



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: April 22nd, 2008
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RTS No.: 07277
VanRIMS No.: 08-2000-51
Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the Director of Legal Services

SUBJECT: Heritage Revitalization Agreement and Designation- 2537 West 49th Avenue- 'The Stone Residence'

RECOMMENDATIONS

- A. THAT Council authorize the Director of Legal Services prepare and enter into on the City's behalf a Heritage Revitalization Agreement for 'The Stone Residence' located at 2537 West 49th Avenue to:
- secure the protection and on-going maintenance of this 'B' category Vancouver Heritage Register building;
 - vary the Subdivision By-law to create four new parcels, the southernmost which would permit subdivision of the lands at 2537 West 49th to create four new parcels, one of which would contain the heritage building and the other three of which would be used for the construction of three new houses; and
 - vary the RS-5 District Schedule of the Zoning and Development By-law to permit floor space for the heritage building and the three new houses in excess of that otherwise permitted and to permit other variances;
- B. THAT the Stone Residence, listed in the 'B' evaluation category on the Vancouver Heritage Register at 2537 West 49th Avenue, 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 a by-law to designate the building as a protected heritage property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council's Heritage Policies and Guidelines state that the buildings "identified on the Vancouver Heritage Register have heritage significance" and 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 SUMMARY

The purpose of this report is to seek Council approval of a Heritage Revitalization Agreement (HRA) and designation to secure the conservation of the 'B' listed heritage building located at 2537 West 49th Avenue by varying the Zoning and Development By-law and the Subdivision By-law to permit the subdivision of the lands upon which the heritage building is located and to enable relocation of the heritage building to the southernmost of the new parcels, where it is to be rehabilitated, and to enable three new houses to be built on the remaining three parcels, all as set forth in Development Applications DE411680, DE411681, DE411682, and DE411648.

The recommended HRA will secure the long-term protection and conservation of the 'B' listed Vancouver Heritage Register building. The subdivision and additional floor areas provide an incentive which makes this heritage conservation scheme viable. Therefore it is recommended that Council approve the HRA and the designation of 'The Stone Residence' located at 2537 West 49th Avenue.

BACKGROUND

The site is located at the corner of West 49th Avenue and Larch Street in an RS-5 zoning district (see the location map in Appendix 'A'). The existing site is composed of three existing parcels which together form a development site 135.6 feet wide by 184.9 ft deep. The heritage house, built in 1913, currently straddles all three parcels by virtue of several additions which were built subsequent to the original construction of the building. In order to preserve the house, the proposal seeks to remove the later additions, relocate the building to the southernmost area of the site, and restore it as close as possible to its original 1913 configuration (see the small map at the bottom of page 1 of Appendix 'B'). In addition, three new parcels will be created and a new One Family Dwelling constructed on each, for a total of four buildings (see Appendix 'B' for drawings).

DISCUSSION

Heritage Value

The Stone Residence, located at 2537 West 49th Avenue, is listed in the 'B' evaluation category on the Vancouver Heritage Register. It was designed by the prominent architect Robert Mackay Fripp and built in 1913 for its first owners, Henry Athelstan Stone and his wife Beatrice. It is a good example of early estate housing in the Kerrisdale area. Designed in the Arts and Crafts style, the building features an expansive roof, deep overhangs, bay windows, covered porches and balconies, roughcast stucco, leaded casement windows (many with original hardware) and numerous other decorative features such as modillions (i.e. decorative cornices), dentils, and expressed lintels.

Since 1957 the house has had a long association with the Killam family, who extensively added to the building. These additions are at times difficult to identify as many existing elements were re-used. As the building cannot be practically retained with all these additions, the conservation strategy is (through careful analysis of the existing building and archival material) to return the building as close as possible to its 1913 configuration, re-incorporating many existing features, such as windows, as was done in past renovations.

Compatibility with Community Planning Objectives:

The Intent of the RS-5 district schedule is to:

"... maintain the existing single-family residential character of the RS-5 District by encouraging new development that is compatible with the form and design of existing development, and by encouraging the retention and renovation of existing development but also to permit conditionally one-family dwellings with secondary suites. Emphasis is placed on design compatibility with the established streetscape. Neighbourhood amenity is intended to be enhanced through the maintenance and addition of healthy trees and plants."

The proposal meets this intent by not only retaining the heritage building but also by proposing new development which is compatible in form and character with existing development. Opportunities for the retention of mature trees are being maximized and extensive landscaping is proposed for each site.

Development Proposal and Compatibility with Land Use Regulations:

The proposal involves a relaxation of the permitted floor space ratio (FSR) on all the parcels, in order to accommodate the relocated heritage building onto the new southernmost parcel and to improve the marketability of the new houses and offset costs associated with the relocation and rehabilitation of the heritage building. The FSR relaxations are outlined below:

Table: 1 Proposed Floor Space Relaxations

Regulation	6455 Larch Street	6467 Larch Street	6479 Larch Street	Heritage bldg.
Overall floor space permitted (sq. ft.)	3,794 (0.70 FSR)	3,794 (0.70 FSR)	3,794 (0.70 FSR)	5,517 (0.70 FSR)
Overall floor space proposed (sq. ft.)	4,068 (0.75 FSR)	4,175 (0.77 FSR)	4,175 (0.77 FSR)	5,463 (0.62 FSR)
Above grade floor space permitted (sq. ft.)	2,700	2,700	2,700	3,278
Above grade floor space proposed (sq. ft.)	2,847	2,795	2,795	3,705

Staff have concluded that the scale, form, and density of the buildings do not compromise the intent of the RS-5 zoning, and that all four buildings are compatible with the residential character of the neighbourhood.

The heritage building will be located on a parcel of 64'-9" in width, resulting in 40 foot widths for the other three new parcels. Under Section 9.1 of the Subdivision By-law, the minimum parcel width which may be approved by the Approving Officer is 60 feet. Four parcels in total (as opposed to three approximately 61 feet wide parcels) are proposed in order to provide additional revenue to compensate for the costs associated with the relocation and rehabilitation of the heritage building. As such, a variance of Section 9.1 the Subdivision By-law is included in the HRA.

In order to accommodate the relocated heritage building and the additional floor space proposed for the buildings, variances of building depth and yards are proposed (see Appendix 'C')

Staff reviewed a number of other development options including leaving the heritage building in its existing location with housing of various forms around it. However, it was concluded that the current proposal is the preferred option as it is closest in form, character, and impact to what would normally be permitted under the current zoning.

Condition of the Property

The condition of the heritage building is generally good. The HRA will require replication of the heritage building in the event of damage or destruction. Any changes to the exterior of the building in the future will require a Heritage Alteration Permit (HAP).

Financial Pro forma Evaluation

Real Estate Services staff reviewed the applicant's pro forma evaluation of shortfall costs in accordance with Council's approved policies. The Director of Real Estate Services advises that the proposed subdivision and floor space relaxations (as outlined in Table 1) requested by the applicant as compensation for the heritage encumbrance on the land value are supportable and provide no undue profit.

Notification and Neighbourhood Feedback :

A total of 147 surrounding property owners were notified of the proposal and a site sign was erected. An open house was also held on the evening of November 28, 2007 by the applicants and owner to explain the proposal to neighbours, with staff present. 34 people attended the open house. Six letters of opposition were received as a result of the development application notification. The primary concerns, and staff responses to these concerns, are summarized below.

- (1) *Proposed parcels, and the narrower, resultant new buildings, are out of character with the area*

Response: While the new houses are narrower than would occur on 60 foot parcels, staff have concluded that they are compatible with existing development in the area and are of exceptional quality.

- (2) *The proposed subdivision creates precedence for the area*

Response: A Heritage Revitalization Agreement is one of the few ways in which the Subdivision By-law may be varied. Typical development would not be able to depart from the provisions of the Subdivision By-law.

- (3) *The proposed variances are not warranted for a retention program which includes relocation of the heritage building and removal of previous additions.*

Response: Options to retain the heritage building in its current location, in staff's opinion, were either impractical or created undue impacts on surrounding properties. Staff, along with the Vancouver Heritage Commission, support the strategy of relocating the heritage building and rehabilitating it back as close as possible to its 1913 appearance based on the very detailed and thorough Conservation Plan submitted.

- (4) *Increased traffic impact and increased accidents*

Response: Traffic Management staff advise that the proposal including reconfiguration of vehicle access to the site will not result in the likelihood of increased traffic or accidents on Larch Street. The proposal also includes a shared driveway between two of the new houses to minimize driveways and sidewalk crossings.

- (5) *Building depth relaxations and reduced rear yards*

Response: the building depth relaxations of the new houses are modest (ranging from 5.5 feet to 8.7 feet beyond the permitted 54.2 feet) and designed to accommodate the proposed densities (see Appendix 'C' for a summary of the proposed yards and building depths). As a condition of the development permit, the Director of Planning will require the impacts on surrounding properties be minimized. To date, staff are unaware of any objections to the proposed building depths and yards from any of the owners of the immediately adjoining properties.

(6) *Loss of trees and open space:*

Response: Tree retention is being optimized, and the development permits will require a certified arborist to be on site to oversee the retention of identified trees during key construction phases. In particular, four large evergreen trees growing along Larch Street are required to be retained unless a certified arborist deems them to be hazardous. Open space and landscaping are also being maximized.

(7) *Possible impact on nearby nesting bald eagles*

Response: Staff have been in contact with the Ministry of the Environment who have confirmed that the land owner/ developer is responsible for compliance with the Provincial Wildlife Act. The permit will have notes added that the land owner/ developer is responsible for compliance with Section 34 of the provincial Wildlife Act and that consultation with the Ministry of the Environment Lower Mainland Region Ecosystems Biologist has been advised by the Ministry of the Environment.

(8) *the seven foot dedication along West 49th sets a precedence for expropriation of building line areas for other properties along West 49th*

Response: the dedication is only being executed because of the subdivision, which is common practice. It is the Director of Planning's current position not to seek street dedications for development normally permitted under zoning district schedules such as RS-5 which does not entail subdivision of a site.

Comments of the Vancouver Heritage Commission:

The proposal was reviewed by the Vancouver Heritage Commission on February 4th, 2008. The Commission had the following comments:

RESOLVED

THAT, regarding the project at 2537 West 49th Avenue, the Vancouver Heritage Commission (VHC) supports the project as presented at the February 4th, 2008 meeting specifically noting the following:

- Statement of Significance noting that the character defining element was the original siting of the house back from the 49th property line; and
- The overall conservation plan and rehabilitation program.

CARRIED

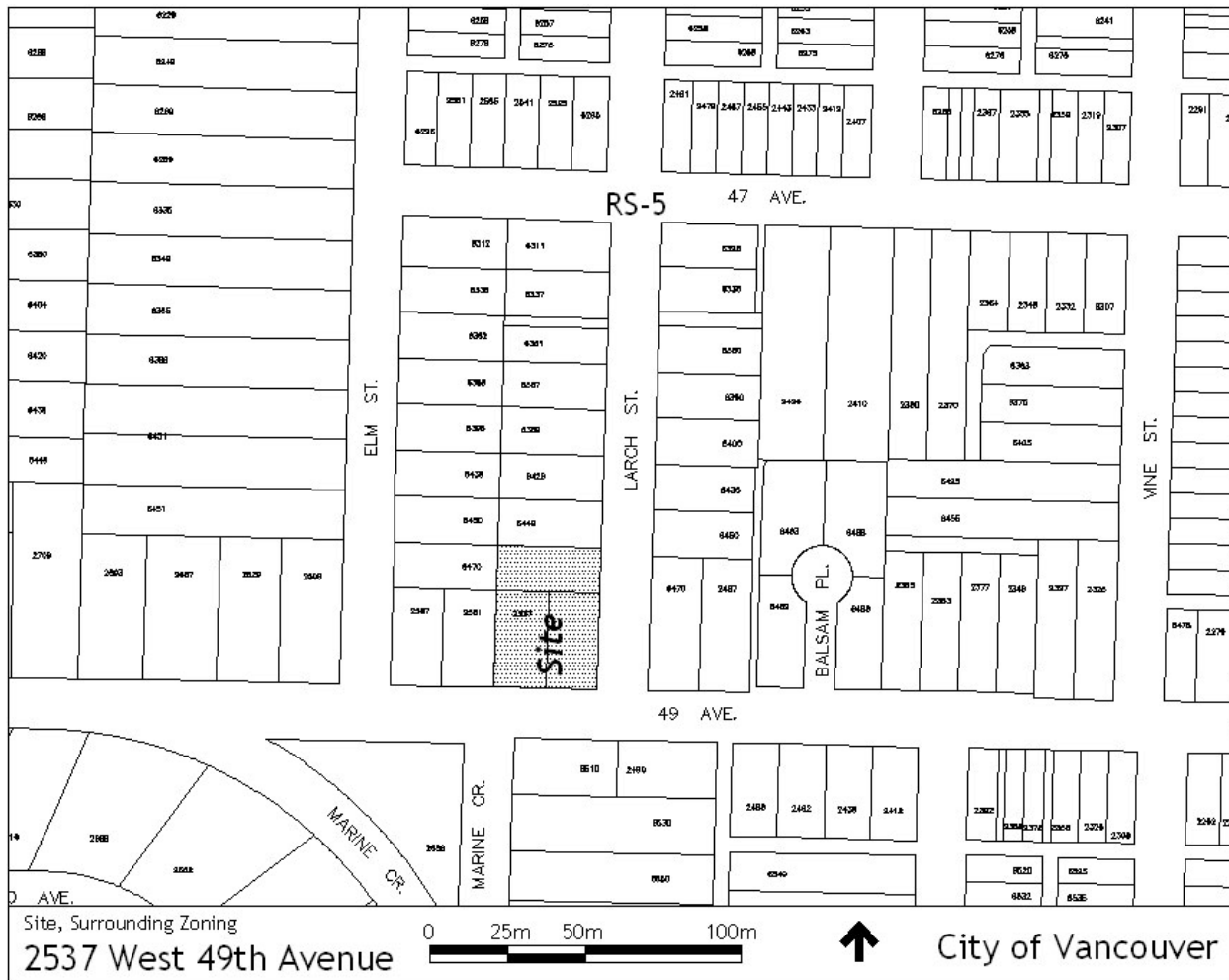
FINANCIAL IMPLICATIONS

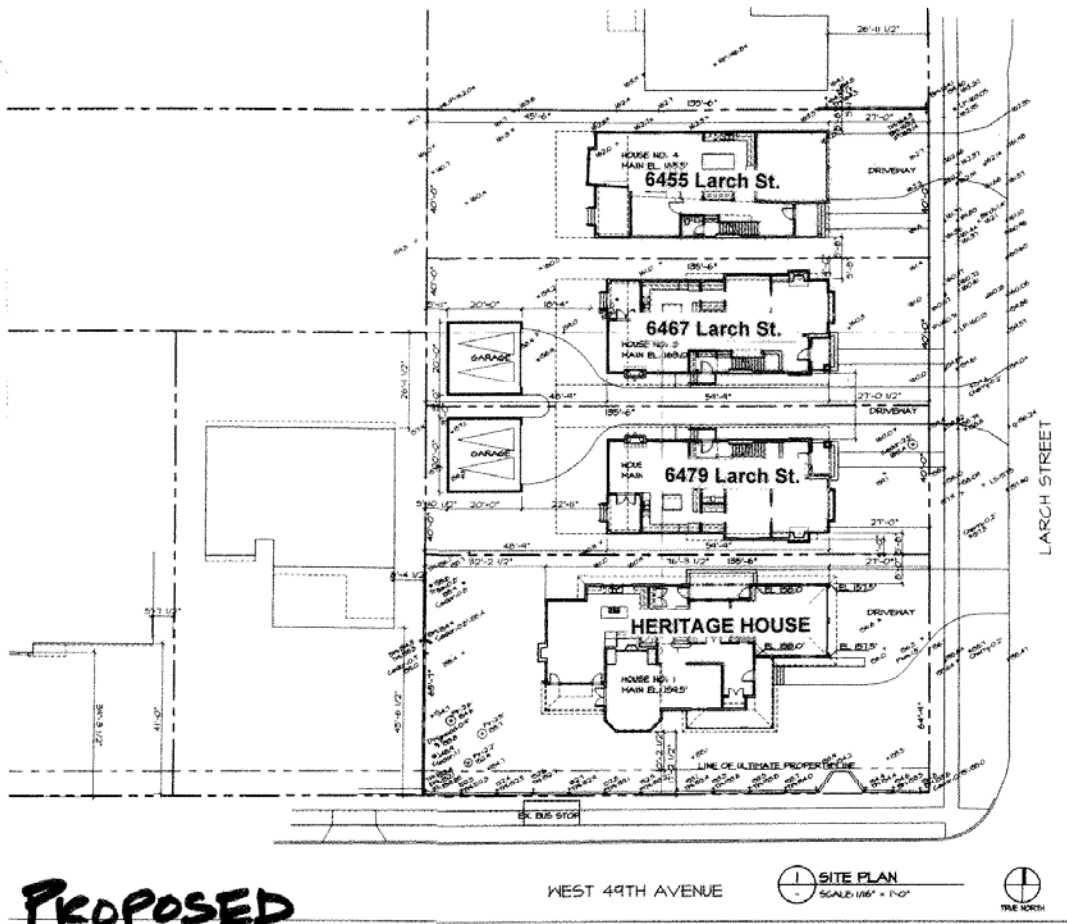
Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

The recommended Heritage Revitalization Agreement and Heritage Designation will enable the subdivision and construction of three new houses and will secure the long-term protection and conservation of the 'B' listed Vancouver Heritage Register building. The subdivision and additional floor area provide an incentive which makes this heritage conservation scheme viable. The owners have agreed to the Heritage Designation of 2537 West 49th Avenue and are prepared to waive future demands for compensation. Therefore it is recommended that Council approve the Heritage Revitalization Agreement and the designation of the 2537 West 49th Avenue, the 'Stone Residence'.

* * * * *



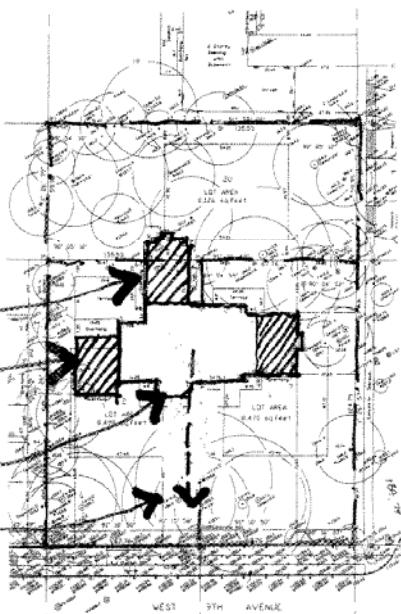


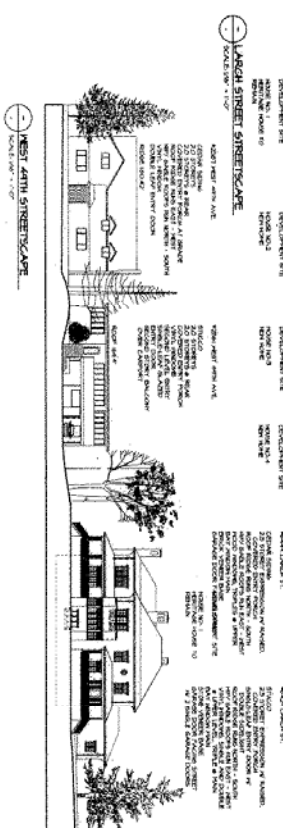
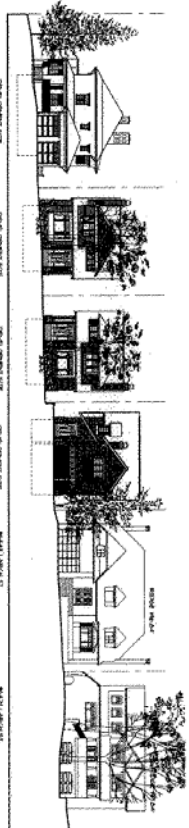
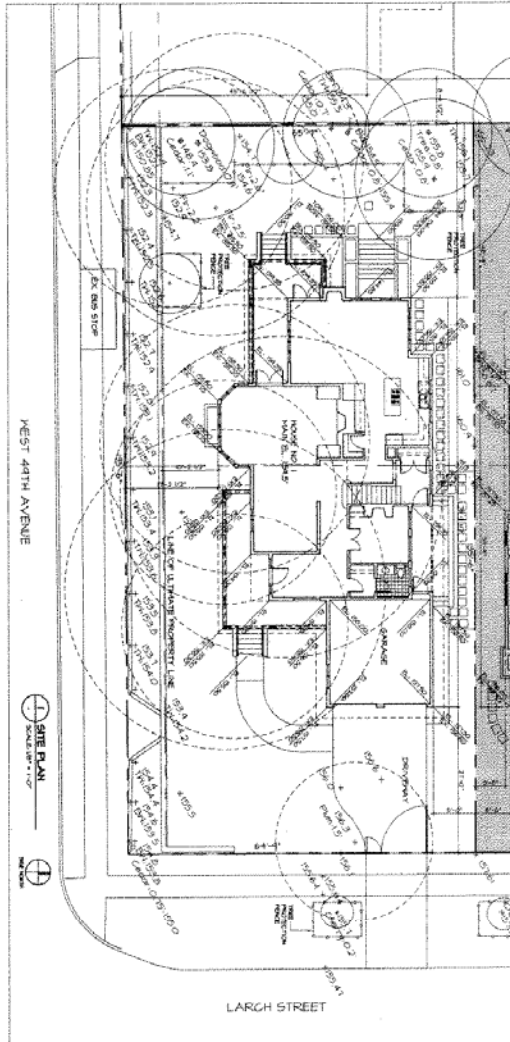
PROPOSED

LATER ADDITIONS
TO BE REMOVED

ORIGINAL HERITAGE
BUILDING LOCATION

RELOCATION TO SOUTH
END OF SITE

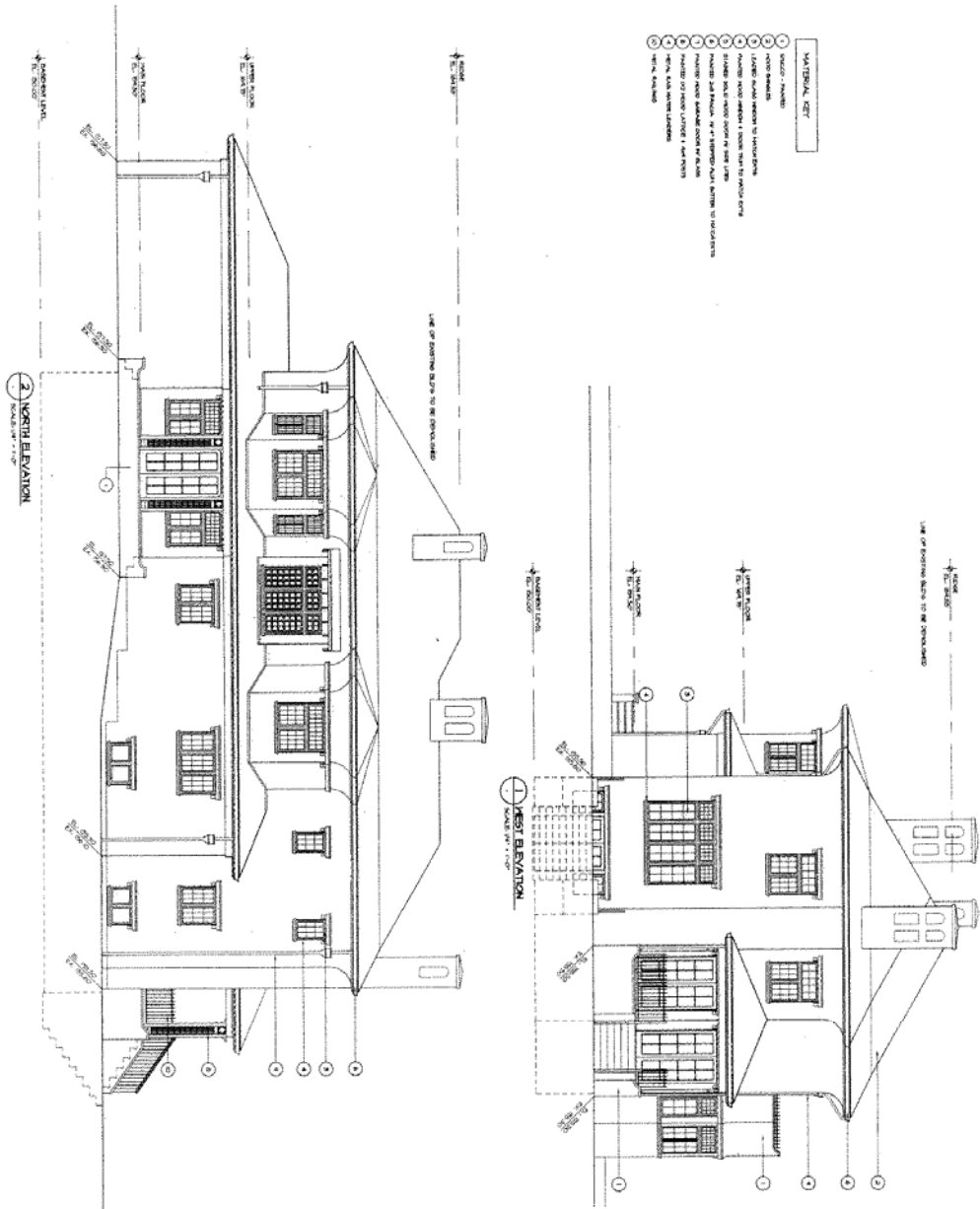




BERNARD BOGGS ARCHITECT INC.
1000 WEST 44TH AVENUE, SUITE 100
VANCOUVER, BC V6V 1W7
TEL: 604-273-1111
WWW.BERNARDBOGGSARCHITECT.COM

RENTAL CONTRACTOR:
RENTAL CONTRACTOR: [Name]
[Address]
[Phone Number]

DATE: 1A-1.0
SCALE: 1/8" = 1'-0"



- MATERIAL KEY**
- 1. ROOF - SHINGLES
 - 2. EXTERIOR WALLS - BRICK
 - 3. EXTERIOR WALLS - BRICK
 - 4. EXTERIOR WALLS - BRICK
 - 5. EXTERIOR WALLS - BRICK
 - 6. EXTERIOR WALLS - BRICK
 - 7. EXTERIOR WALLS - BRICK
 - 8. EXTERIOR WALLS - BRICK
 - 9. EXTERIOR WALLS - BRICK
 - 10. EXTERIOR WALLS - BRICK

1A-4.2

BERNARD DECOSSÉ ARCHITECTURE INC.
1000 BOULEVARD DE LA MER
MONTREAL, QUEBEC H3C 2A1
TEL: 514 392-1111

PROJECT INFO
PROJECT NO.: 1000
CLIENT: WEST 45TH AVENUE & BURNHAMTHORPE RD. DEVELOPMENT
1000 WEST 45TH AVENUE & BURNHAMTHORPE RD.
VANCOUVER, BC
V6L 2Y1

PROJECT NAME
WEST 45TH AVENUE & BURNHAMTHORPE RD. DEVELOPMENT
HOUSE NO. 1

DATE
2023.08.15

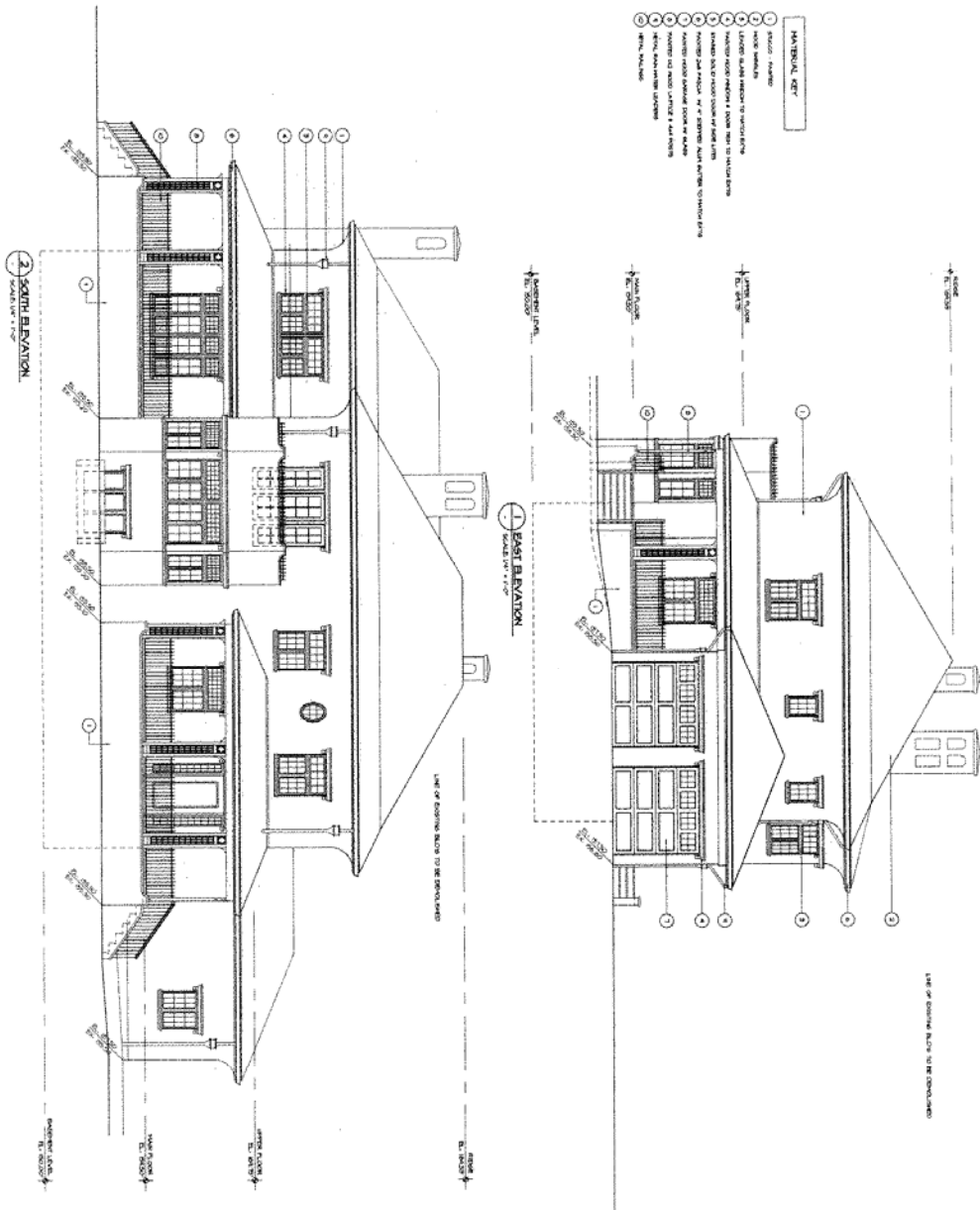
SCALE
1/4" = 1'-0"

PROJECT NO.
1000

DATE
2023.08.15

SCALE
1/4" = 1'-0"

PROJECT NAME
WEST 45TH AVENUE & BURNHAMTHORPE RD. DEVELOPMENT
HOUSE NO. 1



- MATERIAL KEY**
- 1. BRICK - COMMON
 - 2. BRICK - BROWN
 - 3. BRICK - RED
 - 4. BRICK - WHITE
 - 5. BRICK - YELLOW
 - 6. BRICK - LIGHT BROWN
 - 7. BRICK - DARK BROWN
 - 8. BRICK - LIGHT RED
 - 9. BRICK - LIGHT BROWN
 - 10. BRICK - LIGHT BROWN

RENNARD DECOSSE ARCHITECT INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.RENNARDDECOSSE.COM

PROJECT NO. 10-10-10-10
DATE: 10/10/10
SCALE: 1/4" = 1'-0"

1A-4.1

RENNARD DECOSSE ARCHITECT INC.
 1000 WEST 10TH AVENUE, SUITE 100
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PROJECT NO. 10-10-10-10
DATE: 10/10/10
SCALE: 1/4" = 1'-0"

SUMMARY OF PROPOSED BUILDING DEPTHS AND YARDS

6455 Larch St. (northernmost parcel)

	PROPOSED	PERMITTED
BUILDING DEPTH	62.9 feet	54.2 feet (maximum)
REAR YARD	45.5 feet	35.1 feet (minimum)
SIDE YARDS	5.7 feet	5.7 feet (minimum)
FRONT YARD	27.1 feet	27.1 feet (minimum)

6467 Larch St.

	PROPOSED	PERMITTED
BUILDING DEPTH	59.7 feet	54.2 feet (maximum)
REAR YARD	48.8 feet	35.1 feet (minimum)
SIDE YARDS	5.7 feet/ 8.0 feet	5.7 feet (minimum)
FRONT YARD	27.1 feet	27.1 feet (minimum)

6479 Larch St.

	PROPOSED	PERMITTED
BUILDING DEPTH	59.7 feet	54.2 feet (maximum)
REAR YARD	48.8 feet	35.1 feet (minimum)
SIDE YARDS	5.7 feet/ 8.0 feet	5.7 feet (minimum)
FRONT YARD	27.1 feet	27.1 feet (minimum)

2537 West 49th (6495 Larch St.)- HERITAGE HOUSE

	PROPOSED	PERMITTED
BUILDING DEPTH	76.3 feet	54.2 feet (maximum)
REAR YARD	32.2 feet	35.1 feet (minimum)
SIDE YARDS	8.0 ft. (N)/ 10.2 ft.* (S)	9.7 ft. (N)/ 12.6 ft. (S) (min.)
FRONT YARD	27.0 ft.	27.1 ft. (minimum)

* after street dedication of 7 feet