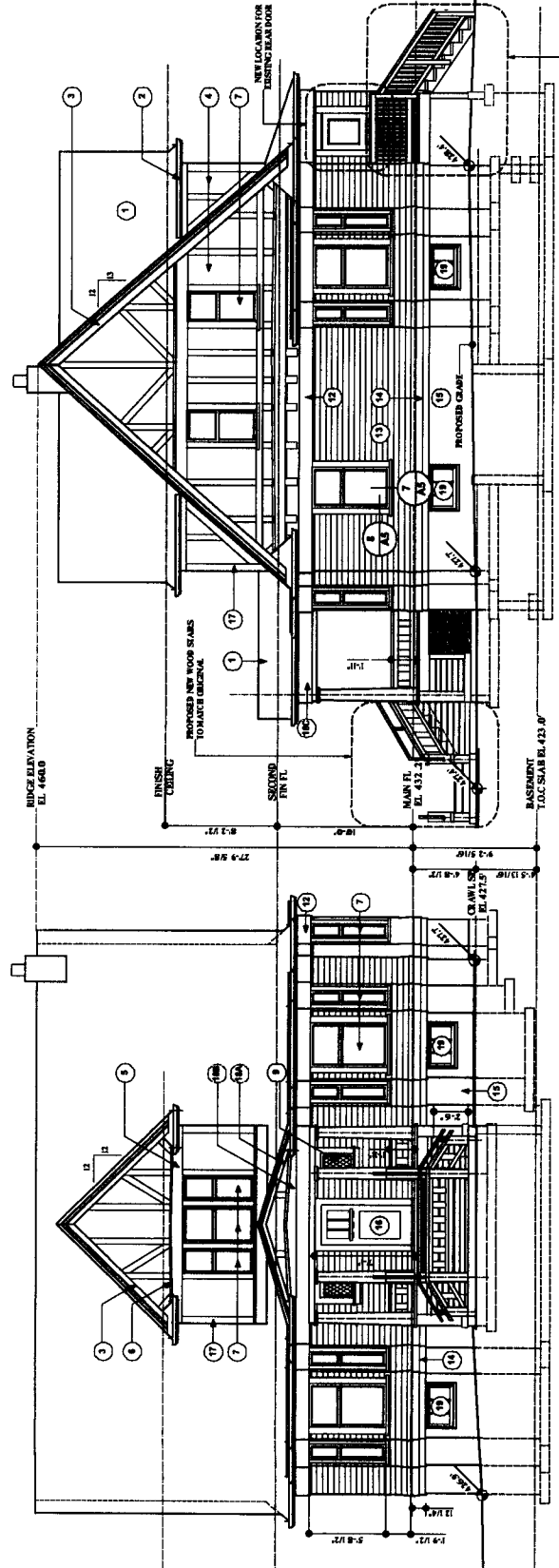


EXTERIOR FINISH LEGEND

- 1 NEW FINISHES TO BE INSTALLED WHEN FINISHES ARE NOT SHOWN ON THIS SHEET.
- 2 EXISTING WOOD TRIMMING TO BE REPLACED WITH NEW WOOD TRIMMING TO MATCH EXISTING TRIMMING.
- 3 2 X 4 WALK AND WALKWAY AND WALKWAY FLOORING TO BE REPLACED WITH NEW WALK AND WALKWAY FLOORING TO MATCH EXISTING FLOORING.
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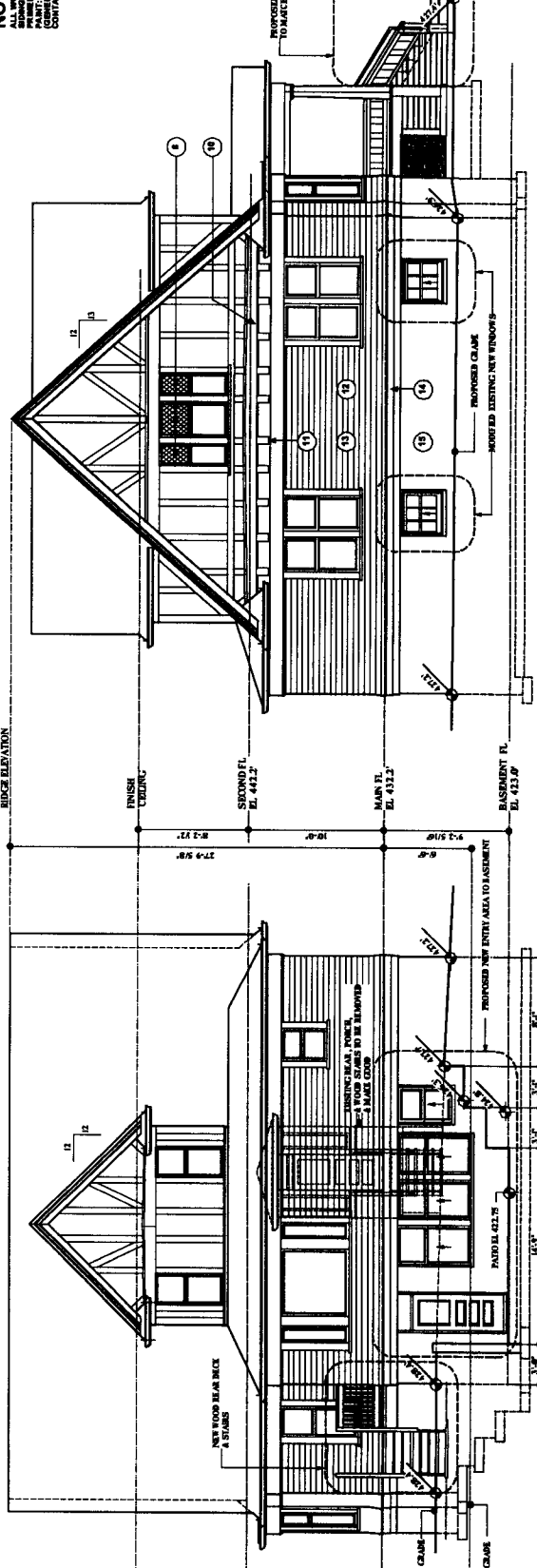
NOTES:

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SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

PROJECT TITLE
5872 WALES STREET
VANCOUVER B.C.

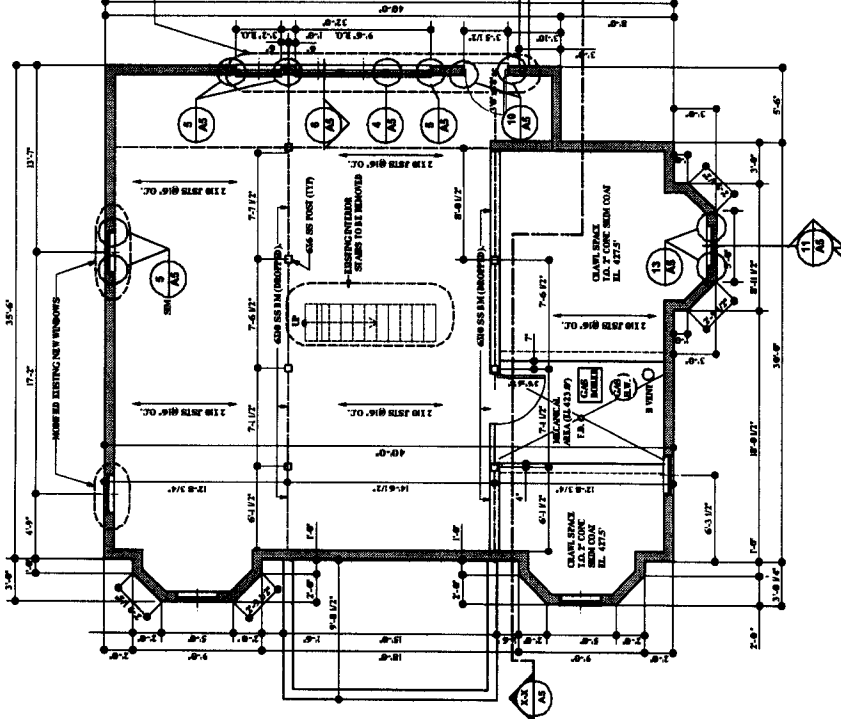
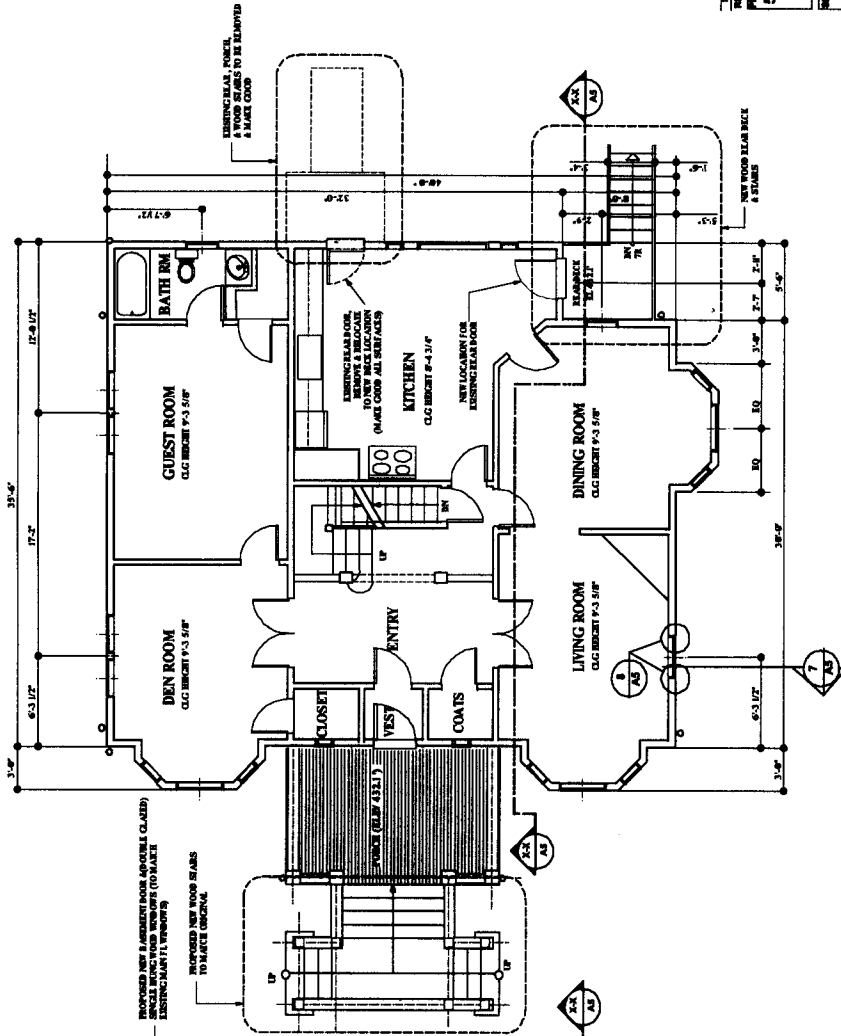
SHEET TITLE
DPA HERITAGE HOUSE
ELEVATIONS

A4
LINDA BAKER
Architect

MAY 2005
1/4" = 1'-0"

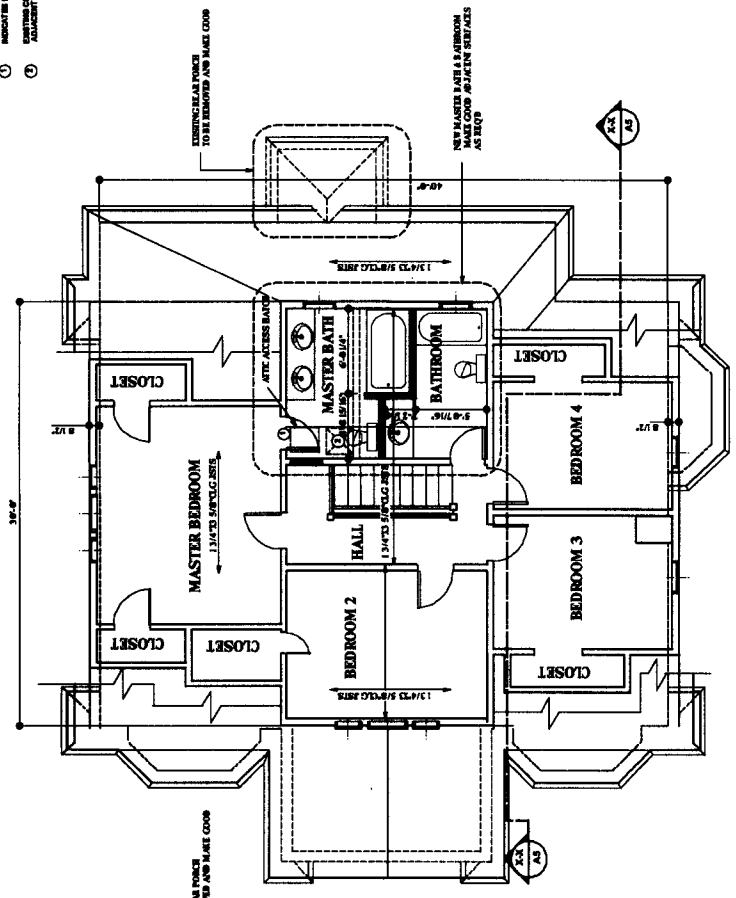
BUILDING HEIGHT BEFORE & AFTER RELOCATION
EAST ELEVATION
northwest corner: proposed spot elev. = 422.2 - 488 ft. 3.2" (height to ridge)
southeast corner: proposed spot elev. = 422.2 - 488 ft. 3.2" (height to ridge)
WEST ELEVATION
northwest corner: proposed spot elev. = 422.2 - 488 ft. 3.2" (height to ridge)
southeast corner: proposed spot elev. = 422.2 - 488 ft. 3.2" (height to ridge)

PROJECT TITLE 5872 WALES STREET VANCOUVER B.C.	SHEET TITLE DPA HERITAGE HOUSE BASEMENT & MAIN FLOOR PLANS	DATE MAY 2008	SCALE 1/8" = 1'-0"
CLIENT LINDA BAKER	ARCHITECT Architect	PROJECT ADDRESS 5872 WALES STREET, VANCOUVER B.C.	

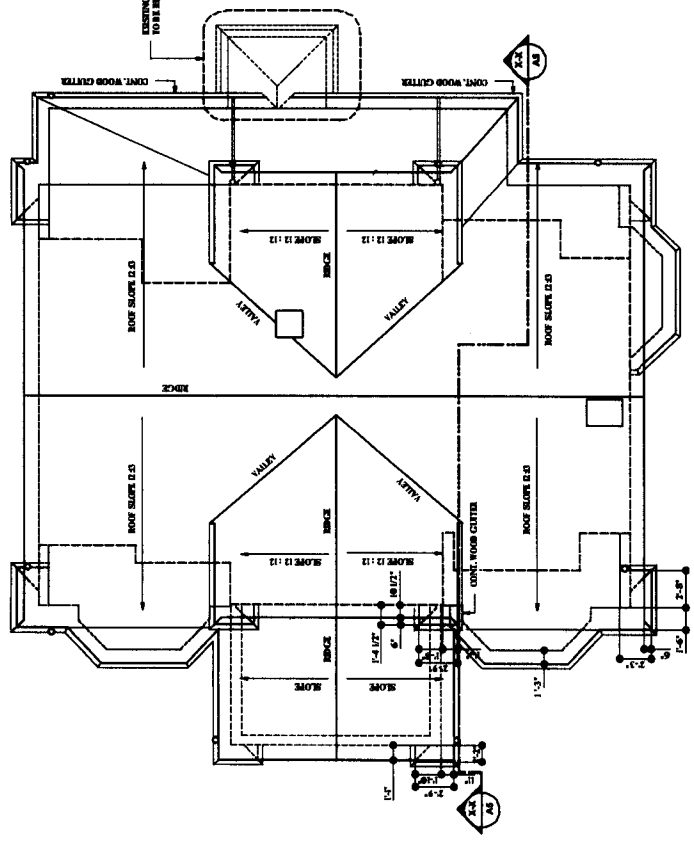


LEGEND

- INDICATES EXISTING INTERIOR PARTITION
- - - - - INDICATES EXISTING INTERIOR PARTITION TO BE REMOVED
- INDICATES NEW LOCATION OF EXISTING DOOR
- ⊙ INDICATES NEW LOCATION OF EXISTING DOOR TO BE REMOVED & MAKE GOOD



SECOND FLOOR PLAN
FIN FLOOR ELEVATION 462.7
AREA 1038 S.F.



ROOF PLAN

PROJECT TITLE
5872 WALES STREET
VANCOUVER B.C.

CLIENT TITLE
DPA HERITAGE HOUSE
ROOF & SECOND FLOOR
PLANS

DATE
MAY 2000
SCALE
1/8" = 1'-0"

A3

LINDA BAKER
Architect
1001 WEST BROADWAY, SUITE 1100
VANCOUVER, B.C. V6C 1B5
TEL: 604-681-1111
FAX: 604-681-1112

City Development Process

1. The owner submits a letter to the General Manager of Engineering Services, to request that all or a portion of dedicated road adjacent to Lot 4 be closed, stopped up and leased back to owner. [Note: Once the terms of the lease are substantially agreed to and it has been signed by the owner, Engineering Services is prepared to report to City Council for its approval and authorization for City execution of the lease, once a Public Hearing date for the HRA has been established];
2. The owner submits a Development Application (DE) for the relocation and restoration of the heritage building. [Notes: (i) The HRA negotiations and designation of the heritage building occur within the context of the DE process. (ii) See submission requirements in Appendix A page 2 of 2];
3. The City and property owner agree to the terms of the HRA that will pertain to Lots 1, 2, 3, 5 and 6, and those that will pertain to Lot 4 and the adjacent leased area. The owner signs the HRA in advance of the Public Hearing with City Council. [Note: All side agreements relating to the heritage building's security during relocation and restoration are also agreed to in advance of the Public Hearing. The HRA should proceed to the same Public Hearing as for the designation of the heritage building];
4. Staff report to Council on the HRA and designation, in the context of a Public Hearing;
5. Upon receipt of Council approval of the HRA, designation, and the lease, the Director of Legal Services executes the HRA and lease documents;
6. The HRA is registered in the Land Title Office;
7. The owner completes any outstanding conditions of the DE and the permit is issued;
8. The owner applies for a "move and place" Building Permit, to relocate the heritage building to it's new location;
9. Final approval of the subdivision application is granted, provided all conditions of preliminary approval have been met. Pending Council approval to close, stop-up, raise title to the dedicated street adjacent to proposed Lot 4 and lease all or a portion of this to the owner of Lot 4, the portion of the heritage building on the dedicated street may need to be addressed by an encroachment agreement to be released upon registration of the lease;
10. The subdivision plan is registered in the Land Title Office. The City raises title to the dedicated street adjacent to Lot 4. The title is inserted into the lease which is then registered in the Land Title Office;
11. Owner applies for a Building Permit to complete the restoration to the heritage building and heritage site;
12. Owner submits Development Applications and Building Permit applications for each of the two-family dwellings on Lots 1,2,3,5 and 6, in accordance with the HRA provisions.

TREE REPORT

5872 Wales

Vancouver, BC

April 2002

Prepared By

**Stephen Jenkins, FP
ISA Certified Arborist PN 1577**

The trees are relatively untouched and are definitely a feature in a landscape that does not have an abundance of large trees.

Limiting factors on the trees

- Road to the South
- Hydro Lines to the South
- Future changes in grade and hydrology
- Potential for impact to Critical Root Zones

All of these trees have the genetic potential to live for well over 600 year and if site conditions are not drastically altered then the ability of the trees to remain in good health in perpetuity is good.

Tree Conditions

Tree #1 Beech Tree - 80 cm dbh

This tree is in good health at the time of this inspection there are no signs of decline. The tree exhibits good bud production.

The attachments at 3.5 metres with 4 main leaders appears to be sound. The spread of the tree is 16 meters and at the time of this inspection had minimal pruning.

Root system appeared to be minimally disturbed but would compete with the grass for water and nutrients.

Tree # 2 Douglas-fir – 50cm dbh

This tree is in acceptable condition and is being suppressed by the large more dominant Douglas-fir (Tree #3) that is located directly adjacent to it.

Root system appeared to be minimally disturbed but would compete with the grass for water and nutrients. Some poor attachments to lateral limbs

Tree # 3 Douglas-fir – 90cm dbh

This tree is in acceptable condition and has good open growth characteristics. It is 40 meters in height and had been topped. The tree has multiple leaders but could be pruned to return the tree to a more natural appearance.

Root system appeared to be minimally disturbed but would compete with the grass for water and nutrients.

Discussion Questions

1. **Could any of the trees be considered specimen trees such as the one on the Landscape Resource List from the Vancouver Heritage Register?**

Considering the health, form and uniqueness of the trees in this area of Vancouver of the subject trees the answer here is “probably”. The Douglas-fir trees would require some pruning to return them to a more natural appearance and the beech tree is in

Tree Report

Prepared for: Harald Underdahl	Address of Trees: 5872 Wales
Date of site inspection: April 12 th 2002	Number of Pages 8
Prepared By: Stephen Jenkins, FP, Cert arb. PN 1577	

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Subject Trees:	2
Site Conditions.....	2
Tree Conditions.....	3
Discussion Questions	3
Conclusion.....	4
Photos.....	5
Limitations of this Report.....	7

PROJECT DESCRIPTION:

As requested by Harald Underdahl, inspect 3 trees on private property at 5872 Wales and answer the following questions:

1. Could any of the trees be considered specimen trees such as the one on the Landscape Resource List from the Vancouver Heritage Register?
2. What would the expected min/max. life span is under normal conditions?

Subject Trees:

1. -Fagus spp. – beech tree
2. -Pseudotsuga Menseizii – Douglas-fir
3. -Pseudotsuga Menseizii – Douglas-fir

Site Conditions

The site is a developed large lot with grass and a hedge in close proximity to the trees. The road is located 3 meters to the South of the trees and 3 phase hydro lines do run perpendicular to the trees but are not that close to the trees.

good condition. They are all in an open grown state and if the road is not widened they will have adequate rooting area for continued health. There are 2 other Douglas-fir trees that compliment these ones on 44th Ave. but have been filled at the base, which will ultimately impact their long-term health.

2. What would the expected min/max. life span is under normal conditions?

The genetic potential for the native Douglas-fir trees in the Vancouver area is well over 500 years. The larger Fir is starting to exhibit old growth characteristics exemplified by the deep fissures in the bark. The potential lifespan of the 2 subject fir trees is definitely long with the chance that the smaller one will ultimately die through competition with the larger more dominant one.

The genetic potential of the beech tree beech tree is well over 200 years and this particular specimen has that potential

Conclusion

The 3 subject trees are definitely unique specimens in this area of Vancouver, if they are maintained and protection of the root systems is considered through development, there is excellent potential for the trees to remain on this site in perpetuity.

Photos



Photo #1 – Subject trees are definitely dominant trees in the neighbourhood, note the trees to the South have been pruned for clearance to the hydro lines while the subject trees have only been minorly trimmed. These trees to the South also have substantial fill at the base. Subject trees are unaltered and no changes to grade around base.



Photo #2 – beech tree in good rooting conditions



Photo #3 – Co dominant leaders where the tree #3 had been previously topped. Could be removed to restore a more natural appearance.



Photos #4 – Base of the subject trees all appear at natural grade and in excellent condition.

The grade has not been raised or altered in any way detrimental to the trees

Limitations of this Report

It is our Companies Policy to attach the following clause regarding limitations. We do this to ensure developers and owners are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of trees in this project was conducted from ground level and used accepted arboricultural techniques. These included visual inspections of above ground parts of each tree for structural deficiencies such as defects scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack or feeding discoloured foliage Dieback of leader, the degree and direction of lean (if any) and the surrounding conditions at the time of inspection. Except where specifically, noted no tree were dissected, cored, probed or climbed and detailed root inspections involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions in this report it must be noted that trees are living organisms and their health and vigour can change over time. Trees are not immune to seasonal variations in the weather and hydrological conditions. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered or implied that these trees or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single or group of trees or their components. Inevitably, a standing tree will always pose a risk of failure. The only way to remove all the risk is to remove the subject tree.

As noted in my report above trees and the conditions that affect their health change constantly and the trees should be inspected on a periodic basis.

The assessment of the trees in this report is only valid at the time of inspection.

Any permit fees that may be charged is the responsibility of the homeowner.

Victoria Fraserview Killarney The Community Vision on Heritage

Direction 14.1

Add Buildings to the Vancouver Heritage Register

Add appropriate pre-1940 buildings to the VHR, and in addition, include the excellent examples of 1940 to 1980 buildings and streetscapes that exist in VFK. For structures listed in the expanded Vancouver Heritage Register, the City should encourage retention by implementing additional incentives which are suitable in areas like VFK.

People's Ideas:

Preserve typical post-war houses before they disappear; include award-winning housing projects from the '70s or '80s in Champlain Heights

Move examples of small clapboard houses built for returning armed forces personnel to public sites for public uses such as neighbourhood house, daycare, etc. (Probably the only way they can be preserved)

Direction 14.2

Retain the Avalon Dairy and 5872 Wales

As the highest priority heritage building in VFK, there should be a plan for the Avalon Dairy so that it can be saved if threatened. Look at future possibilities, in conjunction with the VHR-listed house at 5872 Wales and the adjacent Vancouver School Board Works yard.

People's Ideas:

Functioning dairy, 'Museum of Milk', 'urban farm'

Preserve the site by allowing transfer of density to other sites

Transform 5872 Wales into a cultural centre or seniors' home

Direction 14.3

Retain Character Buildings

In order to encourage retention of 'character' houses and other buildings, there should be incentives to renovate and/or disincentives to demolish.

People's Ideas:

Allow additional density, suites, more use of transfers of density (allowing an owner preserving a small house to sell some of the density which is not used on that site to the owner of another site)

Create more flexible Building Code requirements

Inform people of the City's Renovation Centre which helps renovations through the permit process

Charge higher fees for demolition

Direction 14.4

Recognize More of VFK's History in Other Ways

The area's history should be recognized by incorporating artifacts and interpretive information in parks, streets, and commercial areas. Various types of area history -- social, ecological, aboriginal, agricultural, industrial -- as well as building heritage should be remembered.

Direction 17.1

Allow Additional Duplexes

More housing variety should be provided in VFK by allowing duplexes in more areas, provided that the duplexes have:

- roughly the same height and the same sized front and rear yards as single family homes
- designs which are attractive and fit into the neighbourhood, with good landscaping
- adequate on-site parking
- adequate community facilities (parks, schools, etc.) and services for the additional population

People's Ideas...

- require more traditional styles in areas with older buildings, more modern styles elsewhere
- design to be compatible with single family homes next door
- allow conversion of some existing large houses to duplexes

Vancouver Heritage Commission Resolution on 5872 Wales Street from meeting on September 9, 2002.

Vancouver Heritage Commission

The Commission met to review the owners subdivision proposal on September 9, 2002 and supported the proposal, with comments. (See Appendix "I" for the full resolution.)

RESOLVED

THAT the Vancouver Heritage Commission supports the Owners Subdivision proposal of the subject site, as presented, with the following comments:

- that the relocation of the heritage house to Lot 4 be supported, however, the Vancouver Heritage Commission encourages the applicant to explore front yard set back that is commensurate to the existing;
- that the Vancouver Heritage Commission supports the use of the Heritage Revitalization Agreement to achieve designation of the house; and that a legal agreement be reached to allow the heritage house to sit on the road widening;
- that the Vancouver Heritage Commission supports the use of a Heritage Revitalization Agreement to preserve the heritage trees on 44th Avenue;
- that the Vancouver Heritage Commission supports the duplex development on Lots 1, 2, 3 and 5 & 6, subject to a proforma supported by city staff;
- that the floor space ratio increase for each lot (Lots 1, 2, 3, 5 & 6, be supported, subject to a proforma supported by city staff;
- that the Vancouver Heritage Commission supports the alternate lane configuration shown on Option 3 subdivision;
- that the Vancouver Heritage Commission recommends that no curbs be installed along Lot 4 on East 44th Avenue in order to preserve the root system of the specimen trees.

CARRIED UNANIMOUSLY

FURTHER THAT the Vancouver Heritage Commission request that a landscape plan be presented to the Commission, as well as the design guidelines for the duplex structures.

CARRIED UNANIMOUSLY