 LOT A BLOCK 56 DISTRICT LOT 526 PLAN 16293	Buildings existing prior to January 1, 1940
1470	MATTHEWS	006-642-764 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 1482 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1480	MATTHEWS	006-642-705 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1482 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1490	MATTHEWS	006-642-748 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1482 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1496	MATTHEWS	004-200-926 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1482 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	

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NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
		THE COMMON PROPERTY STRATA PLAN VR. 1482	
1537	MATTHEWS	007-969-210 LOT 11 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1563	MATTHEWS	011-539-127 LOT 10 BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1589	MATTHEWS	011-539-089 LOT 9A BLOCK 37 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1590	MATTHEWS	008-040-176 LOT F BLOCK 33 DISTRICT LOT 526 PLAN 21350	Buildings existing prior to January 1, 1940
1632	MATTHEWS	004-284-836 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Buildings existing prior to January 1, 1940
1634	MATTHEWS	005-071-852 STRATA LOT 5 DISTRICT LOT 526 STRATA PLAN VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
1636	MATTHEWS	004-285-221 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN	

Appendix A-4
First Shaughnessy Heritage Conservation Area
List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1638	MATTHEWS	VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 004-492-251 STRATA LOT 6 DISTRICT LOT 526 STRATA PLAN VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3711	ALEXANDRA	006-682-456 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
3791	ALEXANDRA	002-713-225 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1553 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 THE COMMON PROPERTY STRATA PLAN VR. 1553	
1651	MATTHEWS	004-190-831 LOT E BLOCK 37 DISTRICT LOT 526 PLAN 14931	Buildings existing prior to January 1, 1940
1690	MATTHEWS	017-850-142 LOT B BLOCK 34 DISTRICT LOT 526 PLAN LMP4875	Glen Brae House in accordance with By-law 4837 as amended
1699	MATTHEWS	008-898-391 LOT D BLOCK 36 DISTRICT LOT 526 PLAN 12441	Buildings existing prior to January 1, 1940

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1737	MATTHEWS	007-327-838 LOT F BLOCK 36 DISTRICT LOT 526 PLAN 17000	Buildings existing prior to January 1, 1940
1789	MATTHEWS	011-539-364 LOT 5 BLOCK 36 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1837	MATTHEWS	011-540-150 LOT 3 BLOCK 35 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1838	MATTHEWS	011-540-907 LOT 1 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1864	MATTHEWS	008-294-836 LOT 7 BLOCK 27 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
1926	MATTHEWS	010-302-484 LOT 10 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1950	MATTHEWS	011-541-920 LOT 11 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1965	MATTHEWS	007-680-309 LOT E BLOCK 43 DISTRICT LOT 526 PLAN 15237	Buildings existing prior to January 1, 1940
1988	MATTHEWS	010-117-903 LOT 12 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1998	MATTHEWS	011-541-954 LOT 13 BLOCK 26 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1469	MCRAE	011-524-707 LOT 1 BLOCK 472 DISTRICT LOT 526 PLAN 4502	Hycroft Building, including the Coach House and the following structures: (a) the gates and their support posts at the points of access to McRae and Marpole Avenues; (b) the pergola and free standing balustrades bordering the west lawn; (c) the set of curved stairs, with associated retaining walls, leading from the upper terrace to the gates on Marpole Avenue; and (d) all fences and walls bounding the site on Marpole Avenue, McRae Avenue and the lane to the south-east in accordance with By-law 4837 as amended.
1489	MCRAE	011-688-718 LOT 1A BLOCK 51 DISTRICT LOT 526 PLAN 4502	
1499	MCRAE	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	Buildings existing prior to January 1,

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3450	OSLER	<p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p> <p>014-891-859 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR 2491</p> <p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p>	1940
3470	OSLER	<p>014-891-867 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR 2491</p> <p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p> <p>THE COMMON PROPERTY STRATA PLAN VR. 2491</p>	
3437	OSLER	<p>011-944-811 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VAS 2250</p> <p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p>	Buildings existing prior to January 1, 1940
3439	OSLER	<p>011-944-803 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VAS 2250</p> <p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p>	
3443	OSLER	<p>011-944-838 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VAS 2250</p> <p>TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.</p>	

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 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3445	OSLER	011-944-820 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VAS 2250 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. THE COMMON PROPERTY STRATA PLAN VAS 2250	
3498	OSLER	004-776-691 LOT 15 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3538	OSLER	003-660-681 LOT 16 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3638	OSLER	010-752-081 LOT 10 BLOCK 62 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3651	OSLER	010-067-523 LOT 3 BLOCK 61 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3809	OSLER	009-624-741 LOT B BLOCK 67 DISTRICT LOT 526 PLAN 9598	Buildings existing prior to January 1, 1940
3812	OSLER	011-530-219 LOT 1 BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3838	OSLER	004-129-121 LOT 1B BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3851	OSLER	016-625-676 LOT 3 BLOCK 67 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3888	OSLER	011-530-278 AMENDED LOT 6A (SEE 235822L) BLOCK 68 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
4033	OSLER	011-433-639 LOT 6, EXCEPT THE SOUTH 20 FEET BLOCK 72 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
1695	PINE CRESCENT	011-534-656 LOT 1 BLOCK 49 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3389	PINE CRESCENT	011-303-425 AMENDED LOT B (SEE 2071K) OF LOT 8 BLOCK 40 DISTRICT LOT 526 PLAN 4826	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
3538	PINE CRESCENT	009-028-234 AMENDED LOT C (EXPLANATORY PLAN 8863) BLOCK 39 DISTRICT LOT 526 PLAN 11895	Buildings existing prior to January 1, 1940
3589	PINE CRESCENT	011-538-074 LOT 6 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3637	PINE CRESCENT	011-538-066 LOT 5 BLOCK 41 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
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	Buildings existing prior to January 1, 1940
3663	PINE CRESCENT	008-342-849 LOT B BLOCK 42 DISTRICT LOT 526 PLAN 11590	Buildings existing prior to January 1, 1940

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First Shaughnessy Heritage Conservation Area
List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
3676	PINE CRESCENT	003-000-818 LOT 1A BLOCK 35 DISTRICT LOT 526 PLAN 5780	Buildings existing prior to January 1, 1940
3737	PINE CRESCENT	011-537-850 AMENDED LOT 5 (SEE 106300L) BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3789	PINE CRESCENT	005-245-958 LOT 5A BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3790	PINE CRESCENT	002-567-539 LOT 3A BLOCK 35 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3851	PINE CRESCENT	012-845-167 AMENDED LOT 4 (EXPLANATORY PLAN 2675) BLOCK 42 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3924	PINE CRESCENT	011-540-931 LOT 2 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3989	PINE CRESCENT	011-541-563 LOT 6 BLOCK 27 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3990	PINE CRESCENT	011-541-253 LOT 3 BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
4050	PINE CRESCENT	011-541-296 LOT 3A BLOCK 28 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
4051	PINE CRESCENT	011-541-539 LOT 5 BLOCK 27 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1056	RICHELIEU	011-532-700 LOT 5 BLOCK 55 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1184	RICHELIEU	011-192-011	Buildings

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 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1186	RICHELIEU	LOT B BLOCK 55 DISTRICT LOT 526 PLAN 5262	existing prior to January 1, 1940
1188	RICHELIEU		
3611	SELKIRK	024-567-574	Residential Building (The Lando House)(<i>under 1234 Matthews</i>) in accordance with By-laws 4837, 8074 and 8075 as amended
1230	MATTHEWS	LOT E BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938	
3633	SELKIRK	024-567-736 LOT F BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42938	Buildings existing prior to January 1, 1940
3689	SELKIRK	023-561-033 LOT B BLOCK 60 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP30286	Residential Building formerly known as the Cenacle Convent, formerly known as "Rosemary", including the south and west terraces and the garden pergola, in accordance with By-laws 4837 and 7614 as amended.
3690	SELKIRK	011-531-843 LOT 6 BLOCK 61 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3789	SELKIRK	011-531-975 LOT 4A BLOCK 60 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3839	SELKIRK	005-410-916 LOT A BLOCK 66 DISTRICT LOT 526 PLAN 9560	Buildings existing prior to January 1,

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 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			1940
1238	TECUMSEH	006-652-557 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR1512 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.	Buildings existing prior to January 1, 1940
1242	TECUMSEH	002-605-562 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 1512 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.	
1248	TECUMSEH	004-487-192 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 1512 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. THE COMMON PROPERTY STRATA PLAN VR1512	
1232	THE CRESCENT	011-532-513 LOT 1 BLOCK 57 DISTRICT LOT 526 PLAN 4502 (3351 Osler on VanMap)	Buildings existing prior to January 1, 1940
1296	THE CRESCENT	011-532-599 AMENDED LOT 6 (SEE 597445L) BLOCK 57 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1311	THE CRESCENT	011-533-161 LOT 4, EXCEPT PART IN PLAN 10832 BLOCK 51 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1323	THE CRESCENT	015-873-021 STRATA LOT 4 DISTRICT LOT 526 STRATA PLAN VR. 2618 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.	Buildings existing prior to January 1, 1940

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
1333	THE CRESCENT	015-873-013 STRATA LOT 3 DISTRICT LOT 526 STRATA PLAN VR. 2618 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.	
1337	THE CRESCENT	015-873-005 STRATA LOT 2 DISTRICT LOT 526 STRATA PLAN VR. 2618 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.	
1339	THE CRESCENT	015-872-998 STRATA LOT 1 DISTRICT LOT 526 STRATA PLAN VR. 2618 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. THE COMMON PROPERTY STRATA PLAN VR. 2618	
1363	THE CRESCENT	011-533-137 LOT 2 BLOCK 51 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1388 3567	THE CRESCENT HUDSON	011-532-688 LOT D (SEE N64679L) BLOCK 56 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1389	THE CRESCENT	011-533-102 LOT 1 BLOCK 51 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1398	THE CRESCENT	011-532-670 LOT 4 BLOCK 56 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3333	THE CRESCENT	027-666-191 LOT B BLOCK 50 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP38409	(i)Structure and exterior envelope of the

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			<p>improvements and exterior building materials including the Nichol House; and (ii) that portion of the grounds comprising 4,413.2 m² more or less of the property and bounded by the new west and existing south property lines as well as the property lines along The Crescent (south east) and McRae Avenue (north and north east) including, without limitation, those features on that portion of the grounds consisting of the formal gardens, and the stone wall along the street frontages including all large entries to the main entrance and driveway, the small entry and all gate posts and iron gates</p>

Appendix A-4
 First Shaughnessy Heritage Conservation Area
 List of Protected Heritage Properties

NUMBER	STREET	PID/LEGAL DESCRIPTION	PROTECTED HERITAGE PROPERTY
			in accordance with By-laws 4837 and 9768 as amended.
3338	THE CRESCENT	008-228-205 LOT 1 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3351	THE CRESCENT	011-533-226 LOT 3 BLOCK 50 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
3369	THE CRESCENT	006-792-901 LOT B BLOCK 50 DISTRICT LOT 526 PLAN 18121	Buildings existing prior to January 1, 1940
3356	THE CRESCENT	011-532-866 AMENDED LOT 11 (SEE 248004L) BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1041	WOLFE	011-531-126 LOT 12 BLOCK 63 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1055	WOLFE	011-531-070 LOT 10 BLOCK 63 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1080	WOLFE	011-532-858 LOT 9 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1088	WOLFE	006-636-721 LOT 8 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1188	WOLFE	011-532-840 LOT 4 BLOCK 54 DISTRICT LOT 526 PLAN 4502	Buildings existing prior to January 1, 1940
1250	WOLFE	008-156-603 LOT 8B BLOCK 472 DISTRICT LOT 526 PLAN 7670	Buildings existing prior to January 1, 1940

EXPLANATION

**A By-law to amend Heritage Procedure By-law No. 11350
regarding alterations or maintenance requiring a heritage alteration permit, permit
requirements for protected heritage property and heritage conservation areas,
exemptions from permit requirements, heritage alteration permit refusals,
reconsideration of development permit refusals and power of entry**

After a public hearing on February 23, 2016, Council resolved on March 8, 2016 to amend the Heritage Procedure By-law regarding the First Shaughnessy Heritage Conservation Area. Enactment of the attached By-law will implement Council's resolution.

This By-law must be adopted by at least 2/3 of the votes cast, in accordance with section 579(1) of the Vancouver Charter.

Director of Legal Services
March 8, 2016

BY-LAW NO. _____

A3F

A By-law to amend Heritage Procedure By-law No. 11350 regarding alterations or maintenance requiring a heritage alteration permit, permit requirements for protected heritage property and heritage conservation areas, exemptions from permit requirements, heritage alteration permit refusals, reconsideration of development permit refusals and power of entry

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

1. This By-law amends the indicated provisions of Heritage Procedure By-law No.11350.
2. In Subsection 2.2(e), after “598”, Council adds “(1) to (3)”.
3. Council strikes out section 3.2 and substitutes:

“3.2 For the purpose of determining whether proposed alterations or maintenance that require a heritage alteration permit would detract from the heritage character or heritage value of protected heritage property or property within a heritage conservation area, the Director of Planning may consider the following:

- a) the proposed type and quality of construction materials and finishes;
- b) the impact of a proposed interior alteration on architectural features;
- 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.”

4. In Part 4, Council:

- (a) strikes out Section 4.1 b) and substitutes:

“b) property within a heritage conservation area, if the permit application relates to a feature or characteristic identified in an ODP as contributing to the heritage character or heritage value of the area;”;

- (b) in Section 4.3, in the second line, strikes out “on designated” and substitutes “to designated”; and

(c) strikes out Section 4.5 and substitutes:

“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:
 - A) increase floor area,
 - B) affect the external appearance of the building or structure, or
 - C) affect any interior feature that has been designated pursuant to a heritage designation by-law or the Heritage Conservation Act, or that is specifically listed as protected heritage property pursuant to an ODP;
 - iii) routine building maintenance; or
 - iv) routine garden maintenance; and
- b) for protected 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:
 - A) increase floor area,
 - B) affect the external appearance of the building or structure, or
 - C) affect any interior feature that has been designated pursuant to a heritage designation by-law or the Heritage Conservation Act, or that is specifically listed as protected heritage

property pursuant to an ODP;

- iii) routine building maintenance;
- iv) routine garden maintenance; or
- v) alterations to designated heritage property that are authorized without a heritage alteration permit in accordance with a heritage designation by-law.”

5. Council strikes out Section 4.9 c) and substitutes:

“c) whether the proposed action would detract from the heritage value or heritage character of protected heritage property or property in a heritage conservation area, and, in making that determination, the Director of Planning may consider the criteria in section 3.1 of this by-law.”

6. Council strikes out Section 6.1 a) and substitutes:

“a) the refusal to issue a development permit for protected heritage property under section 5.1 of this by-law;”

7. Council strikes out Section 7.2 and substitutes:

“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, subject to the provisions of Section 584 of the Vancouver Charter, 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.”

8. Council strikes out Section 9.1 c) and substitutes:

“c) if, in the opinion of the Director of Planning, the building permit to demolish would authorize an alteration to protected heritage property;”

9. 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.

10. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2016

_____ Mayor

_____ City Clerk

EXPLANATION

**By-Law to amend the
First Shaughnessy District Schedule of
Zoning and Development By-Law No. 3575
Regarding uses, floor area exclusions and building depth**

After a public hearing on February 23, 2016, Council resolved on March 8, 2016 to amend the Zoning and Development By-law regarding First Shaughnessy District Schedule. Enactment of the attached By-law will implement Council's resolution.

This By-law must be adopted by at least 2/3 of the votes cast, in accordance with section 579(1) of the Vancouver Charter.

Director of Legal Services
March 8, 2016

First Shaughnessy District Schedule
Amendments regarding Uses,
floor area exclusions and building depth

ABF

BY-LAW NO. _____

**A By-Law to amend the
First Shaughnessy District Schedule of
Zoning and Development By-Law No. 3575
Regarding uses, floor area exclusions and building depth**

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

1. This by-law amends the indicated provisions of the First Shaughnessy District Schedule of the Zoning and Development By-law.
2. In section 3.2.A, Council:
 - (a) in the first bullet point, in (c), after “buildings”, adds “for off-street parking”; and
 - (b) strikes out the second bullet point and substitutes:

“

 - Accessory Uses customarily ancillary to any of the uses listed in this section, except that vehicle parking is not permitted in a principal building, unless:
 - (a) the parking was in existence on September 29, 2015; or
 - (b) in the case of a principal building that is protected heritage property:
 - (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and
 - (ii) the parking is below finished grade; or
 - (c) in the case of a principal building that is not protected heritage property:
 - (i) there is unnecessary hardship due to the slope or configuration of the site, or it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building,
 - (ii) the site does not have lane access, and

(iii) the parking is below finished grade.”

3. In section 3.2.1, Council adds “Church existing as of [*insert date of enactment*]” in alphabetical order.

4. Council strikes out section 4.7.4(d) and (e) and substitutes:

“(d) basements in 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 will only apply to that part of basements used for parking in principal buildings if:

(i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building,

(ii) the site has no lane access, and

(iii) the exclusion does not exceed 80.77 m²;

(e) basements or cellars in protected heritage property, except that this exclusion will only apply to that part of basements or cellars used for parking in protected heritage property if:

(i) there is unnecessary hardship due to the slope or configuration of the site, or because it would be necessary to alter or remove features that have heritage character or heritage value worthy of conservation, in order to accommodate parking in an accessory building, and

(ii) the exclusion does not exceed 80.77 m²;

5. Council strikes out section 4.16.1 and substitutes:

“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 required front yard to the required rear yard, except that where an existing building encroaches into the required front yard, the distance must be measured from the front exterior wall rather than the required front yard.”

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 _____, 2016

Mayor

City Clerk

EXPLANATION

**A By-law to amend Heritage Property Standards of Maintenance By-law No. 11351
regarding removal of references to real property and
Park Canada Standards and Guidelines,
amending the definitions and housekeeping**

After a public hearing on February 23, 2016, Council resolved on March 8, 2016 to amend the Heritage Property Standards of Maintenance By-law regarding removal of references to real property and Park Canada Standards and Guidelines and amendments. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
March 8, 2016

BY-LAW NO. _____ **125**

A By-law to amend Heritage Property
Standards of Maintenance By-law No. 11351
Regarding removal of references to real property
and Park Canada Standards and Guidelines,
amending the definitions and housekeeping

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

1. This By-law amends the indicated provisions of the Heritage Property Standards of Maintenance By-law.

2. In the Preamble, Council strikes out “real property that is within a heritage conservation area” wherever it appears and substitutes “protected heritage property and property that is within a heritage conservation area”.

3. Council strikes out Section 1.2 and substitutes:

“Application

1.2 This by-law applies to protected heritage property and property that is within a heritage conservation area.”

4. In Section 1.3, Council:

(a) strikes out the definitions of “accepted heritage conservation principles, standards and guidelines”, “heritage conservation area property” and “heritage property”; and

(b) adds the following definitions in alphabetical order:

““heritage conservation area” means an area designated as a heritage conservation area under sections 561(2)(c) (iv) and 596A of the *Vancouver Charter* by an official development plan;

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

“protected heritage property” means, for the purposes of this by-law, buildings, structures, land and features that are specifically listed as protected heritage property in a schedule included in an 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.”

5. In Section 2, Council:

- (a) strikes out the words “heritage property or heritage conservation area property” wherever they occur and substitutes “protected heritage property or property within a heritage conservation area”;
- (b) strikes out “heritage alteration permit” or “heritage alteration permits” wherever it occurs and substitutes “Heritage Alteration Permit” or “Heritage Alteration Permits” as the case may be;
- (c) strikes out Section 2.3 and substitutes:

“Repair and maintenance standards

2.3 An owner or occupier of protected heritage property or property within a heritage conservation area must carry out all repairs and maintenance in accordance with an ODP.”;

- (d) re-numbers Sections 2.4 through 2.20 as Sections 2.5 through 2.21;
- (e) after Section 2.3, adds:

“Routine maintenance

2.4 An owner or occupier of protected heritage property or property within a heritage conservation area may carry out routine garden maintenance and routine building maintenance without a Heritage Alteration Permit.”; and

- (f) strikes out re-numbered Section 2.21 and substitutes:

“Protection of vacant property

2.21 An owner or occupier of protected heritage property or property within a heritage conservation area that is left unoccupied during construction or redevelopment 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.”

6. Council strikes out Section 3.3(a) and substitutes:

“(a) protected heritage property or property within a heritage conservation area;
or”

7. 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.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2016

Mayor

City Clerk

EXPLANATION**A By-law to amend Zoning and Development Fee By-law No. 5585
to add heritage conservation area to heritage building maintenance permit fee**

After a public hearing on February 23, 2016, Council resolved on March 8, 2016 to amend the Zoning and Development Fee By-law to add the heritage building maintenance permit fee to Heritage conservation area. Enactment of the attached By-law will implement Council's resolution.

Director of Legal Services
March 8, 2016

BY-LAW NO. _____ ABF

**A By-law to amend
Zoning and Development Fee By-law No. 5585
to add heritage conservation area to heritage building maintenance permit fee**

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

1. This By-law amends the indicated provisions of By-law 5585.
2. In Section 17, Council strikes out in Schedule 1 and substitutes:
“Maintenance of Heritage Buildings
 17. For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District or in a heritage conservation area \$54.00”
3. 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.
4. This By-law is to come into force and take effect on the date of enactment.

ENACTED by Council this _____ day of _____, 2016

Mayor

City Clerk