



ADMINISTRATIVE REPORT

Report Date: April 17, 2009
Contact: Hugh McLean
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VanRIMS No.: 08-2000-21
Meeting Date: June 16, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Heritage Designation - 4446 James Street

RECOMMENDATIONS

- A. THAT Council approve the designation of the Imrie House at 4446 James Street, listed on the Vancouver Heritage Register in the "B" category, as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the heritage designation by-law.
- C. THAT Council commend the building owners for designating their property on a voluntary basis and for participating in the Vancouver Heritage Foundation's *True Colours* program.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of Recommendations A, B and C.

COUNCIL POLICY

Heritage Policies and Guidelines state, in part, that: The City's long-term goal is to protect through voluntary designation as many resources on the Vancouver Heritage Register as possible.

PURPOSE AND BACKGROUND

This report seeks Council's approval for the designation of the house at 4446 James Street, known as the Imrie House, as protected heritage property under the Vancouver Charter. The owners of the house are requesting the heritage designation on a voluntary basis as part of the Vancouver Heritage Foundation's *True Colours* grant program for 2007.

DISCUSSION

The Imrie House at 4446 James Street is listed in the "B" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photographs, Appendix B). This two storey house has both historical and architectural significance. It was built circa 1910 in what was then the municipality of South Vancouver. It was initially owned by Charles Downey and rented out. John Imrie, a cabinetmaker, was a tenant in 1914 and 1915. He and his wife Janet returned in 1921, this time as owners, and remained here with their family until 1942. This vernacular style Edwardian era house features a modernized adaptation of Victorian detailing: a streamlined arched enclosure of the soffit under the front and side gables.

The owners have used the *True Colours* grant to assist in the painting of the house.

Compatibility with Community Planning Objectives and Zoning: The house is located in the RS-1 Zoning District. Heritage designation of 4446 James Street supports the general intent of the RS-1 District Schedule to maintain the single family residential character. There is no development application for this site.

Support Required to Enable Conservation: The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 4446 James Street and waiving any future compensation demands. Therefore, no additional support to achieve appropriate conservation of this building is required.

Notification: The Director of Legal Services has prepared the necessary Heritage By-law and requirements have been met for notification as specified by the *Vancouver Charter*.

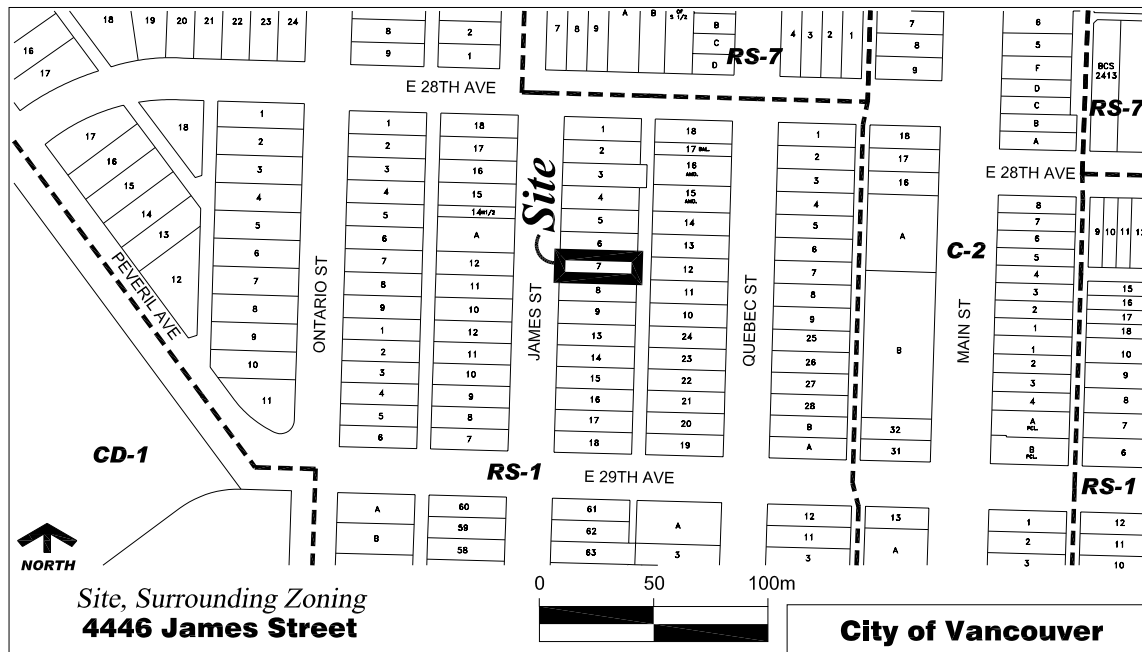
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owners of the Imrie House at 4446 James Street have agreed to the heritage designation of this house as a condition of participating in the Vancouver Heritage Foundation's *True Colours* program. Designation will protect this heritage house from inappropriate alterations and demolition in the future. It is therefore recommended that, subject to Council's consideration of the representations made at the Public Hearing, Council designate 4446 James Street as Protected Heritage Property.

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Imrie House, 4446 James Street