



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 17, 2016
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 11436
VanRIMS No.: 08-2000-20
Meeting Date: May 31, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning and Heritage Designation - 1872 Parker Street
(Brookhouse Residence)

RECOMMENDATION

- A. THAT the application by James Evans, on behalf of Brookhouse Residences Ltd., to rezone 1872 Parker Street [*Lots 11 and 12, Block 30, District Lot 264A, Plans 1077 and 1771; PIDs: 005-703-921 and 005-703-956 respectively*], from RT-5 (residential two-family) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.75 to 1.35 and height from 10.7 m (35.1 feet) to 13.2 m (43.3 feet) to enable expansion and conversion of the existing heritage building into a six-unit multiple dwelling and the addition of a new four-unit infill building at the lane, be referred to public hearing together with:
- (i) plans prepared by Ankenman Marchand Architects, received December 10, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at public hearing.

- B. THAT, subject to the approval in principle of the rezoning, the existing heritage building, known as the "Brookhouse Residence" (the "heritage building") at 1872 Parker Street be added to the Vancouver Heritage Register in the 'B' evaluation category.
- C. THAT, if the rezoning application is referred to public hearing, then the designation of the heritage building as protected heritage property be referred to the same public hearing and, pursuant to Sections 593 and 594 of the Vancouver Charter, Council consider the designation of the heritage building as protected heritage property;

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix D for consideration at the public hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 1872 Parker Street from RT-5 (residential two-family) District to CD-1 (Comprehensive Development) District to permit the expansion and conversion of the existing heritage building on the site into a six-unit multiple dwelling and to allow the addition of a four-unit infill building at the lane. As part of the rezoning, the historic Brookhouse Residence would be restored and designated as protected heritage property. The rezoning application is being considered concurrently with development permit application no. DE419459.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

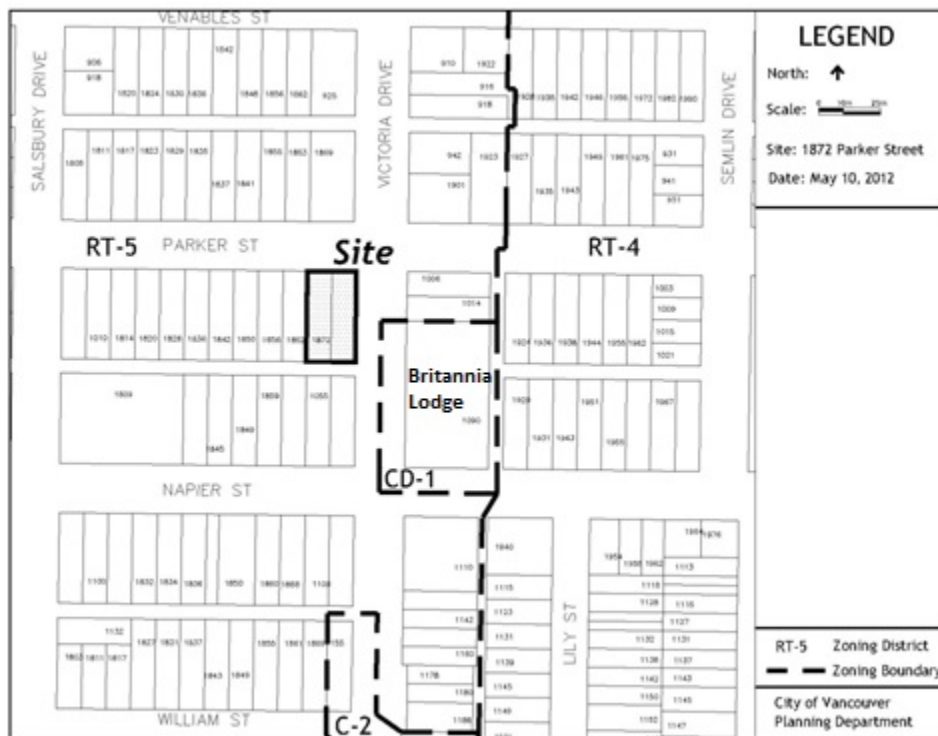
- Policy on Consideration of Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Processes (2011)
- Heritage Action Plan (June 9, 2015)
- Community Amenity Contributions - Through Rezonings (1999)

REPORT

Background/Context

This 748 m² (8,052 sq. ft.) site comprises a double lot, 66 feet wide and 122 feet deep, at the southwest corner of Parker Street and Victoria Drive. The current zoning of the property and that of the surroundings is RT-5 (residential two-family) and the area is developed with a mix of duplexes, one-family dwellings, converted houses and small apartment buildings. In this part of Grandview-Woodland, there are many character and heritage houses, one of which is incorporated into the Britannia Lodge seniors development across Victoria Drive from the subject site. Britannia Lodge was rezoned to CD-1 in 2009 to allow expansion of that facility and designation of the A-listed house on the site. The Commercial Drive shopping area is located two blocks to the west. Britannia Community Centre and the Vancouver East Cultural Centre are also nearby.

Figure 1 - The Brookhouse Residence site and the surrounding zoning



The subject site was developed in 1909 with the large, 2½-storey, single-family house that still occupies the site. While the house was divided in the 1960s into rental units, it is currently vacant and boarded up. If the heritage building and rear garage were to be demolished, the site could be developed with two new duplexes as permitted under the current zoning, one on each existing parcel. A 20-foot wide paved lane exists at the rear of the site.

Heritage Value and Character

The "Brookhouse Residence" at 1872 Parker Street was built in 1909. In 1922, A. A. Brookhouse, a publisher after whom the house is named, bought the property and resided there until 1959 at which time a new owner divided the house into rental suites. The building is a good example of the Edwardian Box style with Victorian elements, most notable of which is the corner turret. Other original features are the very large front verandah, leaded glass windows, second floor balcony, bay windows, entrance door and sidelights with stained glass, and many interior features such as the original fireplace, parlour columns, large wood sliding doors, staircases, wainscoting, parquet floor, coat hangers, and even a few original light switches.

Although the building has been covered in cement shingles, the original narrow clapboard siding appears to exist underneath this later cladding. The wood soffits at the eaves and porch are also extant. The application proposes to add the building to the Vancouver Heritage Register in the 'B' evaluation category.

**Figure 2: The Brookhouse Residence (circa 1932)
looking southwest from Parker Street and Victoria Drive**



Strategic Analysis

1. Proposal

The application proposes to rezone 1872 Parker Street from RT-5 to CD-1 to increase the floor space ratio (FSR) from 0.75 to 1.35 and building height from 10.7 m (35.1 feet) to 13.2 m (43.3 feet) to allow for the restoration, rehabilitation and expansion the heritage building to provide six multiple-dwelling units, and for a new infill building to be constructed at the lane that contains four additional multiple-dwelling units and five parking spaces. The heritage building is proposed to be designated as protected heritage property and added to the Vancouver Heritage Register in the 'B' evaluation category.

2. Policy Context

Compatibility of Heritage Conservation with Community Planning Objectives

The subject site is located within the study area of the Grandview-Woodland Community Plan, which is currently underway. The *Policy on Consideration of Rezoning Applications and Heritage Revitalisation Agreements During Community Plan Processes* (2011) allows for rezoning applications involving heritage retention to be considered during the community planning process.

Through the public engagement process on the plan to date, it is clear that the community highly values its historic form and character, most particularly in the established "Grandview" sub-area east of Commercial Drive. It is in this sub-area that the highest concentration of heritage homes, like the Brookhouse Residence, exist in the community. While specific plan policies have not as yet been finalized, the Brookhouse Residence has been under threat – particularly from "demolition by neglect" – for some time, and incentive policies to preserve and rehabilitate valued heritage resources clearly respond to the community's expressed objectives for this area.

Support through Rezoning to Enable Conservation

In addition to the community plan update that is underway, Council directed staff in 2015 to initiate the Heritage Action Plan. One of the key objectives of the Action Plan is to identify and make use of new or alternative management tools to make the restoration and rehabilitation of heritage buildings across the city a more attractive option than demolition and redevelopment. The standard tool to preserve heritage resources in Vancouver has been a Heritage Revitalization Agreement (HRA) done in concert with a development permit application and a Heritage Designation By-law. The HRA allows variances from a site's zoning provisions which are granted to compensate the property owner for the costs to undertake the heritage revitalization and designation. In some cases, however, the HRA process outcomes do not conclude with an attractive enough option to encourage the applicant to proceed with heritage preservation. In these instances, CD-1 rezoning is an alternative tool which can be used to achieve retention of a heritage building.

The subject site, under a previous owner, was subject to a development permit application with an HRA proposed. That application was withdrawn and a subsequent application proposed demolition of the heritage house. That application was refused and subsequently

the property was transferred to the current owner. Given the emerging threat to this valued heritage resource, staff and the current applicant agreed to pursue the CD-1 rezoning approach proposed in this report. In this particular situation, rezoning is considered to be a more effective tool that can facilitate a form of development that creates the financial incentive needed to fund appropriate preservation of the heritage asset. Variances from existing zoning are contained in the proposed CD-1 zoning for this site such that an HRA is not needed. A separate Heritage Designation By-law to preserve the long-term protection of the heritage building is also proposed.

3. Form of Development (refer to drawings in Appendix F)

The proposal entails lifting the existing heritage building and relocating it about one foot to the west on a new foundation. The move is in response to a 7.0-foot road dedication/easement required along Victoria Drive. The new foundation will enable the creation of a habitable basement or "garden" level. The heritage building would also be given an expansion on its west side. The renovated building would occupy 556 m² (5,984 sq. ft.) or 0.74 of the floor space ratio (FSR) on the site, within a 3½-storey form.

The proposed unit mix in the heritage building is two 1-bedrooms, three 2-bedrooms and one 3-bedroom unit, on a total of four floors including the garden level. The fourth partial floor is within the roof line and contains the bedrooms of the two-level 3-bedroom unit.

A new three-storey infill building is proposed at the lane containing four 3-bedroom units and five parking spaces. All five parking spaces are fully enclosed and accessed directly off of the lane. The 3-bedroom units are in a townhouse form with the main living space at grade and the bedrooms in two levels above. The top floor is a partial level and provides outdoor decks for each of the units.

A total of 10 dwelling units are proposed including five 3-bedroom units. Family units comprise 80% of the total units. The units will be market strata. A total of five parking spaces are provided.

The RT-5 District permits a maximum height of 10.7 m (35.1 feet). The heritage building is non-conforming at 13.6 m (44.5 feet). Once relocated to its new foundation, this building will be 1.2 feet lower at 13.2 m (43.3 feet). The infill building is proposed at 10.7 m (35.1 feet). The proposed height for the heritage building is acceptable given that the existing building is already over height with regard to RT-5, and that its height and prominence on the large, corner lot forms part of the rationale for its heritage merit. While the infill building is higher than an accessory garage that would typically be developed at the lane in RT-5, its proposed height is within the maximum achievable in that zoning district. For heritage sites in RT-5, it is common for infill buildings of similar height to be approved.

The application seeks relaxations from the standard yard requirements in RT-5. A front yard of 7.3 m (24.0 feet) is typically required. The existing building is set back 4.7 m (15.4 feet) from the front (Parker Street) property line and it has a large porch that protrudes into it. The renovated heritage building is proposed to maintain this same front yard and the porch. For side yards in RT-5, a 1.5 m (5.0 feet) setback is typically required. The heritage building is presently about 1.8 m (6.0 feet) from the existing east (Victoria Drive) property line. The east side yard proposed for the renovated heritage building, on its new foundation, would be 2.29 m (7.5 feet) from the existing property line or 0.76 m (2.5 feet) from the new east

property line, after the required dedication. The infill building would provide a two-foot east side yard with respect to the new property line. On the west side of the property, the setback proposed is 1.26 m (4.1 feet) for the heritage building and 1.21 m (4.0 feet) for the infill building. A ground-level recycling/garbage room encroaches into this side yard.

The relaxation to the front yard is acceptable because it maintains the existing relationship of the heritage building and its large porch to the Parker Street frontage. Under the RT-5 District Schedule, the front yard requirement may be relaxed if adjacent front yards are less than 7.3 m, which is the case in the 1800-block of Parker Street. The relaxation to the east side yard likewise maintains the same relationship of the heritage building to the Victoria Drive frontage, noting that this relationship may change in the future if Victoria Drive is widened. While the west side yard is about one foot less than prescribed in the RT-5 District Schedule, the west facade of the renovated heritage building is reduced in length relative to the overall depth the building and the height to the roof of the west addition steps down 4.5 feet from the main roof ridge. The façade of the neighbouring building to the west is afforded light by virtue of its overlook into the courtyard space between the heritage and infill buildings. If the heritage building were to be demolished and a new duplex constructed under RT-5, that duplex would be a much deeper form and offer no courtyard space.

Staff support the proposed form of development as an appropriate and successful urban design response to the site and its context, subject to design development conditions contained in Appendix B which address improvements to the infill building.

4. Condition of the Heritage Building and Conservation Approach

The Brookhouse Residence is in fair to good condition, although some elements such as the soffits are in poor shape and will need to be replicated. As is the case with similar projects where strata-titled units are proposed, the primary challenge with respect to heritage conservation for the heritage building is in meeting the environmental separation requirements in the Vancouver Building By-law, in particular those for “rain-screens”. Options to provide for alternatives and exemptions will be explored but, if a rain-screen is required, the existing exterior finishes will have to be removed to allow for installation of a drainage cavity, and existing windows may have to be replaced with replications.

The building is currently clad in cement shingles and these are to be removed. The existing siding appears to survive underneath these shingles and will be re-used if viable. The porch is in fair condition and its elements, including the columns, will be retained. Where possible wood elements, including window sashes, will be retained, or replicated if retention is not possible. Although the rain-screen requirements will create challenges for the rehabilitation of the heritage building’s exterior, staff support the Conservation Plan proposed for the Brookhouse Residence and conclude that the rehabilitation scheme is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

5. Transportation and Parking

The site is located two blocks or 250 m from a bus route on Commercial Drive and it is six blocks or 600 m to several bus routes on Hastings Street. The Adanac Bikeway and Lakewood Bikeway are both two blocks away. The application proposes five parking spaces on site, a ratio of 0.5 spaces per dwelling unit. It also proposes 12 Class A bicycle parking spaces, located at the garden level in a bike room below the front porch.

With regard to the Parking By-law requirements, the application is deficient six vehicle parking spaces and one bicycle space. The only physical solution to vehicle parking for this proposal is to locate it at grade directly off the lane. Only five parking spaces can be accommodated on the site, due to its width and the need to also provide a pad-mount transformer at the lane. The site area and the proposed form of development, which retains a large heritage building, do not lend themselves to other parking solutions, such as an underground parkade, which might supply more parking. The site's good access to transit and bicycle routes helps to mitigate a reduced parking supply. Given these considerations, staff support a reduced vehicle parking requirement for this application. A reduction of the bicycle requirement is not supported. A design development condition has been included in Appendix B for the applicant to meet the by-law requirement of 13 Class A bicycle spaces. An amendment to the Parking By-law is provided in Appendix C to require a minimum of five vehicle parking spaces.

6. Environmental Sustainability

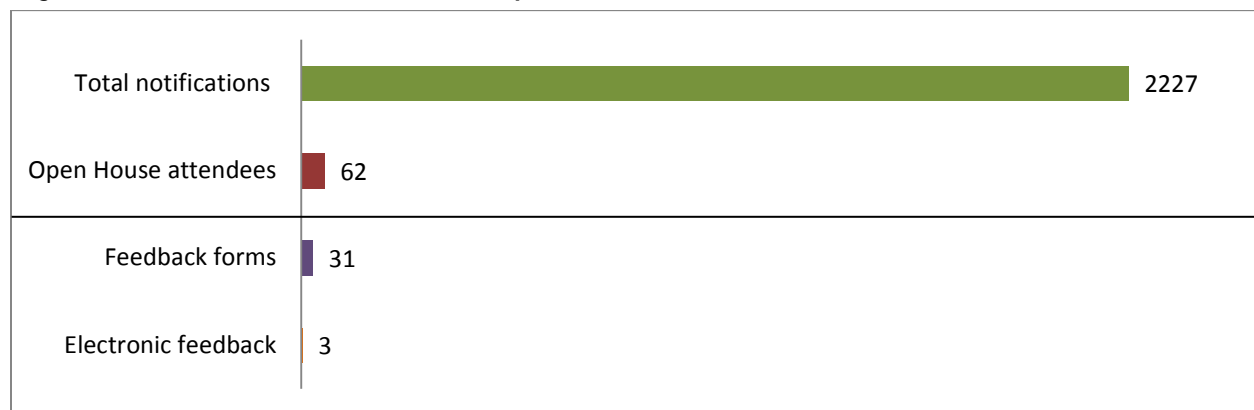
The rezoning application is subject to the Green Building Policy for Rezoning which requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to AHSRAE 90.1 2010, along with registration and application for certification of the project. Alternatively, applicants may achieve an equivalent gold rating under the Buildgreen BC program with a source of Energuide 84. A rezoning condition is provided in Appendix B to ensure compliance of this application with Buildgreen BC Gold and Energuide 84.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on December 29, 2015. A total of 2,227 notifications were distributed within the neighbouring area on or about December 21, 2015. In addition, notification and application information and an online comment form were posted on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on January 12, 2016. Staff, the applicant team, and approximately 62 people attended the open house.

Public Response and Comments – Staff received 31 written responses on the current proposal, including open house comment sheets and email correspondence.

Figure 3 - Public notification and response



Comments in support for the application, included:

- Strong support for preservation of the heritage building; and
- General support for increased density, including infill building, to achieve heritage goals.

Comments or concerns about the application, included:

- Only one respondent stated that they did not support the proposal.
- About half of those who supported the proposal commented on the design of the infill building, with many seeking a less modern treatment, more in keeping with the heritage building. However, three respondents liked the modern design of the infill, feeling that it complemented the heritage.
- Only one respondent, who was in support of the proposal, commented on the reduced parking.

A rezoning condition has been provided in Appendix B calling for further design development on the infill building which should improve its design and address the concerns expressed.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from developments help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing), and various engineering infrastructures. This site is subject to the Citywide DCL which is currently \$143.27 per m² (\$13.31 per sq. ft.). DCLs are only payable on new floor area, existing floor area is exempt. In this application, 4,916 sq. ft. of new floor area is in the infill building and 1,257 sq. ft. is in the addition to the heritage building, for a total of 6,173 sq. ft. of new floor area for which a DCL is payable. The DCL is therefore estimated to be \$82,163.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of the annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rates will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Community Amenity Contributions (CACs) – Under CAC policy, rezonings for residential use are exempt where the floor space ratio is 1.35 or less. As this application is for 1.35 FSR, no CAC is anticipated.

Heritage Benefit – The application will secure the designation of the Brookhouse Residence, a significant heritage resource. A Conservation Plan will also ensure that, over time, the identified heritage features of the building will be maintained. The estimated value of the preservation, restoration and designation of the B-listed Brookhouse Residence is approximately \$400,000.

See Appendix G for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the section on public benefits, the applicant has offered the on-site conservation and rehabilitation of the Brookhouse Residence at an estimated value of \$400,000.

There are no CACs nor public art contributions associated with this rezoning.

The Citywide DCL rates apply to this site. If the project is approved, a DCL of approximately \$82,163 is anticipated.

CONCLUSION

Staff have reviewed the application to rezone the site at 1872 Parker Street, from RT-5 to CD-1 to increase the allowable floor area and building height for multiple dwelling use that retains the historic Brookhouse Residence and provides additional housing. The conclusion is that the proposed form of development is an appropriate and successful urban design response to the site and its context. The proposal is consistent with the objectives of the Heritage Action Plan in that it uses rezoning as a tool to facilitate the preservation of a valued heritage resource that is under threat of demolition.

The Acting General Manager of Planning and Development Services recommends that the rezoning application and heritage designation be referred to a public hearing, together with the draft by-laws as set out in Appendices A and D. Further, it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix F be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1872 Parker Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 748.44 m² [8,056.37 sq. ft.], being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any deductions.
- 4.2 The floor space ratio for all uses must not exceed 1.35.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusion must not exceed 8% of permitted floor area;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 13.2 m [43.3 feet].

Horizontal Angle of Daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

* * * * *

1872 Parker Street
DRAFT CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Ankenman Marchand Architects and stamped "Received Planning Department, December 10, 2015", provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to the front entry of infill Unit 101 in consideration of future road dedication at Victoria Drive.

Note to Applicant: A second entry at the north elevation facing the courtyard should be provided to match the other townhouse entries at the courtyard. Consider providing an inset entry at the east elevation facing Victoria Drive.

- 2. Design development to the proposed bulk storage room locations at infill Units 101 and 104 to improve overall access to daylight for the unit.

Note to Applicant: Bulk storage rooms may not have windows, and are required to be accessed from common space. The storage rooms should be located internal to the unit and accessed from a hallway so that the rear exterior wall may provide windows to living space. Recommend consideration of stacking stairs which may assist in providing space for an alternate location for storage rooms.

- 3. Design development to improve daylighting of the garden-level units at the Heritage house by providing additional windows where possible.

Note to Applicant: Additional windows may be provided at the east elevation of the living room of Unit 2 and at the west elevation of the bedroom at Unit 1.

- 4. Design development to provide canopies at the infill townhouse entries facing the courtyard.

Note to Applicant: Canopies will provide weather protections, as well as further identify the entries.

5. Confirmation if steps are required to access attached garage from the infill townhouse units.

Note to Applicant: Steps may not encroach into the required parking stall.

6. Provision additional notes and details for infill building as follows:
 - Section details and notes that wood soffits are to be provided at eaves, balcony, canopy and bay projections.
 - Note that sanded and painted wood trims are to be provided throughout. Combed or textured wood products are not supported.
 - Colour swatches for all exterior cladding and trim are to be attached to elevation drawings.

Heritage

7. Design development to the heritage building to respond to the recommendations of the Vancouver Heritage Commission from its meeting of February 1, 2016.

Sustainability

8. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen BC Gold™ with a source of Energuide 84.

Note to Applicant: Provide a BuiltGreen BC checklist confirming Gold level achievement and a detailed written description of how the score of Energuide 84 will be achieved. Both checklist and description should be incorporated into the drawing set and significant Built Green features keyed to the plans.

Landscape

9. Retention of existing stone wall along front of property and around northeast corner.

Note to Applicant: This stone wall may have to be moved to be within the new property line created by dedication along Victoria Drive.

10. Retention of the large street tree adjacent the northeast corner of the site.

Engineering

11. Design development to meet the Parking By-law requirements with regard to bicycle spaces.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 11 and 12, Block 30, DL 264A, Plans 1077 and 1771 to create a single parcel and subdivision of that site to result in the dedication of the east 5.0 feet for road purposes.
2. Provision of a surface right of way for road use over the ultimate east 2.0 feet of the site (after the 5.0 feet dedication). The agreement will accommodate the roof encroachment from the relocated heritage building and the small canopy shown over the infill building's entrance.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided:
 - (i) Provision of up to an 8'-0" front boulevard with sodded lawn, 6'-0" saw-cut broom-finish concrete sidewalk and a 4'-0" back boulevard on Victoria Drive adjacent the site.
 - (ii) Provision of a double bulge with sodded lawn at the southwest corner of Victoria Drive and Parker Street, including all necessary changes to street infrastructure to accommodate construction of the corner bulges. The City will provide a geometric design for construction.
 - (iii) Provision of lane paving adjacent to the site.
 - (iv) Provision of a concrete lane crossing at the lane south of Parker Street on the west side of Victoria Drive (preservation of the existing granite curbs are to be considered in the lane crossing design).
 - (v) Provision of street trees where space permits adjacent the site.
 - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the

Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (vii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Heritage

5. The owner enters into a Heritage Restoration Covenant for the rehabilitation, restoration and long-term protection of the heritage building. The agreement is to be completed and registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

6. Designation of the structure and exterior of the heritage building as protected heritage property, pursuant to sections 593 and 594 of the Vancouver Charter and enactment of the Heritage Designation By-law by Council.
7. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

Soils

8. If applicable:
- (i) Submit a site profile to Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Planning, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, including all dedicated lands, issued by the Ministry of Environment, has been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1872 Parker Street
DRAFT CONSEQUENTIAL AMENDMENT

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Parking By-Law No. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
1872 Parker Street			Parking, loading and bicycle spaces in accordance with by-law requirements except that there must be a minimum of 5 parking spaces.

* * * * *

1872 Parker Street
DRAFT HERITAGE DESIGNATION BY-LAW PROVISIONS

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

1. Council considers that the real property described as:

Structure and exterior
envelope of the
improvements and exterior
building materials of the
heritage building

1872 Parker Street,
Vancouver, BC

Lots 11 and 12, Block 30,
District Lot 264A, Plans 1077
and 1771; PIDs: 005-703-921
and 005-703-956 respectively

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

* * * * *

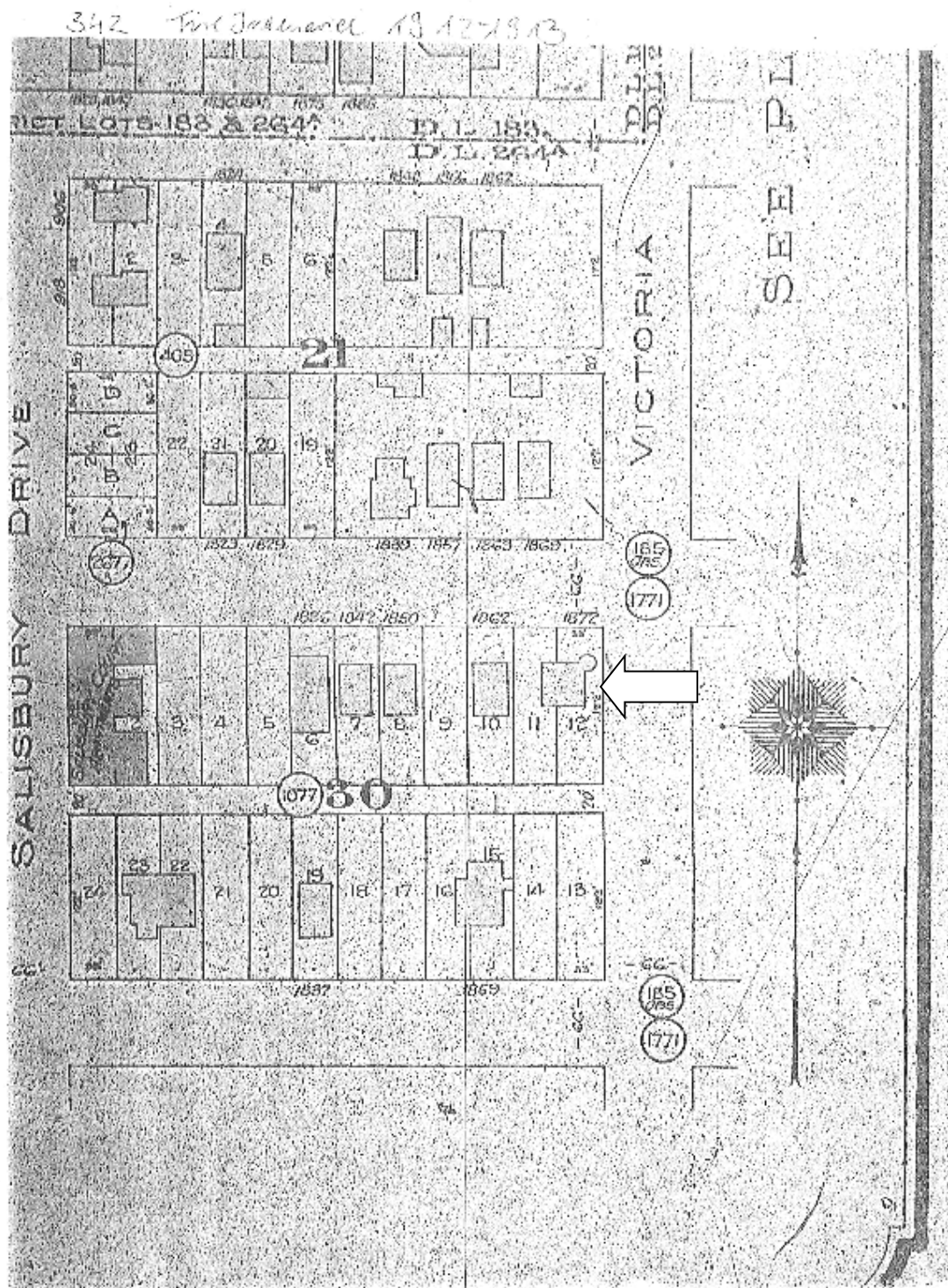
1872 Parker Street
ADDITIONAL INFORMATION



Photo 1: The "Brookhouse Residence" (circa 1932) from the northeast corner of the site looking southwest.



Photo 2: The house today from the same vantage point



Fire Insurance Map, circa 1912, showing the "Brookhouse Residence" at 1872 Parker Street (as shown by the white arrow)

Context air photo with proposed development inserted



VANCOUVER HERITAGE COMMISSION

Minutes of February 1, 2016

2. Conservation Review

(a) 1872 Parker Street - Brookhouse Residence

Rezoning Application - VHC 'B' (Proposed)

Issues: Conservation Plan and overall scheme, and vocabulary of the new infill building

Applicants: James Evans, Owners' Representative
Timothy Ankenman, Architect

Staff: James Boldt, Heritage Planner
Michael Naylor, Planner
Marie Linehan, Development Planner
Susan Chang, Development Planner

Staff and the applicants reviewed the application and responded to questions.

MOVED by Commissioner Mollie Massie

SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission supports the application for 1872 Parker Street, the Brookhouse Residence, as presented at its meeting on February 1, 2016, including the conservation plan and the application to add a modern infill building;

FURTHER THAT the Commission requests that the front elevation of the Brookhouse be returned to its original appearance and pattern of openings; and

FURTHER THAT the applicant consider replacing the heritage building roof with cedar shingle roofing; and

FURTHER THAT the applicant confirm their intent to replicate the heritage building's wood windows and doors and not use vinyl as noted on the drawings; and

FURTHER THAT the applicant confirm their intent to restore or replicate the original chimney; and

FURTHER THAT the applicant provide sufficient bicycle parking for every residence; and

FURTHER THAT the applicant provide design development to the landscape plan for the site and in particular, around the infill building.

CARRIED UNANIMOUSLY

1872 Parker Street
FORM OF DEVELOPMENT



③ 3D VIEW FROM THE CORNER OF PARKER & VICTORIA ST.



① 3D VIEW FROM THE CORNER OF VICTORIA ST & LANE

North and South Elevations - Heritage Building

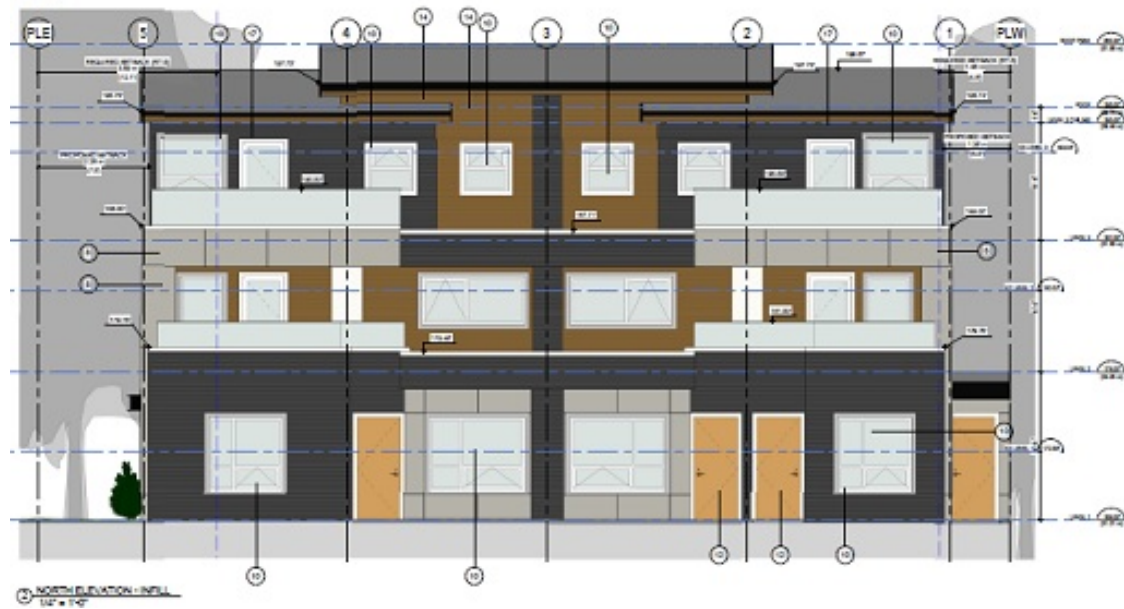


North Elevation - Existing Building

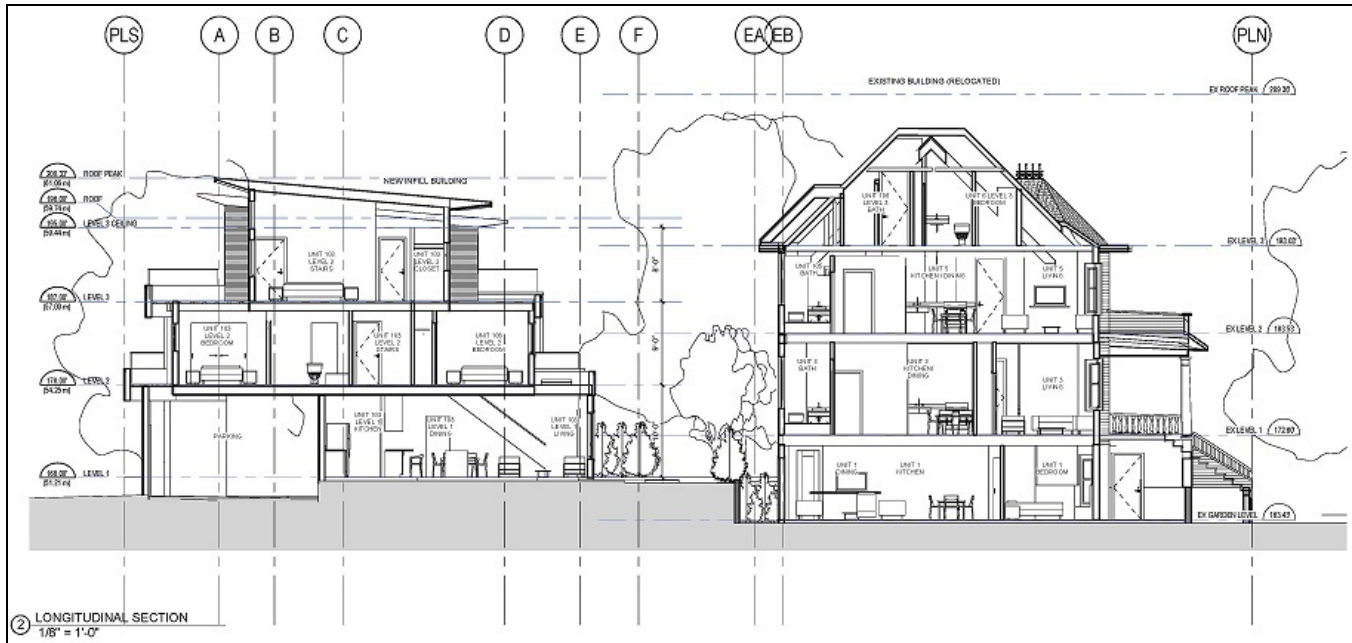


South Elevation - Existing Building

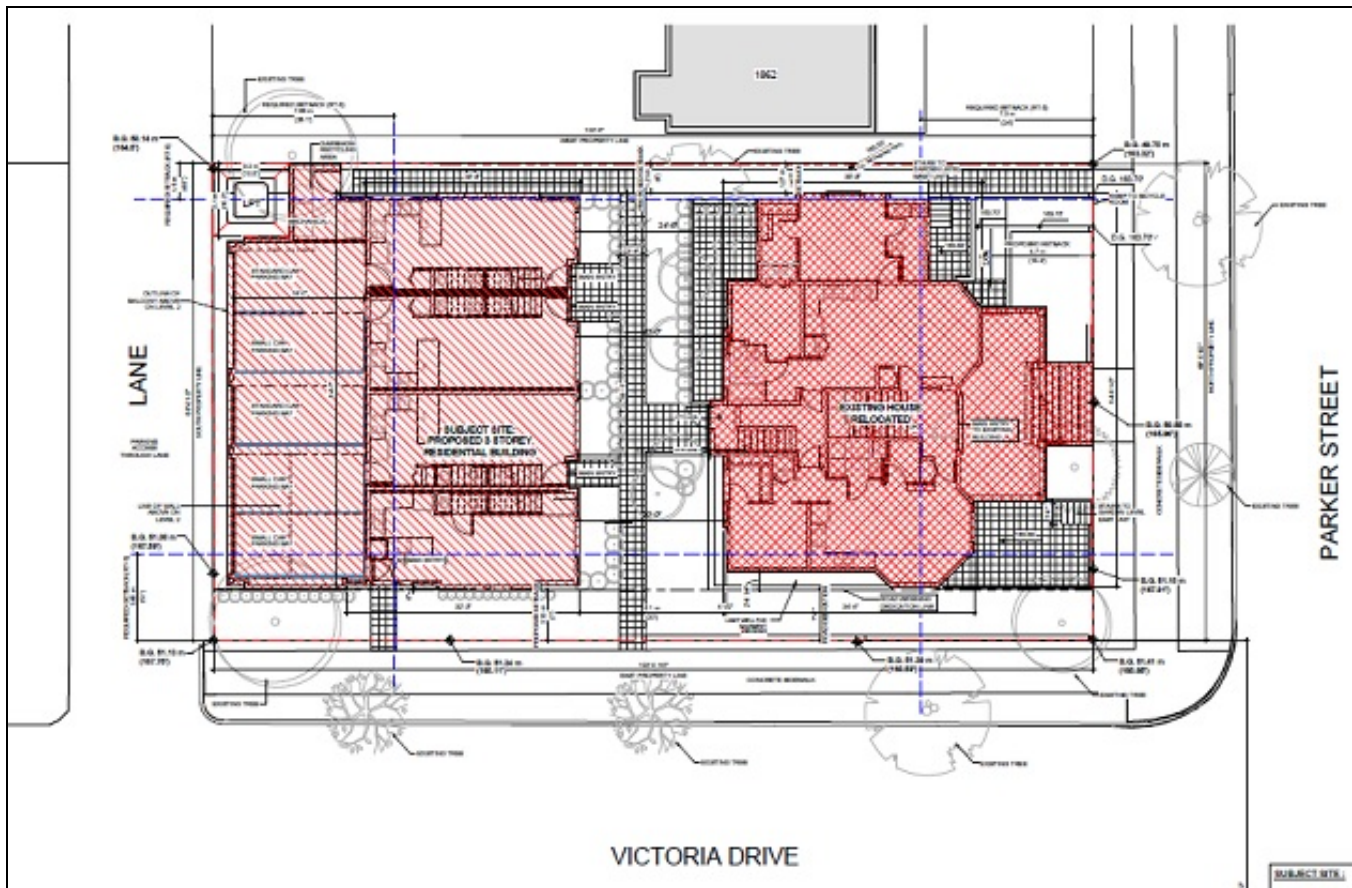
North and South Elevations - Infill Building



Section view with heritage building on the right



Site Plan



1872 Parker Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Project Summary:

One renovated/expanded heritage building and one infill building at a floor space ratio (FSR) of 1.35 containing a total of 10 dwelling units.

Public Benefit Summary:

Preservation, restoration and designation of a B-listed heritage resource. The project would generate approximately \$82,163 in DCLs, based on the new floor area.

	Current Zoning	Proposed Zoning
Zoning District	RT-5	CD-1
FSR (site area = 748 m ² (8,052 sq. ft.))	0.75	1.35
Buildable Floor Space (sq. ft.)	561 m ² (6,042 sq. ft.)	1,010 m ² (10,900 sq. ft.)
Land Use	Two-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	18,670	82,163
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		18,670	82,163

OTHER BENEFITS:

Preservation, restoration and designation of the B-listed Brookhouse Residence, the value of which is estimated to be \$400,000.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

1872 Parker Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	1872 Parker Street
Legal Descriptions	Lots 11 and 12, Block 30, District Lot 264A, Plans 1077 and 1771; PIDs: 005-703-921 and 005-703-956 respectively
Developer	Brookhouse Residences Ltd.
Architect	Ankenman Marchand Architects
Property Owners	Brookhouse Residences Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-5	CD-1
SITE AREA	748 m ² (8,052 sq. ft.) on two lots	691.36 m ² (7,442 sq. ft.) after dedication (Victoria Drive)
USES	Two duplexes (4 units)	Multiple Dwelling (10 units)
FLOOR AREA	561 m ² (6,042 sq. ft.)	1,010 m ² (10,900 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.75 FSR	1.35 FSR (measured prior to dedication)
HEIGHT	10.7 m (35.1 ft.)	13.2 m (43.3 ft.)
PARKING, LOADING AND BICYCLE SPACES	4 vehicle spaces (2 per lot)	5 vehicle parking spaces

* * * * *