



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: May 27, 2005
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RTS No.: 4786
CC File No.: 1401-83
Meeting Date: June 16, 2005

TO: Vancouver City Council

FROM: Director of Current Planning

SUBJECT: Heritage Designation and Heritage Revitalization Agreement - 2628 West 5th Avenue

RECOMMENDATION

- A. THAT Council authorize the City to enter into a Heritage Revitalization Agreement for the site at 2628 West 5th Avenue to secure the rehabilitation of the house known as the McKinnon House, and to vary the RT-8 District Schedule of the Zoning and Development By-law to:
- permit an increase in the allowable FSR from permitted 0.75 to 0.98;
 - permit an increase in site coverage from permitted 45% to 50%;
 - increase the maximum distance between the required minimum front yard and the rear of the building from permitted 50% to 50.8% of site depth; and
 - address existing non-conforming minimum site area, front yard and side yards, as described in detail in this report and as indicated under Development Application DE408845.
- B. THAT the house at 2628 West 5th Avenue, the McKinnon House, listed in the "C" category on the Vancouver Heritage Register, be designated as Protected Heritage Property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and by-law to designate the heritage building as Protected Heritage Property.

- D. THAT Council instruct the Director of Legal Services to prepare a side agreement to ensure the timely restoration of the heritage building. The nature of this agreement is to be to the satisfaction of the Director of Legal Services in consultation with the Director of Current Planning.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

"Heritage Policies and Guidelines" as re-affirmed by Council April 18, 1991.

PURPOSE

This report seeks Council approval to designate and enter into a Heritage Revitalization Agreement (HRA) with the owners to secure the conservation and protection of the house at 2628 West 5th Avenue, known as the McKinnon House.

BACKGROUND AND SUMMARY

The site is located in Kitsilano and zoned RT-8 (Site Map, Appendix A). The intention is to retain the single-family house and convert to two dwelling units, to remove the attached garage at the rear, and to construct an addition at the rear and a detached garage with access from the lane.

The owners have submitted Development Application DE408845 that will require variances to the RT-8 District Schedule of the Zoning and Development By-law to rehabilitate the house. There have been numerous alterations over many years that have compromised its heritage character, and the rehabilitation will reverse many of these. In exchange for protection of the house, and to make the rehabilitation viable, the owners are seeking variances to the permitted floor area and site coverage.

DISCUSSION

Heritage Value: The McKinnon House is on the Vancouver Heritage Register as a C-listing. It was completed in 1914 and is a good example of a Craftsman house in Kitsilano. It features a full width front porch with curved balustrade and rounded posts, and a recessed porch above. It is part of a grouping of four buildings dating from the same period of a similar style. Reverend Alex D. McKinnon, a minister at Kitsilano Presbyterian Church, lived here until 1923.

Revitalization Program: The development application proposes converting the single family dwelling to two units (Appendix B, Site Plan and Front Elevation). It is proposed to be

rehabilitated, including removal of existing vinyl siding and repair of the original wood siding underneath, with select replacement of materials if necessary. The aluminum windows are to be replaced with wood windows with true divided lights to match the original. The garage addition at the rear, not original to the house, is to be removed. An addition is proposed in its place, compatible with the style of the house. A detached garage is proposed to be constructed adjacent the lane, also compatible with the house.

Compatibility with Community Planning Objectives: The intent of the RT-8 District Schedule is to encourage the retention and renovation of existing buildings which maintain a style and form consistent with the historical character of the area. By rehabilitating the heritage house, and constructing a compatible new addition, Development Application DE408845 meets the intent of the zoning and guidelines.

Economic Viability: To make the rehabilitation of the house economically viable, the owners have requested increases to the maximum floor area beyond what is permitted under the RT-8 District Schedule. To achieve this, the owners are prepared to enter into a Heritage Revitalization Agreement and designate the house. They have agreed that the variances to the Zoning and Development By-law represent fair and complete compensation in exchange for the designation of the property and have waived their rights to further compensation.

The Manager of Real Estate Services analysed the project economics and determined that the additional floor area does not provide the owners with undue profit, noting the scope of heritage rehabilitation planned.

Zoning Variances: The variances to the RT-8 District Schedule that will be addressed through the Heritage Revitalization Agreement are as follows:

Regulation	Permitted or Required	Existing	Proposed Variances
Square Footage	190.3 m ² (2,048.3 sq.ft.)	210.3 m ² (2,264 sq.ft.)	248 m ² (2,670 sq.ft.)
FSR	0.75	0.83	0.98
Coverage	45% (1,229 sq.ft)	37% (1,021 sq.ft)	50% (1,371 sq.ft.)
Building Depth (as a percentage of site depth) ***	35%	50%	50.8%
Minimum Site Area	306 m ² (3,294 sq.ft.)	250 m ² (2,730 sq.ft.)	250 m ² (2,730 sq.ft.) *
Front Yard Min. Depth	4 m (13.13 ft.)	4.92 m (16.16 ft.)	4.92 m (16.16 ft.) *
Side Yard - East	0.76 m (2.5 ft.)	0.5 m (1.83 ft.)	0.5. m (1.83 ft.) *
West	0.76 m (2.5 ft.)	0.12 (0.4 ft.)	0 m **

* The HRA addresses these existing non-conforming provisions.

** The existing non-conforming setback on the west side will not change; however, for the purposes of the HRA it reads as 0 metres.

*** Distance between minimum front yard and rear of the building.

The precedent set for this proposal is the house immediately to the east, 2622 West 5th Avenue. At Public Hearing on December 12, 1995, Council approved a floor space relaxation of 46.82 sq.m. (504 sq.ft.) from 0.75 FSR to 0.93 FSR as part of Development Application DE400250. In exchange for that relaxation, Council approved heritage designation of the property. The proposal presently before Council is similar; the exception is the lower floor area below the deck which in this case will be enclosed and therefore counted in the FSR calculation.

Consistent with standard practice, the recommended HRA includes a variance to the RT-8 District Schedule to make a two-family dwelling an outright use rather than conditional. This is important because of the obligation to replicate the house if destroyed. Each of the owners will want the assurance that both units can be rebuilt.

Notification: As part of the standard Development Application review process, 33 property owners were notified. There were two responses received. Neither was opposed, but each requested staff consideration for design improvements, which will be addressed as part of the conditions of development application approval.

As part of the Public Hearing Process, as specified by the *Vancouver Charter*, the Director of Legal Services has prepared the necessary legal agreements and the notification requirements.

Comments of the Vancouver Heritage Commission: On December 6, 2004 the Commission reviewed this development application and zoning variances. It supports the proposal in principle to retain and restore the house, in addition to the requested variances. The Commission also requested additional archival research upon which final design details and a colour scheme will be based. The Commission's comments will be addressed in the conditions of development application approval.

FINANCIAL IMPLICATIONS

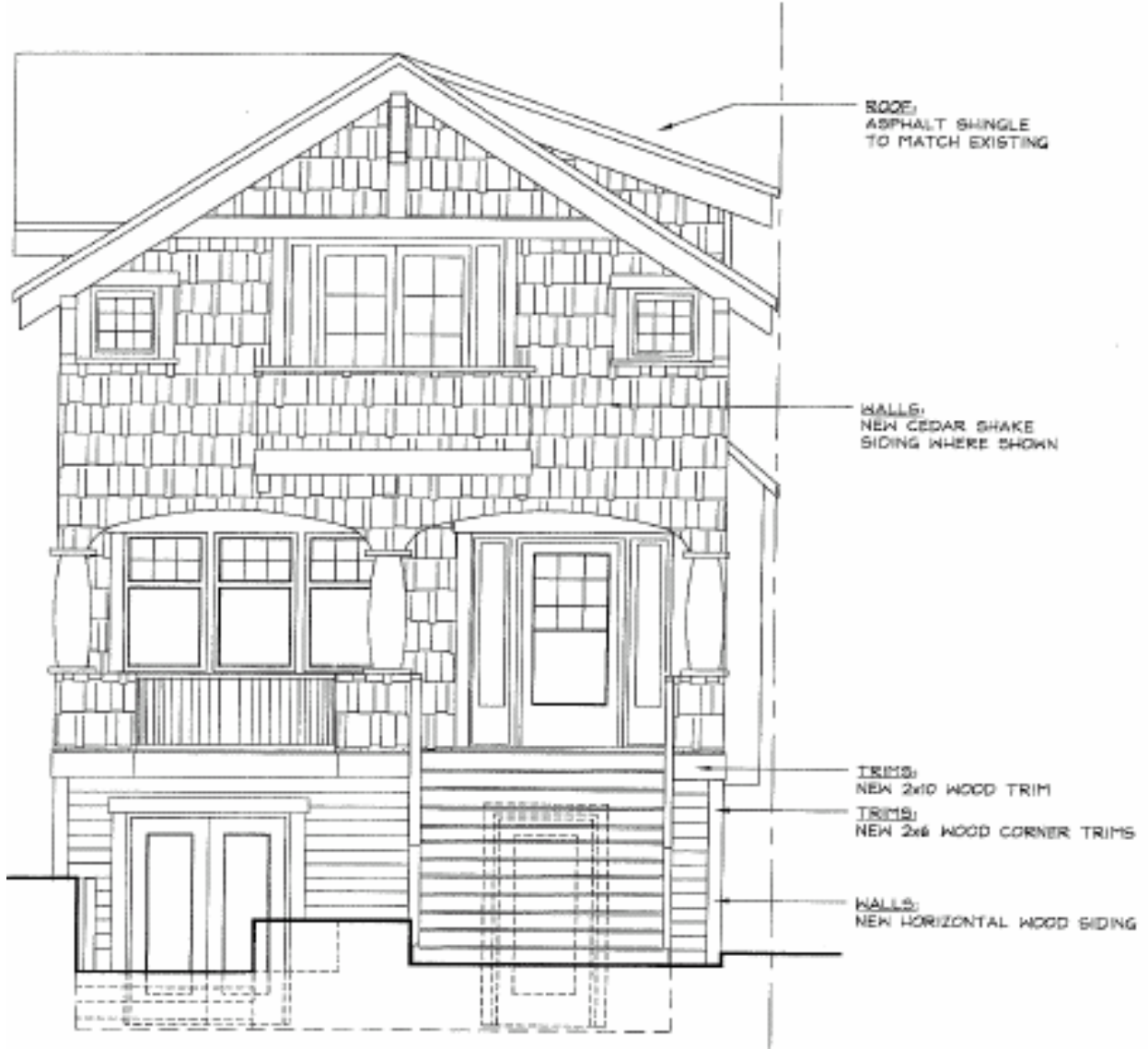
There are no financial implications.

CONCLUSION

The McKinnon House at 2628 West 5th Avenue is a good example of the early Craftsman housing common to the early development of Kitsilano. The proposal to protect the property by way of heritage designation and by way of a Heritage Revitalization Agreement reflects the intent of the Zoning and Development By-law and Council's heritage objectives. The additional floor area, along with relaxation to lot coverage and building depth is considered full and fair compensation by the owners in exchange for the requirement to rehabilitate and protect the house. Therefore, staff recommend that Council support the requisite Heritage Revitalization Agreement and designate the McKinnon House at 2628 West 5th Avenue as Protected Heritage Property.

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2628 WEST 5TH
NORTH ELEVATION (FRONT)

