



CITY OF VANCOUVER

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### ADMINISTRATIVE REPORT

Report Date: April 23, 2008  
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Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning in Consultation with Director of Legal Services

SUBJECT: Designation and Heritage Revitalization Agreement  
Glenesk Residence, 2978 W 5 Avenue

#### RECOMMENDATION

- A. THAT Council approve the designation of the Glenesk Residence at 2978 W 5 Avenue, a category B property on the Vancouver Heritage Register, as a Protected Heritage Property.
- B. THAT Council authorise the City to enter into a Heritage Revitalization Agreement (HRA) for the site at 2978 W 5 Avenue to:
  - increase the permitted floor space ratio (FSR) from 0.63 (2280 sq. ft.) to 0.80 through the construction of an addition that would add 605 sq.ft. creating a total of 2885 sq.ft. as described in detail in this report and as indicated under Development Application DE411223.
- C. THAT Council instruct the Director of Legal Service to bring forward for enactment the by-law to authorise the Heritage Revitalization Agreement and by-law to designate the heritage building as Protected Heritage Property.

#### GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

## 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 that would be granted through a Heritage Revitalization Agreement.

## PURPOSE

This report seeks Council approval to designate the Glenesk Residence at 2978 W 5 Avenue and enter into a Heritage Revitalization Agreement (HRA) with the owners to secure the conservation and protection of the house.

## BACKGROUND AND SUMMARY

The subject site is a Craftsman style heritage home that is currently listed on the Vancouver Heritage Register as category B property. It is located in Point Grey and zoned RT-7 (refer to the Site Map, Appendix A).

Development Application DE411223 for this property will see the exterior of the home restored back to its 1920's appearance while providing a garden suite on the lower level and an addition off the rear of the house. For this to occur, the applicant requires several zoning relaxations including an increase in the floor space ratio. In exchange for these relaxations, the owner has agreed to designate the home and to enter into a Heritage Revitalization Agreement to ensure its long term protection.

## DISCUSSION

**Heritage Value:** Located in a block of Craftsman style bungalows built between 1921-1927 under the Soldier's Settlement Act (1918) and the Better Housing Act (1919), the Glenesk Residence has both historic as well as architectural value. It is currently listed on the Vancouver Heritage Register in the B category. As seen in the photos provided in Appendix B, the home is remarkably intact and features numerous characteristics commonly found in a Craftsman style bungalow - the low form, a gable roof with the gable end adorned with half timbering and projecting brackets, and a prominent porch complete with klinker brick columns and a distinct geometric railing. Also notable about this house is its location in a streetscape with homes of a similar vintage and style.

The Statement of Significance completed by Donald Luxton and Associates is provided in its entirety in Appendix C.

**The Proposal:** This heritage home is to be converted from a single family plus suite dwelling to a two family dwelling complete with a garden suite located below the main floor unit. Staff will ensure that the following scope of work identified in the Conservation Plan meets the intent of the Standards and Guidelines for the Conservation of Historic Places in Canada:

- a new foundation;
- reconstruction of the front porch to tie it back into the structure of the house;

- restoration of the exterior back to its 1920's appearance complete with wood windows and doors plus a replacement shake exterior cladding;
- the sympathetic alteration of the exterior to permit the construction of the garden suite;
- an addition off the back of the house that maintains the scale and character of the house;
- a modest expansion of the garage; and
- enhanced front and rear garden spaces.

Currently the floor space ratio (FSR) is 0.63 (2280 sq. ft.). The addition would add 605 sq.ft. creating a total of 2885 sq.ft. - an increase in FSR to 0.80. In exchange for the increase in FSR, the owner has agreed to designate the home and to enter into a Heritage Agreement to ensure its long-term protection.

**Compatibility with Community Planning Objectives:** The intent the neighbourhood's RT-7 Schedule is to encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. For renovations and additions such as that proposed in this application, emphasis is placed on maintaining existing external architectural character. Any new development is expected to be compatible in external character.

Given that the proposed work will see the heritage home restored to its earlier detailing and that the addition is sensitively placed and designed at the rear of the house, the application very strongly supports the intent of RT-7.

**Economic Viability:** To make the rehabilitation of the Glenesk Residence economically viable, the owners have requested an increase in the maximum floor area permitted for a home in RT-7. To achieve this, the owners are prepared to enter into a Heritage Revitalization Agreement and designate the heritage 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.

Real Estate staff have analysed the project's proforma in detail, and have determined that there is no undue profit for the owner in permitting the restoration and expansion of the home as described in the development application.

**Zoning Variances:** This application is seeking variances to the RT-7 Schedule that will be permitted through the Heritage Revitalization Agreement as well as a few that will be approved by the Director of planning.

The Director of Planning may permit an increase in floor space for a two-family dwelling to a maximum of 0.60. However, in this application the scale of the proposed addition requires that an HRA permit the increase in floor space for this 33' x 110' lot (3630 sq. ft.):

	sq. ft.	m <sup>2</sup>	FSR
existing house	2280	212	0.63
permitted	1452	135	0.40 permitted outright 0.60 for two family dwelling
proposed	2885	268	0.80
increment above permitted			0.40

The following RT-7 Zoning variances have been requested and can be approved by the Director of Planning:

By-law Section	Item	Required	Approximate Proposed
Section 4.4.2	Front yard	12.5'	6'
Section 4.8.1	Site coverage	1633.5 (45%)	1999.9 (55%)
Section 4.16.2	Building depth	38.5'	58.67'

**Notification:** As part of the standard Development Application review process, over 60 property owners were notified. One response was received which provided support for the application as long as the proposed alterations to the house maintained its unique heritage character. As the application requires a heritage conservation plan based on a Statement of Significance completed by a heritage professional, staff are ensuring that the work will be executed according the *Standards and Guidelines or the Conservation of Historic Places in Canada*.

On December 10, 2007 the Vancouver Heritage Commission reviewed this development application along with the requested zoning relaxations. The Commission supports the application as noted in the following motion:

RESOLVED

THAT the Vancouver Heritage Commission supports the project at 2978 West 5 Avenue as presented at the December 10, 2007 meeting.

CARRIED

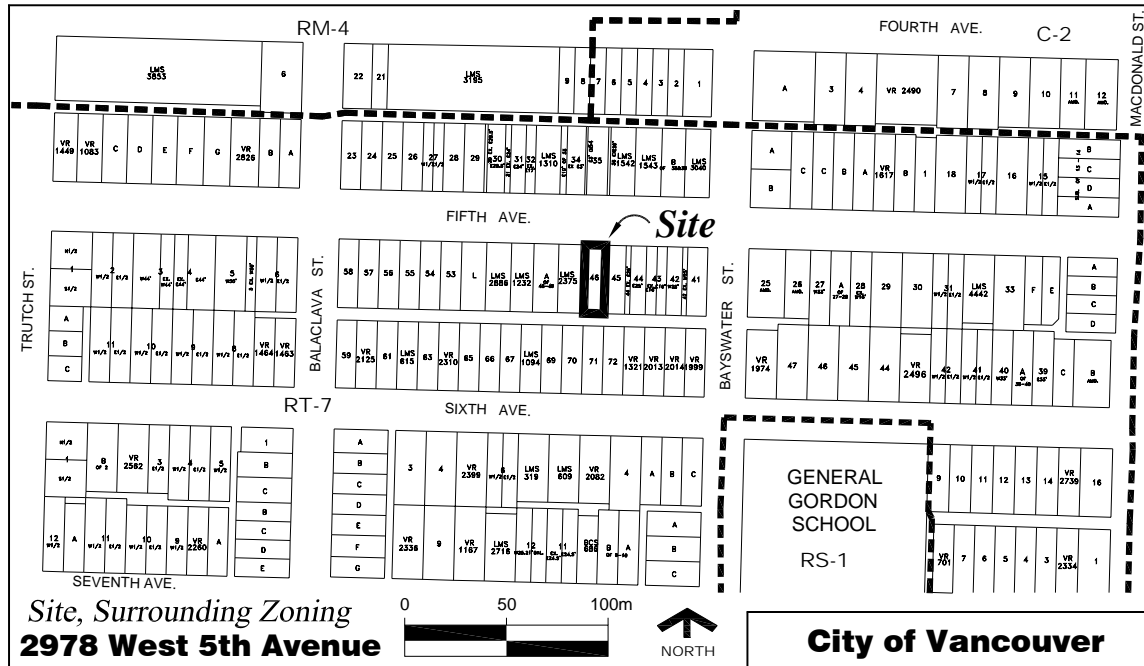
#### FINANCIAL IMPLICATIONS

There are no financial implications.

#### CONCLUSION

The recommended Heritage Revitalization Agreement and designation will enable the applicant to increase the floor space ratio to meet the requirements of the residents while also securing the long-term protection and conservation of the Glenesk Residence.

\* \* \* \* \*



Site map noting the location of the application.

Glenesk Residence Site Photos



Front/north elevation which will include the addition of an entrance for the garden suite.



Rear/south elevation which will be added on to.



Side/east elevation.

## Statement of Significance

### Description of Historic Place

The Glenesk Residence is a one-storey craftsman house with a full basement. It is distinguished by its front-gabled roof, half-timbering in the gable peak, tapered porch columns and high-width porch. Situated on the south side of West Fifth Avenue, the Glenesk residence is located in the Point Grey neighbourhood.

### Heritage Value

Built in 1920, the Glenesk Residence is valued as an example of post-World War One housing in Vancouver. At this time, the returning veterans were returning to civilian life, only to find a very different world, where traditional social values were breaking down. The local economy was devastated and there was very little work available, and the building trades languished. In response to economic hardships, the federal government authorized the Soldiers' Settlement Act in December 1918, to provide twenty-five million dollars in loans to the provinces for housing initiatives for returning veterans. This house was one of 153 built in Vancouver under the local program of the Better Housing Scheme.

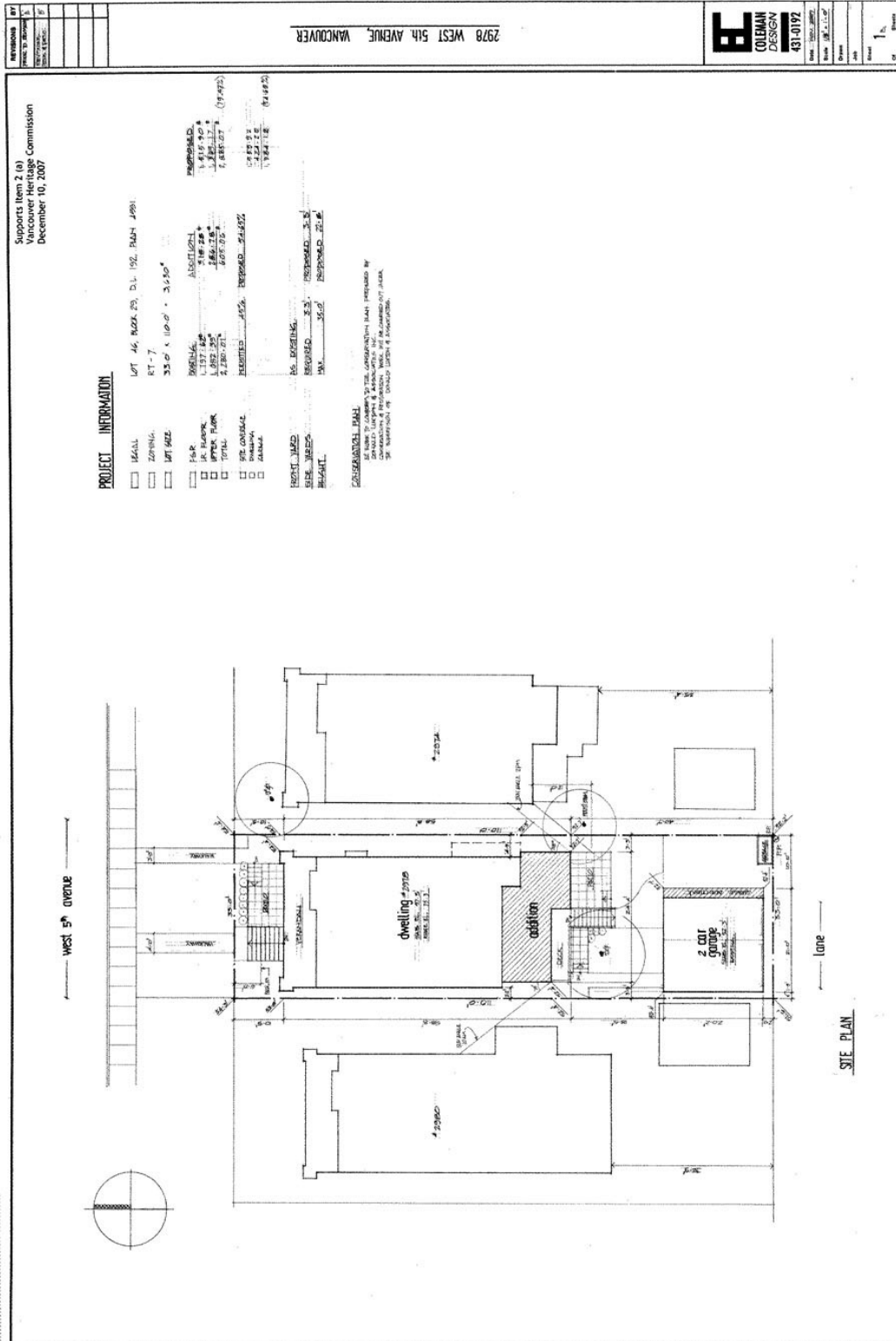
Additionally, the Glenesk residence is a significant example of a Craftsman bungalow, and includes many typical features including tapered square porch columns resting on brick piers. The Craftsman style had been popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles. Efficient, rational floor plans reflected the reality that most families, especially after the end of the First World War, could no longer afford domestic help.

The Glenesk Residence is further significant for its connection with first owner, John J. Glenesk (born 1891), who was originally from Aberdeen, Scotland, Glenesk was employed as a Secretary for the Y.M.C.A. and also served overseas in the First World War. After his return from the war, he married Christina A.F. Brown in Vancouver in 1920 and built this house at that time.

### Character Defining Elements

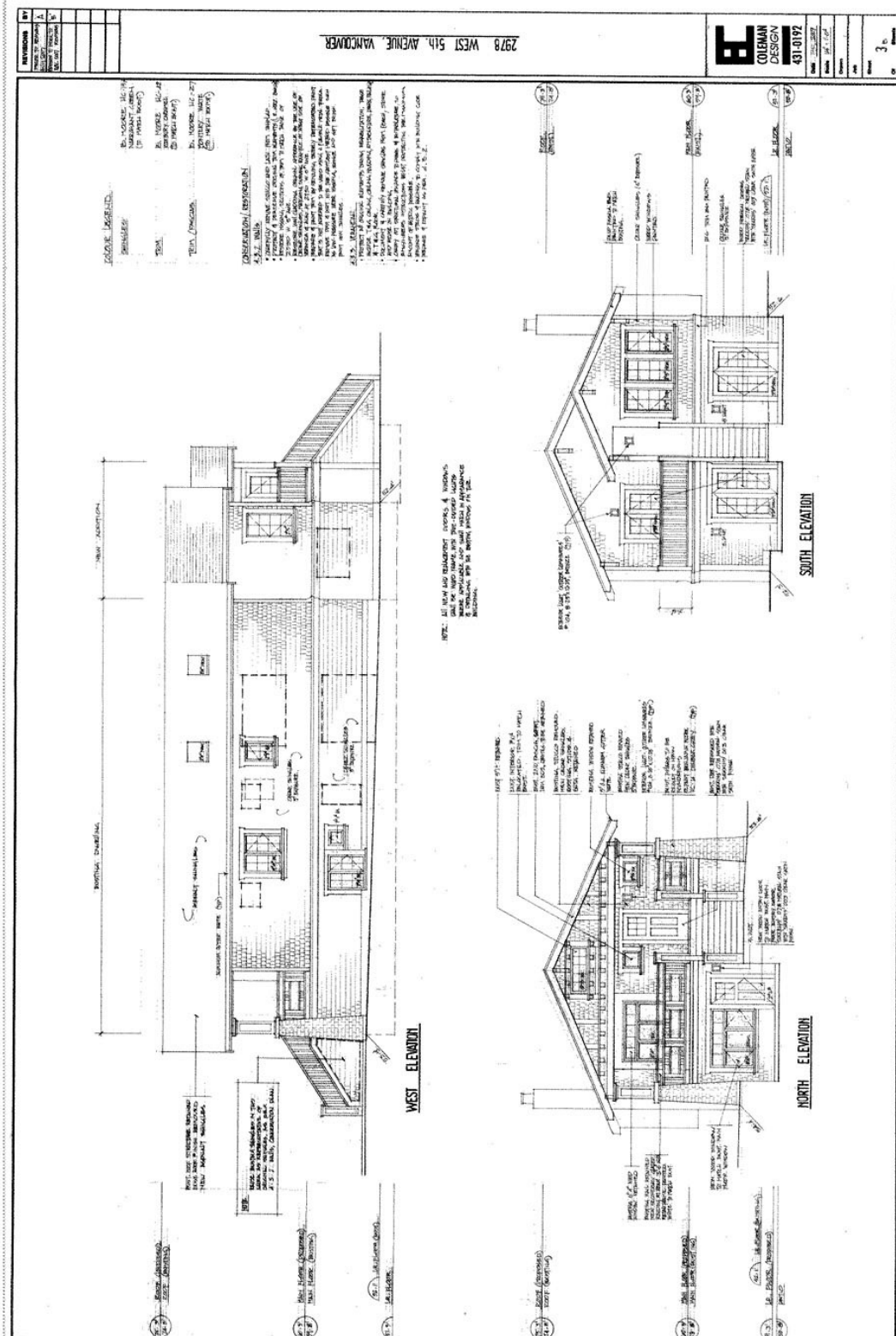
Key elements that define the heritage character of the Glenesk Residence include its:

- location, on Fifth Avenue in the Point Grey neighbourhood, part of a grouping of houses of similar age and style
- residential form, scale and massing as exemplified by its one-storey height with full basement and front-gabled roof
- wood-frame construction, including half-timbering in the gable peaks, basement level shingles, and open work balustrades
- Craftsman style features such as projecting brackets, open soffits, exposed rafter tails, pointed bargeboards, and open front verandah with square columns resting on tapered clinker brick piers
- windows, including leaded casement windows and multi-paned wooden sash casement window in gable peak
- original front and back wooden doors with multi-paned windows
- two external red-brick chimneys

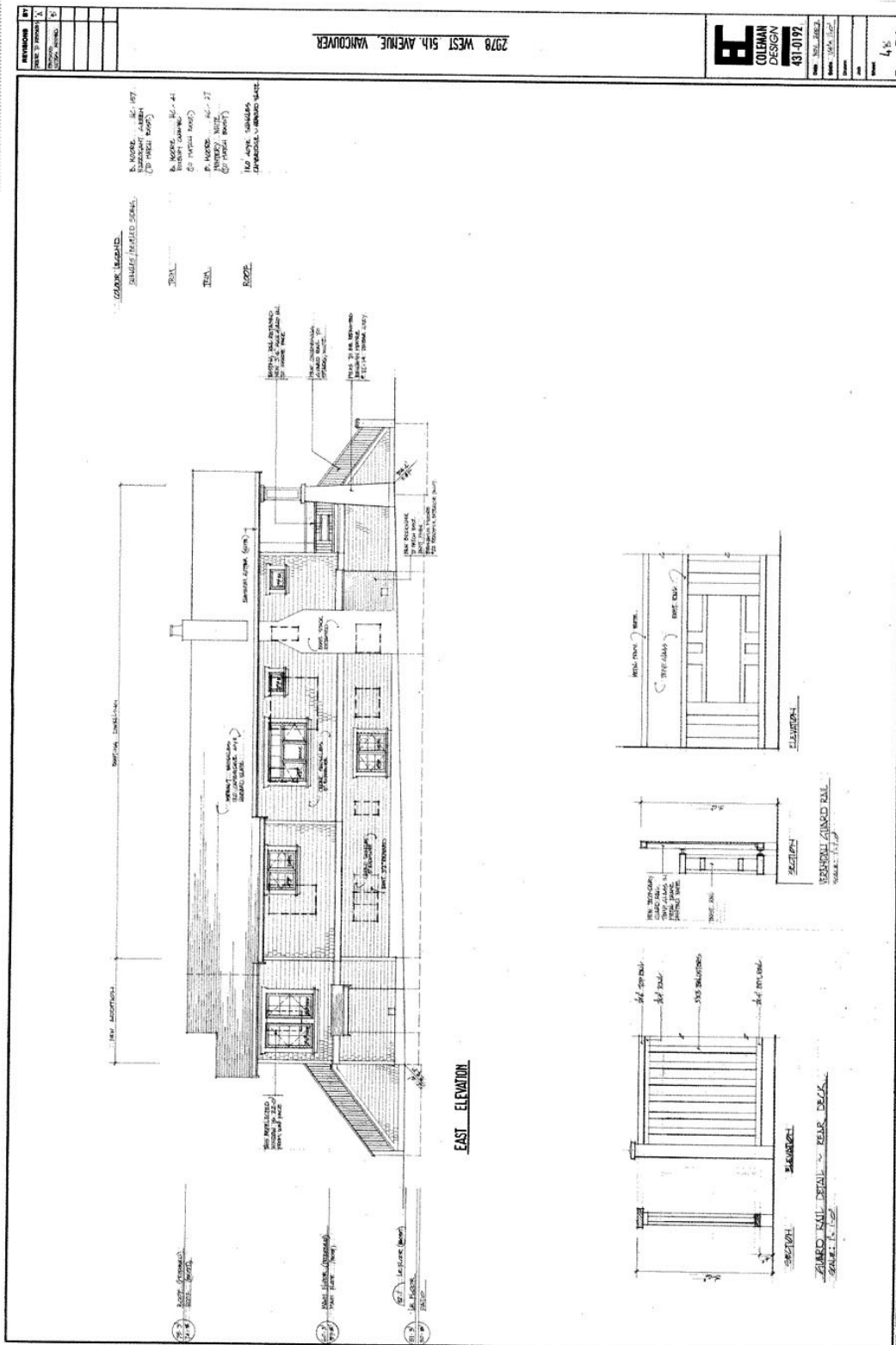


Proposed site plan noting the addition off the back of the heritage house.

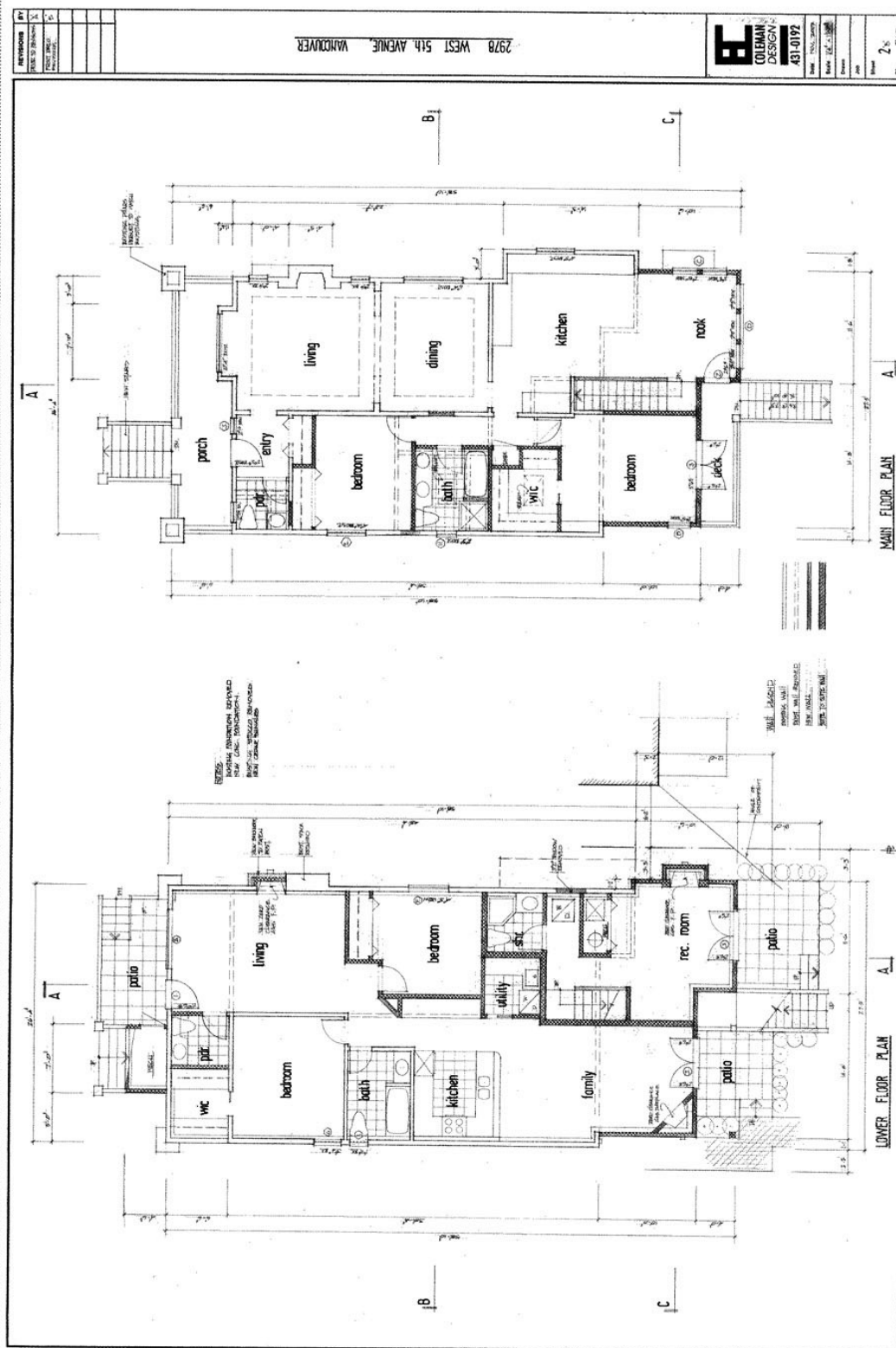




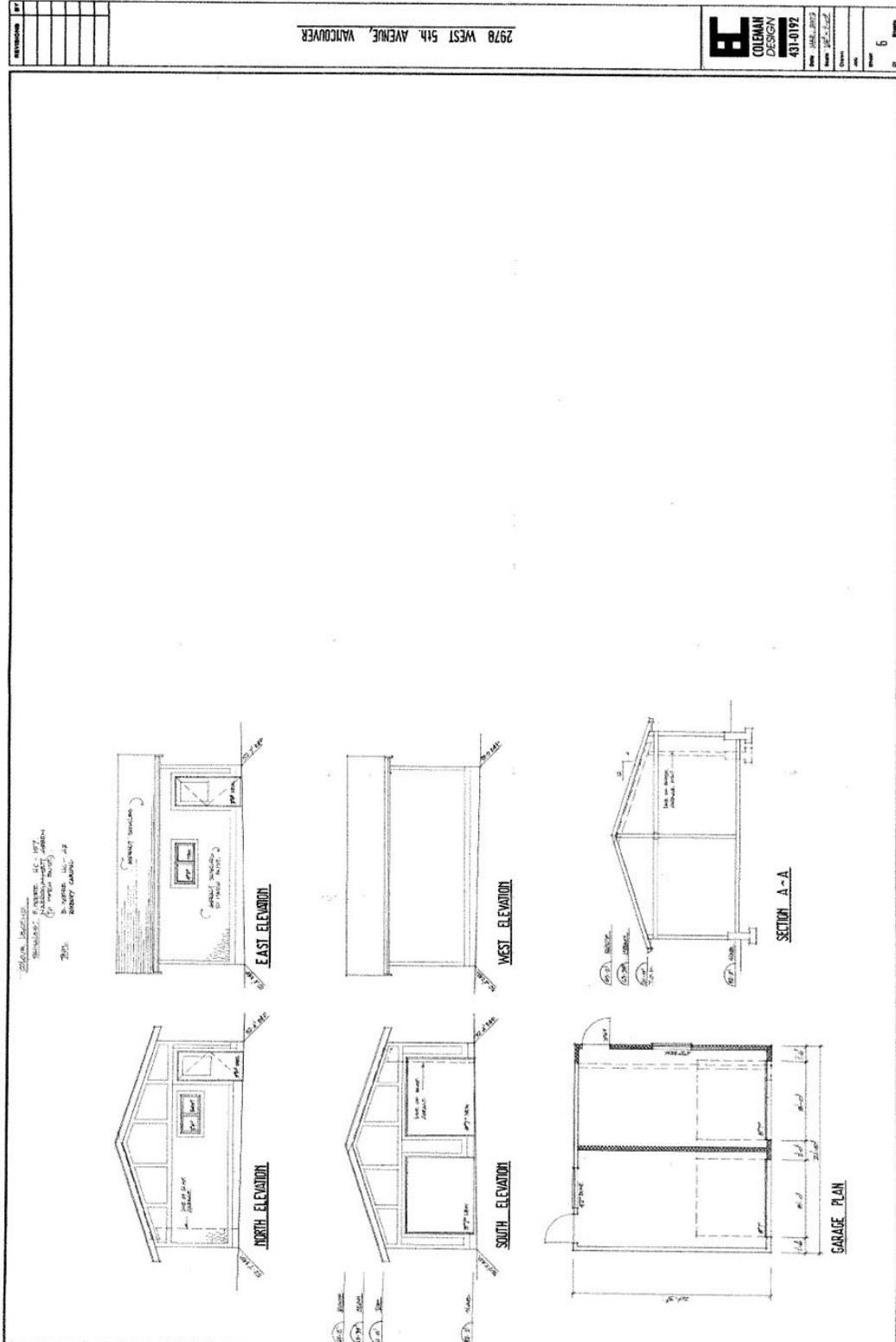
Proposed elevations.



Proposed elevations.



Proposed floor plans.



Proposed addition to existing garage.