



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: May 1, 2006  
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CC File No.: 08-2000-51  
Meeting Date: May 16, 2006

TO: Vancouver City Council  
FROM: Director of Current Planning  
SUBJECT: Heritage Designation - 827 East Georgia Street

#### RECOMMENDATION

- A. THAT the house at 827 East Georgia, the Hendrix House, listed in the "C" category on the Vancouver Heritage Register, be designated as Protected Heritage Property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate 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.
- Legal designation will be a prerequisite to accepting certain bonuses and incentives.

## PURPOSE

This report seeks Council approval to secure the conservation and protection of the Hendrix House at 827 East Georgia Street by way of heritage designation.

## BACKGROUND AND SUMMARY

The site is located in Strathcona and zoned RT-3 (Site Map, Appendix A). The owner's intention is to rehabilitate the house to improve its liveability and restore its exterior.

Their proposal, as defined in Development Application DE410040, requires relaxations to the RT-3 District Schedule of the Zoning and Development By-law. The Director of Planning has the authority to grant the requested relaxation, and is prepared to grant it provided the owner agrees to the designation of the heritage house.

## DISCUSSION

**Heritage Value:** The Hendrix House at 827 East Georgia Street, on the Vancouver Heritage Register as a C-listing, is of heritage value principally because of its cultural associations. From 1938 to 1952 it was the residence of Nora Hendrix, grandmother of Jimi Hendrix, American guitarist of importance in the 1960s. She was a former vaudevillian and a founder of the Fountain Chapel at 823 Jackson Avenue, a focal point of black cultural activity in Strathcona. The house, built in 1905, also represents a good example of the neighbourhood's modest workers' housing, featuring a bay window set behind a full width front porch, and decorative shingling in the gable end.

**Compatibility with Community Planning Objectives:** The intent of the RT-3 District Schedule includes encouraging the retention and restoration of existing character buildings. Emphasis is placed on modifications that are in keeping with the historic architectural character of the area. The proposed rehabilitation of this heritage house meets the intent of the zoning and guidelines.

The proposed changes include restoring key heritage features, a new basement to replace the existing earthen crawlspace, a basement entry at the front, some new windows and doors, main and second floor porches at the rear, and a small dormer on the west side.

**Zoning Variances:** The relaxations to the RT-3 District Schedule include an increase in lot coverage from 45% (permitted and existing) to 47% and an increase in the maximum Floor Space Ratio (FSR) from 0.79 (0.75 conditionally permitted) to 0.82 as a result of adding 82 square feet of living space at the rear of the house. The Director of Planning is prepared to approve these relaxations under the relaxation provisions of the RT-3 District Schedule of the Zoning and Development By-law on the condition that the house be protected by heritage designation.

**Economic Viability:** The FSR relaxation that the owner is seeking is a 9.4% increase in floor area beyond what is permitted under the RT-3 District Schedule in order to increase the liveability of the house. The owners have agreed that the relaxations 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.

**Notification:** As part of the standard Development Application review process, 25 property owners were notified. There were two responses received. One expressed support for the proposal. The other response from the Strathcona Residents Association expressed overall support with a request for skylights as an alternative to the dormer proposed for the west side. Rather than requiring skylights, staff are addressing the Association's concerns by requiring a reduction in the width of the dormer to minimize its visibility from the street. The applicant accepts this condition. This form of dormer is consistent with other examples in the neighbourhood.

On April 24, 2006 the Vancouver Heritage Commission reviewed this development application and zoning relaxations. The Commission supports the proposal including the dormer.

As part of the Public Hearing process, 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

The Hendrix House at 827 East Georgia Street is associated with a family of cultural prominence and is a good example of the early workers' housing common to Strathcona. The modest FSR and lot coverage relaxations have been accepted as full and fair compensation by the owners for designation of the house. Therefore, staff recommend that Council support the heritage designation of the Hendrix House at 827 East Georgia Street as Protected Heritage Property.

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