



CITY OF VANCOUVER

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POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: April 29, 2008
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Meeting Date: May 13, 2008

TO: Vancouver City Council

FROM: Director of Planning

SUBJECT: CD-1 Rezoning: 1020 - 1090 Victoria Drive (Britannia Lodge Expansion)

RECOMMENDATION

- A. THAT the application by Karl Gustavson Architect, to rezone 1020 - 1090 Victoria Drive (PID 014-697-572 & 014-697-581, Lots 3 & 4, Plans 1271 and 1771, & PID 017-683-998, Lot E, Plan LMP 3223, Blk 31, DL 264A, Group 1, New Westminster District) from RT-5 (Two Family Dwelling) District to a CD-1 (Comprehensive Development) District to allow an expansion of Britannia Lodge (1090 Victoria Drive), a Special Needs Residential Facility - Class B, onto the adjacent site at 1020 Victoria Drive, be referred to a Public Hearing, together with:
- (i) plans prepared by Karl Gustavson Architect Inc., received November 6, 2007, represented in Appendix D;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the same Public Hearing, should the rezoning be approved, to designate as municipally protected heritage property the category "A" listed building at 1020 Victoria Drive.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- Special Needs Residential Facility Guidelines, adopted by Council on September 27, 1983
- Grandview Woodlands Area Plan Part I: Grandview Victoria (Single Family, Duplex and Conversion Areas), adopted by Council on June 12, 1979
- RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 Guidelines, adopted by Council on April 10, 1984

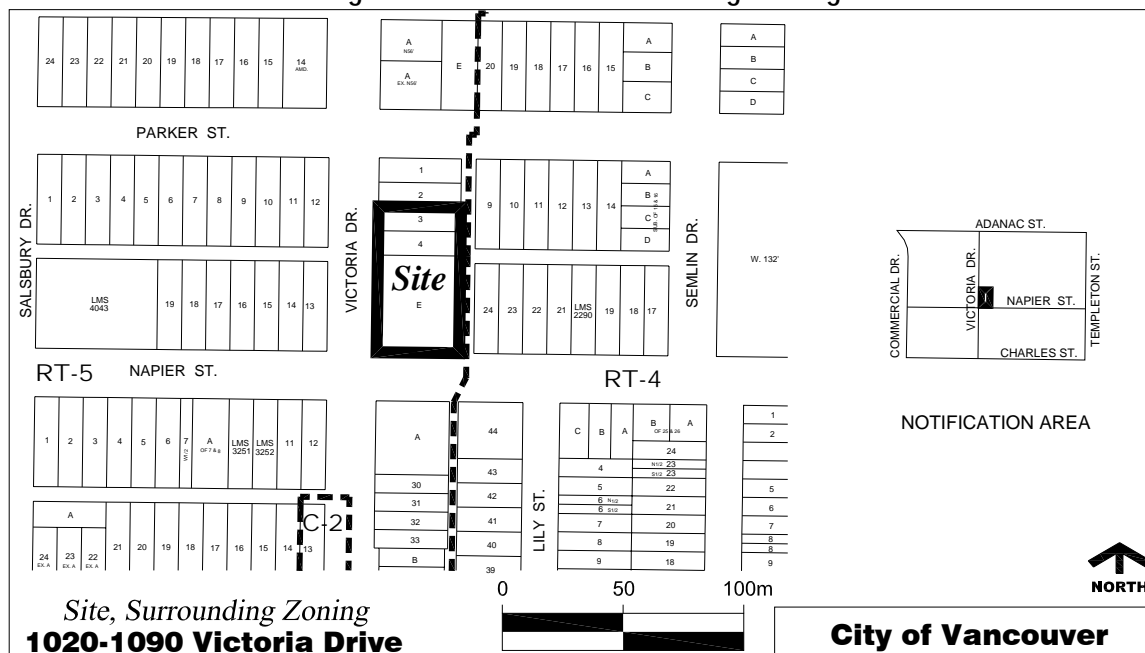
PURPOSE & SUMMARY

This report assesses an application to rezone 1020 - 1090 Victoria Drive from RT-5 (Two Family Dwelling) District to a CD-1 (Comprehensive Development) District. The proposed rezoning would permit an expansion of Britannia Lodge (1090 Victoria Drive), a Special Needs Residential Facility - Class B, onto the adjacent site at 1020 Victoria Drive (see map diagram below). The expansion would accommodate an increase in the number of patient beds from 45 to 65.

The proposal includes designation and restoration of the heritage listed "A" house at 1020 Victoria Drive and an addition of approximately 3,750 sq. ft. to accommodate a basement, three floors above and a connection at ground level to the existing Britannia Lodge. As well there is an addition of approximately 400 sq. ft. proposed to the existing Britannia Lodge. Three parking spaces are proposed at the rear of 1020 Victoria Drive.

The proposed expansion conforms to Council's Special Needs Residential Facility Guidelines as an annex to the existing facility. Rezoning is needed to accommodate a small increase in height, additional density and for proposed rear yard and north side yard setbacks that do not conform to the RT-5 District Schedule. The proposed additional 20 care beds are supported by Vancouver Coastal Health and the City's Social Planning Department. Staff have assessed the application and concluded that the proposal will have little negative impact on the surrounding neighbourhood and promises significant public benefit. Staff support the proposal to provide 20 additional care beds in a location that is under-served by care facilities and recommend that the application be referred to a Public Hearing and be approved.

Figure 1: Site and Surrounding Zoning



DISCUSSION

Background: The existing Britannia Lodge facility is owned and operated by Arvand Investment Corporation in partnership with Vancouver Coastal Health, who provide staff and professional patient care. The patients range in age from 50 to 100 and have varying degrees of mental and physical disabilities. The facility has been operating since 1986. The operator of Britannia Lodge was approached by Vancouver Coastal Health to explore the possibility of adding more patient rooms.

Use: The existing Britannia Lodge at 1090 Victoria Drive is presently developed with a 45-bed mental health licensed care facility for elderly adults. The existing Heritage “A” listed house at 1020 Victoria Drive is approved as a one family dwelling. The house at 1020 Victoria Drive including the proposed addition would be developed as an annex to the existing facility with 20 new care beds. The proposed use for the annex is the same as the existing facility: Special Needs Residential Facility - Community Care - Class B.

There is a recognized need for additional care beds in the city. Vancouver Coastal Health staff support the proposal, stating that the expansion would help improve the capacity to house and provide care for older adults with mental illness, a population for which residential care services are in great demand. Vancouver Coastal Health staff also note that the proposed expansion includes the provision of extended care level services for 10 - 12 residents which will allow elderly mental health clients to age in place, without having to be transferred to another site when their care needs increase.

Director of Social Planning Comments: Social Planning supports this application. The projects meets the Special Needs Residential Facility Guidelines as an annex to the existing Britannia Lodge. There is a high demand for bed space in this particular type of facility to provide care to older patients with mental and physical disabilities.

On April 29, 2008, Council referred to public hearing a report authored by Social Planning staff recommending updates (minor housekeeping amendments) to the definitions of Special Needs Residential Facilities. Subject to approval of these changes and subject to approval of the rezoning for the expansion of Britannia Lodge, the amendment to the definition of Special Needs Residential Facilities - Community Care - Class B will be reflected in the enactment by-law for the proposed CD-1 By-law for 1020 - 1090 Victoria Drive.

Density: The RT-5 District Schedule permits a maximum density of 0.6 Floor Space Ratio (FSR) for a Special Needs Residential Facility. The existing Britannia Lodge at 1090 Victoria Drive has a density of 1.01 FSR. The existing house at 1020 Victoria Drive has a density of 0.42 FSR. The combined existing density across the site is 0.82 FSR.

The proposed additions to the heritage house and to the existing Britannia Lodge would increase the overall site density to 1.01 FSR. The proposed three-storey 3,731 sq. ft. addition to the heritage house would be built at the rear of the building and would include a staff room, mechanical and storage space, laundry room, an elevator and patient rooms. Interior alterations are also proposed to reconfigure the heritage house to accommodate patient rooms and lounge facilities. The proposed 413 sq. ft. addition to the existing Britannia Lodge would be built at the side and the front of the first floor of the building to accommodate increased kitchen and dining facilities and a covered patio area for patients. The additional density is being sought in order to provide additional patient beds, to meet current licensing requirements and to provide efficient operation. Staff consider the increased density acceptable for the proposed use.

Height: The RT-5 District Schedule permits a maximum height of 10.7 m (35.0 ft.) or 2½ storeys. The Britannia Lodge is a 4-storey building and has a height of 10.7 m. The existing 3-storey house at 1020 Victoria Drive has a height of 11.3 m (37.2 ft.). There is no proposed change to the height of the existing buildings and the height of proposed 3-storey (plus basement) addition is the same as the existing building at 1020 Victoria Drive (11.3 m).

Rear, Front and Side Yards: The RT-5 District Schedule requires a minimum front yard of 7.3 m (24.0 ft.), a minimum rear yard (for this site) of 7.6 m (25.0 ft.) and minimum side yards of 1.5 m (4.9 ft.). The existing house at 1020 Victoria Drive currently meets the RT-5 minimum yard requirements. The existing Britannia Lodge does not meet all of the minimum yard requirements under RT-5 with a rear yard of 2.4 m (8.0 ft.), a north side yard of 0.1 m (0.4 ft.).

The rezoning, if approved, will require the site to be consolidated. The proposed addition to the existing building at 1020 Victoria Drive will reduce the rear yard on this portion of the site to 3.0 m (9.8 ft.). As well the proposed addition of two stairwells and a ramp on the north side of 1020 Victoria Drive would project into the north side yard. This would reduce the north side yard for the proposal to 0.6 m (2.0 ft.). The proposal would not change the front and south side yard dimensions for the consolidated site. Staff find the yard reductions for the north side yard and rear yard acceptable as they are necessary to the retention, expansion and upgrading of the building at 1020 Victoria Drive to serve as an annex to the existing facility.

Form of Development: The RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN & RT-6 Guidelines encourage development that retains character buildings, enhances the physical

character of architecturally undistinguished buildings and is compatible with the surrounding street and neighbourhood in terms of scale and placement. In the present case the design is also expected to respond to the heritage building.

The proposed addition to the heritage house at 1020 Victoria Drive is at the rear of the house and has a residential-like design which blends with the character of the street and neighbourhood. The massing steps down to allow views of the existing house from the lane, and to bring down the scale of the building. The proposed single-storey connection between the existing facility and the proposed annex is pushed back on the site, away from Victoria Drive, to de-emphasize the connection and to focus attention to the house itself.

Heritage Value and Conservation Plan: The house at 1020 Victoria Drive is an "A" listed building on the Vancouver Heritage Register. Donald Luxton and Associates were the heritage consultants that completed the required Statement of Significance (SOS) (for the full SOS see Appendix E). An SOS is a document that describes why a property has historical and/or architectural value or merit, and lists the unique elements that define the place's character. The SOS confirms that the Hawkins House at 1020 Victoria Drive was built in 1910 and is considered to be important for its association with residential development patterns in Grandview while also being a very notable example of the Queen Anne Revival Style.

The Conservation Plan for the Hawkins House consists of a scope of work for both the house and the front garden. The plan is informed by the values and character-defining elements noted in the SOS. All work proposed will respect approaches found in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The heritage house is generally in very good physical condition. Exterior work will include Universal Design alterations such as access ramps and guard rails. General maintenance of the exterior cladding and painting will also be undertaken. In the interior, the primary public spaces on the main floor complete and their original finishes will be maintained as much as possible to serve as main living spaces for residents. Upper floors will be modified to suit the needs of the new use while maintaining the overall residential character.

Enhanced landscaping will be provided to maintain the property's residential character and sense of privacy through the addition of extra plantings and a continuation of the stone wall along the Victoria Drive property line.

Sustainability: The applicant has provided information about proposed sustainability measures. They have proposed to 'shadow' LEED to guide the design and construction of the building wherever practical. In terms of decreasing waste and recycling of materials the proposal is for reuse and enhancement of two existing buildings. As well, they are proposing to reuse most of the interior and exterior framing materials, to use local materials, and to use materials with recycled content. In terms of water efficiency they are proposing to use water efficient landscaping and water use reduction methods in their design. For energy efficiency they are proposing buildings systems commissioning, exceeding baseline building energy targets, and CFC reduction and HCFC elimination in HVAC equipment.

Traffic and Parking: According to the Parking By-law a total of 16 parking spaces and one loading space would be required for the existing Britannia Lodge and the proposed expansion (10 spaces for the Lodge and 6 spaces for the proposed annex). Britannia Lodge currently has no parking spaces and one loading space. The site at 1020 Victoria Drive currently has two

parking spaces. The applicant is proposing three parking spaces on the site at 1020 Victoria Drive. The applicant has submitted a petition signed by about 24 people indicating their preference for not having underground parking and their support for the limited parking proposed.

Engineering Services staff have indicated that because the existing facility has no parking spaces they are prepared to accept the existing condition and have requested that the applicant consider site planning options to increase the number of proposed parking spaces at 1020 Victoria Drive.

Community Amenity Contribution (CAC): The City does not expect to receive a CAC from the applicant because the proposed development includes designation and restoration of the heritage "A" listed house at 1020 Victoria Drive.

Neighbourhood Response: Public input received through two telephone calls, one e-mail and at two Open Houses held by the applicant has been limited and no significant concerns have been raised.

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff support the proposed rezoning for an expansion of the existing Britannia Lodge onto the adjacent site at 1020 Victoria Drive, which meets the Special Needs Residential Facility Guidelines as an annex to the existing Britannia Lodge. In addition, the proposal will protect and designate the heritage "A" listed building at 1020 Victoria Drive and will provide 20 additional patient beds in an expansion of this well managed facility. The Director of Planning recommends that the application be referred to a public hearing and be approved subject to the proposed conditions of approval. Subject to approval of the rezoning, the Director of Planning also recommends heritage designation of the category "A" Hawkins House at 1020 Victoria Drive.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Note: Social Planning On April 29, 2008, Council referred to public hearing a report authored by Social Planning staff recommending changes to the definitions of Special Needs Residential Facilities. Subject to approval of these changes and subject to approval of the rezoning for the expansion of Britannia Lodge, changes to the definition of Special Needs Residential Facilities - Community Care - Class B will be reflected in the enactment by-law for the proposed CD-1 By-law for 1020 - 1090 Victoria Drive.

Uses

- Institutional Uses limited to Special Needs Residential Facility - Community Care - Class B;
- Accessory Uses customarily ancillary to the above use.

Density

- A maximum floor space ratio of 1.01.
- For the purpose of computing floor space ratio, the site is deemed to be 2 061 m² (22,184 sq. ft.), being the site size at the time of application for rezoning, prior to any dedications.
- The following shall be included in the computation of floor space ratio:
 - (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- The following shall be excluded in the computation of floor space ratio:
 - (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
 - (b) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, including recreation facilities, lounge areas, and multipurpose and meeting rooms, to a maximum total area of 10 percent of the total permitted floor area;

- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered verandahs or porches, provided that:
 - (i) the portion facing the street or rear property line shall be open or protected by guard rails, the height of which shall not exceed the minimum specified in the Building By-law; and
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.7.3(a), does not exceed 13 percent of the permitted floor space.
- (h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000.

Height

- A maximum of 11.4 m, measured from base surface.

Front Yard

- A front yard with a minimum depth of 7.3 m shall be provided from the west property line.
- The Director of Planning or the Development Permit Board, as the case may be, may relax the minimum depth of the required front yard provided he first considers the depths of the adjacent front yards and all applicable policies and guidelines adopted by Council.

Side Yards

- A side yard with a minimum width of 1.5 m shall be provided from the north property line.
- A side yard with a minimum width of 1.5 m shall be provided from the south property line.
- Section 10.7 of the Zoning and Development By-law shall apply except that the minimum side yard provision excludes structures such as steps, and access ramps.

Rear Yard

- A rear yard with a minimum depth of 2.4 m shall be provided from the east property line.
- Where the rear of a site abuts a lane, the depth of the required rear yard may be decreased by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

Parking

- Parking, Loading and bicycle parking spaces shall be provided and maintained in accordance the Vancouver Parking By-Law, including relaxation and exemption provisions except that:

The Director of Planning in consultation with the General Manager of Engineering Services may at his discretion allow substitution of required bicycle parking spaces for the parking and charging of scooters or other such devices required by residents of this facility.

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

FORM OF DEVELOPMENT

- a) That the proposed form of development be approved by Council in principle, generally as prepared by Karl Gustavson Architect, and stamped "Received City Planning Department, November 6, 2007", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development:

- (i) Design development to set back the northerly parking stalls a minimum of 1'-0" from the north property line, with appropriate planted landscaping within this setback;

Note to applicant: Delete the tandem parking stall in this location.

- (ii) Design development to move the ramp on the south side of the house at 1020 Victoria Drive away from the house, with appropriate planted landscaping adjacent to the house.
- (iii) Design development to move the southerly parking stalls closer to the house to create larger ("regular car") spaces.

Note to applicant: The planting strip adjacent to the south wall of the house can be deleted.

- (iv) Design development to the northerly ramp adjacent to the house at 1020 Victoria Drive, so that the ramp and guard do not project forward (west) of, or conflict visually with, the main entry stairs.
- (v) Design Development to clearly distinguish new development from the rehabilitated heritage building by dropping the roofline of the rear addition.
- (vi) The design of the connecting breezeway between the contemporary facility and the heritage house must confirm the range of materials being proposed for the cladding, windows and door. The arrangement of windows on the front of the breezeway should be studied further to increase the transparency of the breezeway.

- (vii) Development permit drawings should carefully note all cladding materials of the exterior walls where changes are being proposed to the heritage house.

Note to applicant: For instance, identify how basement window on south elevation is to be infilled.

- (viii) Addition or removal of windows in the heritage house should be carefully considered for impact to the design of the primary elevation facing Victoria Drive.

- (ix) Design development to include a conservation plan for the heritage house;

Note to applicant: The purpose of the plan is to identify the scope of the work for the heritage building and to identify the proposed remedial measures, and should be included on the development permit drawings as a series of construction notes, and supported by current photos of the building.

Landscape:

- (x) Consideration to provide additional lane greening measures by providing additional small trees in the planters behind the existing Britannia Lodge (lot E).

- (xi) Provision of a planted landscape strip adjacent the rear north property line near the lane, to mitigate continuous paving at the lane.

- (xii) Resolution of walkways, walls and grades to avoid tree root damage.

Note to Applicant: for example, under the two north cypress trees proposed for retention there are existing steps at the property line that allow for the walkway to span over the roots. Consult a certified arborist for technical advice, where necessary.

- (xiii) At time of development permit application submission, provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, irrigation, hose bibs, retaining wall treatment, public realm (building edge to the curb, trees, lamp posts, fire hydrants).

CPTED (Crime Prevention through Environmental Design):

- (xiv) Design development to take into consideration the principles of CPTED.

AGREEMENTS

- c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

- (i) Provide to the Director of Legal Services a title charge summary in accordance with her specifications.

- (ii) Make arrangements to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the following:
 - (1) Consolidation of lots 3 and 4 and lot E into a single parcel.
 - (2) Provision of an option to purchase for the westerly 7'-0" of the site. (Lots 3, 4 and lot E.).
 - (3) Provision of a standard concrete lane entry at the lane east of Victoria Drive on the north side of Napier Street.
 - (4) Undergrounding of any new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 2 061.9 m² (22,184 sq. ft.) site is located at the northeast corner of Victoria Drive and Napier Street and is zoned RT-5. The site currently has the Britannia Lodge, a Special Needs Residential Facility, on the portion of the site at 1090 Victoria Drive. The building has been approved as a Special Needs Residential Facility since 1976. The building was used a "private hospital" since about 1925 and prior to a 1960's zoning change that rezoned the area from RM-3 (Multiple Dwelling) District to RT-2 (Two Family Dwelling) District (the area was later rezoned to RT-5). On the portion of the site at 1020 Victoria Drive there is currently a vacant single family dwelling, the "A" listed heritage building, the Hawkins House. The rezoning site has a frontage of 60.4 m (198.1 ft.) along Victoria Drive and a depth of 34.1 m (112.0 ft.) along Napier Street.

Properties to the north, south and west are zoned RT-5 (Two Family Dwelling) District and are developed with primarily residential buildings. There is a real variety of housing types in the area, ranging from single-family and two-family dwellings to row housing and apartment buildings constructed prior to the 1960's zoning change. Immediately to the east of the site, properties are zoned RT-4 (Two Family Dwelling) District and are developed with primarily residential.

Proposed Development: Proposed is a 346.6 m² (3,731 sq. ft.) three-storey addition to the rear of the existing heritage house along with extensive interior alterations to accommodate 20 new patient beds, an elevator, and staff and patient amenity space. Also proposed is a one-storey breezeway structure that will connect the existing Britannia Lodge to the heritage house and new addition. As well there is a 38.3 m² (412 sq. ft.) addition to the existing Britannia Lodge proposed. This addition will provide supplementary kitchen facilities and a covered patio area.

The three-storey addition to the rear of the heritage house includes a basement level and two storeys above. The basement includes a staffroom, laundry and maintenance room and a mechanical room. On the main floor there are five single and two double patient rooms and three accessible bathrooms. On the second floor there are one double and four single patient rooms, a lounge/activity room for patients and one staff and two accessible washrooms. On the third floor there are one single and two double patient rooms and one accessible washroom as well as some attic space at the rear in the addition. The patient rooms range in size from 9.1 m² (98 sq. ft.) to 13.9 m² (150 sq. ft.) for a single patient room and from 18.2 m² (196 sq. ft.) to 27.0 m² (291 sq. ft.) for a double patient room. Access to the upper floors of the building is via an elevator and stairwell located in the proposed addition and an existing stairwell in the main house.

Public Input:

Pre-application: The applicant held two pre-application meetings in the neighbourhood to solicit input on the proposal. The first open house meeting was held in the heritage house at 1020 Victoria Drive on October 17, 2006. The applicant reported that approximately 45 people attended. Issues and questions that were identified at the meeting included questions around the type of patients that the facility was serving, concern about the heritage house being demolished, noise concerns were voiced about the existing facility, interest in not

having underground parking, and interest in improving the lane environment. As well the applicant submitted a petition signed by about 24 people indicating their preference for not having underground parking and their support for the limited parking proposed.

A second open house meeting was held on June 21, 2006, and plans were presented including a site plan, floor plans, elevations and renderings showing the proposal for expanding the existing facility and retaining and restoring the heritage house. Approximately ten people attended. The applicant reported that similar comments as indicated above were received at this meeting.

Post-application: On January 3, 2006, a notification letter was sent to 634 nearby property owners within the notification area (shown on the map on page 3 of the report) and one rezoning information sign was posted on the site on December 3, 2007. Two phone calls and one e-mail were received from residents regarding the proposal. No significant concerns were expressed.

Vancouver Heritage Commission: Heritage staff presented the application to the Vancouver Heritage Commission on January 14, 2008 to review the draft Statement of Significance and confirm support for the designation of the house, and to consider the appropriateness of the location, form and approach to the addition and link to the existing special needs residential facility. The Commission supported the application with the following resolutions.

RESOLVED

THAT, regarding the project at 1020 Victoria Drive, the Vancouver Heritage Commission (VHC) supports the project as presented at the January 14, 2008 meeting, specifically noting the following:

- i) draft Statement of Significance, confirming support for designation;
- ii) appropriateness of the location, form, and approach to the addition and link to the Special Needs Residential Facility; and
- iii) Conservation Plan, noting that the VHC urges the Applicant and City of Vancouver staff to resolve the envelope issue so that the existing heritage fabric be retained in situ.

CARRIED UNANIMOUSLY

As the project moves into the development permit application phase, the project will go back to the Commission for further discussion and approval of the conservation plan.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with the conditions as shown in Appendix B.

Processing Centre - Building: Staff have reviewed the revised architectural drawings prepared by Karl Gustavson Architect submitted on November 6, 2007. The applicant has a code consultant that has been working with Building staff and has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law. The code consultant will be submitting an intermediate report for review that

describes the proposed approach to meeting the intent of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Social Implications: This proposal has positive social implications in that it will provide 20 additional patient beds for elderly patients with physical and mental disabilities in a location that is under-served by care facilities where there is a high demand for this type of service.

Comments of the Applicant: “We have reviewed the report and are in agreement with the recommendations.

The proposal:

- Gives people with mental and physical disabilities a comfortable, home-like environment to live in
- Retains a significant heritage house and gives it new life as a special needs facility
- Provides architecture that is sensitive to the heritage house and the residential scale of the neighbourhood
- Is supported by the neighbourhood—based on public meetings and comments to date
- Addresses sustainability at 2 levels: first in terms of green building and secondly in terms of social sustainability— housing a marginalized population, in a humane setting, in a facility that is integrated into a residential neighbourhood.”

Statement of Significance

Description of Historic Place

Situated on Victoria Drive within a context of similar Edwardian-era housing, the Hawkins Residence is a large two and one-half story Queen Anne Revival style house. It is distinctive for its textural detailing, and complete multi-pitched rooflines consisting of a prominent central circular turret at the front that is incorporated into the bellcast roofline, and dual pitched side-gable on the east and west elevations. The house is surrounded by mature trees and is barely visible from the street.

Heritage Value of Historic Place

Built in 1910, the Hawkins Residence is valued as one of Grandview's finest examples of the Queen Anne Revival Style. It is characterised by asymmetrical, picturesque massing and rooflines, and elaborate surface articulation with a variety of cladding textures including fishscale shingles, regular cedar shingles and cast concrete blocks at the foundation level. The house, with its circular central turret, bellcast roof with dual pitches side-gables and partial verandah, was designed by architect, Alfred E. Beswick (born 1885). Beswick was born in Swindon, England, and was esteemed in the U.K. for his ecclesiastical architecture. Beswick's career in Vancouver was limited and was interrupted by his participation in the First World War. Following the War, Beswick returned to Canada, taking up work in Victoria before returning to England, to set up an architectural practice on his hometown of Swindon.

Furthermore, the Hawkins Residence is significant for its connection with the Edwardian-era development of Grandview neighbourhood in Vancouver East. The Grandview neighbourhood was developed in conjunction with Vancouver's early twentieth century residential development boom, which was facilitated by its rapid population growth. Grandview was promoted as a middle class alternative to West End and Shaughnessy Heights and appealed to buyers because of its proximity to town and transportation links, which included a local Interurban service and a streetcar line that ran along Grandview to 4th Avenue. Additionally, buyers were drawn to Grandview because of its flexible lot sizes, which led to many businessmen and industrialists to purchase lots, resulting in an eclectic assortment of houses. This construction boom accelerated until a general financial depression in 1913 halted further development.

The first owner was John Charles Hawkins (1851-1920). Hawkins was born in the Channel Islands and immigrated to Canada in 1873 where he embarked upon a career as a successful merchant. In 1906, Hawkins relocated to Vancouver and shortly afterwards in 1910 he built this house, which he resided at until his death in 1920.

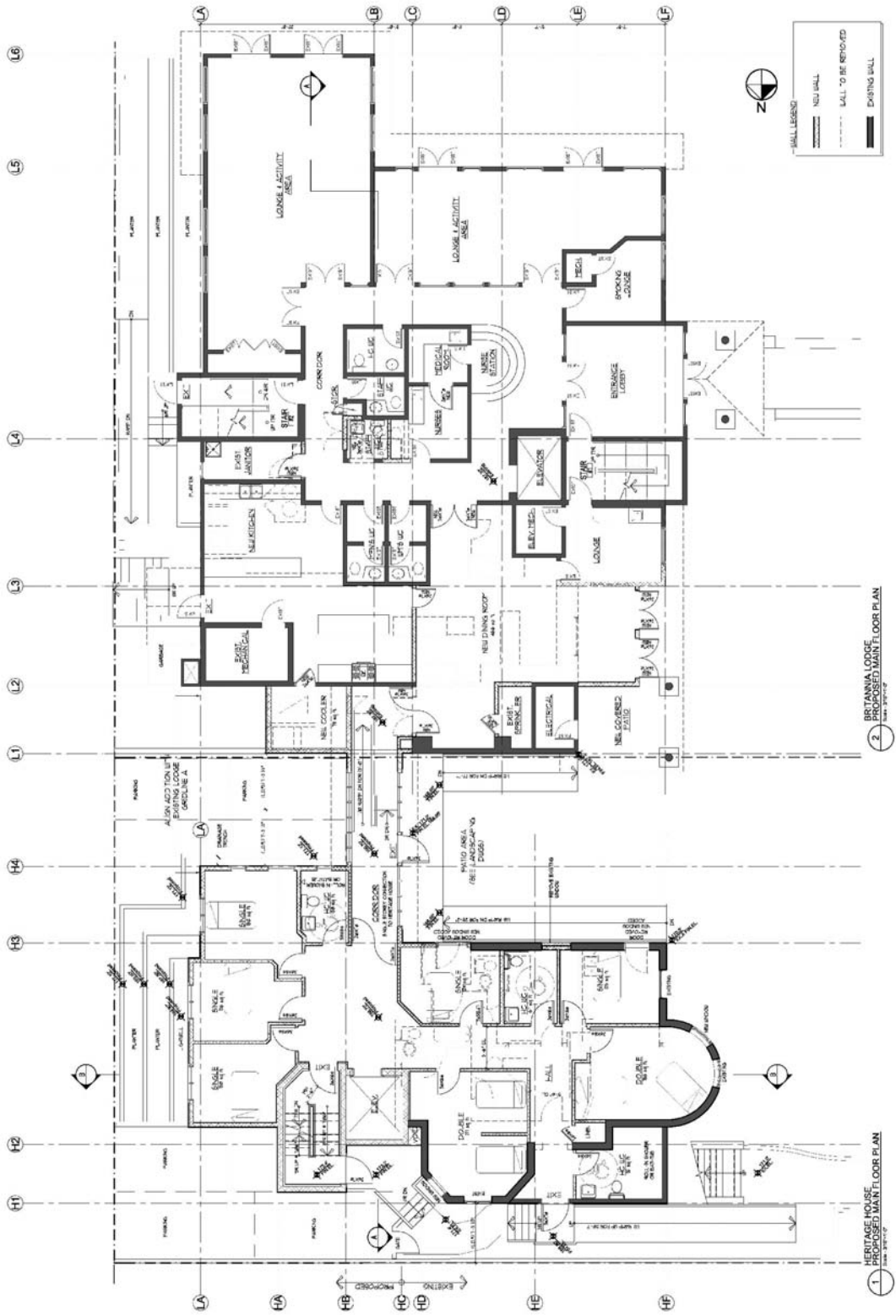
Character-Defining Elements

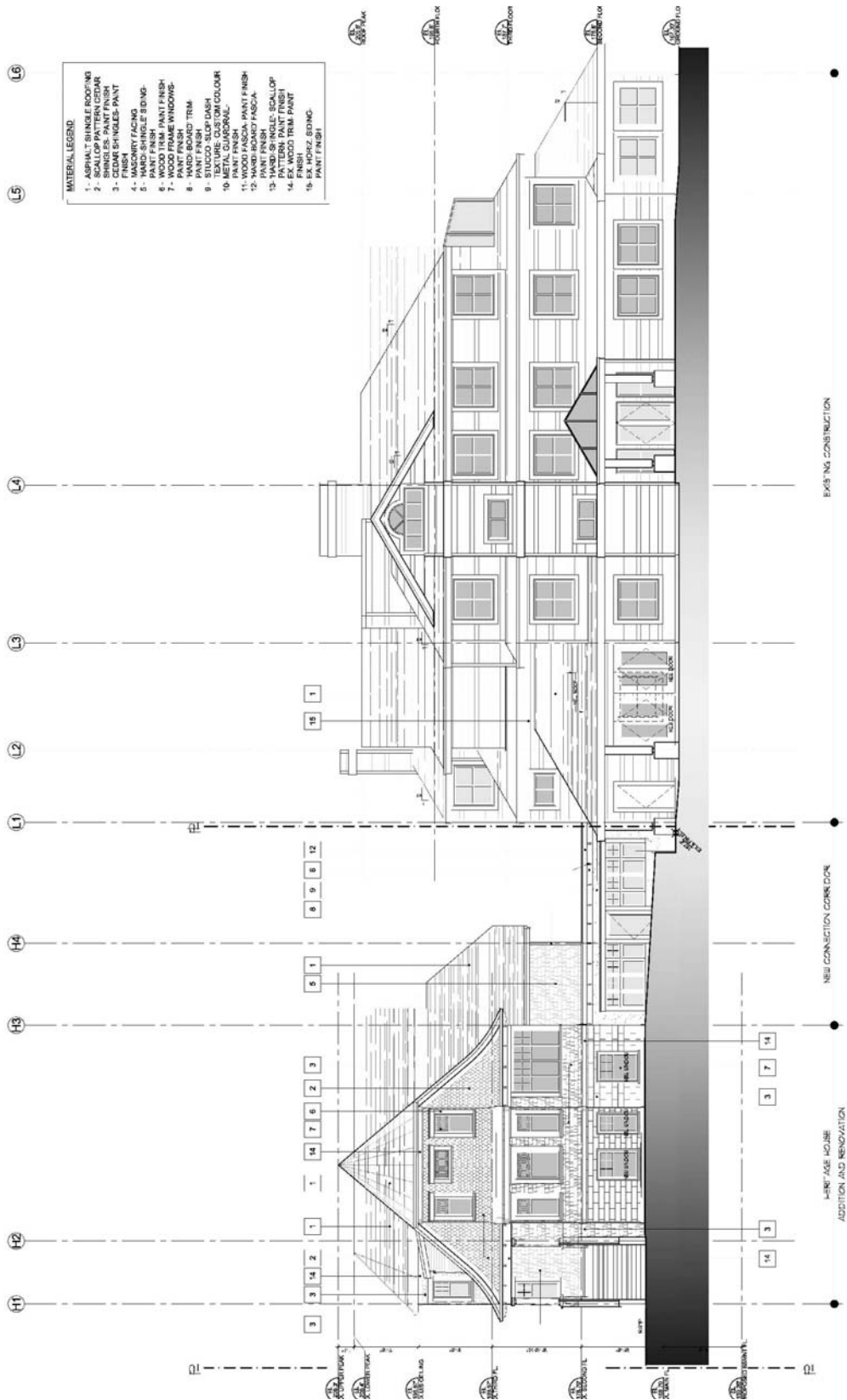
Key elements that define the heritage character of the Hawkins Residence include its:

- Mid-block location on Victoria Drive
- Residential form, scale and massing as expressed by its two and one-half story height with high basement; complex rectangular plan; complex multi-pitched roof that includes various forms including dual pitched side gable, bellcast and shed
- Construction materials such as its concrete cast block foundation and wood-frame construction
- Elements of Queen Anne Revival style such as: prominent circular turret with circular bay; contrasting wall materials such as fishscale shingles on the second storey elevation

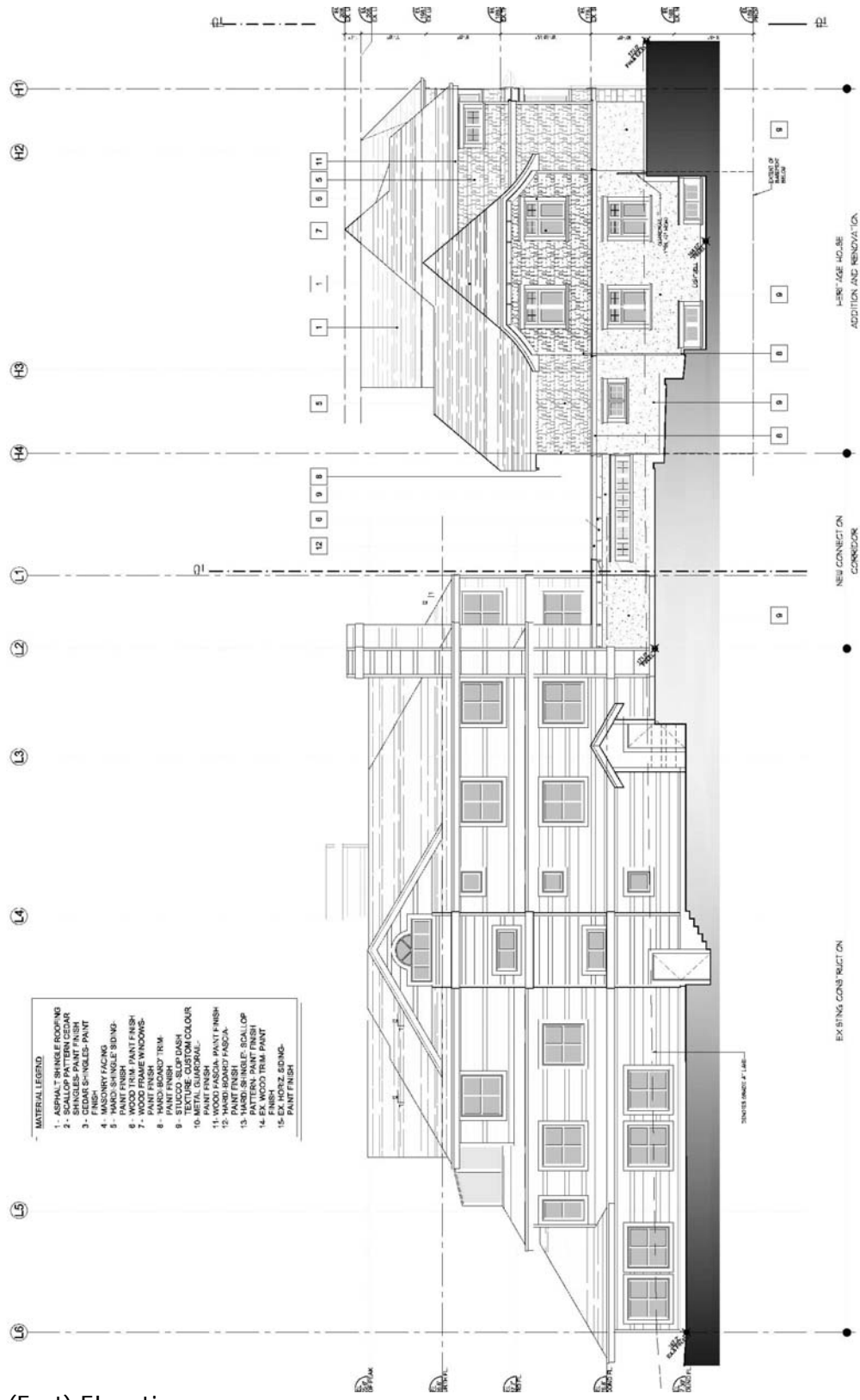
and cedar shingles on the first floor elevation; scroll shaped brackets; partial-width verandah on the eastern elevation with lathe-turned wood columns with ionic capitals; wood belt coursing and dentils

- Windows including its 1-over-1 double-hung wood frame curved windows in the bay with leaded glass in the top pane and horns; curved multi-paned casement window with leaded glass; 4-over-1 casement windows in multiple-assembly; 6-over-1 double-hung wood-frame windows on second floor level; multi-paned wood sash, wood-frame casement windows on basement level; 12-over-1 multi-paned casement windows
- Internal brick chimney with corbelling





Victoria Drive Elevation



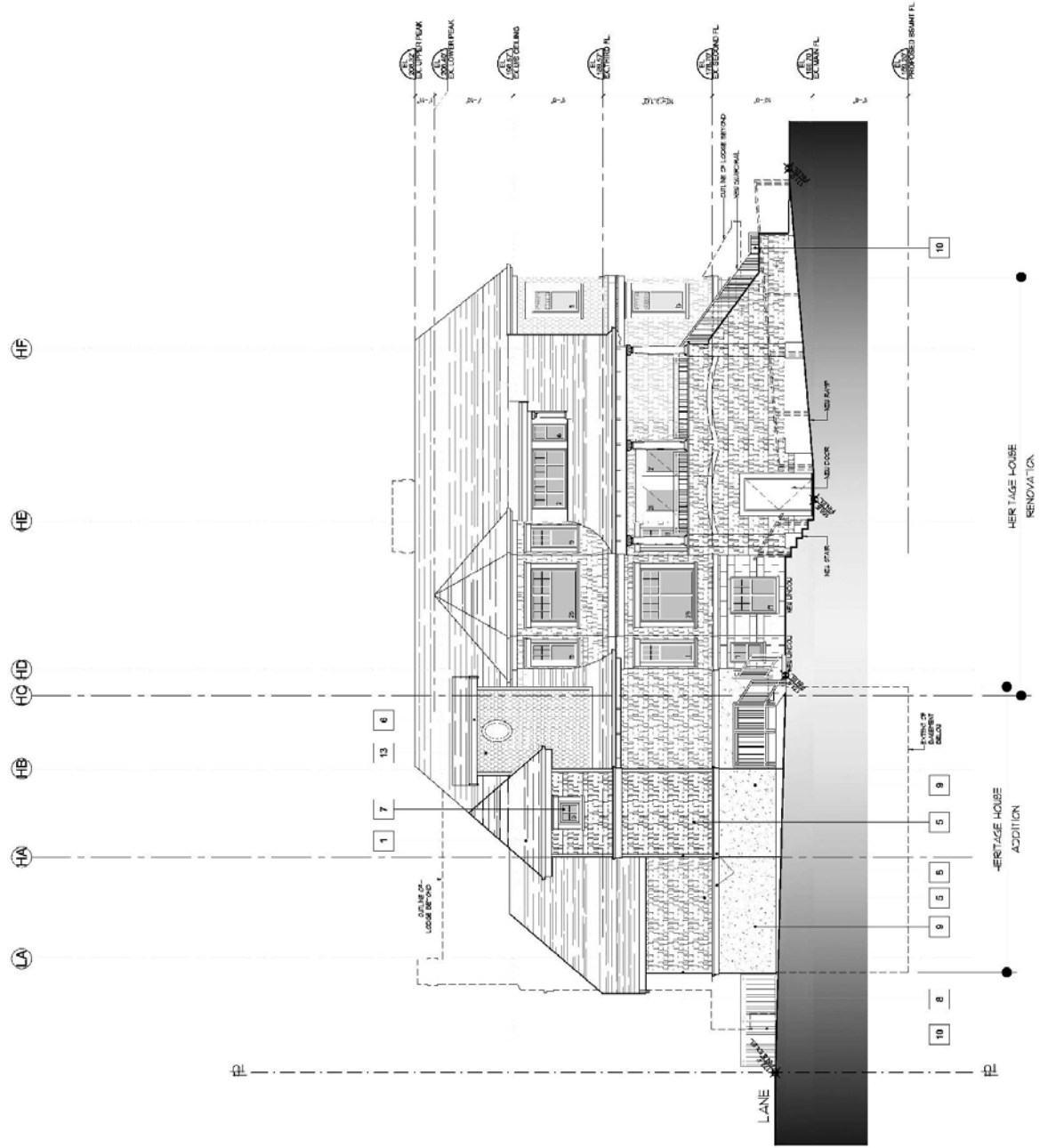
Laneway (East) Elevation

MATERIAL LEGEND

- 1- ASPHALT SHINGLE ROOFING
- 2- SCALLOP PATTERN CEDAR SHINGLES- PAINT FINISH
- 3- CEDAR SHINGLES- PAINT FINISH
- 4- MASONRY FACING
- 5- HARD SHINGLE SIDING- PAINT FINISH
- 6- WOOD SHAKE PAINT FINISH
- 7- WOOD FRAME WINDOWS- PAINT FINISH
- 8- HARD BOARD TRIM- PAINT FINISH
- 9- WOOD DASH- PAINT FINISH
- 10- METAL CLAVORAIL- TEXTURE- CUSTOM COLOUR
- 11- WOOD FASCIA- PAINT FINISH
- 12- WOOD SHINGLE FASCIA- PAINT FINISH
- 13- HARD SHINGLE- SCALLOP PATTERN- PAINT FINISH
- 14- EX- WOOD TRIM PAINT FINISH
- 15- EX- HORIZ. SIDING- PAINT FINISH

UNPROTECTED OPENINGS
MCC-1483 (3.11.15) (REVISED)

L.D.	- 2.37 m (7-9 1/2')
EXPOSED WALL AREA	- 147 m ² (1581 sq ft)
TOTAL AREA OF OPENINGS	- 20.1 m ² (216 sq ft)
MAX OPENINGS ALLOWABLE (%)	13.0%
ACTUAL OPENINGS PROPOSED (%)	13.7%



North Elevation

MATERIAL LEGEND

- 1- ASPHALT SHINGLE ROOFING
- 2- SCALLOP PATTERN CEDAR SHINGLES- PAINT FINISH
- 3- ASPHALT SHINGLES- PAINT FINISH
- 4- MASONRY FACING
- 5- HARD-SHINGLE SIDING- PAINT FINISH
- 6- HARD-SHINGLE SIDING- PAINT FINISH
- 7- WOOD FRAME WINDOWS- PAINT FINISH
- 8- HARD-BOARD TRIM- PAINT FINISH
- 9- HARD-BOARD DASH- PAINT FINISH
- 10- METAL QUARTZRAL- TEXTURE CUSTOM COLOUR
- 11- METAL QUARTZRAL- PAINT FINISH
- 12- HARD-PIDNEY FASCIA- PAINT FINISH
- 13- HARD-SHINGLE- SCALLOP PATTERN PAINT FINISH
- 14- WOOD TRIM PAINT FINISH
- 15- EX. HORSZ SIDING- PAINT FINISH

UNPROTECTED OPENINGS

L.D. - 2.22 m (7'-3.12")

EXPOSED - 166 m² (1780 sq ft)

WALL AREA

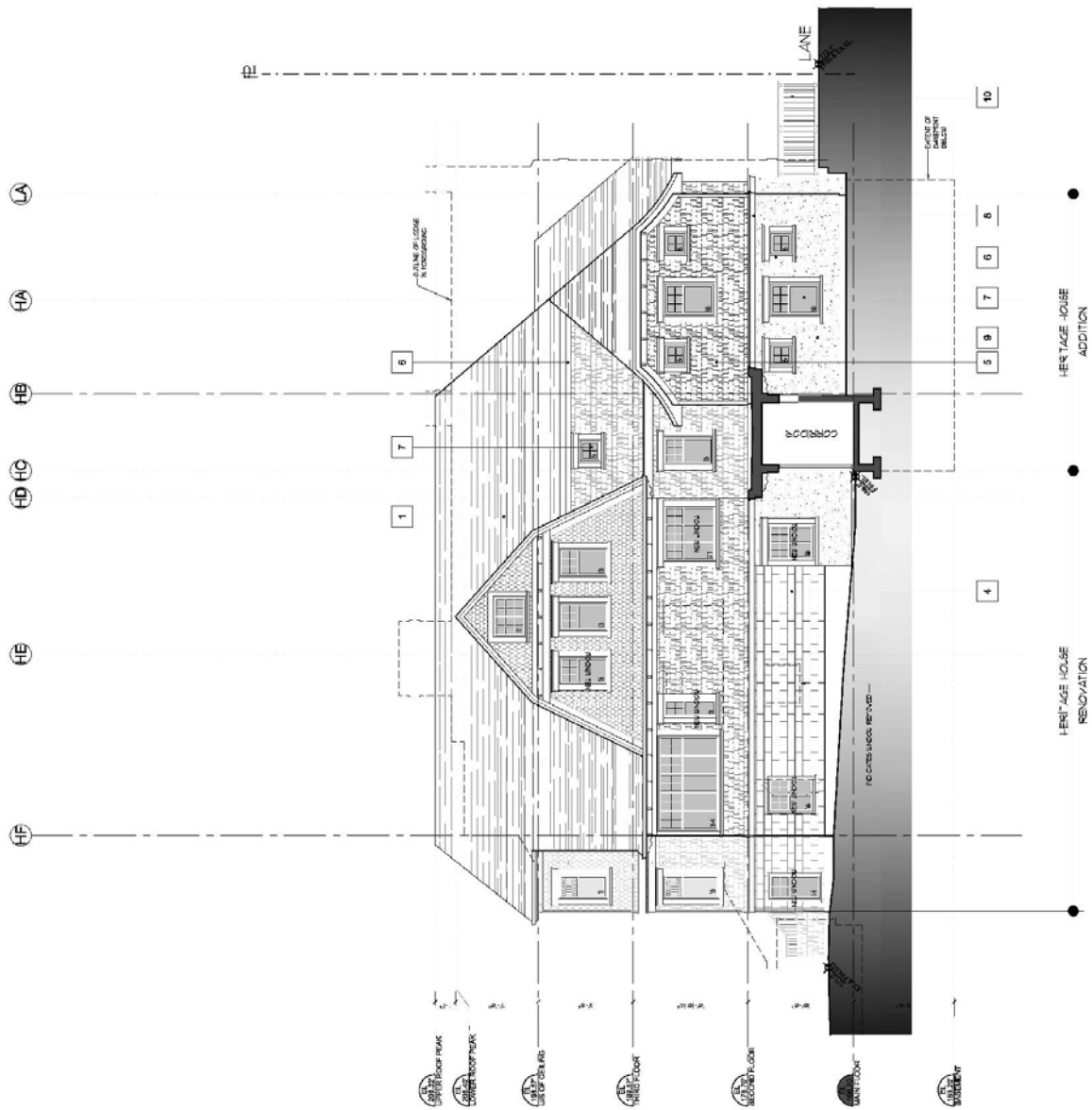
TOTAL AREA - 261 m² (281 sq ft)

MAX OPENINGS - 17.8%

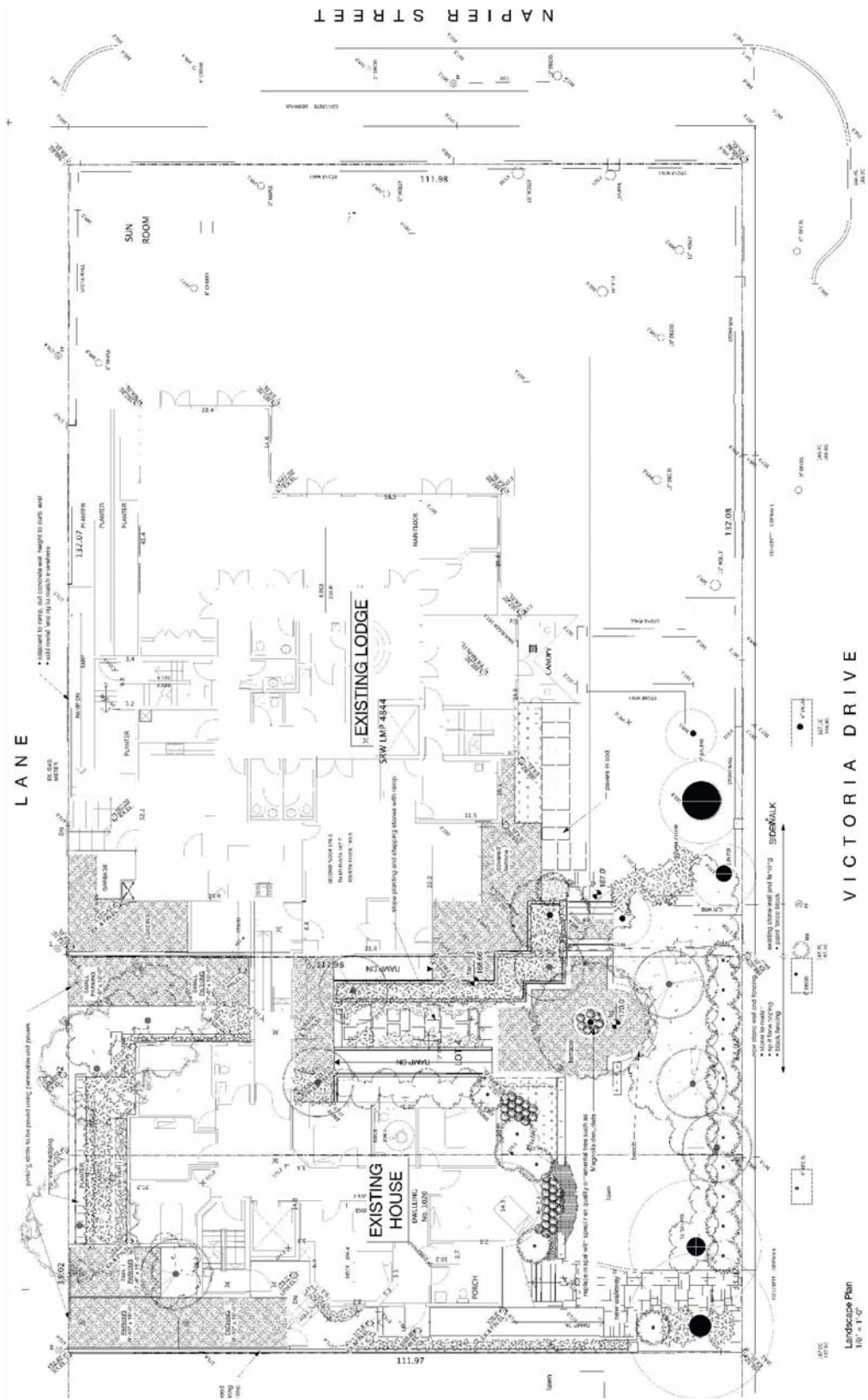
ALLOWABLE (%)

ACTUAL OPENINGS - 18.7%

PROPOSED (%)



Napier Street (South) Elevation



Proposed Plant List	Common Name	Size
Tree	Tree	Tree
Shrub	Shrub	Shrub
Plant	Plant	Plant
...

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1020 - 190 Victoria Drive
Legal Description	Lots 3 & 4, Block 31, Plan 1771, DL 264A, and Lot E, Block 31, Plan LMP 3223, DL 264A, Except Plan Except Plan LMP4844
Applicant	Karl Gustavson Architect
Architect	Karl Gustavson Architect
Property Owner	Arvand Investment Corporation

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	2 061 m ²	n/a	2 061 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	EXISTING DEVELOPMENT			PROPOSED DEVELOPMENT
		1020 Victoria Drive	1090 Victoria Drive	Both sites Combined	
ZONING	RT-5	RT-5	RT-5	RT-5	CD-1
USES	Dwelling Uses, Office, Service and Retail Uses	Single Family Dwelling	Special Needs Residential Facility	Single Family Dwelling and Special Needs Residential Facility	Special Needs Residential Facility
MAXIMUM FLOOR SPACE RATIO	0.6 FSR or 0.75 FSR for certain specific uses (not including Special Needs Residential Facility)	0.44 FSR	1.01 FSR	0.82 FSR	1.01 FSR
MAXIMUM HEIGHT	10.7 m (35.1 ft.)	11.4 m (37.18 ft.)	10.67 m (35 ft.)	11.4 m (37.18 ft.)	11.4 m (37.18 ft.)
MAXIMUM NO. OF STOREYS	2 ½	3 ½	4	4	4
PARKING & LOADING SPACES	16 parking spaces and one loading space	Two parking spaces	Zero parking spaces & one loading space	Two parking spaces & one loading space	Four parking spaces & one loading space
MINIMUM FRONT YARD	7.3 m (23.95 ft.)	10.0 m (32.8 ft.)	8.3 m (27.3 ft.)	8.3 m 27.3 ft.	8.3 m (27.3 ft.)
MINIMUM SIDE YARD	1.5 m (4.92 ft.)	north - 2.4 m (7.8 ft.) south - 7.4 m (24.2 ft.)	north - 0.1 m (0.42 ft.) south - 12.3 m (40.2 ft.)	north - 2.4 m (7.8 ft.) south - 12.3 m (40.2 ft.)	north - 2.4 m (7.8 ft.) * south - 12.3 m (40.2 ft.)
MINIMUM REAR YARD	10.7 m (35.1 ft.)	11.2 m (36.7 ft.)	2.5 m (8.04 ft.)	2.5 m (8.04 ft.)	2.4 m (8.04 ft.)ft.

* Except for access ramp and stairs