



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 30, 2005
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RTS No.: 5127
CC File No.: 1401-86
Meeting Date: October 4, 2005

TO: Vancouver City Council
FROM: Director of Current Planning
SUBJECT: Heritage Designation - 2850 West 3rd Avenue

RECOMMENDATION

- A. THAT Council approve the designation of 2850 West 3rd Avenue, the Pierce House, listed on the Vancouver Heritage Register in the "C" 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 heritage building as Protected Heritage Property.
- C. THAT Council commend the owner for voluntarily bringing forward the request to protect this building.

GENERAL MANAGER'S COMMENTS

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

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 house at 2850 West 3rd Avenue, known as the Pierce House, as protected heritage property under the Vancouver Charter. The owner of the house is requesting the heritage designation on a voluntary basis.

DISCUSSION

Heritage Value: The house at 2850 West 3rd Avenue is listed in the "C" category on the Vancouver Heritage Register (Site Map, Appendix A), (Photographs, Appendix B). This two storey wood frame house built circa 1909 has significance in the broader context: it is part of a collective streetscape of 10 buildings on the Heritage Register. Its style is a transition of Edwardian massing and Craftsman detailing including a full width front porch with support posts featuring granite bases and flared upper piers. The current owner, Eric Pierce bought the property in 1944 and has lived there since 1948.

Compatibility with Community Planning Objectives: The house is located in the RT-8 Zoning District. Heritage designation of 2850 West 3rd Avenue supports the intent of the RT-8 District Schedule to encourage the retention and restoration of existing buildings to maintain a style and form consistent with the historical character of the area.

Zoning Considerations: The building is a single family dwelling. This is permitted under RT-8 zoning. There is no development application for this site.

Support Required to Enable Conservation: The property owner has submitted a letter (on file with the Legal Services Department) requesting the designation of 2850 West 3rd 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*.

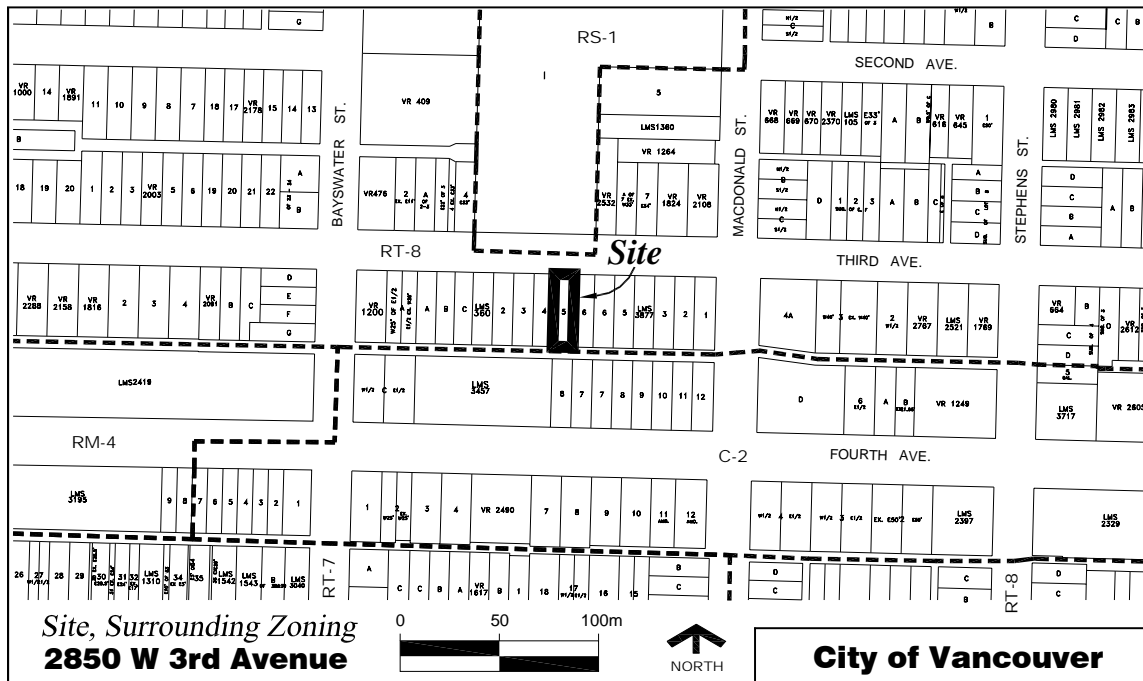
FINANCIAL IMPLICATIONS

There are no financial implications.

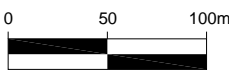
CONCLUSION

An important long-term heritage policy of the City is to protect heritage resources through voluntary designation. The owner of the Pierce House at 2850 West 3rd Avenue has voluntarily proposed heritage designation of this house, which will protect it from inappropriate alterations and demolition in the future. It is therefore recommended that, subject to Council's consideration of the representations made at the Public Hearing, Council designate 2850 West 3rd Avenue as Protected Heritage Property.

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Site, Surrounding Zoning
2850 W 3rd Avenue



City of Vancouver

