



ADMINISTRATIVE REPORT

Report Date: November 29, 2016
Contact: Anita Molaro
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VanRIMS No.: 08-2000-20
Meeting Date: December 13, 2016

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Temporary Heritage Protection of 4255 West 12th Avenue

RECOMMENDATION

- A. THAT Council considers that the exterior and interior of the house at 4255 West 12th Avenue (PID: 011-639-172 and 011-639-181; Lot 11 of Lot 4, Block 176, District Lot 540, Plan 4283 and the east half of Lot 12 of Lot 4, Block 176, District Lot 540, Plan 4283) is heritage property.
- B. THAT pursuant to Section 589 of the Vancouver Charter, Council orders that the whole of the exterior and the interior of the house be subject to temporary protection in accordance with the provision of Section 591 of the Vancouver Charter for a period of 120 days from December 13, 2016.
- C. THAT Council directs the form of this order shall be satisfactory to the City's Director of Legal Services and that the Order shall be executed on behalf of the Council by the Director of Legal Services.

REPORT SUMMARY

This report recommends that Council order that the exterior and interior of the house at 4255 West 12th Avenue be subject to temporary protection for a period of 120 days. The action will allow time to prepare development options to retain the building and to present those options to the property owner.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Section 589 of the Vancouver Charter permits Council to order temporary protection of property for up to 120 days if it considers that the property is or may be heritage property. If

the whole of the building is subject to temporary protection order as recommended in this report, Section 591 of the Vancouver Charter provides that no alterations to the existing building or any new construction can be undertaken during the temporary protection period, except in specified circumstances.

- Heritage Policies and Guidelines (1986).

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability recommends approval of the foregoing.

REPORT

Background/Context

The House at 4255 West 12th Avenue is listed in the 'C' evaluation category on the Vancouver Heritage Register (VHR) (see photo in Appendix A). It is one of a group of three adjacent houses listed on the VHR including 4243 West 12th Avenue which is in the 'B' evaluation category and 4261 West 12th Avenue which is in the 'C' evaluation category. Preliminary research indicates that 4255 and 4261 West 12th Avenue were the first two houses to be built on this block dating back to 1912.

Strategic Analysis

A development permit application proposing to demolish the existing house and construct a new One-Family Dwelling was submitted on August 8, 2016. Staff contacted the applicants and owner to advise them of retention opportunities including possible incentives available. The owners indicated they wished to proceed with demolition and construction of a new house. Over the last twelve months, neighbourhood residents have written letters and emails to the City expressing concern about the proposed demolition of the house.

A temporary protection order as recommended in this report will allow time for staff to consider what incentives can be offered the owners to encourage conservation of the existing building. The property is on the VHR, so relaxing the Zoning and Development By-law is permitted to provide encouragement. Staff will prepare development alternatives to include retention of the building to present to the owners.

Financial Implications

There are no financial implications.

Legal Implications

Section 589 of the Vancouver Charter permits Council to order temporary protection of a property for up to 120 days if it considers the property has or may have sufficient heritage value to justify conservation. If the whole of the building is subject to the temporary protection order, as recommended in this report, Section 591 of the Vancouver Charter

provides that no alterations to the existing building or any new construction can be undertaken during the temporary protection period.

CONCLUSION

The house at 4255 West 12th Avenue is listed on the Vancouver Heritage Register and is the subject of a development permit application to demolish the house on the property. The General Manager of Planning, Urban Design and Sustainability recommends that, since the property has sufficient heritage value to justify conservation, Council approve an order for the temporary protection of the property for 120 days to allow time for retention options to be prepared and presented to the owners.

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Photo 1. 4255 West 12th Avenue - front elevation