



REFERRAL REPORT

Report Date: May 17, 2024
Contact: Templar Tsang-Trinaistich
Contact No.: 604.829.9474
RTS No.: 16350
VanRIMS No.: 08-2000-20
Meeting Date: May 28, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to the First Shaughnessy District Schedule and Heritage Conservation Area Official Development Plan (HCA ODP) to Comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Recommendation to Refer

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the amendments as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendation for Public Hearing

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to add new regulations to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling and infill options in accordance with new requirements of the *Vancouver Charter* resulting from Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, as well as related amendments for procedural alignment and amendments to Schedule F to establish density bonus rates as outlined in this report and generally as presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Zoning and Development By-law generally in accordance with Appendix A.

- B. THAT Council approve, in principle, an application to amend the Heritage Conservation Area Official Development Plan (HCA ODP) generally as presented in Appendix B and including the following changes:
- (i) amendments to the First Shaughnessy Heritage Conservation Area General Guidelines (Schedule A of the HCA ODP) and First Shaughnessy Heritage Conservation Area Design Guidelines (Appendix A3 of the HCA ODP) to better comply with Bill 44; and
 - (ii) amendments to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel (Annex A3-1 of the HCA ODP) to align with provincial small-scale multi-unit housing (SSMUH) policy manual recommendations, and other minor amendments for procedural alignment;
- FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment amendments to the Heritage Conservation Area Official Development Plan, generally in accordance with Appendix B.
- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Report Summary

The provincial government enacted three pieces of legislation in November 2023:

- Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023
- Bill 46: Housing Statutes (Development Financing) Amendment Act, 2023
- Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023

This report is a response to aspects of Bill 44. Under Bill 44, by June 30, 2024, local governments are required to make zoning changes in “restricted zones” to enable a prescribed minimum number of dwelling units by June 30, 2024. “Restricted zones” are defined in section 565.03(1) of the *Vancouver Charter* and include districts or zones where residential uses are limited to single detached houses and/or duplexes (including any secondary suites, infill single detached houses, infill duplexes, and laneway houses) as of the date of Royal Assent for Bill 44 (December 7, 2023). Staff reviewed all zoning districts in Vancouver and evaluated them against the provincial legislation and guidance to determine which are restricted and require zoning changes. Five zoning districts have been assessed as restricted: First Shaughnessy District (FSD), RT-7 District, RT-9 District, and two CD-1 by-laws.

A summary of the restricted zone analysis is included in Appendix E.

This report outlines amendments to the First Shaughnessy District Schedule (FSD) and the Heritage Conservation Area Official Development Plan (HCA ODP) to enable small-scale multi-unit housing (SSMUH) to comply with Provincial legislation. To meet the SSMUH requirements, Recommendation A seeks to amend FSD to enable multiple conversion dwelling and infill on all sites and to add multiple dwelling as an option for sites without protected heritage property. Recommendation B covers amendments to the HCA ODP to align with the proposed zoning changes in FSD.

Section 566(1.3) of the *Vancouver Charter* now prohibits Council from holding a public hearing if zoning amendments are for the “sole” purpose of complying with the SSMUH legislation. Recommendations A and B include the following proposed amendments that go beyond the minimum requirements of the legislation and are therefore the subject of this public hearing. The changes which staff are recommending that go beyond the SSMUH legislation include:

- allowing up to 6 dwelling units across all sites in FSD;
- introducing a density bonusing structure similar to the R1-1 District Schedule (existing small-scale multi-unit housing district); and
- modernizing the format of the district schedule to align with the new structure of the Zoning and Development By-law introduced in 2022.
- includes proposed amendments to the HCA ODP to repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel to align with Provincial and Council directions to streamline permit review and processing as well as other amendments for procedural alignment.

In summary, because the above additional proposed amendments are not solely limited to complying with the SSMUH legislation, a Public Hearing is required.

A separate report (RTS #16349) addresses the amendments for the other restricted zones: the RT-7 and RT-9 Districts and two CD-1 by-laws.

Council Authority/Previous Decisions

- Zoning and Development By-law
- [Heritage Conservation Area Official Development Plan and District Schedule for First Shaughnessy](#) (2015)
- [Vancouver Plan](#) (2022)
- [3-3-3-1 Permit Approval Framework](#) (June 2023)
- [Adding Missing Middle Housing and Simplifying Regulations](#) (September 2023)
- [Response to New Provincial Legislation: Bills 44, 46 and 47](#) (April 2024)

City Manager's Comments

The City Manager concurs with the foregoing recommendations. The changes are primarily required to comply with Provincial legislation intended to increase housing supply in low density neighbourhoods.

REPORT

Background/Context

First Shaughnessy - In May 2015, Council replaced the First Shaughnessy Official Development Plan with the HCA ODP to address challenges around the retention of heritage homes. The HCA ODP recognizes the history and strategic location of First Shaughnessy, its distinctive pattern of planned development, and lush, mature landscaping as key components that justify the designation of First Shaughnessy as a heritage conservation area. The HCA ODP also lists over 300 properties (pre-1940 homes) as “protected heritage property”. This status provides a level of continuing protection through various *Vancouver Charter* provisions that is not available to character houses elsewhere in the city. At the same time, the FSD zoning regulations were updated to balance opportunities for pre- and post-1940 houses, with additional flexibility for protected heritage property, and to ensure that new buildings were compatible with the area's heritage character.

Vancouver Plan - The Vancouver Plan, approved by Council in 2022, is a land use strategy to guide long-term growth of the city over the next 30 years. The Vancouver Plan includes recommendations on different neighbourhood types across the city. The Vancouver Plan proposes multiplex as the new baseline to be included in all neighbourhoods. Denser housing options such as townhouses and apartments will be enabled in Villages, Neighbourhood Centres and Transit Oriented Areas. Significant new housing opportunities are already enabled through the Broadway Plan (Municipal Town Centre) and more will be possible through the Rupert and Renfrew Station Area Plan now underway and the upcoming Transit Oriented Area Rezoning Policy (Bill 47). This focused approach to growth takes advantage of frequent transit and avoids the cost of upgrading utilities in all areas of the city. The work plan and timelines to advance more housing opportunities through Vancouver Plan implementation will be reported to Council in June 2024.

Recent Low Density Zoning Changes and Provincial Legislative Requirements - In fall 2023, Council approved the replacement of all existing RS districts (formerly associated with “single family” zoning) with the new R1-1 Residential Inclusive district, which allows small-scale multi-unit housing (multiple dwelling containing 3 to 8 units). FSD was not replaced by the R1-1 district because it is distinct from the RS districts, the site context is significantly different from other low-density areas, and it is subject to the HCA ODP. The R1-1 zoning change was approved prior to Bill 44 and allows residential uses beyond single detached houses and duplexes. Therefore, the R1-1 district is not considered a restricted zone and is not subject to the SSMUH requirements.

Strategic Analysis

This section provides a summary of the provincial requirements and policy manual and outlines how staff have considered both in drafting of the proposed amendments. This section also provides the rationale for changes beyond the SSMUH requirements as well as a brief description of key components that need to be retained.

Provincial Requirements for Small-Scale Multi-Unit Housing

Districts or zones where residential uses are limited to single detached houses and/or duplexes¹ are considered “restricted zones” under Bill 44 and are required to enable a minimum of:

- 3 dwelling units on parcels with a site area less than or equal to 280 m²;
- 4 dwelling units on parcels with a site area more than 280 m²; and
- 6 dwelling units on parcels with a site area more than 280 m² and within 400 m of a bus stop with frequent service².

The legislation and regulations provide for some exemptions and restrictions. Land that is hazardous, agricultural, protected under the Heritage Conservation Act or a heritage designation by-law on December 7, 2023, not connected to sewer or water services, or greater than 4,050 m² in area is exempt from the SSMUH requirements. Sites within Transit-Oriented Areas (TOAs) may also be exempted from these requirements. Properties that are subject to a heritage revitalization agreement (HRA) that was in place prior to Bill 44 are still subject to the limits imposed by those agreements through a transitional provision in section 627 of the *Vancouver Charter*.

Furthermore, following December 7, 2023, municipalities cannot use zoning, heritage alteration permits, or designation of heritage conservation areas to unreasonably prohibit or restrict the use or density required to enable SSMUH. Council must also not establish conditional density rules for the purpose of achieving the minimum number of dwelling units required to be permitted under legislation, though the legislation does allow for density bonusing in certain circumstances.

The legislation is supported by a Provincial policy manual that local governments must consider when bringing forward amendments to zoning by-laws to enable SSMUH. The manual provides an overview of the legislation, advice on zoning changes, and other considerations for implementing SSMUH requirements. It also contains four sets of site standards designed to address different site contexts found in BC municipalities. Although local governments are obligated to consider the manual, local governments are not required to strictly follow its recommendations because the Province recognizes that there is significant diversity amongst municipalities in terms of legal structure, size, geography, and historical and current land use patterns.

¹ Including any secondary suites, infill single detached houses, and infill duplexes) on the date Bill 44 received royal assent (December 7, 2023)

² Frequent transit service is served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of: (a) 7 am and 7 pm, Monday to Friday, and (b) 10 am and 6 pm on Saturdays and Sundays

Required Regulatory Changes for First Shaughnessy

The regulations in FSD currently limit residential development to single detached houses (with or without a secondary suite) for sites without protected heritage property and options to develop more than two dwelling units and up to 8 dwelling units on a site (through multiple conversion dwelling, infill, and coach house) are limited to protected heritage properties as identified in the HCA ODP³.

All lots in FSD are greater than 280 m², and as shown in Figure 1, 94% of lots in FSD are within 400 m of a bus stop with frequent service. FSD is therefore required to enable 4 to 6 dwelling units as per the SSMUH requirements. As noted earlier in this report, exemptions from SSMUH are limited; the only exemptions that could be applied in FSD are for sites over 4,050 m² in site area (12 lots), sites within TOAs (40 lots), and sites subject to an HRA in place prior to Bill 44 (7 lots).

All other sites are not eligible for exemption from SSMUH requirements for several reasons:

- the HCA ODP (including its list of protected heritage properties) was adopted under section 596A of the *Vancouver Charter*, which is not a type of heritage designation exempt from SSMUH;
- land protected under the section 12.1 (2) of Heritage Conservation Act is exempt, but neither the HCA ODP nor any land in First Shaughnessy is currently protected under that Act; and
- land designated via heritage designation by-laws under section 593 of the *Vancouver Charter* are exempt, but there are no cases where land is designated in First Shaughnessy – only buildings and structures are designated.

To comply with SSMUH requirements, the proposed zoning changes will enable at least 4 dwelling units on all sites for FSD, except those 7 sites already designated under heritage designation by-laws with HRAs, by:

- adding multiple dwelling as a new use for sites without protected heritage property;
- allowing multiple conversion dwelling and infill on all sites;
- revising limits on dwelling unit density;
- replace coach house and its associated regulations with infill to remove a barrier to providing the prescribed number of dwelling units;
- revising the HCA ODP (including the General Guidelines and Design Guidelines) to be compatible with SSMUH options; and
- 6 dwelling units will also be permitted on parcels with a site area greater than 280 m² and within 400 m of a bus stop with frequent service.

³ Developments containing 2 or more dwelling units on a site currently require minimum site sizes ranging from 1,394 m² to 4,645 m².

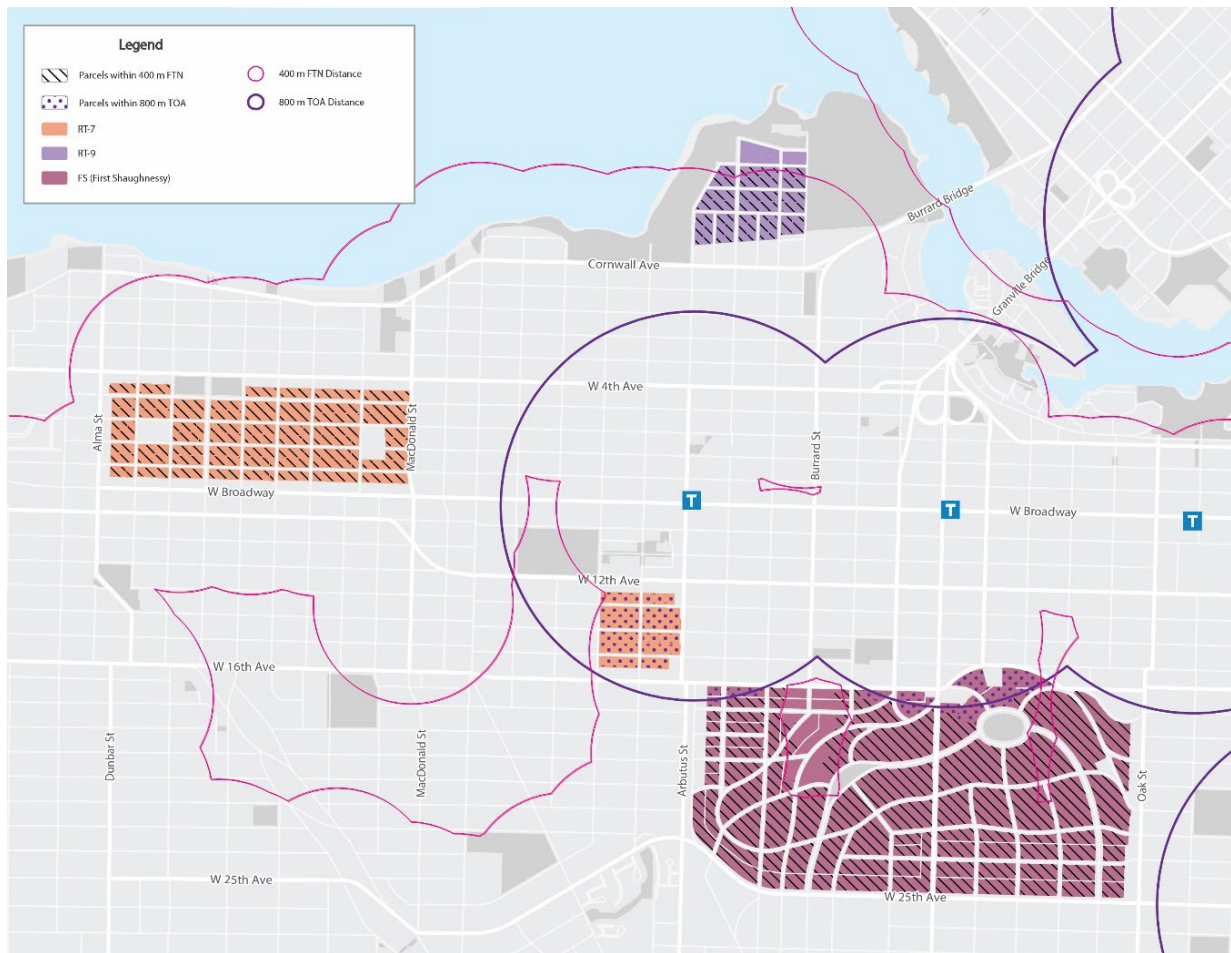


Figure 1: Map showing RT and First Shaughnessy districts within Transit-Oriented Areas and Frequent Transit Network

New multiple dwellings on protected heritage properties are not proposed as an option for several reasons. As noted above, protected heritage properties under the HCA ODP will have the option to develop SSMUH through retention of existing buildings and construction of new infill buildings. The proposed approach would allow the use and densities required by SSMUH while remaining consistent with the conservation goals of the HCA ODP. Furthermore, this is consistent with section 559.01 of the *Vancouver Charter*, which stipulates that zoning, heritage alteration permits, and designation of HCAs cannot be used to unreasonably prohibit or restrict the use or density required to be permitted for SSMUH.

Exemptions from SSMUH requirements will not be applied to sites over 4,050 m² and TOA sites (see next section). No amendments to the Parking By-law are proposed concurrently with the zoning changes. Parking By-law amendments are expected to be brought forward to Council on June 26, 2024 (RTS #16332) to comply with Bill 44 (SSMUH) and Bill 47 (Transit-Oriented Areas) requirements.

Appendix C provides a full summary of all the amendments proposed in this report.

Additional Amendments

The amendments outlined in this section are subject to Public Hearing because they extend beyond the “sole” purpose of the SSMUH legislation and are in addition to the basic dwelling unit requirements under the Provincial legislation. These amendments are aligned with recommendations from the policy manual and Council priorities such as the 3-3-3-1 permitting framework and the Permitting Improvement Program.

1. *Repeal Terms of Reference for the First Shaughnessy Advisory Design Panel*

The provincial policy manual recommends that SSMUH projects in Development Permit Areas (DPAs) not be subject to review by advisory design panels or planning commissions. Although DPAs do not exist in Vancouver, they are similar in nature to how the City administers conditional approvals through zoning and guidelines. As such, the same principle from the policy manual could be applicable. This amendment also supports permit process improvements by removing the review of development permit applications by the advisory panel.

2. *Apply 6 dwelling units across all sites, including sites over 4,050 m² and TOA sites*

This amendment is proposed for permit processing efficiency and to keep baseline options the same across sites in FSD. As shown in Figure 1, FSD includes a mix of areas required to enable 4 or 6 dwelling units depending on whether it is 400 m from a frequent bus stop. Strict implementation of those requirements and the SSMUH exemptions for sites over 4,050 m² and TOA sites can make it difficult for staff and applicants to determine what could be built on a site, so staff recommend enabling 6 dwelling units on all sites except those 7 sites under HRAs. These changes would not preclude further opportunities through rezoning on lands subject to TOA legislation; staff will be bringing forward a report to comply with Bill 47 including a rezoning policy for sites within TOAs.

3. *Enable a density bonus structure similar to R1-1*

The provincial guidance prevents the use of density bonusing on the floor area required to achieve the minimum number of dwelling units (i.e. up to 6 units). The provincial guidance allows density bonusing on dwelling units or floor area that exceed the SSMUH requirements and municipalities can specify affordable housing requirements on one of the minimum required dwelling units. The City included density bonus provisions in the R1-1 multiplex regulations. Staff are proposing to apply a similar approach here to help fund the needs of growth and limit land value escalation. The density bonus approach would apply to floor area that is beyond what is required to provide 6 dwelling units on sites without protected heritage property, thus enabling larger units.

A base density (0.25 FSR + 139 m²) is included, aligning with the current density provided for sites without protected heritage property in First Shaughnessy, which ensures that the required number of dwelling units can be achieved without the additional floor area available through the density bonus. For sites without protected heritage property, applicants can access additional density through the density bonus up to 0.5 FSR for new multiple dwelling development, and up to 0.45 FSR for multiple conversion dwellings and infill. Protected heritage properties are already permitted up to 0.45 FSR under current regulations and no density bonus is proposed for those properties.

Consistent with R1-1, accessing the density bonus will require a pre-set cash contribution based on floor area to support the delivery of public amenities and affordable housing. In lieu of the cash density bonus, an applicant can provide all units as purpose-built rental in perpetuity. The regulations also include a placeholder option of providing one below-market home ownership unit, however as with R1-1, that option will not be available until and unless the City finalizes a partnering agreement with BC Housing.

4. *Remove clause requiring consideration of submissions from advisory groups, property owners and tenants*

This amendment is proposed for permit process improvement. This clause was removed when consolidating the former RS districts into the R1-1 to facilitate more simple approvals and streamline administration.

5. *Modernize the structure of the district schedule*

This amendment is proposed for alignment with other district schedules. In 2022, the Zoning and Development By-law was updated with improved document navigation, enhanced document accessibility features, and clearer rules with diagrams and tables. The scope of work did not include comprehensive districts like FSD. Modernizing the format of FSD would bring it into alignment with the rest of the Zoning and Development By-law.

Appendix C provides a full summary of all the amendments proposed in this report.

Key Components to be Retained

Although the focus of this report is on changes required for SSMUH, there are several components that will remain in place:

- heritage alteration permits will continue to be required for all development;
- all developments will continue to be reviewed against the First Shaughnessy Heritage Conservation Area Design Guidelines
- the Protection of Trees By-law and the First Shaughnessy Heritage Conservation Area Design Guidelines will continue to be used to protect trees and landscaping in First Shaughnessy;
- processes regarding demolition of protected heritage property and removal of protected heritage property from the list in the HCA ODP will remain unchanged; and
- stormwater management requirements will remain unchanged and will continue to apply to new developments in this area, including SSMUH applications.

The components above will not be used to unreasonably prohibit or restrict the use or density required to be permitted for SSMUH consistent with section 559.01 of the *Vancouver Charter*.

Next Steps in First Shaughnessy

The primary objective of this report is to bring First Shaughnessy into compliance with Bill 44 requirements for SSMUH. In June 2024, two reports will be brought forward regarding TOAs and parking requirements, to comply with Bill 47, both of which have implications for First Shaughnessy as noted above. Bill 18 (2024 *Vancouver Charter* Amendment Act), which received Royal Assent on April 25, 2024, requires the eventual repeal of the HCA ODP as part of a provincial requirement to adopt a single city-wide ODP by 2030 that will incorporate elements of existing ODPs. Additional information on the Vancouver Plan ODP will be presented to Council in June 2024.

Financial Implications

Staff recommend that the pre-set R1-1 density bonus contributions, which are intended to mitigate potential land value impacts, discourage speculative market activity and help fund public amenities and affordable housing, be applied to RT-7, RT-9 and FSD. Based on Coriolis Consulting Corp's detailed financial feasibility testing, the proposed density bonus rates (as shown in Table 1) are consistent with R1-1 and are designed to limit land speculation without compromising development viability.

Table 1. Proposed Fixed-Rate Density Bonus Contribution for FSD Multiplex (Not Applicable to Below-Market Homeownership, Secured Rental, and Protected Heritage Options)

Development	Bonus Density Rate
New multiplex (Applicable to floor area between 0.25 FSR + 139m ² and 0.5 FSR)	\$1,506.95 per m ² (\$140 per ft ²)
Conversions (Applicable to floor area between 0.25 FSR + 139m ² and 0.45 FSR)	

A table summarizing the proposed development contributions and/or housing requirements are included in Appendix D.

Density bonus contributions will help fund growth needs associated with population increase in low density areas, including public amenity and affordable housing projects across the city.

Take-up and Staffing

The R1-1 zoning approved in fall 2023 that added multiplex and simplified regulations across most low-density areas is already producing a shift in the types and volume of permits processed. Staffing allocation in Development, Buildings and Licensing (DBL) has been shifting to provide more resourcing to respond to the significant take up of multiplex projects.

FSD comprises only 604 total lots and the take-up of the new opportunity is anticipated to be low and should not have a major impact on permitting. Different eligibility requirements and unit allowances compared with R1-1 zoning will require updated training for Development, Building and Licenses (DBL) and Engineering (ENG) staff.

Staff will continue to monitor overall work volume, shifts in permit loads on staff review teams and density bonus fee processing, as well as examine training needs and respond as needed.

Legal Implications

The proposed by-laws are authorized by the *Vancouver Charter*, including Part XXVII – Planning and Development.

The City is required to make the SSMUH changes outlined in this report no later than June 30, 2024 to comply with provincial legislation.

The *Vancouver Charter* prohibits a public hearing for zoning amendments that are for the “sole” purposes of SSMUH. However, the amendments proposed in this report extend beyond this limit. The proposed amendments also involve ODP amendments and density bonus amendments – which are not required by SSMUH. As a result of the scope of the proposed changes, a public hearing is required.

Conclusion

The proposed changes to FSD and the HCA ODP are required to comply with the Provincial legislation to modify restricted zones and enable more housing.

The General Manager of Planning, Urban Design and Sustainability recommends that the amendments to the Zoning and Development By-law and the HCA ODP be referred to Public Hearing to introduce new options into FSD, comply with Provincial legislation requirements and simplify the regulations.

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Appendices

- Appendix A: Amendments to the Zoning & Development By-law
- Appendix B: Amendments to the Heritage Conservation Area Official Development Plan
- Appendix C: Summary of By-law Amendments
- Appendix D: Development Contribution Summary
- Appendix E: Restricted Zone Analysis
- Appendix F: Summary of SSMUH requirements vs R1-1

Appendix A
DRAFT By-law to amend Zoning and Development By-law No. 3575 regarding amendments to the First Shaughnessy District Schedule to comply with Bill 44 – Provincial Small-Scale Multi-Unit Housing (SSMUH) Legislation

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions and schedules of the Zoning and Development By-law.
2. Council strikes out the First Shaughnessy District Schedule in its entirety and substitutes the First Shaughnessy District Schedule attached to this by-law as Schedule A.
3. In Schedule F, Council adds the following line to the chart, below the line for FC-2 (False Creek Flats):

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FSD	\$1,506.95 per m ²
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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 June 30, 2024, except that sections 2 and 3 do not come into force or take effect and the Zoning and Development By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications for coach house accepted on or before [enactment date].

ENACTED by Council this day of , 2024

Mayor

City Clerk

Schedule A

First Shaughnessy District (FSD)

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to protect the distinct estate character of First Shaughnessy by conserving protected heritage property while allowing increased dwelling unit density with multiple conversion dwellings, infill, and secondary suites. Multiple dwelling is only permitted on sites without protected heritage property. Renovations and additions should be compatible with, subordinate to, and distinguishable from existing buildings. For all developments, emphasis is on sensitive site planning, compatible building scale, flexible and varied outcomes of built form and high quality design, materials and construction.

For the purposes of this schedule:

“below-market homeownership unit” means a dwelling unit with:

- (a) at least 2 bedrooms; and
- (b) a floor area of not less than 90 m²,

that is subject to a registered agreement with the BC Housing Management Commission with terms that ensure the dwelling unit will be sold at an initial price of a minimum of 50% below fair market value to purchasers that meet income and other eligibility criteria as specified by the BC Housing Management Commission in consultation with the Director of Planning, and that is in compliance with a partnering agreement between the City and the BC Housing Management Commission;

“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 Heritage Conservation Area Design Guidelines](#); and

“footprint” means the projected area of the extreme outer limits of the principal building measured at the basement level, excluding:

- (a) entries, porches and verandahs; 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, and
 - (iii) a depth that is the lesser of 6.0 m and 35% of the building depth.

Without limitation, applicable Council policies and guidelines for consideration include the [First Shaughnessy Heritage Conservation Area Design Guidelines](#) in the Heritage Conservation Area Official Development Plan.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the First Shaughnessy district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Multiple dwelling on a site without protected heritage property	3.1
	Multiple conversion dwelling	3.2
	Infill	3.2
	Other uses permitted in section 2.1 of this schedule	3.3

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

FSD

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Infill	Conditional	2.2.1
Multiple Conversion Dwelling	Conditional	2.2.1
Multiple Dwelling, on a site without protected heritage property	Conditional	2.2.2, 2.2.3
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Conditional	
Single Detached House with Secondary Suite	Conditional	
Institutional Uses		
Child Day Care Facility	Conditional	
Church, existing as of March 8, 2016	Conditional	
Community Care Facility	Conditional	
Group Residence	Conditional	
Public Authority Use, essential in this district	Conditional	
Office Uses		
Office	Conditional	2.2.4
Retail Uses		
Farmers' Market	Conditional	
Service Uses		
Bed and Breakfast Accommodation	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.5
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.6
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

- 2.2.1 For infill and multiple conversion dwelling the total number of dwelling units on a site must not exceed 6 dwelling units, except that:
- (a) on a site with protected heritage property:
 - (i) with a minimum site area of 4,645 m² or more, the total number of dwelling units permitted is increased to 8 dwelling units, or
 - (ii) with a minimum site area of less than 4,645 m², the Director of Planning may increase the total number of dwelling units permitted to 7 dwelling units if the Director of Planning considers:
 - (A) all applicable Council policies and guidelines,
 - (B) the impact of any additional on-site parking on mature trees, existing gardens and landscape design, and
 - (C) the impact of the additional unit on the protected heritage property;
 - (b) on a site without protected heritage property, the total number of dwelling units permitted is increased to 8 dwelling units where all of the dwelling units are non-stratified and secured as residential rental tenure.
- 2.2.2 For multiple dwelling, the total number of dwelling units on a site must not exceed 6 dwelling units, except that the total number of dwelling units permitted is increased to 8 dwelling units where all of the dwelling units are non-stratified and secured as residential rental tenure.
- 2.2.3 For multiple dwelling, the Director of Planning may permit more than 1 principal building on a site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.4 Office is only permitted if it is a consulate on a site that abuts West 16th Avenue, King Edward Avenue or Granville Street.
- 2.2.5 Accessory building customarily ancillary to any use listed in section 2.1 of this schedule may only be permitted if:
- (a) no accessory building exceeds a building height of 4.5 m, measured to:
 - (i) the highest point of a flat roof, or
 - (ii) to the mean height level between the eaves and the ridge of a gable or hip roof,provided that no portion of an accessory building exceeds 6.1 m in building height;
 - (b) all accessory buildings are located:
 - (i) at least 3.0 m from a flanking street, and
 - (ii) at least 1.5 m from an interior property line;

FSD

- (c) the floor area of all accessory buildings for off-street parking on the site does not exceed 81 m²; and
- (d) an accessory building on a corner site which has located at its rear, a site that fronts the street flanking the corner site, has a setback of at least 7.3 m from the flanking street.

2.2.6 For all uses except for multiple dwelling, vehicle parking in a principal building is only be permitted if:

- (a) the parking was in existence on September 29, 2015; or
- (b) 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.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Multiple dwelling on a site without protected heritage property

Multiple dwelling on a site without protected heritage property is subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.25 plus 139 m² to a maximum permitted floor area of 911 m².

3.1.1.2 Despite section 3.1.1.1 above, the Director of Planning may increase:

- (a) the permitted floor space ratio to a maximum of 0.50 for multiple dwelling containing no less than 4 and no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site;
- (b) the permitted floor space ratio to a maximum of 0.50 for multiple dwelling containing no less than 4 and no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes the terms and conditions related to a below-market homeownership program has been entered into and is in effect; or
- (c) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.50 for multiple dwelling containing no less than 4 and no more than 6 dwelling units,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.3 Despite section 3.1.1.2(c) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

Regulations	FSD
3.1.2.1 Maximum building height for:	
(a) rear buildings	8.5 m and 2 storeys
(b) all other buildings	11.5 m and 3 storeys
3.1.2.2 Minimum front yard depth	8.5 m

FSD

Regulations	FSD
3.1.2.3 Minimum side yard width	4.5 m
3.1.2.4 Minimum rear yard depth for:	
(a) buildings in a courtyard configuration	4.5 m
(b) all other buildings	12.1 m
3.1.2.5 Maximum site coverage	35% of the site area
3.1.2.6 Maximum building depth	19.8 m
3.1.2.7 Maximum building width	17.4 m
3.1.2.8 Minimum separation between:	
(a) buildings located on a site frontage	2.4 m
(b) rear buildings	2.4 m
(c) buildings located on a site frontage and rear buildings	6.1 m

Building Separation

- 3.1.2.9 Minimum separation between buildings must be measured from the closest portion of the exterior walls of any other building on the site.

Discretion to Vary Other Regulations

- 3.1.2.10 The Director of Planning may vary any of the regulations in this section [3.1.2](#) if the Director of Planning considers the height, bulk, location and overall design of the building or buildings and the impact on the site, surrounding buildings, neighbouring sites, streets and views and all applicable Council policies and guidelines.

3.2 Multiple conversion dwelling and infill

Multiple conversion dwelling and infill are subject to the following regulations.

3.2.1 Density and Floor Area

- 3.2.1.1 On a site with protected heritage property that is conserved, the maximum floor space ratio is 0.45.
- 3.2.1.2 On a site without protected heritage property, the maximum floor space ratio is 0.25 plus 139 m², to a maximum permitted floor area of 911 m².
- 3.2.1.3 Despite section 3.2.1.2 above, the Director of Planning may increase:
- (a) the permitted floor space ratio to a maximum of 0.45 for a site containing no less than 4 and no more than 8 dwelling units where all of the dwelling units are secured as residential rental tenure, except that 1 dwelling unit may be occupied by a registered owner of the site;
 - (b) the permitted floor space ratio to a maximum of 0.45 for a site containing no less than 4 and no more than 6 dwelling units where at least 1 dwelling unit is developed as a below-market homeownership unit, if a partnering agreement between the City and the BC Housing Management Commission that establishes the terms and conditions related to a below-market homeownership program has been entered into and is in effect; or
 - (c) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City for a site containing no less than 4 and no more than 6 dwelling units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

- 3.2.1.4 Despite sections 3.2.1.1, 3.2.1.2 and 3.2.1.3 above, the maximum floor space ratio for infill is 0.30 of the infill site area as determined by the following calculation:
- (a) 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
 - (b) 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:

$$\text{site area for infill floor space ratio calculation} = \text{total site area} - \frac{x}{0.45}$$

- 3.2.1.5 Despite section 3.2.1.4 above, the maximum floor area for infill must not exceed 279 m², or 50% of the gross floor area of the basement, first and second storey of the principal building, whichever is less.

FSD

- 3.2.1.6 Despite section 3.2.1.3(c) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.2 Building Form and Placement

Regulations	FSD
3.2.2.1 Maximum building height for:	
(a) infill	7.6 m and 2 storeys
(b) principal buildings	10.7 m and 3 storeys
3.2.2.2 Minimum front yard depth	25% of the depth of the site
3.2.2.3 Minimum side yard width for a site with a frontage:	
(a) 22.9 m or greater	20% of the site width
(b) less than 22.9 m	15% of the site width
3.2.2.4 Minimum rear yard depth for:	
(a) infill	4.5 m
(b) all other buildings	12.1 m
3.2.2.5 Maximum site coverage	35% of the site area
3.2.2.6 Maximum building depth	40% of the site depth

Building Height

- 3.2.2.7 The Director of Planning may increase the maximum building height of a principal building to a height not exceeding 13.7 m, if the Director of Planning considers the impact of the additional height on neighbouring sites with respect to massing, shadowing and overlook, and all applicable Council policies and guidelines, and:
- (a) the roof has no flat portions;
 - (b) the roof has a minimum slope of 8:12; and
 - (c) the roof is a gable or hip roof.

Front Yard

- 3.2.2.8 Despite the minimum front yard depth in section 3.2.2.2 above and section 10.8 of this by-law, basement floor area underneath entries, porches and verandahs may project into the front yard to a maximum of 1.8 m measured horizontally.

Side Yard

- 3.2.2.9 The Director of Planning may decrease the minimum side yard width for an existing accessory building that is converted to residential use.
- 3.2.2.10 Despite section 3.2.2.3 above, the Director of Planning may increase the minimum side yard width if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

Rear Yard

- 3.2.2.11 The Director of Planning may decrease the minimum rear yard depth for an existing accessory building that is converted to residential use.
- 3.2.2.12 Despite section 3.2.2.4 above, the Director of Planning may increase the minimum rear yard depth if, in the opinion of the Director of Planning, it is necessary to protect the privacy or liveability of a neighbouring site or building.

Building Depth

- 3.2.2.13 The Director of Planning may increase the maximum building depth to a maximum of 60% of the site depth if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and the impact on the site, surrounding buildings, neighbouring sites, streets and views;
 - (b) the amount of open space;
 - (c) the preservation of the heritage character and heritage value of the area; and
 - (d) all applicable Council policies and guidelines .

3.3 Other Uses

Uses not regulated by sections 3.1 and 3.2 of this schedule are subject to the following regulations.

3.3.1 Density and Floor Area

- 3.3.1.1 The maximum floor space ratio is 0.45 for protected heritage property that is conserved.
- 3.3.1.2 For all other developments, the maximum floor space ratio is 0.25 plus 139 m², provided this maximum does not exceed a total floor area of 911 m².

3.3.2 Building Form and Placement

Regulations	FSD
3.3.2.1 Maximum building height:	10.7 m and 3 storeys
3.3.2.2 Minimum floor elevation for the first storey	1.4 m above finished grade
3.3.2.3 Minimum front yard depth	25% of the depth of the site
3.3.2.4 Minimum side yard width for a site with a frontage:	
(a) 22.9 m or greater	20% of the site width
(b) less than 22.9 m	15% of the site width
3.3.2.5 Minimum rear yard depth	12.1 m
3.3.2.6 Maximum site coverage	35% of the site area
3.3.2.7 Maximum building depth	40% of the site depth
3.3.2.8 Maximum building footprint	Permitted floor area ÷ 2.5, up to a maximum of 557 m ²

Building Height

- 3.3.2.9 Despite the maximum building height in section 3.3.2.1 above, the third storey must be a partial storey not exceeding 50% of the storey immediately below.
- 3.3.2.10 The Director of Planning may increase the maximum building height of a principal building to a height not exceeding 13.7 m, if the Director of Planning considers the impact of the additional height on neighbouring sites with respect to massing, shadowing and overlook, and all applicable Council policies and guidelines, and:
- (a) the roof has no flat portions;

FSD

- (b) the roof has a minimum slope of 8:12; and
- (c) the roof is a gable or hip roof.

Floor Elevation

- 3.3.2.11 The Director of Planning may reduce the minimum floor elevation if the Director of Planning considers the site context and all applicable Council policies and guidelines.

Front Yard

- 3.3.2.12 Despite the minimum front yard depth in section 3.3.2.3 above and section 10.8 of this by-law, basement floor area underneath entries, porches and verandahs may project into the front yard to a maximum of 1.8 m measured horizontally.

Building Depth

- 3.3.2.13 The Director of Planning may increase the maximum building depth to a maximum of 60% of the site depth if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and the impact on the site, surrounding buildings, neighbouring sites, streets and views;
 - (b) the amount of open space;
 - (c) the preservation of the heritage character and heritage value of the area; and
 - (d) all applicable Council policies and guidelines .

Building Footprint

- 3.3.2.14 The Director of Planning may increase the maximum building footprint by an amount not exceeding 20% of the building footprint requirements in section 3.3.2.8 above if the Director of Planning considers:
- (a) the height, bulk, location and overall design of the building or buildings and the impact on the site, surrounding buildings, neighbouring sites, streets and views;
 - (b) the amount of open space;
 - (c) the preservation of the heritage character and heritage value of the area; and
 - (d) all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing and Amenity Share Cost Schedule](#) of this by-law for the FSD zoning district.

4.2 Computation of Floor Area

4.2.1 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, 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 the foregoing, measured by their gross 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.

4.2.2 Computation of floor area must exclude:

- (a) balconies, decks, and other appurtenances that in the opinion of the Director of Planning, area 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 that are located:
 - (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (c) where floors or portions of floors are located in an accessory building, infill building, or a principal building, and are used for off-street parking or loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) for all uses except for multiple dwelling, basements in principal buildings where the basement does not extend beyond the outermost walls of the first storey, including entries, porches and verandahs, except that this exclusion will only apply to that part of basements used for parking in principal buildings if:

FSD

- (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 81 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 81 m²;
 - (f) entries, porches, verandahs, and covered porches above the first storey if:
 - (i) they are open or protected by guards that do not exceed the required minimum height, and
 - (ii) the total area being excluded does not exceed 20% of the floor area being provided;
 - (g) unconditioned floor areas with a ceiling height or height to the underside of the joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(f) above, to which there is no access from the interior of the building; and
 - (h) for multiple dwelling, multiple conversion dwelling containing 3 or more dwelling units, or infill, floors or portions thereof that are used for heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing, up to a maximum of 3.7 m² per dwelling unit.
- 4.2.3 The Director of Planning may vary the requirements in section 4.2.1(c) above 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 provided that the total excluded area does not exceed 37 m².

4.3 Measurements

- 4.3.1 Building depth is measured in a straight line parallel to the 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.
- 4.3.2 Projections into the front and rear yards that are permitted under section 3.3.2.12 of this schedule and section 10.8 of this by-law must not be included in the calculation of building depth.

4.4 Storm Water and Impermeability

4.4.1 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 single detached house or infill duplex.

4.4.2 The Director of Planning must not issue a permit referred to in section 4.4.1 above, 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.

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5 RELAXATIONS

- 5.1 The Director of Planning may relax the front, side, and rear yard regulations prescribed in this schedule 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 considers:
- (a) all applicable Council policies and guidelines;
 - (b) 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;
 - (c) the amount of open space;
 - (d) the preservation of the heritage character and heritage value of the area; and
 - (e) 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 any regulation in this schedule, except 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 the intent of this schedule and all applicable Council policies and guidelines.

Appendix B

DRAFT By-law to amend the Heritage Conservation Area Official Development Plan By-Law regarding small-scale multi-unit housing and other miscellaneous amendments

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends Schedule 1 of the Heritage Conservation Area Official Development Plan By-law No. 11349.
2. In Schedule A of Schedule 1, Council:
 - (a) in section 1.4.2(a), strikes out “single-family”;
 - (b) strikes out section 1.4.3;
 - (c) renumbers section 1.4.4 as section 1.4.3;
 - (d) strikes out section 1.4.5;
 - (e) strikes out Appendix A3 and substitutes a new Appendix A3 as attached to this by-law as Schedule A; and
 - (f) strikes out Appendix A3-1 in its entirety.
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 June 30, 2024, except that section 2 does not come into force or take effect and Schedule 1 of the Heritage Conservation Area Official Development Plan By-law existing on [day before enactment date] remains in force and effect with regard to any complete development permit applications for coach house accepted on or before [enactment date].

ENACTED by Council this day of , 2024

Mayor

City Clerk

Schedule A



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning and Development Services, 453 West 12th Avenue, Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7060
planning@vancouver.ca

HCA ODP - Appendix A3

FIRST SHAUGHNESSY HERITAGE CONSERVATION AREA DESIGN GUIDELINES

*Adopted by City Council on September 29, 2015
Amended March 8, 2016 and XXXX*

March 2016

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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 1850s to the 1890s, 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 landscape 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.

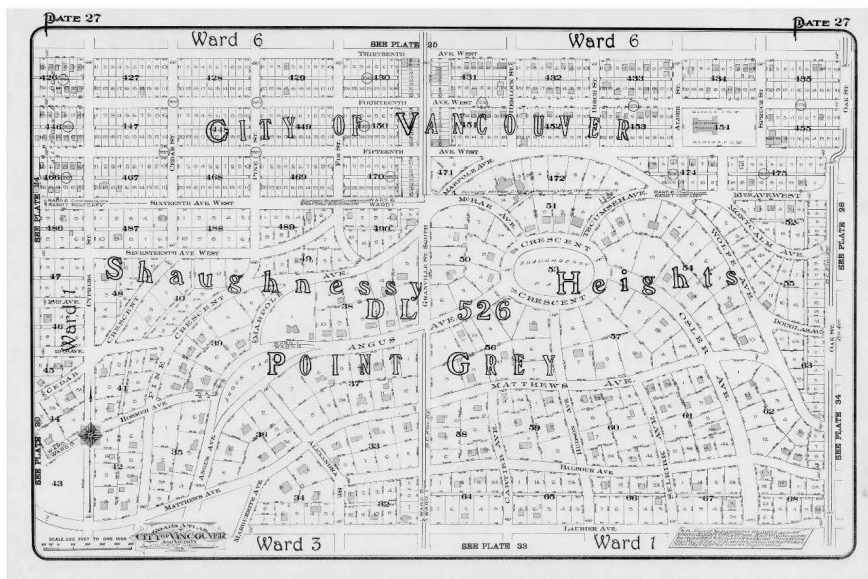


Figure 1 Vancouver Fire Insurance Plan, 1912, Plate 27 [Library & Archives Canada] This plan captures the portion of the First Shaughnessy Neighbourhood where the curved streets that follow topography occur.

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.



Figure 2 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.



Figure 3 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 and generously landscaped front yards. 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, a sensitive contextual design approach is necessary to reflect the design principles and legacies outlined in Section 2 of these guidelines.

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, and skyline inter-relationship with the built form discussed in Section 2.3. Landscape design in First Shaughnessy should 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) **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 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 should retain mature trees and landscaping where possible. Conservation of on-site heritage features such as landscape walls or similar features is strongly encouraged.



Figure 4 A pair of Sequoia Trees in First Shaughnessy. An example of the long-lived specimen trees that are a defining feature in First Shaughnessy.



Figure 5 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.

3.3.3 Landscape Components

There are many complex landscape components that should 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, pad mounted transformer (PMT), retaining walls, light wells and similar items have significant impact on site planning, trees, and landscaping. Confirm with BC Hydro prior to submitting an application to the City to ensure a space is reserved when a transformer is needed on site. These works should 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 should not be located:
 - (i) within 2 m of a property line, or
 - (ii) 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 should meet the following criteria:
 - (i) excessive areas of paving must be avoided,
 - (ii) paved areas near property lines must exceed minimum setbacks to accommodate landscape transition and planting,
 - (iii) high quality paving materials must be used, and
 - (iv) on a site where parking can be accessed from the lane, driveways from the street should be removed when the site is redeveloped. If the existing driveway serves an existing porte-cochère, it may be retained but should not be extended further to the rear; and
- (d) 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.

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.

3.3.4 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 and high quality gate and fence materials are used. New development should continue this legacy of high quality materials. The principles outlined in Section 3.7.5 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, and metals that develop patina such as copper and zinc.

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: The type and quality of materials used for cladding of exterior walls contributes to heritage character and value. Original cladding should be retained where possible. The Building Code offers exemptions to facilitate retention. Where replacement is required, replacement to match existing is expected.
- (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) 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

Protected Heritage Buildings must be retained and conserved. Renovations and additions to protected heritage property should be physically and visually compatible with, subordinate to, yet distinguishable from the existing building. The renovation should 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.

- (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 should 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 should sensitively create units within the principal building with minimal visual effect to the building exterior. The following criteria for the design of a multiple conversion dwelling should be met:
 - (i) maintain the existing front entry, and
 - (ii) exterior fire escapes are not permitted.

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.



Figure 6 Rosemary, 3689 Selkirk Street, 2015. View from the front yard of the ongoing refurbishment of the exterior cladding.

3.6 New Developments Including Infills

Architecture in First Shaughnessy includes a variety of styles and architectural expressions. The guidelines do not require that new building design replicate historical architectural styles or motifs (see Section 2.4). New construction should be evaluated carefully within their context to adopt 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.

On any site, infill(s) can be permitted in conjunction with the retention and conversion of any existing house.

On a site that is not a Protected Heritage Property, new multiple dwelling (“multiplex”) can be permitted in form of more than one principal building.

Multiple Dwellings (“multiplex”) use in the Zoning and Development Bylaw refers to the total number of units on the site, as opposed to the number of units in each building. A Development Permit will be issued for the whole site. A single Building Permit application is required, but separate Building Permits will be issued per building.

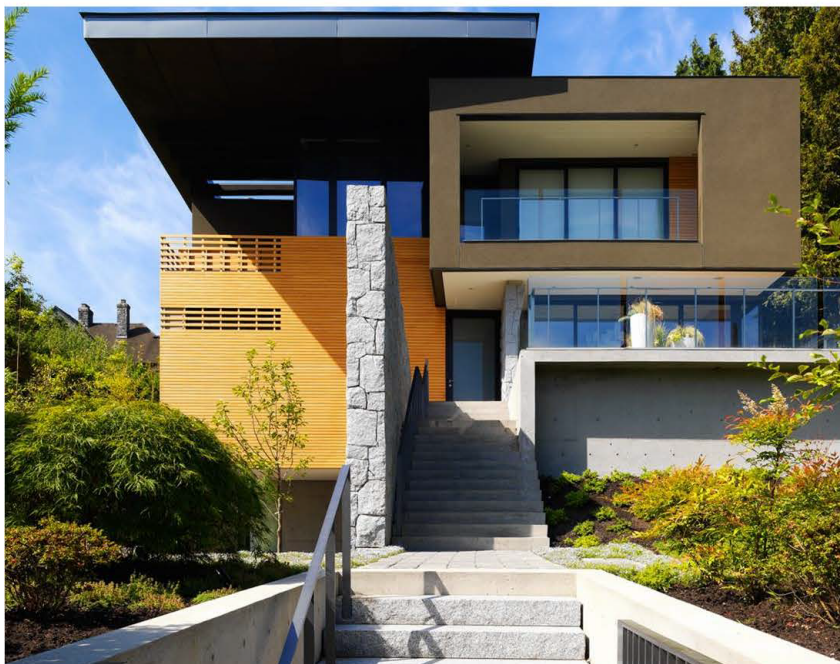


Figure 7 1098 Wolfe Avenue, photo courtesy of Measured Architecture, 2014. Contemporary expression in conjunction with a carefully crafted landscape design

3.6.1 Building Envelope and Footprint (Only applicable to new developments such as Single Detached House)

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 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.

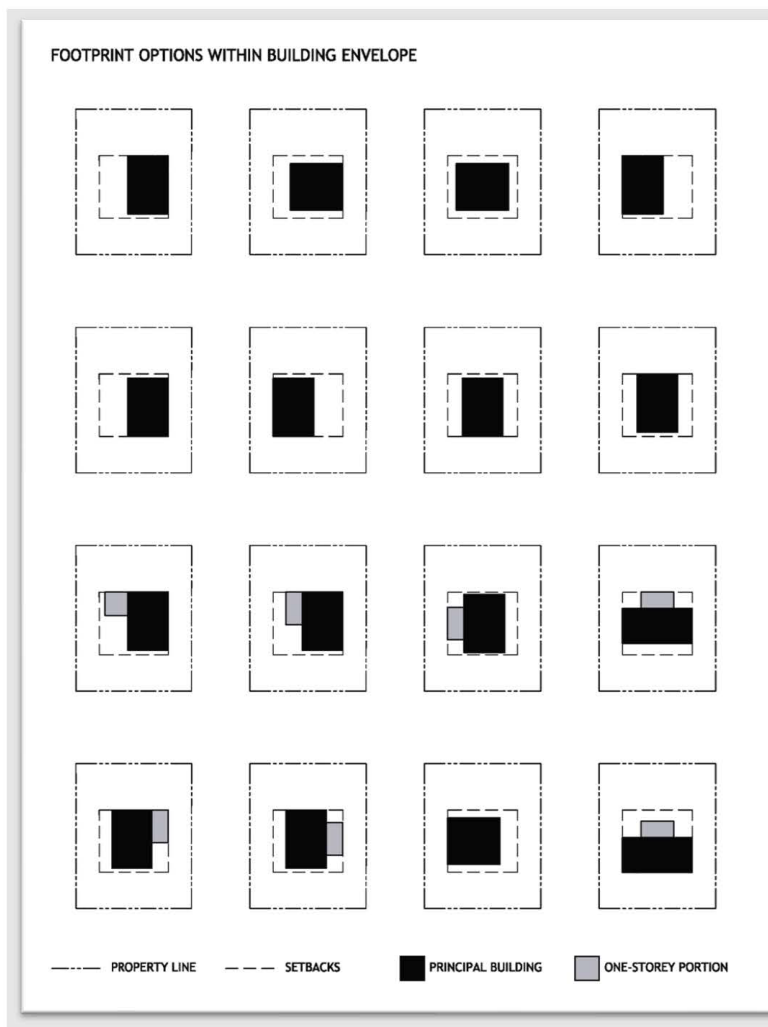


Figure 8 Some examples of possible footprint options. Other variations in building massing may occur within the envelope.

3.6.2 Principal Building Siting

Compatible design with respect to building siting applies to all developments 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.

For developments with more than one building (new multiple dwelling - multiplex, or infill in combination with existing building) a courtyard configuration should be considered. It consists of a larger building at the front of the site and a smaller building at the rear of the site separated by a courtyard. For wider sites that can accommodate more than two buildings, buildings may be located side-by-side along the front and/or rear of the site if the buildings fit within the scale and pattern of development on the block.

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.

For single detached house, 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.

For new multiplex, the buildings are permitted to have all 3 storeys fully above ground with no basement. Basements, while permitted, are not required. Fully above ground units are encouraged for various benefits including:

- Reducing barriers to accessibility and visitability (i.e. steps)
- Reducing carbon pollution from concrete
- Allowing for gravity-flow sewer connections; and
- Minimizing impact to existing trees due to excavation.

3.6.4 Secondary Building Siting

Careful consideration of secondary building development for infill, secondary principal building, 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.

For multiplex, the size of the rear building(s) should be similar to that of infill on a similar site configuration. Generally, the building should be approximately 185 m² (2000 sq. ft.) to 372 m² (4000 sq. ft.) on a larger site to align with the existing context.



Figure 9 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

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 the First Shaughnessy District Schedule. 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. 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 secondary developments (rear buildings), garages could 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.



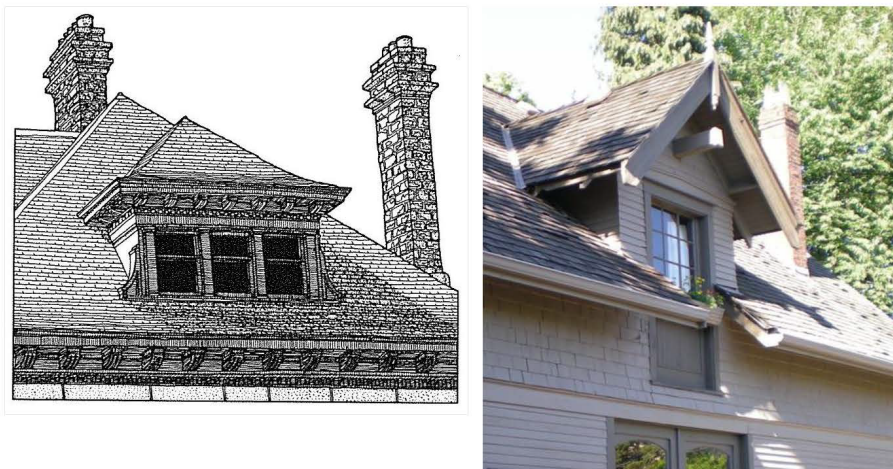
Figure 10 Gable end detailing. Even with severely weathered finishes, the robust detailing of this gable design featuring a stained glass window, a functional soffit bracket, half timbering, a dentiled beam, and a decorative column capital together provide a rich composition.

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) dormers, if provided, should appear subordinate to the primary form.

When a flat roof is proposed, provide careful attention to design of upper storeys to enhance neighbourliness. Steppbacks with landscape features should be considered. The overall building design should demonstrate high quality design process and rationale.



Figures 11, 12 Hip dormer [drawing by Paul B. Ohannesian. Image used with the permission of Touch Wood Editions] and wall dormer. 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

For protected heritage properties, wood windows should be maintained and provided. For other properties, all windows should be of high quality.

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 where possible. In areas where repair is required, new materials should respect, blend, and be generally consistent with the original materials.

All new materials should 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) Authenticity: authentic materials are natural materials such as wood, stone, and slate, or materials that have integrity and durability such as concrete and brick.

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

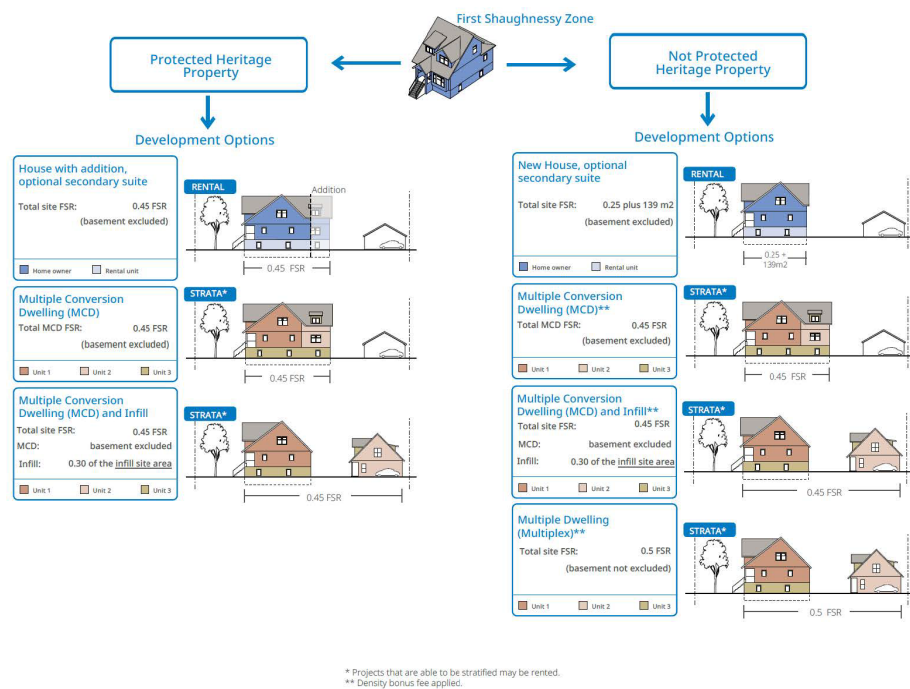
5.1 General Form of Development

Section 1.13 of the First Shaughnessy Heritage Conservation Area General Guidelines enables rezoning for affordable housing, rental housing, and special needs housing. The form of a multiple dwelling residential development differs from most residential development in 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.

Figure 13 – Housing options in First Shaughnessy District



Appendix C

Summary of By-law Amendments

Below is a summary of proposed amendments to the City’s By-laws resulting from the addition of new regulations to enable multiple dwelling housing options in the First Shaughnessy district as mandated by the new requirements of the Vancouver Charter resulting from Bill 44.

By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. Should there be any discrepancy between this summary and the draft amending by-laws, the draft amending by-laws prevail. This appendix is a summary of proposed amendments, prepared for convenience.

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Table 1: Amendments to the First Shaughnessy District Schedule

All sections are renumbered to align with standard district schedule formatting in the Zoning and Development By-law.

Section	Section	Description of Proposed Amendment
1	1.1 Intent	<ul style="list-style-type: none"> • Update intent statement to remove references to single detached character • Add information on where multiple dwelling is permitted into the intent statement • Add definition of “below-market homeownership unit” referenced in density bonus provisions in section 3.1 and 3.2 in the district schedule • Relocate definitions of “conserved” and “conserving”, and “footprint” into section 1.1 • Replace by-law and guideline references with standardized language regarding applicable Council policies and guidelines
	1.2 Overview	<ul style="list-style-type: none"> • Add standard overview table
2	2.1 Outright and Conditional Uses	<ul style="list-style-type: none"> • Reorganize land uses into the standardized table • Remove requirement for Director of Planning to consider the submission of any advisory group, property owner or tenant to align with R1-1 and SSMUH guidance to allow simple approvals. Not proposing to keep for other dwelling unit types for more streamlined administration • Add small scale, multi-unit housing options to align with SSMUH requirements including: <ul style="list-style-type: none"> ○ Add multiple dwelling option for sites without protected heritage property to align R1-1 option for up to 8 units if all units are secured as purpose-built rental ○ Replace coach house, infill single detached house and infill duplex with infill on a site containing a combined total of no more than 8 dwelling units ○ Remove restriction of Multiple Conversion Dwelling to protected heritage property
	2.2 Use-Specific Regulations	<ul style="list-style-type: none"> • Remove coach house regulations to meet SSMUH dwelling unit requirements

		<ul style="list-style-type: none"> • Remove minimum site area requirements for multiple conversion dwelling to meet SSMUH minimum site size requirements • Amend dwelling unit density regulations for clarity and to meet SSMUH requirements • Add use-specific regulations for new small scale, multi-unit housing options to align with R1-1, including: <ul style="list-style-type: none"> ○ Provisions to secure dwellings containing 7 or 8 dwelling units as secured rental on sites without protected heritage property ○ Provisions to allow multiple dwellings to be considered in more than 1 principal building on site • Update regulation to remove limitations on vehicle parking in a principal building for multiple dwelling while maintaining existing limitations for all other uses
3	3.1 Multiple Dwelling	<ul style="list-style-type: none"> • New density, form and placement section for new small scale, multi-unit housing options to align with SSMUH requirements
	3.1.1 Density and Floor Area	<ul style="list-style-type: none"> • New density and floor area section for new small scale, multi-unit housing options to align with SSMUH requirements • Add density regulations from R1-1 adjusted to FSD context based on financial testing
	3.1.2 Building Form and Placement	<ul style="list-style-type: none"> • Add form and placement regulations from R1-1 adjusted to align with SSMUH requirements • Add clarification on measurement of building separation to align with R1-1 • Add discretion to vary form and placement regulations for multiple dwelling due to unique lot sizes and shapes in First Shaughnessy
	3.2 Multiple conversion dwelling and infill	<ul style="list-style-type: none"> • New density, form and placement section for new small scale, multi-unit housing options to align with SSMUH requirements

	3.2.1 Density and Floor Area	<ul style="list-style-type: none"> • New density and floor area section for multiple conversion dwelling and infill to meet SSMUH requirements • Add density regulations from R1-1 adjusted to FSD context based on financial testing
	3.2.2 Building Form and Placement	<ul style="list-style-type: none"> • Simplify maximum site coverage since the threshold for unit density based on site area is removed to align with SSMUH • Remove regulations on minimum floor elevation and maximum building footprint to allow for flexibility in dealing with existing buildings
	3.3 Other Uses	<ul style="list-style-type: none"> • New density, form and placement section for other uses
	3.3.2 Building Form and Placement	<ul style="list-style-type: none"> • Remove redundant references to the First Shaughnessy Heritage Conservation Area Design Guidelines • Clarify the variance for maximum building depth • Remove requirement for Director of Planning to consider the submission of any advisory group, property owner or tenant when considering building depth and building footprint variances to align with R1-1 and SSMUH guidance to allow simple approvals
4	4.1 Amenity Shares and Affordable Housing Shares	<ul style="list-style-type: none"> • Add standard language on amenity shares and affordable housing shares as part of the introduction of density bonusing to FSD
	4.2 Computation of Floor Area	<ul style="list-style-type: none"> • Remove exclusion for venting skylights, opening clerestory windows or other similar features, which was removed from RT and former RS district schedules as part of regulatory simplification • Amend basement exclusion to apply to all uses except for multiple dwelling to align with R1-1 approach for multiplex while retaining existing regulations for all other uses

		<ul style="list-style-type: none"> Add exclusion for heating and mechanical equipment consistent with R1-1
	4.3 Measurements	<ul style="list-style-type: none"> Remove building height measurement to align with how it is measured in other district schedules
	5 Relaxations	<ul style="list-style-type: none"> Remove requirement for Director of Planning to consider the submission of any advisory group, property owner or tenant when considering relaxations for unnecessary hardship and protected heritage property to align with R1-1 and SSMUH guidance to allow simple approvals

Table 2: Amendments to the Heritage Conservation Area Official Development Plan

Guideline	Section	Description of Proposed Amendment
Schedule A – First Shaughnessy Heritage Conservation Area General Guidelines	1.4.2(a)	<ul style="list-style-type: none"> Remove reference to single family
	1.4.3	<ul style="list-style-type: none"> Remove section 1.4.3 due to increased demands on parking
	1.4.4	<ul style="list-style-type: none"> Update section numbering
	1.4.5	<ul style="list-style-type: none"> Remove section 1.4.5, subject to the repeal of Annex A3-1 – First Shaughnessy Advisory Design Panel – Terms of Reference
Annex A3-1 – First Shaughnessy Advisory Design Panel – Terms of Reference	All	<ul style="list-style-type: none"> Repeal to align with recommendations from the provincial policy manual
Appendix A3 – First Shaughnessy Heritage Conservation Area Design Guidelines	All	<ul style="list-style-type: none"> Update section numbering
	Various	<ul style="list-style-type: none"> Amend “must” to “should” as this is a guideline document, not a by-law
	3.1 Overview	<ul style="list-style-type: none"> Delete “, and houses appearing relatively small on the site” from site planning characteristics as sites can encompass multiple units and buildings, not just a single house
	3.2 Compatible Design	<ul style="list-style-type: none"> Delete “intelligent” from “sensitive design approach” and replace “honour” with “reflect” Remove “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.”
	3.3.1 Landscape Principles	<ul style="list-style-type: none"> • Delete reference to “filigree, filtering and revealing” and sections (d) - (f) as it poses difficulties with tree grown and creates permit processing issues
	3.3.2 Landscape Design Style	<ul style="list-style-type: none"> • Remove Landscape Design Style section as it is addressed in section 2.3 Landscape •
	3.3.3 Retention of Trees and Landscape	<ul style="list-style-type: none"> • Add that development should retain mature trees and landscaping “where possible” • Delete “hedgerows and distinct gardens” from list of on-site heritage features where conservation is strongly encouraged
	3.3.4 Pedestrian Access and Circulation	<ul style="list-style-type: none"> • Remove Pedestrian Access and Circulation section due to difficulties with enforcement and to increase processing efficiencies
	3.3.5 Vehicle Access and Internal Circulation	<ul style="list-style-type: none"> • Remove Vehicle Access and Internal Circulation section due to difficulties with enforcement and to increase processing efficiencies
	3.3.6 Landscape Components	<ul style="list-style-type: none"> • Add “pad mounted transformer (PMT)” to list of site works to consider when site planning and coordinating landscape design • Add guidance to “Confirm with BC Hydro prior to submitting an application to the City to ensure a space is reserved when a transformer is needed on site. These works should be carefully positioned on the site so they do not affect mature trees, mature landscaping, or any other significant landscape features to be conserved” • Remove guidance against placing outdoor amenities and paved areas near mature trees and landscaping, as it no longer aligns with current enforcement practice • Add guidance to encourage parking access from a lane when a site is

		<p>redeveloped and no further extension of a porte- cochère to the rear.</p> <ul style="list-style-type: none"> Remove guidance on built structures and site lighting as it no longer aligns with current enforcement practice
	3.3.7 Landscape Materials	<ul style="list-style-type: none"> Delete “wrought iron gates” from the list of high-quality materials, as it is no longer manufactured on a wide-scale and only replicas are available Remove list of synthetic and imitative materials to be avoided, to provide flexibility and increase processing efficiencies
	3.3.8 Landscape Summary	<ul style="list-style-type: none"> Remove Landscape Summary section as it is spoken to already in previous sections
	3.4.5 Heritage Character-Defining Elements	<ul style="list-style-type: none"> Replace exterior walls guidance to encourage original cladding where possible, clarify building code exemptions and replacement cladding when needed to match existing cladding. Delete (f) list of interior architectural features from the description of character-defining elements to be conserved, as it may not align with the practicalities of multiple conversion dwelling projects
	3.5.1 Protected Heritage Buildings	<ul style="list-style-type: none"> Add “Protected Heritage Buildings must be retained” Remove reference to replacement of existing foundation. Replace “principle” building with “principal” building Remove guidance that the front entry is the common entry as it is not achievable for 6 units Delete guidance on internal unit entries, from list of design criteria for multiple conversion dwellings as it’s not achievable for 6 units and it is necessary to align with SSMUH Delete guidance on similar dwelling unit size from list of design criteria for multiple conversion dwellings as it may not be achievable for 6 units and it is necessary to align with SSMUH
	3.6 Architectural Design	<ul style="list-style-type: none"> Amend section title to “New Developments Including Infills” to make distinct from previous section (3.5 Renovations and Additions)

		<ul style="list-style-type: none"> • Delete “or renovations to protected heritage property” as this section will now be focused on new development • Add guidance on how infill can be permitted in conjunction with the retention or conversion of any existing house while multiplex development is reserved for sites that are not Protected Heritage property • Add guidance on how a Development Permit and Building Permit are issued.
	3.6.1 Building Envelope and Footprint	<ul style="list-style-type: none"> • Add clarification that building envelope and footprint guidance is only for new developments such as single detached house
	3.6.2 Principal Building Siting	<ul style="list-style-type: none"> • Add guidance on principal building siting when there is more than one building
	3.6.3 Principal Building and Massing Height	<ul style="list-style-type: none"> • Specify that the discretionary height limit for a partial third storey is for single detached house • Add guidance for new multiple dwellings that all storeys can be above ground with no basement
	3.6.4 Secondary Building Siting	<ul style="list-style-type: none"> • Add “secondary principal building” as part of a list of secondary building types
	3.6.5 Secondary Building Massing and Height	<ul style="list-style-type: none"> • Remove guidance for eaves for infill • Add guidance that rear building(s) should be similar in size to infill “For multiplex, the size of the rear building(s) should be similar to infill on a similar site configuration.”
	3.6.6 Vehicle Parking and Garages	<ul style="list-style-type: none"> • Remove regulatory language that is already in the First Shaughnessy District Schedule • Remove guidance on number of parking spaces and regulatory references that are included in the district schedule • Replace reference to infill developments with reference to secondary developments
	3.7.1 Roof Design and Dormers	<ul style="list-style-type: none"> • Simply guidelines on dormer sizes by recommend that dormers should appear subordinate to the primary form • Add guidance on flat roofs to enhance neighbourliness, consider landscape features and demonstrate a high quality design.

	3.7.2 Roof Design and Dormers for a Coach House	<ul style="list-style-type: none"> Remove section because coach house is replaced by infill in the First Shaughnessy District Schedule
	3.7.3 Windows	<ul style="list-style-type: none"> Replace text with simplified criteria for windows
	3.7.5 Compatible Materials	<ul style="list-style-type: none"> Delete duplicate content addressed elsewhere in these guidelines Remove section on structural solidity Delete list of materials
	3.7.6 Incompatible Materials	<ul style="list-style-type: none"> Remove section to align with current approach to limit review of materials
	3.7.7 Exterior Colour	<ul style="list-style-type: none"> Remove section to align with current approach to limit review of materials
	5.1 Criteria for Rezoning	<ul style="list-style-type: none"> Delete 5.1 which is duplicate content that already exists in section 1.13 of the First Shaughnessy Heritage Conservation Area General Guidelines
	5.2 General Form of Development	<ul style="list-style-type: none"> Add reference to rezonings enabled through section 1.13 of the First Shaughnessy Heritage Conservation Area General Guidelines Delete reference to “single family”

Appendix D Development Contribution Summary

Density Bonus Zoning Contributions Overview

Density bonus zoning contributions are used as a zoning tool that permits developers to build additional floor space, in exchange for amenities and/or affordable housing needed by the community. Amenities can be community centres, libraries, parks, childcare centres, cultural facilities, and more.

Density bonus zones allow for:

- Outright density (or base density) with no density bonus contribution.
- Additional density, up to a specified limit, with a contribution towards amenities and affordable housing.

Financial contributions are determined by the ‘affordable housing and amenity share’ contribution rates set out in Schedule F of the Zoning and Development By-law. Density bonus zoning contributions are currently approved in select zones in Norquay, Marpole, Joyce-Collingwood, Mount Pleasant, Burrard Slopes, False Creek Flats, Grandview-Woodland, Cambie Corridor, and the R1-1 zoning district. New community plan areas are actively pursuing new density bonus zoning contributions areas.

Proposed SSMUH Multiplex Density Bonus Contribution Requirements

Within the RT-7, RT-9, and FSD zones, the outright density enables the development of the minimum number of multiplex units required by legislation (up to 6 units). Should applicants seek additional floor area to enable larger units in new multiplex buildings and post-1940 conversions, a density bonus would be required to choose one of the following contribution options:

1. Paying a set-rate floor area-based contribution (see Table 1 and Table 2), or
2. Providing one below-market homeownership unit, or
3. Securing all units as purpose-built rental housing in perpetuity.

Table 1. Proposed Fixed-Rate Density Bonus Contribution for RT-7/RT-9 Multiplex (Not applicable to BMHO and Secured Rental Options)

Site Size	Bonus Density Rate (Applicable to Floor Area Between 0.7 and 1.0 FSR*)
≥317 m ² (~3,400+ ft ²) Area	\$32.29 per m ² (\$3 per ft ²)
≥464 m ² (~5,000+ ft ²) Area	\$699.65 per m ² (\$65 per ft ²)
≥557 m ² (~6,000+ ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)
≥623 m ² (~6,700+ ft ²) Area	\$1,506.95 per m ² (\$140 per ft ²)

*For pre-1940 character retention conversions, there is no density bonus contribution applicable.

**Table 2. Proposed Fixed-Rate Density Bonus Contribution for FSD Multiplex
(Not applicable to BMHO, Secured Rental, or Protected Heritage Options)**

Development Type	Bonus Density Rate
New multiplex (Applicable to floor area between 0.25 FSR + 139m ² and 0.5 FSR)	\$1,506.95 per m ² (\$140 per ft ²)
Conversions (Applicable to floor area between 0.25 FSR + 139m ² and 0.45 FSR)	

Appendix E Restricted Zone Analysis

The Small-Scale, Multi-Unit Housing (SSMUH) requirements apply to Provincially-defined “Restricted Zones”. Restricted Zones are zones that did not allow more than the residential uses set out in the definition as of December 7, 2023 (the date on which the legislation received Royal Assent). There are two tiers within the definition; one for zones that were restricted to detached one-family dwellings, and a second for zones that were restricted to one-family dwellings and duplexes, both with or without additional dwelling units in the same building or on the property (e.g. secondary suites or laneway houses).

Restricted zones that are not otherwise exempt from SSMUH by the legislation or regulations must be amended by June 30, 2024 to permit specified new housing options with a minimum number of dwelling units based on parcel size and proximity to a prescribed bus stop. Exemptions include land protected under s. 12.1(2) of the Heritage Conservation Act or s. 593 of the Vancouver Charter, land not connected to a water or sewer system, parcels of land larger than 4,050 m² or where subdivision is not permitted to create lots smaller than 4,050m², and lands within Transit-Oriented Areas (TOAs) that must be designated by June 30, 2024 as per other Provincial legislation (Bill 47). Lands outside an urban containment boundary are exempt from requirements to provide more than one additional housing unit on a property (e.g. a secondary suite or laneway house). The SSMUH legislation is intended to remove barriers to SSMUH housing in single-family and duplex zones. It is not intended to apply to non-residential zones like agriculture, commercial, and industrial zones, even if these non-residential zones permit a single family dwelling unit, like a caretaker unit.

Staff conducted a comprehensive review of zones that permit residential uses to determine SSMUH applicability. The table below indicates which zones were determined to be restricted as per the Provincial legislation, which were not, and provides a brief summary of the analysis. Zones which permit 3 or more principal dwelling units are generally not deemed to be restricted per the Provincial definition. This includes the newly consolidated R1-1 Residential Inclusive zone, which was enacted in October 2023 and permits housing options with up to 8 units per lot. R1-1, which replaced 9 previous RS zones, accounts for approximately 84% of the low-density residential lots in Vancouver.

Non-Restricted (No Changes Needed)	Rationale
R1-1, RT-2, RT-3, RT-5, RT-5N, RT-8, RM-1, RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-8A, RM-8AN, RM-9A, RM-9AN, RM-9, RM-9N, RM-9BN, RM-10, RM-10N, RM-11, RM-11N, RM-12N, FM-1, RR-1, RR-2A, RR-2B, RR-2C	Enable 3+ principal dwelling units by permitting multiple dwelling, townhouse, apartment, or mixed-use residential building
C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, FC-1, FC-2, I-1, I-1A, I-1B, I-1C, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1, MC-2, HA-1, HA-1A, HA-2, HA-3	Exempted as these zones do not fit the province's definition of "restricted" as they are not limited to detached one-family dwellings, or one-family dwellings and duplexes, both with or without additional dwelling units

RT-10, RT-10N, RT-11, RT-11N	Enable 3+ principal dwelling units by permitting multiple single detached houses and duplexes on one lot
RA-1 (Southlands)	Enable additional housing units in conjunction with a single detached house and is exempted from additional requirements as all lots are outside the Metro Vancouver Urban Containment Boundary
RT-1, RT-4, RT-6	Exempted as all lots are within TOAs
Restricted (Changes required to comply with SSMUH)	Rationale
RT-7, RT-9	Do not enable 3+ principal dwelling units on lots without an existing character house, which require conditional floor area incentives
CD-1 (371), CD-1 (463)	Do not enable 3+ principal dwelling units on each lot
First Shaughnessy District (FSD)	Heritage Conservation Area ODP does not exempt the entire zone and does not enable 3+ principal dwelling units on lots where heritage property is not protected

Appendix F

Summary Comparison of R1-1, SSMUH, and Proposed RT-7, RT-9 and FSD Multiplex Regulations

Table 1. R1-1 , SSMUH and Proposed RT-7, RT-9 and FSD Multiplex Regulations

	R1-1 District Regulations	SSMUH Requirements (Per Regulations)	SSMUH Recommended Regulations (Per Policy Manual)	Proposed RT-7 and RT-9 Regulations	Proposed FSD Regulations (New Build)
Number of Units	3-6 3-8 (rental) Thresholds based on site area and frontage	3-6 Thresholds based on site area and proximity to transit	-	3-6 3-8 (rental) Thresholds based on site area	4-6 4-8 (rental)
Conversion Options	No	Yes	Yes	Yes	Yes, see FSD District Schedule for conversion rules
FSR (max)	1.0	-	None	1.0	0.50
Height (max)	11.5 m & 3 storeys	-	11 m & 3 storeys	11.5 m & 3 storeys	11.5 m & 3 storeys
Front Yard (min)	4.9 m	-	2 m	4.9 m	8.5 m
Side Yard (min)	1.2 m	-	0 m - 1.2 m	1.2 m	4.5 m
Rear Yard (min)	0.9 m - 10.7 m	-	1.5 m	0.9 m - 10.7 m	4.5 - 12.1 m
Site Coverage (max)	None	-	40 - 60%	None	35%
Conversion Options (non- character / heritage)	No	-	-	Yes	Yes
Tree Protection	Required in the front yard	-	-	Required in the front yard	Required per Protection of Trees By-law
Design Guidelines	For additions, infill and conversion only	-	-	For additions, infill and conversion only	Yes

Parking	Not required, enabled	No requirement permitted where 6 units are required	None, and no requirement permitted where 6 units are required	Not required, enabled	Not required, enabled
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Table 2. R1-1, SSMUH and Proposed RT-7, RT-9 and FSD Unit Thresholds

R1-1 District Regulations			SSMUH Requirements (Per Regulations)		Proposed RT-7 and RT-9 Regulations		Proposed FSD Regulations	
Units	Min Site Area	Min Site Frontage	Min Site Area	Only Within 400 m of Prescribed Bus Stops	Min Site Area	Only Within 400 m of Prescribed Bus Stops	Min Site Area	Only Within 400 m of Prescribed Bus Stops
3	306 m ²	10 m	None	N	None	N	None**	N
4	306 m ²	10 m	280 m ²	N	280 m ²	N		
5	464 m ²	13.4 m	-	-	280 m ²	N		
6	557 m ²	15.1 m	281 m ²	Y	280 m ²	N		
7-8*	557 m ²	15.1 m	-	-	557 m ²	N		

*only permitted for secured rental developments

**all sites in FSD exceed 280 m²