



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: April 25, 2005  
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CC File No.: 1401-81  
Meeting Date: May 12, 2005

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Heritage Designation - 696 West 16th Avenue

#### RECOMMENDATION

- A. THAT Council approve the designation of the north and west facades of 696 West 16<sup>th</sup> Avenue, 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 by-law to authorize designation of the north and west facades of the heritage building as Protected Heritage Property.

#### GENERAL MANAGER'S COMMENTS

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

#### 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 north and west facades of the building at 696 West 16<sup>th</sup> Avenue as protected heritage property under the Vancouver Charter. The owner of the property is volunteering to provide heritage designation as part of a development application for this site.

## DISCUSSION

**Heritage Value:** The building at 696 West 16<sup>th</sup> Avenue, known as the Foley Building, is listed in the "B" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photograph, Appendix B). This two storey wood frame commercial building has both architectural and historical significance. It was built in 1909 and is a good example of a pioneer vernacular corner store that was common to Vancouver's older neighbourhoods. It features large display windows adjacent the angled corner entry and decorative woodwork in the cornice. It occupies approximately one third of the site at the most westerly end, at the corner of Heather Street.

The development proposal for this site had originally called for the heritage building to be temporarily moved on site to accommodate the development. However, in the later stages of the Development Permit process, it was discovered that the structural integrity of the heritage building was severely compromised. It had no lateral stability and no foundation; moving it would destroy the exterior features identified for retention. Given this, the building was documented. The exterior components, including the original siding, window trims, cornice, brackets and sign, were dismantled and stored. These will be either reused or replicated. The heritage designation of the west and north facades will ensure that future changes to the exterior fabric will be in keeping with the original heritage character.

**Compatibility with Community Planning Objectives:** The building is located in the C-2 Zoning District. Heritage designation of 696 West 16<sup>th</sup> Avenue supports the intent of the C-2 District Schedule: it retains the appearance of the retail frontage and maintains the character of the neighbourhood by contributing to pedestrian interest and amenity. Designation will ensure that the storefront features that contribute to the building's character - large windows and angled corner entry - will remain regardless of the type of business occupying that unit.

**Zoning Considerations:** The development permit for this site is for a change of use from a grocery store with residential units above to a multiple conversion dwelling containing a retail unit on the ground with two artists' studios in the upper units. The permit has also approved a 3-storey multiple dwelling addition of six residential units on the east side along West 16<sup>th</sup> Avenue. The Director of Planning authorized certain relaxations of the C-2 District Schedule to permit the development on the condition of heritage designation for the corner store. In order to not hold up the permit process, the development permit was approved with the owner agreeing to heritage designation prior to issuance of the occupancy permit.

**Support Required to Enable Conservation:** The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 696 West 16<sup>th</sup> Avenue 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*.

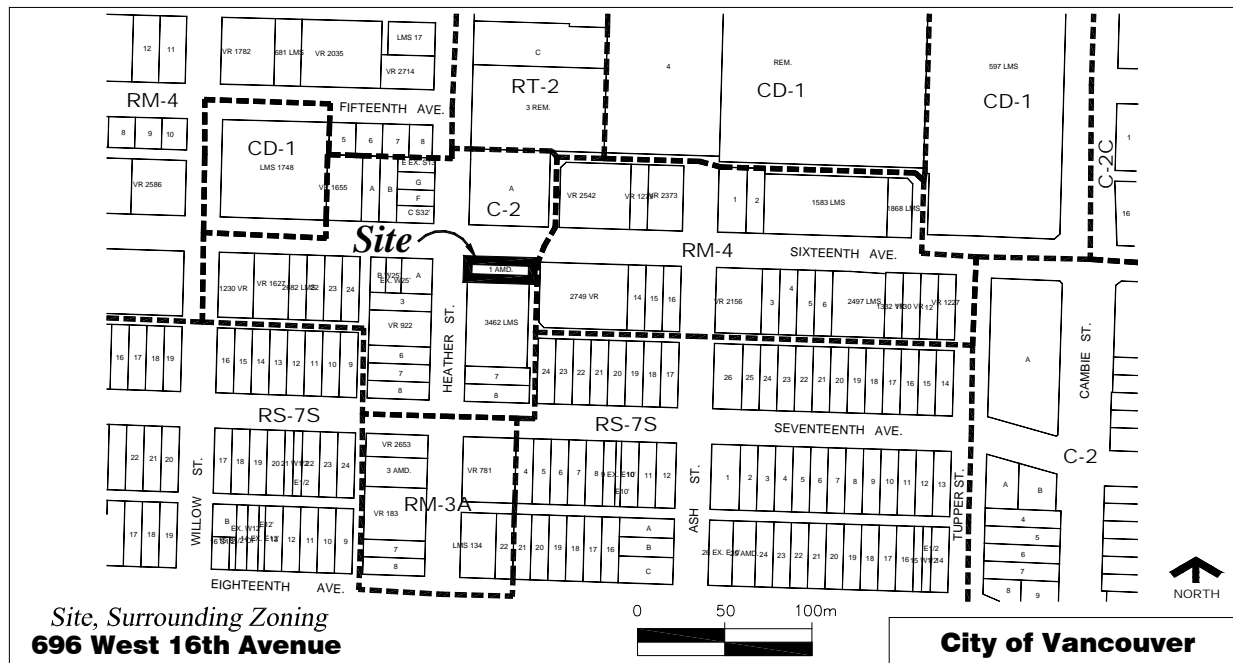
#### FINANCIAL IMPLICATIONS

There are no financial implications.

#### CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owner of 696 West 16<sup>th</sup> Avenue has agreed to the heritage designation as a prerequisite to the occupancy permit for this site. Designation of the north and west facades will protect the exterior components of this building from inappropriate alterations and demolition in the future. It is therefore recommended that Council designate these facades of 696 West 16<sup>th</sup> Avenue as Protected Heritage Property.

\* \* \* \* \*



696 West 16<sup>th</sup> Avenue Prior to Redevelopment

