



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: June 13th / 2008
Author: James Boldt
Phone No.: 604.873.7449
RTS No.: 07286
VanRIMS No.: 08-2000-20
Meeting Date: July 8, 2008

TO: Vancouver City Council

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

SUBJECT: Heritage Revitalization Agreement and Designation- 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive- 'The James F. & Lillian Downer Houses'

RECOMMENDATION

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the three heritage buildings at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, collectively know as 'The James F. & Lillian Downer Houses', to:
- secure the rehabilitation, protection, and on-going maintenance of the three heritage buildings, which are all listed in the 'B' evaluation category on the Vancouver Heritage Register; and
 - vary the Subdivision By-law to permit subdivision of the lands to create three new parcels, with each to be occupied by one of the three heritage buildings.
- B. THAT the James F. & Lillian Downer Houses, listed in the 'B' category on the Vancouver Heritage Register at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, be designated as protected heritage properties.
- C. THAT Council instruct the Director of Legal Services bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and by-laws to designate the buildings at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive as protected heritage properties.

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 the designation of three heritage buildings located at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, all listed in the 'B' evaluation category on the Vancouver Heritage Register, in order to secure their rehabilitation and preservation. The proposed HRA will result in a variance of the Subdivision By-law to enable the three heritage house to remain in their current locations on three separate new parcels, as set forth in Development Applications, DE411636, DE411664, and DE411665. The recommended HRA will provide incentive to the property owner to rehabilitate, preserve, and designate the three heritage buildings.

BACKGROUND

The site is located at the corner of East Pender Street and Glen Drive in the RT-3 zoning district (see Map in Appendix A). Currently, all three buildings occupy and straddle two existing parcels fronting East Pender Street.

DISCUSSION

Heritage Value

The heritage buildings located at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive are listed in the 'B' evaluation category on the Vancouver Heritage Register. They are located in the historically important Strathcona neighbourhood and are also classified as a 'Streetscape A' assembly in the Strathcona/ Kiwassa RT-3 Guidelines. The building located at 1106 East Pender Street was originally constructed by the Downer family in 1904. The other two "duplexes", or Two Family Dwellings, were subsequently constructed in 1912. All three building tell an important story of how early immigrants (in this case from England) maximized the development potential of their properties. The "duplexes" incorporate generous three bedroom units with porches and small yards, indicating the economic prosperity at the time of their construction. All three buildings typify an end-of-block development scenario common in the Strathcona area.

The buildings, as an assembly, also show the transition from Victorian to Edwardian housing styles not only in their form but in many of their surviving details including windows and doors. Together they form a rare and striking example of dense, early Edwardian, end-of-block residential development, and are valued by the community.

Compatibility with Community Planning Objectives:

The Intent of the RT-3 district schedule is to:

"... encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation, and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form which are inconsistent with the areas pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings which are important to the neighbourhood's character"

The proposal meets this intent by preserving the heritage buildings in their original location, form, and character, while discretely modifying them for contemporary lifestyles.

Development Proposal and Compatibility with Land Use Regulations:

A variance of the Subdivision By-law is included in the HRA. The proposed subdivision cannot be approved by the Approving Officer because the minimum parcel area permitted for this block under Section 9.1 of the Subdivision By-law is 2,800 square feet and the proposed parcels are as follows:

Table 1: Proposed Parcel Sizes

Parcel	Minimum permitted parcel size (square feet)	Proposed parcel size (square feet)
512 Glen Drive	2,800	2,700
520 Glen Drive	2,800	2,634
1106 East Pender Street	2,800	1,626

While the parcels sizes are smaller than that permitted for the area, the buildings themselves, including the number of dwelling units, remain essentially unchanged. The proposed parcels would allow the buildings to be owned or sold separately, thereby creating an incentive to the owner to rehabilitate and designate the heritage buildings (see Appendix 'B' for drawings).

Although the buildings remain essentially unchanged, the proposed new parcels will create some zoning non-conformities because of the reduced size of the parcels and the location of the new property boundaries between the buildings. However, the RT-3 district schedule contains extensive relaxation provisions in order to preserve pre-1920's houses in the area. The Director of Planning is prepared to use these provisions to accommodate the existing buildings on the proposed new parcels, subject to Council's approval of the HRA and the designation of the buildings, and has concluded that an HRA is required only to vary the Subdivision By-law.

Condition of the Property

All three heritage buildings are in good condition. Detailed analysis of the doors and windows has concluded that many of the windows need to be replaced and cannot be rehabilitated. These windows, and some incompatible doors and windows added in more recent times, will be replaced with wood units consistent with the original Edwardian architecture of the buildings. Few new openings are introduced, thereby preserving the buildings' unique character. New basements and foundations are proposed for the two duplexes in order to improve the liveability of these areas. Some upgrades are required to the exterior to meet building by-law requirements. New materials required in this regard will match the existing materials where possible, as detailed in the plans.

Financial Pro Forma Evaluation

The Director of Real Estate Services advises that the proposed subdivision requested by the applicant as compensation for the heritage encumbrance on land value is supportable and provides no undue profit.

Notification and Neighbourhood Feedback:

A total of 30 surrounding property owners were notified of the applications. No objections were received. The Strathcona Residents Association supports the proposal and requests that the existing colours of the buildings (red with white trims) be maintained. In this respect, the drawings indicate that the buildings will be re-painted in the same red colour with off-white trims, which staff support.

Comments of the Vancouver Heritage Commission

The Vancouver Heritage Commission reviewed the applications on February 4th, 2008 and made the following resolution:

THAT, regarding the project at 1106 East Pender/ 512 Glen Drive/ 520 Glen Drive, the Vancouver Heritage Commission (VHC) supports the project as presented at the February 4th, 2008 meeting specifically noting the following"

- Statement of Significance; and
- Overall conservation plan including retention strategy with regard to building by-law upgrades.

CARRIED UNANIMOUSLY

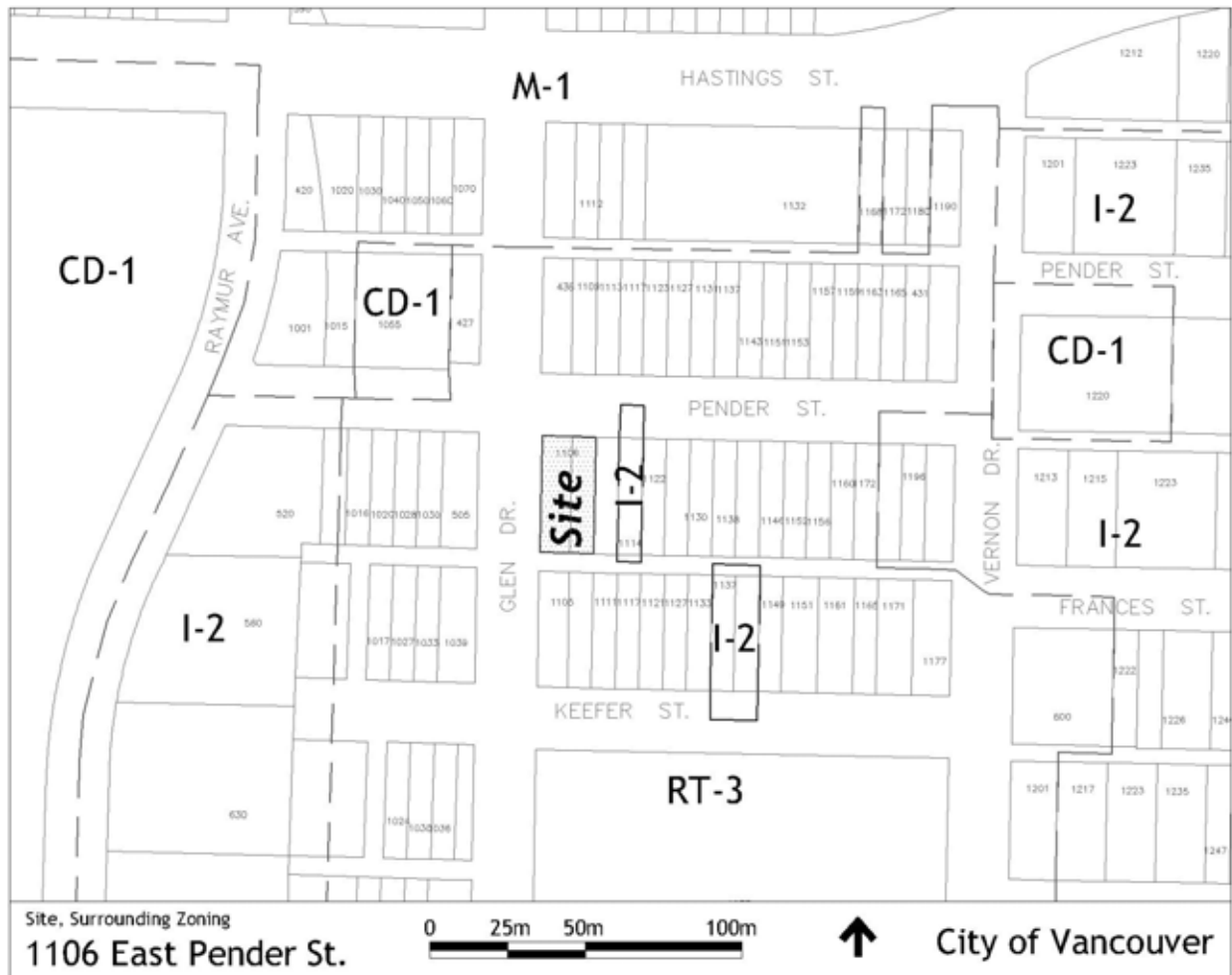
FINANCIAL IMPLICATIONS

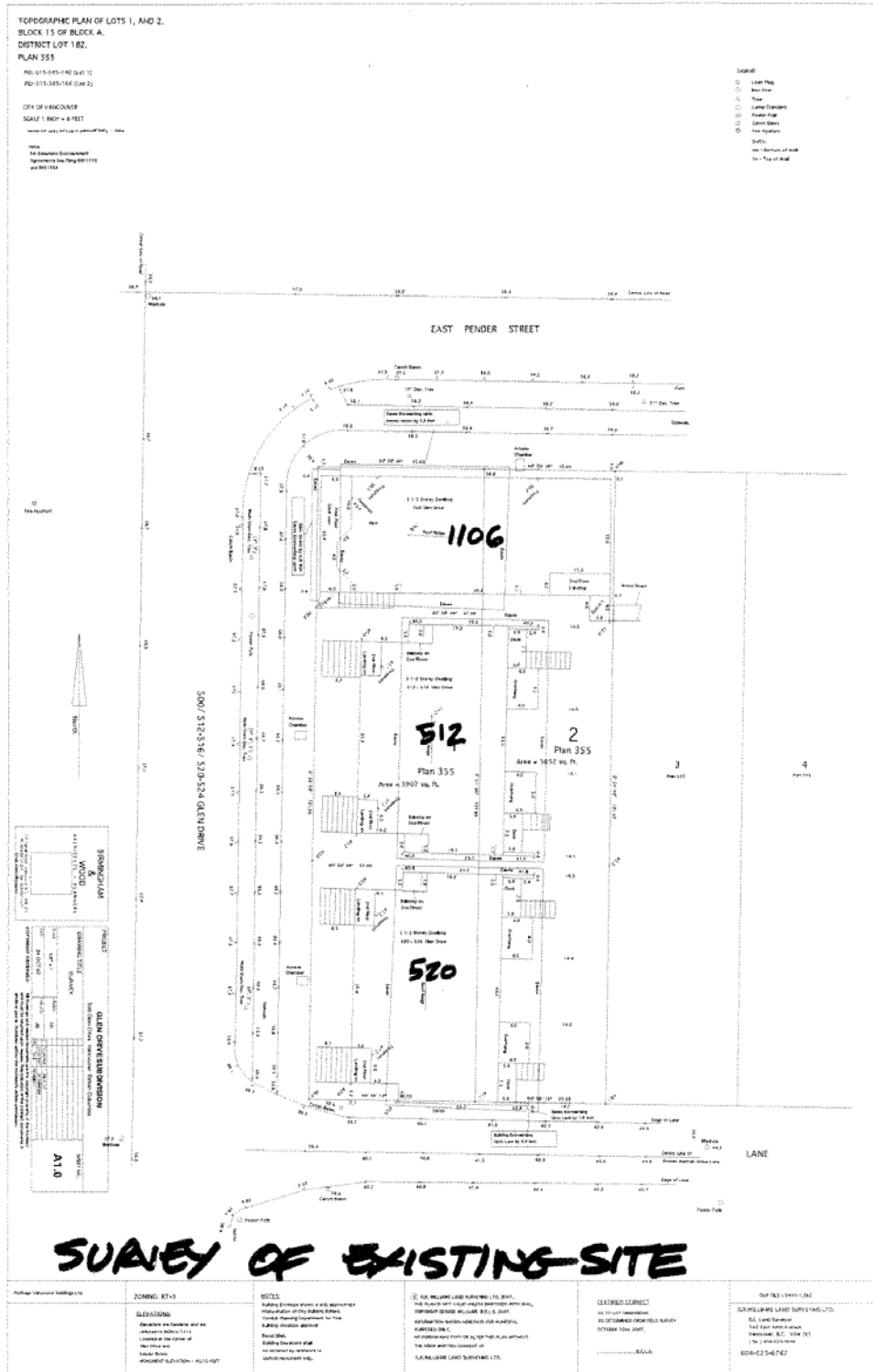
Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees, or staffing.

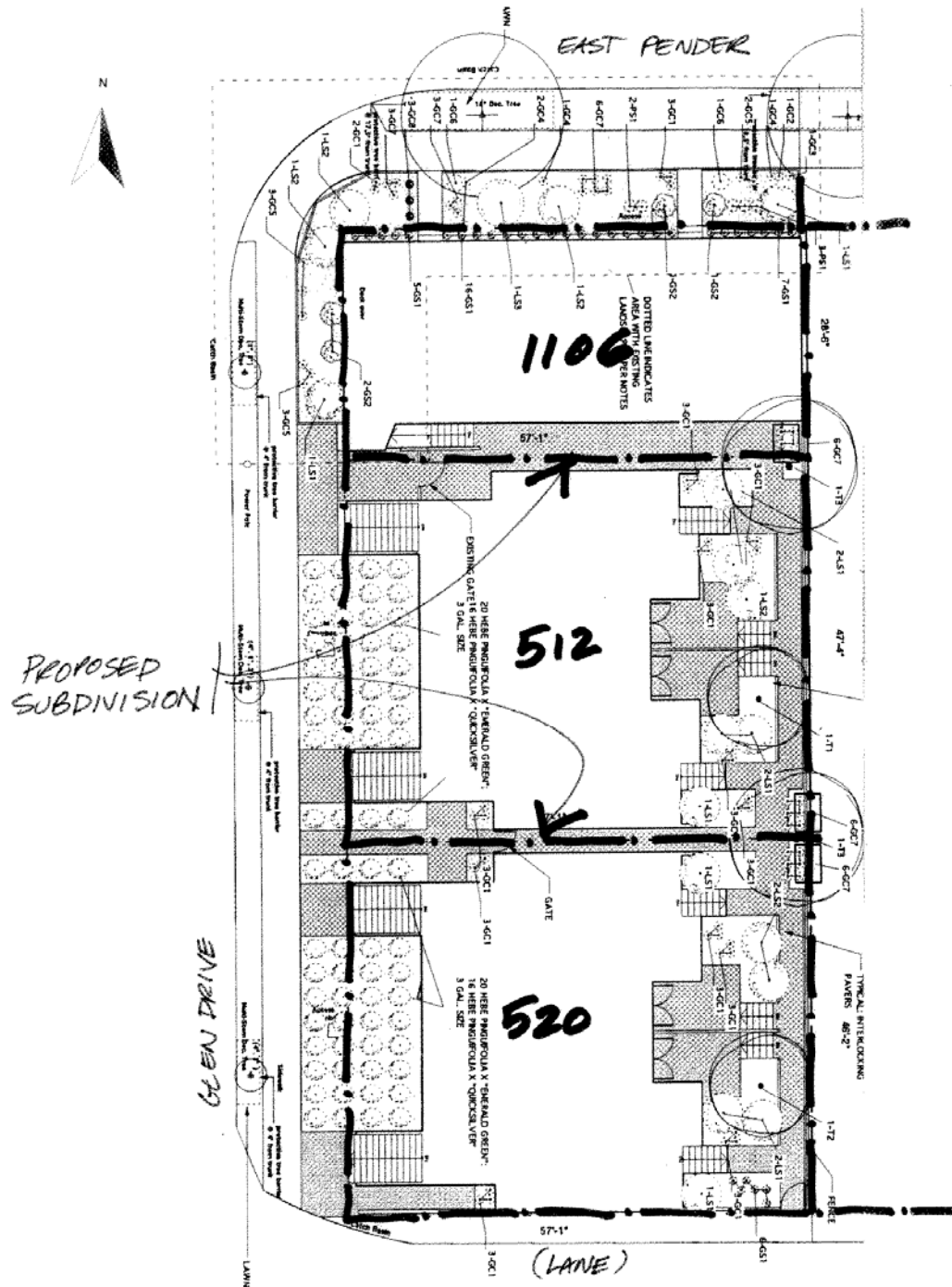
CONCLUSION

The recommended Heritage Revitalization Agreement and designations of the heritage buildings at 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive, collectively known as the 'The James F. & Lillian Downer Houses', and listed in the 'B' evaluation category on the Vancouver Heritage Register, will enable the subdivision of the existing site and will secure the long-term protection and maintenance of the three heritage buildings. The subdivision provides an incentive which makes this heritage conservation scheme viable. The owners have agreed to the designations of the three heritage buildings and are prepared to waive future demands for compensation. Therefore it is recommended that Council approve the Heritage Revitalization Agreement and the designations of 1106 East Pender Street, 512 Glen Drive, and 520 Glen Drive.

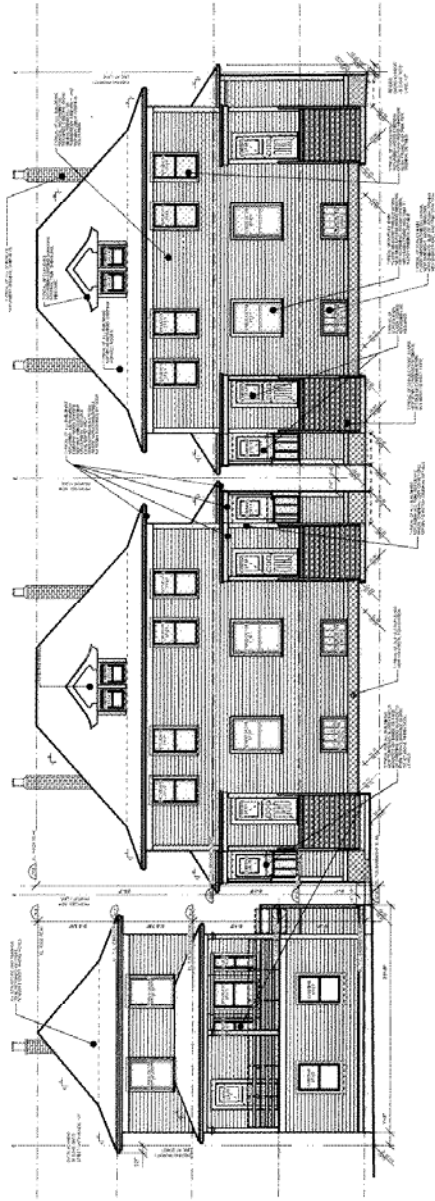
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PROPOSED SITE PLAN + SUBDIVISION



LEGEND

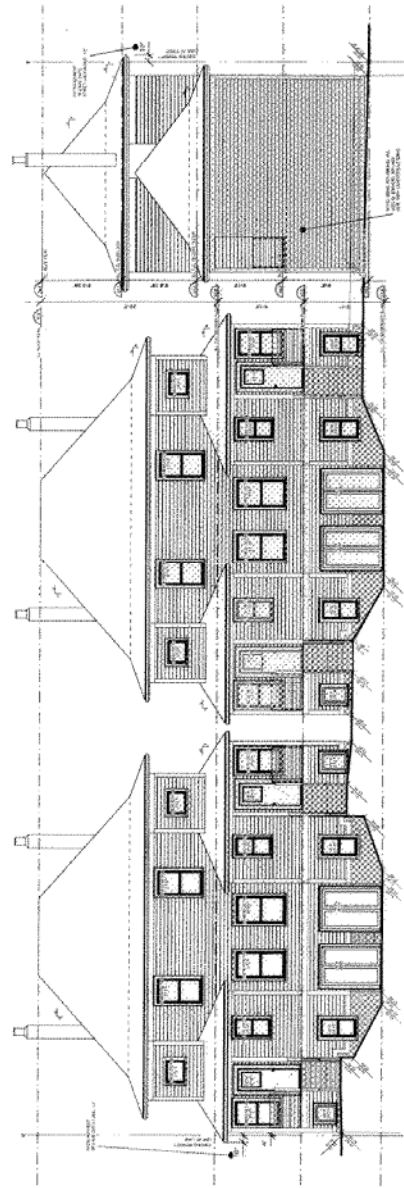
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BIRMINGHAM & WOOD
 ARCHITECTS, INC.
 1000 15TH AVENUE, N.E.
 BIRMINGHAM, AL 35203
 TEL: 205-948-1100
 FAX: 205-948-1101
 WWW.BMWARCHITECTS.COM

PROJECT	NO.	DATE	SCALE	REVISED	BY
GLENDA BEYERSON	100	10/10/10	1/8" = 1'-0"		



LEGEND

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<p>BIRMINGHAM & WOOD ARCHITECTS</p> <p>1000 CHURCH AVENUE BIRMINGHAM, AL 35203</p>	
<p>GLEN DRIFE RETENTION RESIDENTIAL DEVELOPMENT BIRMINGHAM, AL</p>	
<p>DATE: 11/15/11</p>	
<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 11/15/11</p>
<p>BY: [Signature]</p>	<p>1:1</p>

