



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: April 22nd, 2008
Author: James Boldt
Phone No.: 604.873.7449
RTS No.: 07260
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 Designation of 2504 York Avenue- 'The Dougall A. Acorn Residence'

RECOMMENDATIONS

- A. THAT 'The Dougall A. Acorn Residence', listed in the 'C' category on the Vancouver Heritage Register at 2504 York Avenue, be designated as protected heritage property; and
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building as Protected Heritage Property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Council's Heritage Policies and Guidelines state that the buildings "identified in 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

This report recommends that Council designate the Dougall A. Acorn Residence at 2504 York Avenue in exchange for a modest increase in density for the entire site from a permitted floor space ratio (FSR) of 0.75 (4,500 square feet) to an FSR of 0.78 (4,680 square feet), and a parking relaxation of one required off- street parking space, as approved by the Director of Planning under development permit number DE410634.

The Dougall A. Acorn House is located in the RT-8 zoning district of Kitsilano (see Appendix 'A' for a location map). In August 2006 Better Living Homes Ltd. submitted a development application for the relocation, rehabilitation, and conversion of the heritage building into 3 units, and construction of an Infill One Family Dwelling at the rear of the site as permitted in the zoning (see Appendix 'B' for drawings). Upon review of the application, including the results of notification, the Director of Planning concluded a Heritage Revitalization Agreement (HRA) is not required and approved the application with a condition of the development permit that Council approves the designation of the heritage building prior to the occupancy of the buildings (for more detailed commentary on the application, see "Background" in Appendix 'C').

Heritage Value:

Constructed in 1910 by Dougall A. Acorn, the building is valued primarily for its architectural features. The building is a good example of 'Arts and Crafts' residential architecture including extensive detailing such as patterned shingling, and elements such as brackets and trims. The predominant feature of the house is its large, simple peaked roof and the 'full-length' dormer. Other notable features include the front balcony and generous front porch. The building is listed in the 'C' evaluation category on the Vancouver Heritage Register.

FINANCIAL IMPLICATIONS

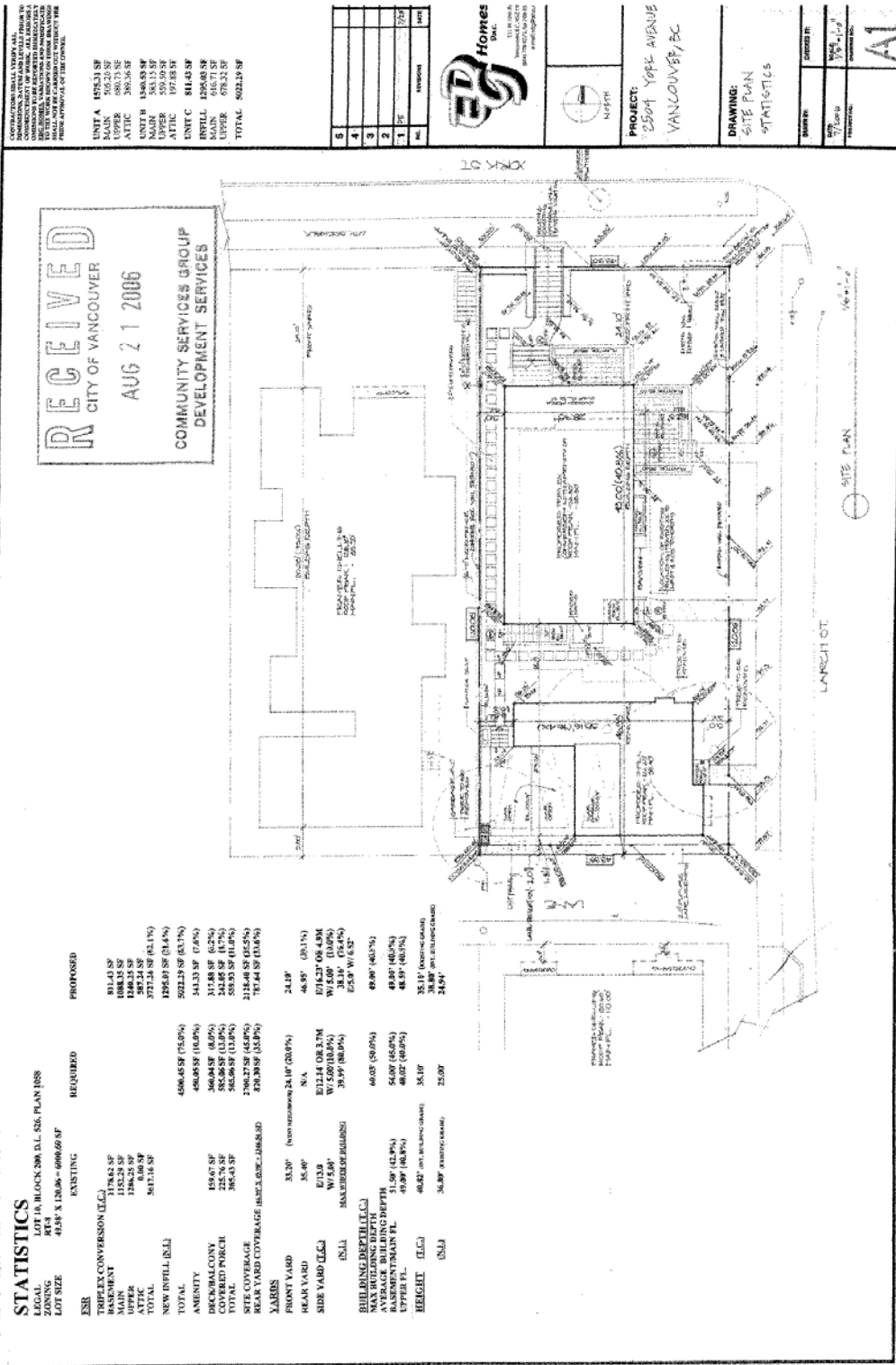
Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

The owner of 2504 York Avenue made a development application for the relocation, rehabilitation, and conversion of the heritage building into three units, and construction of a new One Family Infill Dwelling at the rear of the site, including a relaxation of the permitted square footage and relaxation of an off- street parking space. The Director of Planning has approved the development application with a condition of the permit that Council designates the heritage building prior to the occupancy of the buildings. Designation of the heritage building will protect it from demolition. The owner has agreed to the heritage designation of 2504 York Avenue and is prepared to waive any future demands for compensation. Therefore it is recommended that Council approve the heritage designation of 2504 York Avenue.

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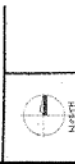




STATISTICS
 14, BLOCK 200, D.L. SEC. PLAN 1088
 40.8' X 120.6' - 6000.66 SF
 LOT SIZE

EXISTING	REQUIRED	PROPOSED
TRIPLEX CONVERSION (E.C.)		
MAIN FLOOR	104.11 SF	104.11 SF
MEZZANINE	1182.15 SF	1182.15 SF
UPPER	1296.25 SF	1296.25 SF
ATTIC	8.00 SF	8.00 SF
NEW BIVILL (E.C.)	5011.10 SF	5011.10 SF (62.1%)
TOTAL	4506.66 SF (75.0%)	6511.57 SF (81.4%)
AMENITY	406.66 SF (10.0%)	5011.57 SF (76.9%)
DECK/BALCONY	100.00 SF	343.33 SF (7.6%)
STAIRS	500.00 SF (10.0%)	244.44 SF (5.2%)
MECHANICAL	500.00 SF (10.0%)	500.00 SF (11.4%)
TOTAL	2706.66 SF (44.0%)	2114.44 SF (32.5%)
REAR YARD COVERAGE (AREA, GROUND-LEVEL)	270.28 SF (5.4%)	75.44 SF (1.1%)
YARDS		
FRONT YARD	33.33' (over 20.00' min)	24.18'
REAR YARD	35.40'	46.85' (20.1%)
SIDE YARD (E.C.)	E/12.14 OR 3.7M	E/16.23' OR 4.9M
	W/5.00' (10.0%)	W/5.00' (10.0%)
	25.00' (10.0%)	25.00' (10.0%)
		62.5' W (4.3%)
BUILDING DEPTH (E.C.)		
MAX BUILDING DEPTH	60.00' (50.0%)	60.00' (40.0%)
BASEMENT MAIN FL.	51.50' (42.8%)	49.00' (40.0%)
UPPER FL.	46.00' (40.0%)	46.00' (40.0%)
HEIGHT (E.C.)		
MAX HEIGHT (OVERALL)	35.10'	35.10' (OVERALL)
	25.00'	24.91'

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		



PROJECT:
2504 YORK AVENUE
VANCOUVER, BC

DRAWING:
SITE PLAN
STATISTICS

DATE:	08/21/06
SCALE:	1/8" = 1'-0"
PROJECT NO.:	100000000
DATE:	08/21/06
SCALE:	1/8" = 1'-0"
PROJECT NO.:	100000000

AI

MATERIALS TYPICAL TO ALL FACADES
REFLECT AND IDENTIFY ALL MATERIALS AND ORIENTATIONS EXISTING MATERIAL AND IDENTIFY NEW MATERIALS.

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EAST ELEVATION
1/4" = 1'-0"

NORTH ELEVATION
1/4" = 1'-0"

KEY

6	EXISTING	EXISTING
4	NEW	NEW
3	EXISTING	EXISTING
2	NEW	NEW
1	EXISTING	EXISTING
0	NEW	NEW

PROJECT: 2504 YORK AVENUE VANCOUVER, BC

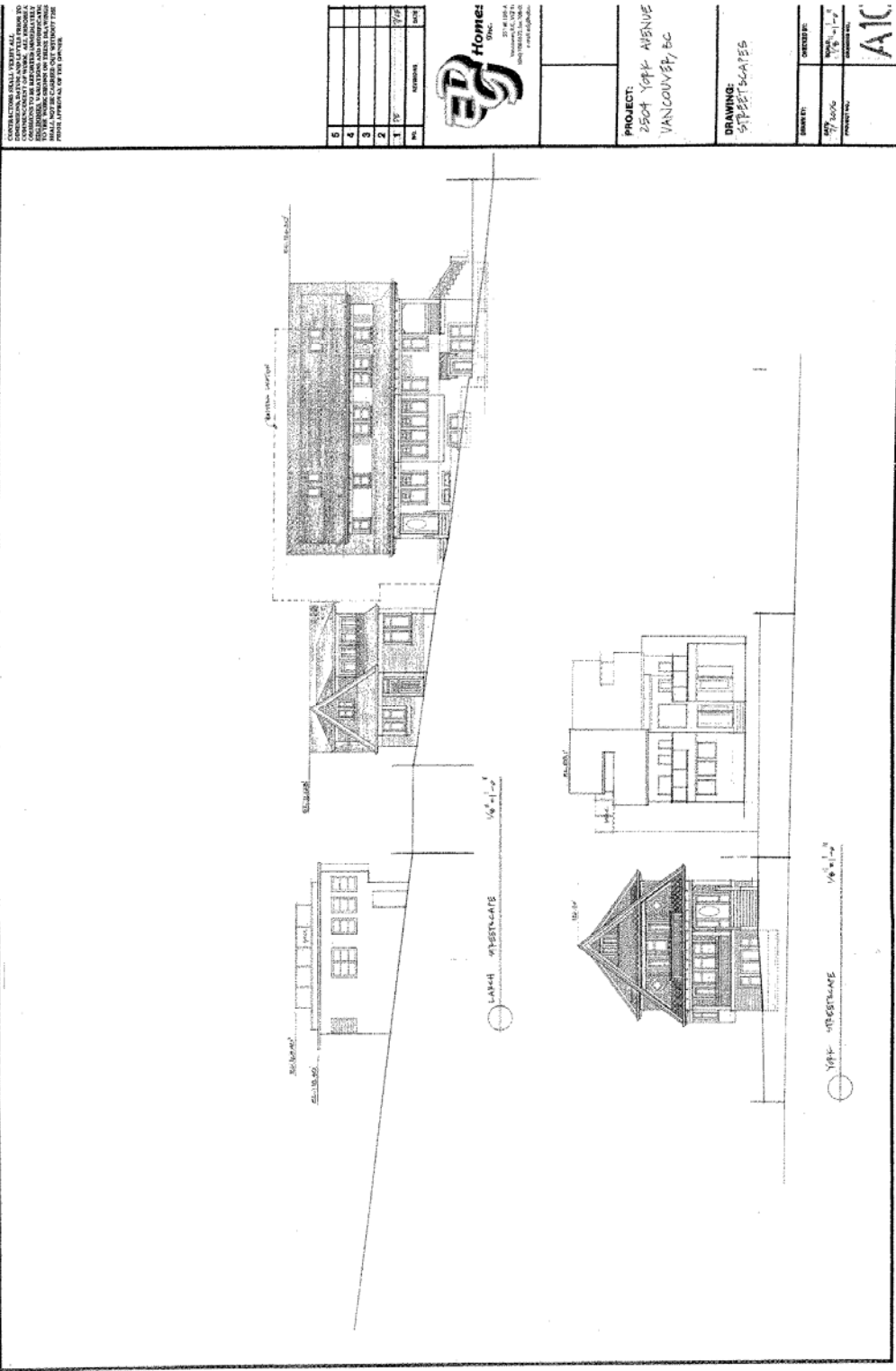
DRAWING: THORPE CONVERSION NORTH ELEVATION EAST ELEVATION

DATE: 2014-10-14

SCALE: 1/4" = 1'-0"

PROJECT NO.: A4

ESY Homes
INC.
1100 WEST 10TH AVENUE
VANCOUVER, BC V6H 1T6
TEL: 604-273-8888
WWW.ESYHOMES.COM



CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK. ALL DIMENSIONS TO BE SHOWN ON DRAWINGS SHALL BE TO FACE UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MATERIALS AND INFORMATION. CONTRACTOR SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

NO.	DESCRIPTION	DATE
1	REVISED	1/1/11
2		
3		
4		
5		

ES Homes Inc.
 100-1010 160th Street
 Richmond, BC V6V 2G9
 TEL: (604) 273-8888
 FAX: (604) 273-8889

PROJECT:
2504 YORK AVENUE
VANCOUVER, BC

DRAWING:
STEP SET SCAPES

DRAWN BY:	DATE:
1/1/11	1/1/11
CHECKED BY:	DATE:
AIC	

BACKGROUND

Compatibility with Community Planning Objectives and Zoning:

The intent of the RT-8 district 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. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."

Infill housing is permitted in the RT-8 zoning district (see Appendix 'A' for the location map). Staff concluded that the additional square footage proposed does not compromise the intent of the zoning nor create undue impacts, and facilitates the retention of the heritage building. The relaxation of one off- street parking space is proposed to assist in the retention of the heritage building by allowing more living area to be located at the rear of the site, which would not be possible if the fourth space was provided at the lane. The parking relaxation was considered appropriate given that the site is located on a corner, with a flanking street which provides additional street parking to accommodate the parking space relaxation.

Condition and Economic Viability:

The house is in good condition and a good candidate for rehabilitation. The Director of Real Estate Services has reviewed information provided by the applicant and concluded that the additional square footage will not provide the applicants with an extraordinary profit.

Notification and Process:

A total of 175 surrounding property owners were notified, and a site notification sign was erected, as part of the development application review. Seventeen letters were received with concerns regarding parking, the form of development, density, amount of open space, and privacy. The Kitsilano Citizens Planning Committee supports the parking relaxation but recommends a heritage agreement and designation in exchange for the square footage relaxation.

As a result of the concerns raised the Director of Planning required the originally proposed FSR to be reduced to 0.78 FSR (4,680 square feet), the permitted being 0.75 FSR (4,500 square feet), which allows for the full basement level in the heritage building. Further changes were required to improve privacy impacts, landscaping, and detailing (see Appendix 'B' for a copy of the revised scheme). The Director of Planning permitted the relaxation of one off- street parking space (from four spaces required to the three provided) for reasons already noted.

Comments of the Vancouver Heritage Commission:

The development application was presented to the Vancouver Heritage Commission on January 22nd, 2007. The Commission resolved:

THAT, regarding the project at 2504 York Avenue, the Vancouver Heritage Commission (VHC) supports the following as presented at the January 22nd meeting:

- Relocation of the heritage house onto a new basement;
- Repair/ restoration of the roof and elevations and retention / rehabilitation of windows;
- Modifications to the house exterior including: addition of the two diamond-shaped windows at the second floor level of the York Street elevation; replacement of a number of side elevation windows with new wood windows; addition of two roof cuts on the west side of the roof together with the two new roof lights;
- Addition of a new infill to the rear;
- Increase in proposed FSR from 0.75 to 0.78; and

FURTHER THAT the applicant explore the feasibility of realigning the basement windows to line up with the existing windows on the 1st storey.

CARRIED UNANIMOUSLY