



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: Sept. 30th, 2008
Author: James Boldt
Phone No.: 604.873.7449
RTS No.: 07656
VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2008

TO: Vancouver City Council

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

SUBJECT: Heritage Revitalization Agreement and Designation- 3409 Arbutus Street
'The Curry Residence'

RECOMMENDATIONS

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for 'The Curry Residence' located at 3409 Arbutus Street, to:
- secure the rehabilitation, protection, and on-going maintenance of this 'B' category Vancouver Heritage Register building;
 - vary the Subdivision By-law to permit subdivision of the lands at 3409 Arbutus Street to create two new parcels, one of which would contain the heritage building, and the other which would be used for the construction of a new house; and
 - vary the RS-1 District Schedule of the Zoning and Development By-law to permit densities for the heritage building and the new house in excess of what is permitted and other variances.
- B. THAT 'The Curry Residence', currently listed in the 'B' evaluation category on the Vancouver Heritage Register at 3409 Arbutus Street, be designated as protected heritage property.
- C. THAT the Director of Legal Services bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and 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, B, and C.

COUNCIL POLICY

- *Heritage Policies and Guidelines*
- *Ecodensity Policies*

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 for a Heritage Revitalization Agreement (HRA) and heritage designation to secure the rehabilitation and preservation of the heritage building located at 3409 Arbutus Street, listed in the 'B' evaluation category on the Vancouver Heritage Register. The proposed HRA will result in variances of the Zoning and Development By-law and the Subdivision By-law to permit subdivision of the lands upon which the heritage building is located so that the heritage house will be contained within a new parcel and a new house will be built on the other new parcel, as set forth in Development Applications DE412193 and DE412174. The recommended HRA will provide incentive to the property owner to rehabilitate and preserve the heritage building. Staff have required the design of the new building to be revised to lower its height and scale to reduce its impact on surrounding properties. While the total proposed density exceeds the maximum permitted in the zoning, staff conclude that the impacts of the proposal have been adequately addressed with the revised scheme and support the proposed variances which will provide compensation to the owner for the rehabilitation, designation, and long term preservation of the heritage building.

BACKGROUND

The site is located on the south-west corner of the intersection of Arbutus Street and West 18th Avenue in an RS-1 zoned district (see the site map in Appendix 'A'). The site is approximately 7,125 sq. ft. in area, and has a lane at the rear. The existing heritage building sits at the front of the property, which is the highest part of the property. The lane at the back of the property, where the new building is proposed, is approximately 8 feet lower than the front of the property. The development applications seek approval to subdivide the site to allow for the heritage building to be contained on a separate parcel and converted to a One-Family Dwelling with Secondary Suite use, and to construct a new 2,487 sq. ft. One-Family Dwelling on the remainder of the site. The secondary suite in the basement of the heritage building, which is permitted in the zoning, will not be strata titled and will comply with all the City's current requirements.

DISCUSSION

Heritage Value

The heritage building located at 3409 Arbutus Street was built in 1930 by Michael Howard Curry who worked in the film industry and resided in the house until his death in 1942. The building is currently listed in the 'B' evaluation category on the Vancouver Heritage Register and is valued as a relatively rare surviving example of Mission Style (or Spanish Colonial Style) domestic architecture in Vancouver (see photos in Appendix 'B'). It is also an important resource as much of its original form and detail have survived in good condition and can be readily rehabilitated (the only addition has been a small "sunroom" on the south side). It is somewhat unusual as well for its flat roof and parapets on all four sides (most Mission Style buildings have decorative parapet walls on the front and rear sides only). Defining characteristics include its parapet walls with decorative roof tile overhangs, and tile inlays at the corners, along with original caps under the current sheet metal flashing, as well as wood bracing, ornate water leaders and boxes, rough cast stucco finish, and the original chimney on the north side with tile and brick caps. The chimney also features an unusual cross motif, which may be a reference to the ecclesiastical roots of the Mission Style.

Other features include the expressive porch with original iron decorative grilles and simplified 'doric' porch columns. While most of the original doors and casement windows have been removed in the last couple of decades, the openings are for the most part original and retain original brick and tile sills and the original iron guards at the taller windows. The interior of the building is intact and features many period details. While the interior is not proposed to be protected, most of the original elements and materials will be retained.

Incentive Approach

In early reviews staff concluded that the most viable option to preserve 'The Curry Residence' is to provide additional on-site density located in a new building on the site.

Proposed Subdivision

The subdivision variance is proposed to allow for improved preservation of the heritage building and a reduction of heritage costs by limiting the Building By-law upgrades which would be required for the heritage building if it were to be located on the same site as the new building. Currently the proposed subdivision cannot be approved by the Approving Officer because the resulting two sites would be less than the minimum dimensions and area permitted for this block. Variances of Section 9.1 and Section 9.3 of the Subdivision By-law are required to permit the reduced parcels as noted in Table 1 below:

Table 1 Parcel Sizes

Proposed Parcel	Minimum Area	Proposed Area	Minimum Width	Proposed width
3409 Arbutus St. - the Heritage Building	5,000 sq. ft.	3,366 sq. ft.*	50 feet	Complies (57 feet)
2108 West 18 th - the New House	5,000 sq. ft.	2,794 sq. ft.	50 feet	49 feet

* an established, 17 foot building line exists. The Manager of Engineering Services is seeking dedication of the front 17 feet of the property as a condition of the subdivision. The proposed parcel area reflects the dedication of the 17 foot portion.

The proposal is consistent with heritage policy and practice, and subdivision is frequently employed as a means of supporting heritage retention. Staff support the proposed subdivision variance.

Density and other Zoning Variances

The existing heritage building is a one storey, 2,864 sq. ft. structure with a basement, which represents a Floor Space Ratio (FSR) of approximately 0.40 where 0.60 is permitted. Staff concluded early on that large scale additions would destroy the defining heritage characteristics of the building and that on site density located in a separate new building is the most viable incentive for the rehabilitation, designation, and long term maintenance of the heritage building. The proposed density and FSR of the heritage building and the new house are noted in Table 2 below. The density likely to be constructed on the site if redeveloped without the heritage building is provided for comparison.

Table 2 Proposed and Permitted Densities

Item	Heritage Building	Proposed New Building	Total proposed	Redevelopment without the heritage building
Overall density	2,864 sq. ft.	2,487 sq. ft.*	5,351 sq. ft. (0.75 FSR)**	4,275 sq. ft. (0.60 FSR)**
Main and Upper Floors	1,432 sq. ft.	2,487 sq. ft.*	3,919 sq. ft.	2,825 sq. ft.
Floors entirely above grade	1,432 sq. ft.	1,109 sq. ft. (second floor)	2,541 sq. ft.	2,825 sq. ft.

**includes the attached carport (218 square feet) which cannot be excluded in the RS-1 district schedule. If the attached garage were to be excluded, as is the case in other district schedules, the overall density would be reduced to 0.72 FSR. The density in the new building does not include cellar areas completely below grade.*

*** based on the area of the un-subdivided site. Revisions to the height and massing of the new building, as described below, have been accounted for in the proposed density.*

The overall proposed density exceeds that which would be permitted by approximately 25%, and is comparable in density to what is typically approved in zoning districts permitting infill dwellings (i.e. 0.75 FSR). Staff considered the following in the assessment of the proposed massing and height of the new building, and the overall proposed zoning variances including density:

1. While the total combined density of the main and upper floors of the new building and the heritage building exceeds that which would likely be constructed on the site if redeveloped without the heritage building by approximately 1,094 sq. ft., the main floor of the proposed new building is partially below the level of West 18th Avenue. In comparison to typical main and upper floor massing of new homes in the area, the total proposed density of floors fully above grade (i.e. the heritage building plus the proposed new building) is comparable to that of new development (see the last row in Table 2 above);
2. the new building is located on the lowest portion of the site at the lane, which is approximately eight feet lower than the front of the property;
3. the new building is located north of its closest neighbour (the adjoining property at 3429 Arbutus Street), and as a consequence will not adversely shadow this property;

4. the property to the west is separated from the site by a lane, thereby reducing massing and shadowing impacts to the west;
5. the heights of both buildings are considerably lower than the overall permitted height in the zoning; and
6. privacy concerns can be addressed as a condition of the development application approval.

In reviewing the original submission, staff concluded that the height and scale of the proposed new building were not supportable, and have requested the plans of the new building be revised to reduce its height as described below.

Results of Neighbourhood Notification and Review of the Applications

Thirty surrounding property owners were notified of the proposal. Three letters expressing objections were received. A petition letter opposing the proposal was also received containing the signatures of four petitioners. While the respondents did not express opposition to the retention of the heritage building, all expressed concerns regarding the height and scale of the new building, including impacts on views and privacy. Concerns that the proposal would generate increased traffic and parking impacts were also expressed (see Appendix 'E' for a detailed discussion on neighbourhood feedback and staff responses).

Staff reviewed the concerns in detail and concluded that a reduction in the height of the proposed new building was appropriate and requested the applicant revise plans of the new building to reduce its height by 6.8 feet (to 20.5 feet at its highest point, which is at the lane), and to limit the building to two storeys, with floor space previously located on the third level relocated to the second floor (see the drawings in Appendices 'B' and 'C').

Staff conclude that the revised height of the new building suitably addresses concerns regarding views, massing, and scale. Staff support the proposed zoning variances including density with the revised height of the proposed new building as described above (see Appendix 'D' for a list of all the zoning variances). A parking relaxation of one off-street parking space for the heritage building is required. Staff conclude the parking relaxation will create only nominal traffic and parking impacts and is supported.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the RS-1 district schedule is to:

".... maintain the single-family residential character of the RS-1 District, but also to permit conditionally one-family dwellings with secondary suites. Emphasis is placed on encouraging neighbourly development by preserving outdoor space and views. Neighbourhood amenity is enhanced through the maintenance of healthy trees and planting which reflects the established streetscape".

While the proposed total density is greater than that permitted in the zoning, the heritage building and the proposed new building exemplify good quality single family residential development and will maintain the single family residential character of the area. While the footprints of both buildings make the provision of outdoor space challenging, the proposed landscaping is of high quality and existing trees are maintained where possible. Staff conclude

that the proposal is in keeping with the intent of the zoning and support the proposed variances.

Condition of the Property and Conservation Approach

The heritage building is in very good condition and will be rehabilitated in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. The existing roof is in good condition. The parapet flashing is likely not original and if new flashing caps are necessary, they will be replaced with new flashing material consistent with the Conservation Plan and the proposed historic colours. Tiles, rain water leaders and boxes, metal grilles, and porch columns will be retained and repaired where necessary. The stucco is in good condition and does not need to be replaced and will be cleaned and repaired as necessary. Most of the existing doors and windows were replaced in recent years, with the exception of the front door and the sidelight, which are original. New wood windows replicating the original windows and doors will be installed in all openings where replacement has occurred, and in any new openings. Wood french doors will replace the doors at the basement level at the rear, which are not original.

Comments from the Vancouver Heritage Commission

On July 28th, 2008, The Vancouver Heritage Commission reviewed the current development applications for the heritage house and the new house and resolved the following:

- THAT, regarding the project at 3409 Arbutus Street (the Curry Residence), the Vancouver Heritage Commission (VHC) supports the project as presented at the meeting on July 28th, 2008.

CARRIED UNANIMOUSLY

Financial Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. The Director of Real Estate Services advises that the proposed variances requested by the applicant as compensation for the heritage encumbrance on land value are supportable and provide no undue profit.

Ecodensity Policies

Ecodensity policy A-1 "Rezoning Policy for Greener Buildings" applies to the application and requires developments of this scale to achieve BuiltGreen BC™ Gold with a score of EnerGuide 80, or an equivalent achievement in green design. The applicant proposes features which are consistent with the BuiltGreen BC Gold™ standard established in the policy including sustainable materials and finishes, low flow faucets and dual flush toilets, drought resistant planting, a storm water cistern for irrigation, efficient heating/ventilator systems, maximized natural heating, and "low e" glazing. The policy allows for exemptions for heritage components provided reasonable design efforts are made to improve green performance where appropriate, while respecting heritage aspirations and promoting heritage retention. Staff encourage owners for applications such as this to seek registration and certification with BuiltGreen BC™. Conditions of the development application approval will require that the

drawings for the new building incorporate the proposed sustainable features, noting as well that the "Green Homes Program" changes to the Vancouver Building By-law, adopted on September 5th, 2008, will be applicable to the new building.

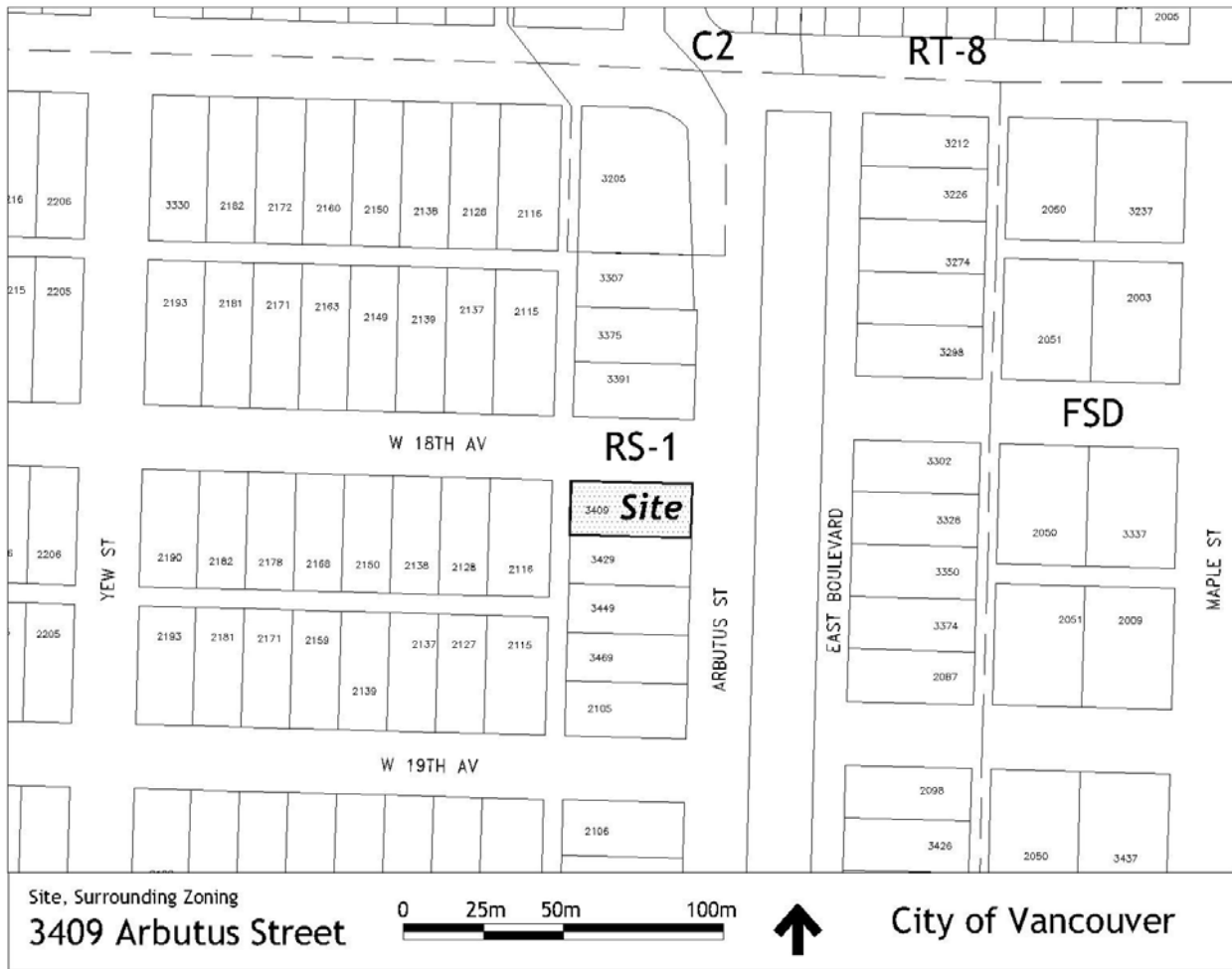
FINANCIAL IMPLICATIONS

The 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 designation will enable the subdivision of the site and construction of a new house on a separate parcel, and will secure the rehabilitation, long-term protection, and preservation of 'The Curry Residence', located at 3409 Arbutus Street, which is listed on the Vancouver Heritage Register in the 'B' evaluation category. The subdivision variance and the additional density provide incentives which make this conservation scheme viable. The design of the new building has been revised to address neighbourhood concerns regarding the height and scale of the building. The owners have agreed to the heritage designation of 3409 Arbutus Street and are prepared to waive future demands for compensation. Therefore it is recommended that Council approve the Heritage Revitalization Agreement and the designation of 3409 Arbutus Street, 'The Curry Residence'.

* * * * *

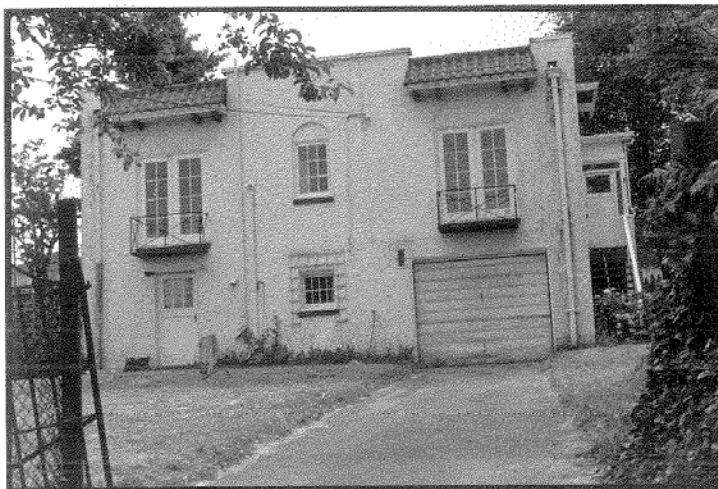


PHOTOGRAPHS

Address 3409 Arbutus Roll _____ Neg _____
Roll _____ Neg _____



FRONT



REAR

VANCOUVER HERITAGE RESOURCE INVENTORY PHASE II
PHOTOS CIRCA 1986

PHOTOGRAPHS

Address 3409 Arbutus Roll _____ Neg _____
Roll _____ Neg _____



NORTH SIDE

VANCOUVER HERITAGE RESOURCE INVENTORY PHASE II
PHOTOS CIRCA 1986



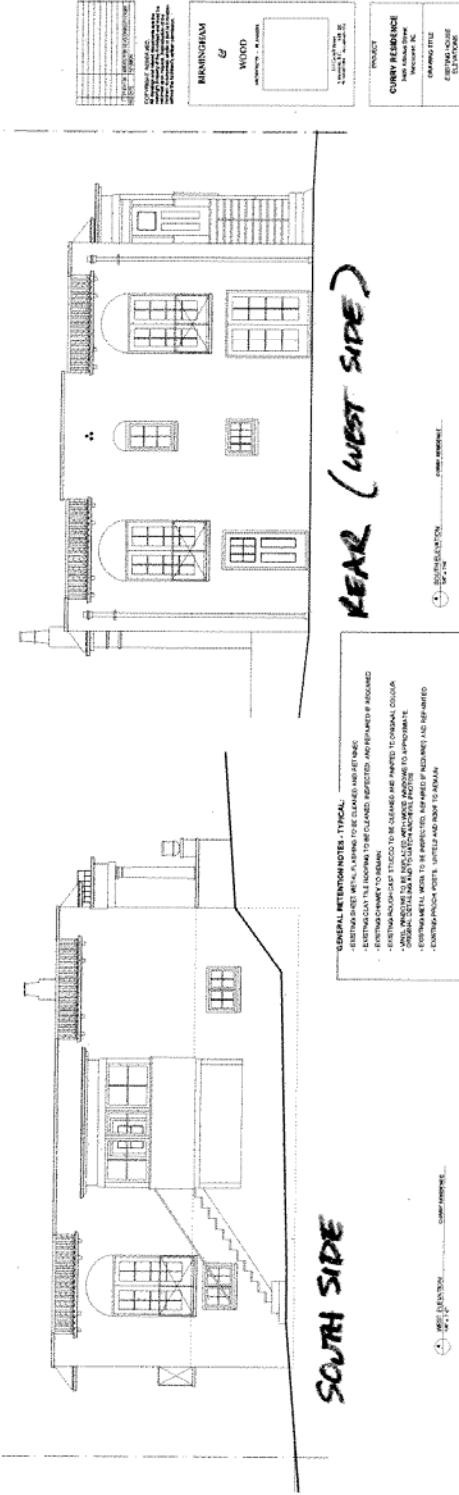
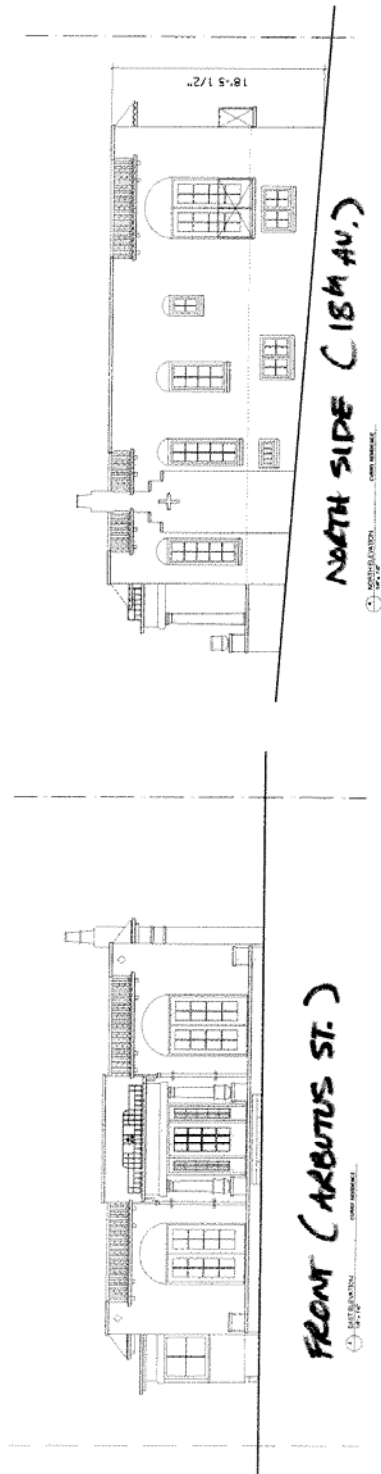
3409 Arbutus Street - Front of the Heritage Building Facing Arbutus Street (current condition)



3409 Arbutus Street - Rear of the Heritage Building (current condition)



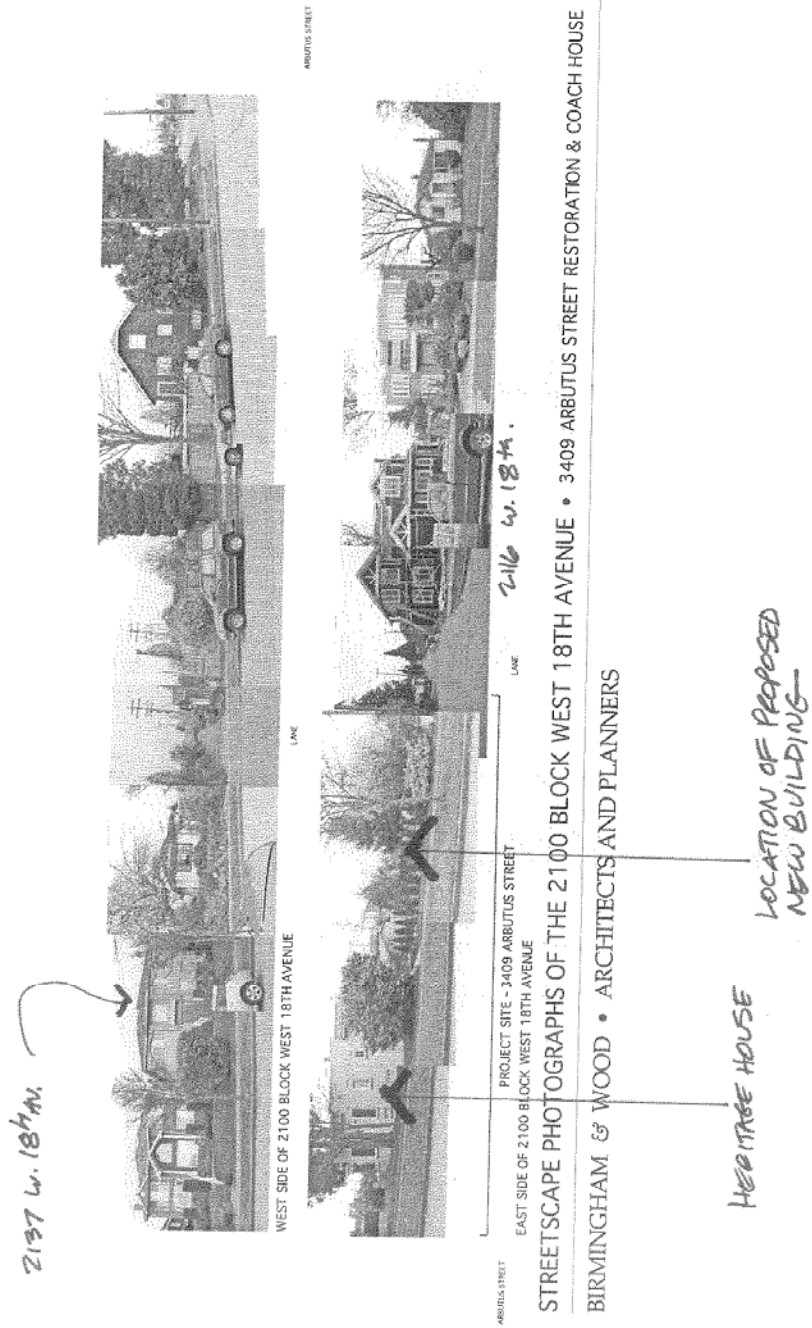
3409 Arbutus Street - North Side of the Heritage Building (current condition)



GENERAL RETENTION NOTES - TYPICAL
 - EXISTING COAT TILES TO REMAIN TO BE CLEANED, REFINISHED AND REPAIRED IN ROOMS
 - EXISTING CHIMNEY TO REMAIN
 - EXISTING PORCHES TO BE DEMOLISHED AND REPAIRED TO ORIGINAL COLOR
 - ORIGINAL STAIRS TO BE RECONSTRUCTED TO ORIGINAL CONDITION
 - EXISTING METALLIC WORK TO BE REPAIRED OR REFINISHED AND REPAIRED
 - EXISTING PAINT TO BE REPAIRED AND REFINISHED TO ORIGINAL COLOR

PROJECT CURRY RESIDENCE 18th Avenue Birmingham, AL DRAWING TITLE EXISTING HOUSE ELEVATIONS		SHEET NO. 18-5-1/2	SHEET NO. 18-5-1/2
DRAWING NO. 18-5-1/2		DATE 11/11/11	SCALE AS SHOWN
PROJECT NO. 18-5-1/2		DRAWING NO. 18-5-1/2	SHEET NO. 18-5-1/2

ELEVATIONS OF THE HERITAGE BUILDING



STREETSCAPE PHOTOGRAPHS OF THE 2100 BLOCK WEST 18TH AVENUE • 3409 ARBUS STREET RESTORATION & COACH HOUSE
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

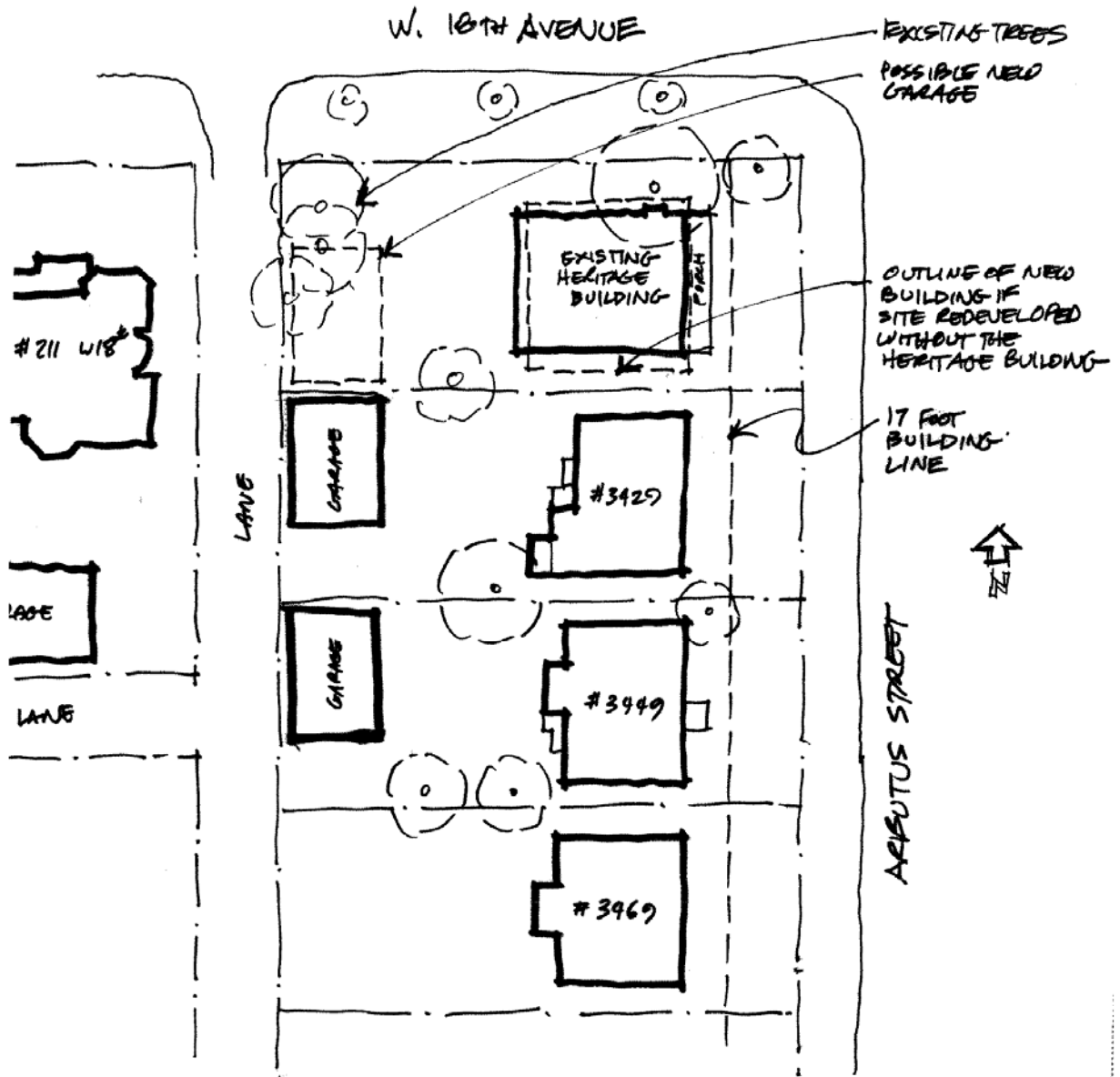
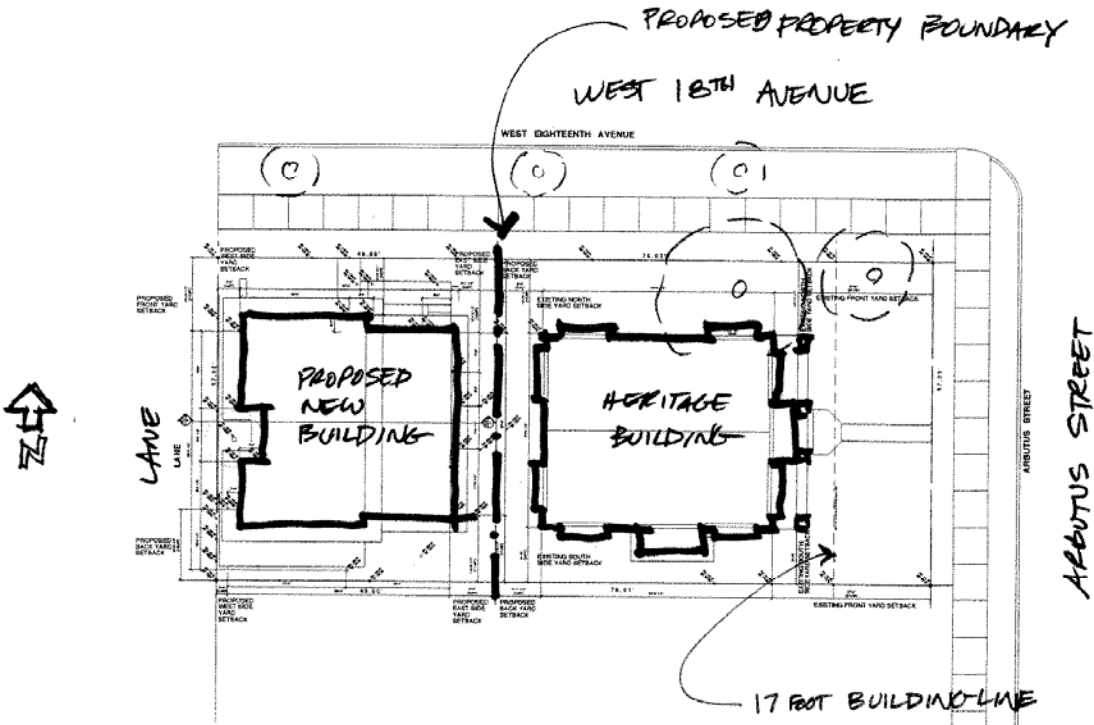
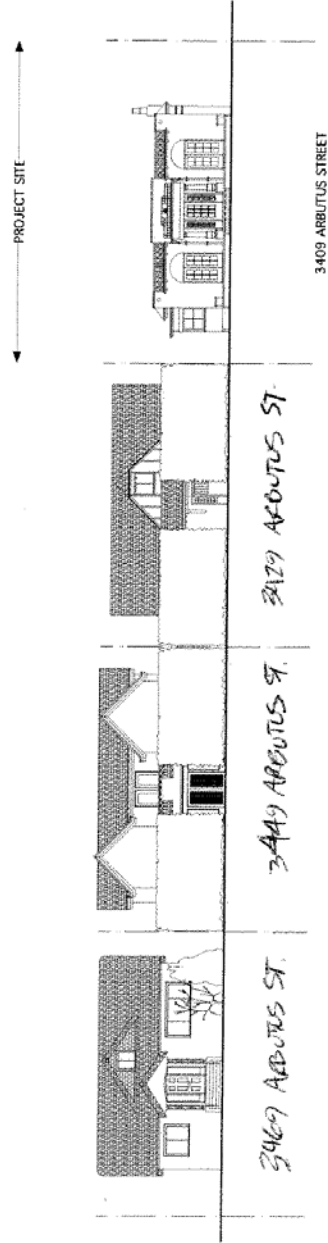


DIAGRAM SHOWING EXISTING SITE



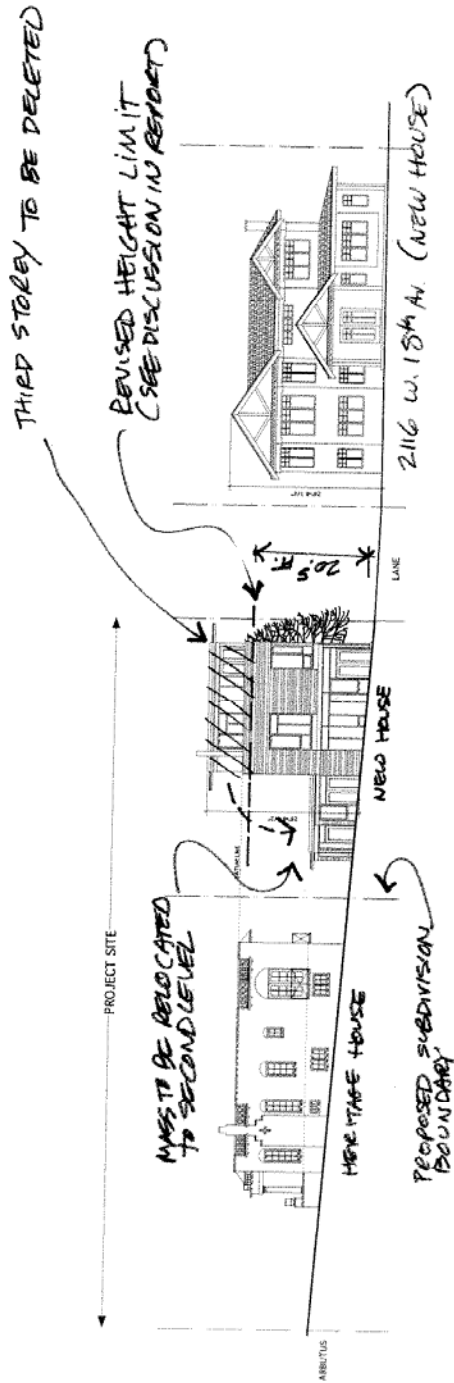
SITE PLAN

1 SITE PLAN



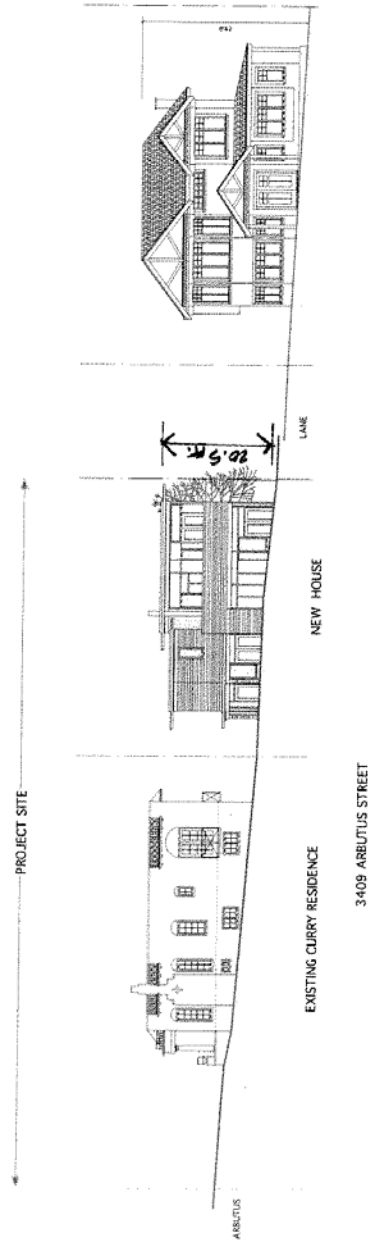
CONTEXT ELEVATION OF STREETScape OF ARBUTUS STREET • 3409 ARBUTUS STREET RESTORATION & COACH HOUSE
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

STREETScape (ARBUTUS STREET)



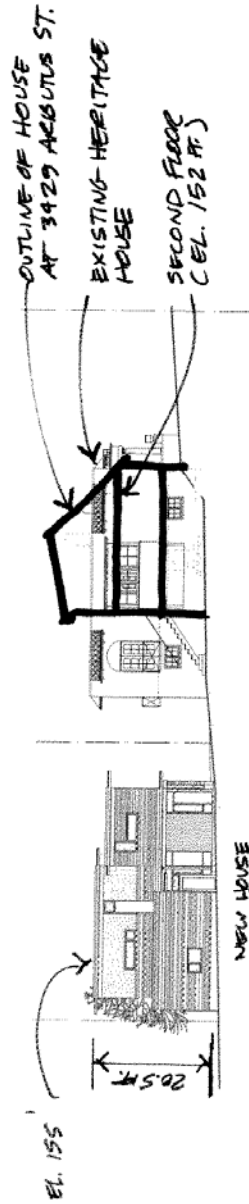
CONTEXT ELEVATION OF STREETSCAPE WEST 18TH AVENUE • 3409 ARBUTUS STREET RESTORATION
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

STREETSCAPE (WEST 18TH AVENUE)
SHOWING MASSING OF ORIGINAL APPLICATION AND REVISED HEIGHT LIMIT



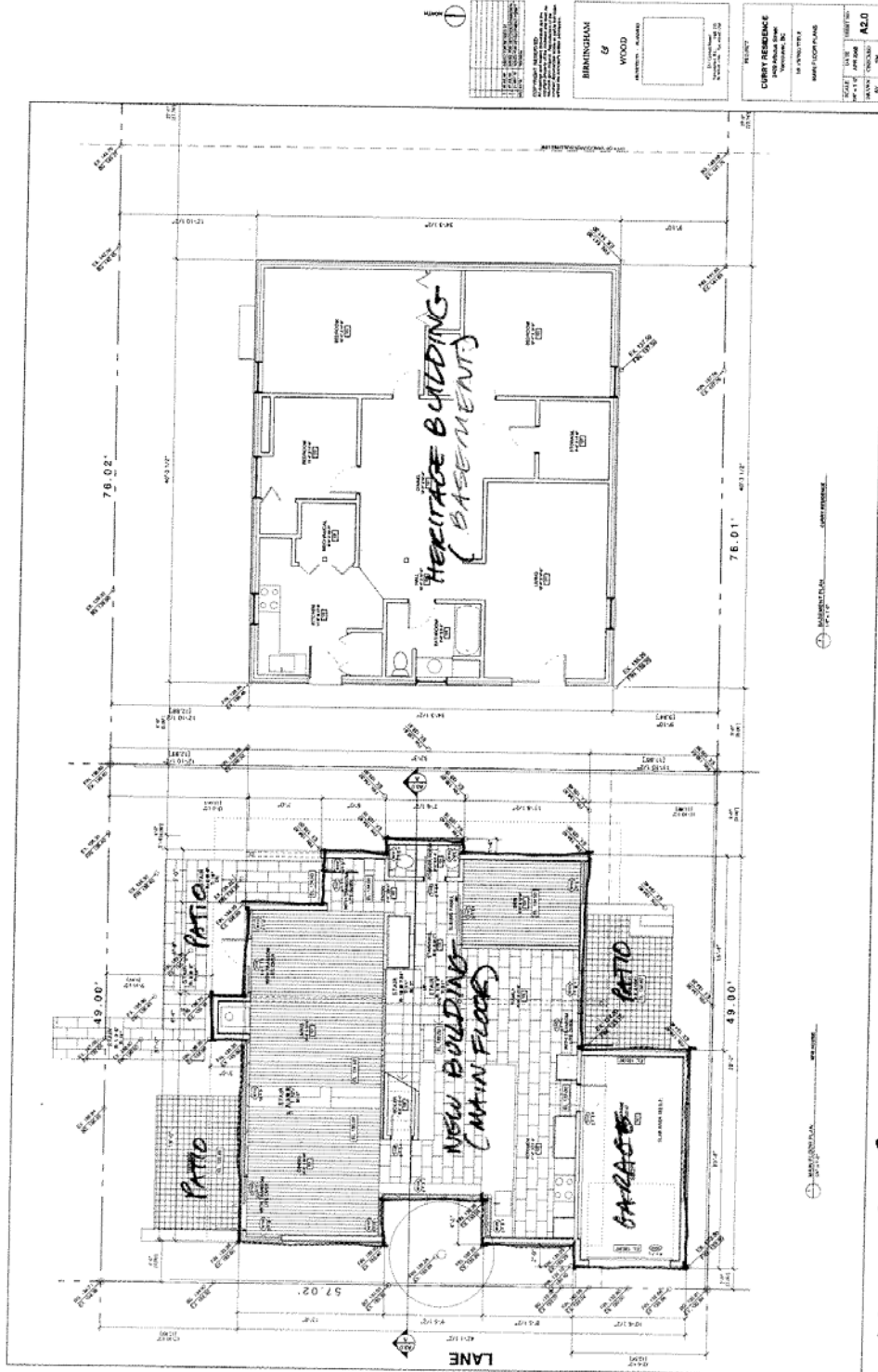
CONTEXT ELEVATION OF STREETScape WEST 18TH AVENUE • 3409 ARBUTUS STREET RESTORATION & COACH HOUSE
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

STREETScape - REVISED SCHEME

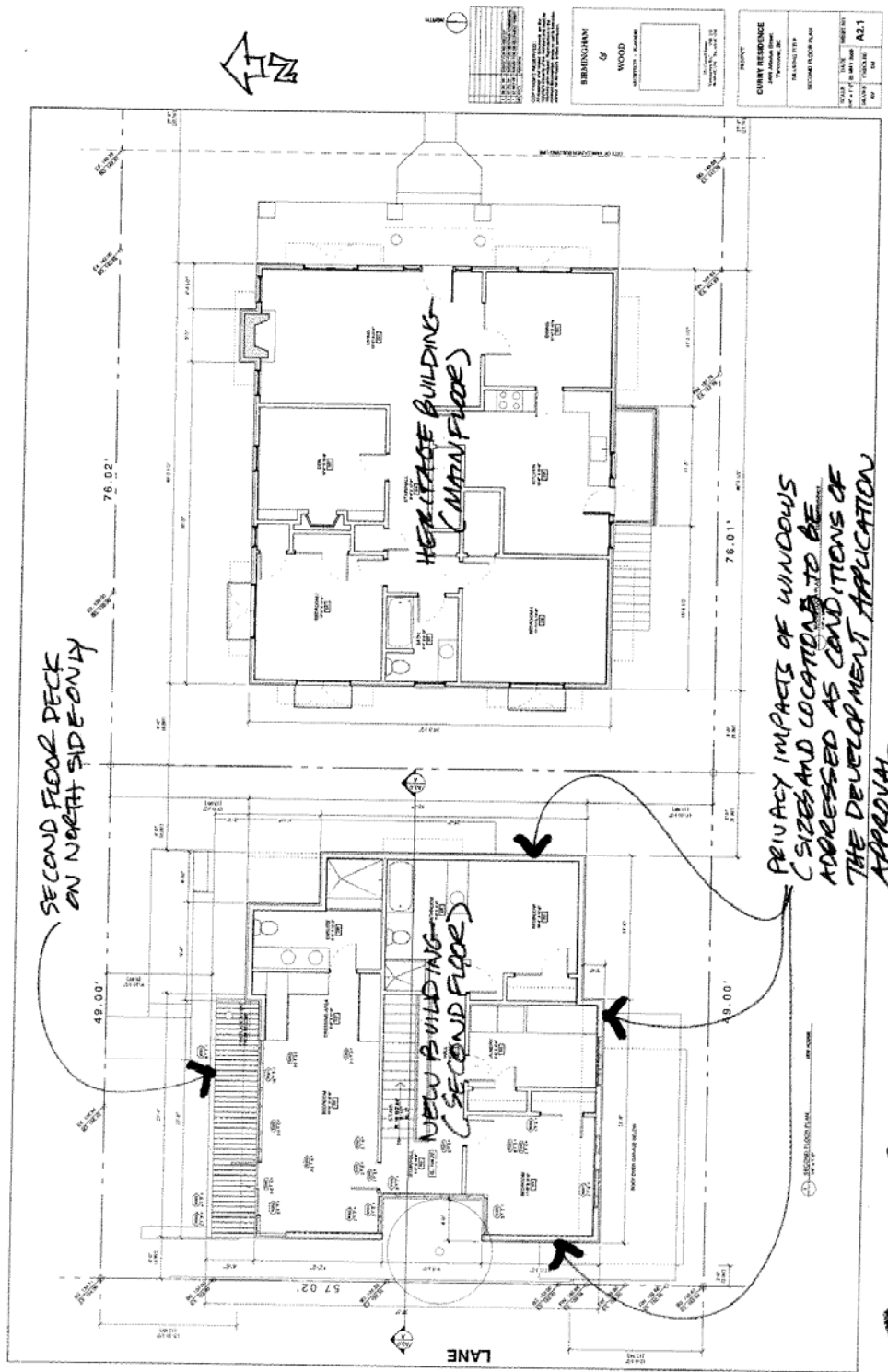


SUPERIMPOSED WINDOW ELEVATIONS ON PROPOSED PROJECT • 3409 ARBUTUS STREET RESTORATION & COACH HOUSE
BIRMINGHAM & WOOD • ARCHITECTS AND PLANNERS

SITE SECTION & ELEVATIONS LOOKING NORTH

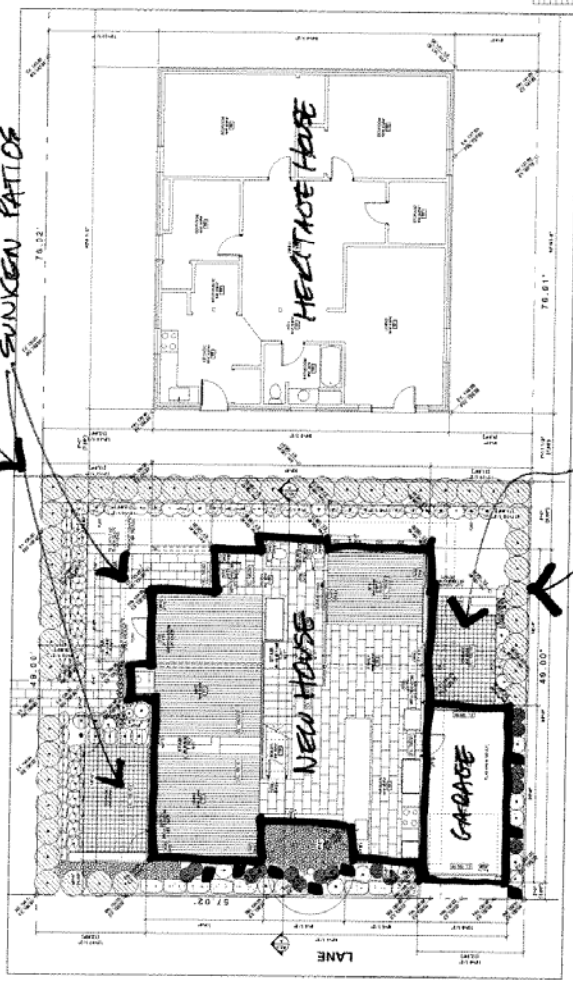


FLOOR PLANS

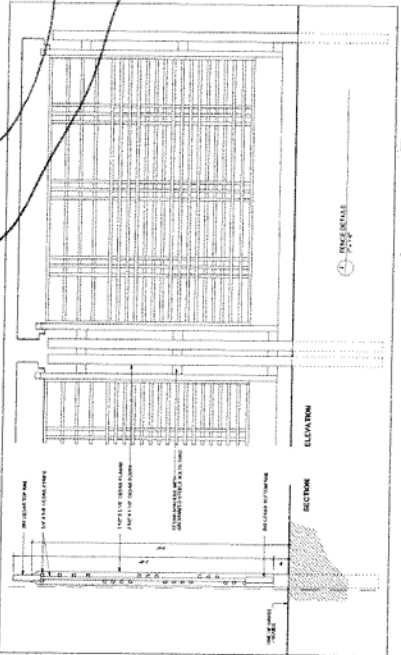


FLOOR PLANS

PROPOSED PROPERTY BOUNDARY
SUNKEN PATIOS



AT GRADE/SUNKEN PATIO
PRIVACY FENCINGS



BIBRANGHUA & WOOD
LANDSCAPE ARCHITECTS & PLANNERS
10000 W. 3rd Avenue, Suite 100
Westminster, CO 80040
Phone: (303) 440-9900
www.bibranghua.com

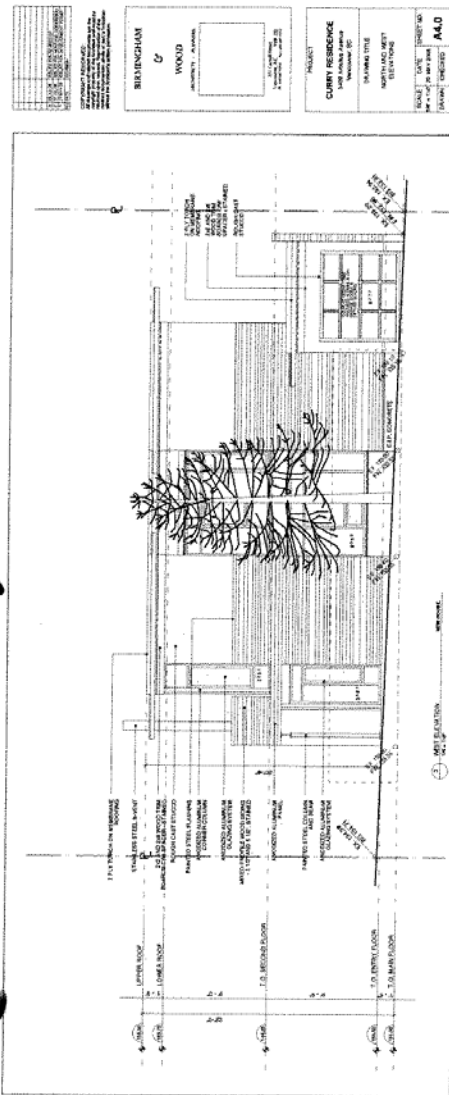
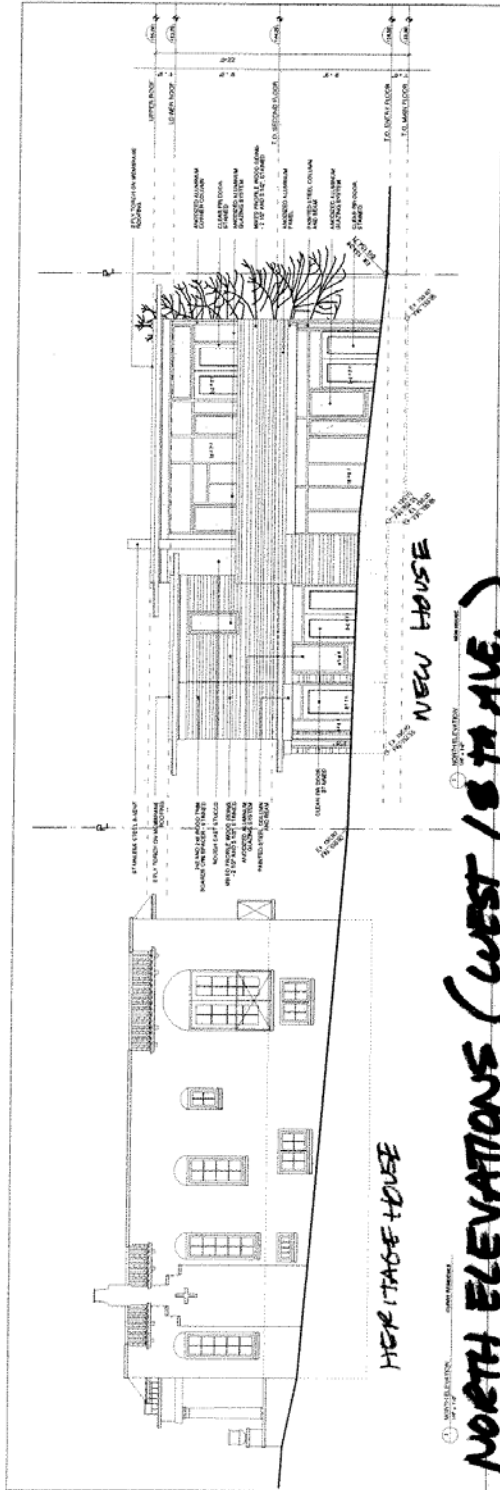
PROJECT:
COURTYARD RESIDENCE
22450 W. ALPINE AVE.
WESTMINSTER, CO

LANDSCAPE PLAN

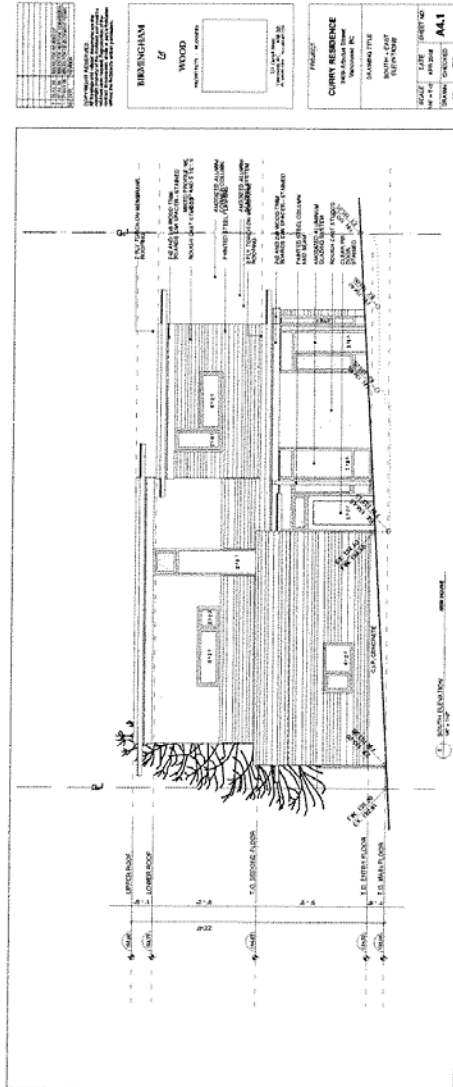
DATE: 11/15/2024
DRAWN BY: J. GARDNER
CHECKED BY: J. GARDNER
SCALE: AS SHOWN

SYMBOL	COMMON NAME	QUANTITY	SIZE
	EXISTING MONKEY PEEPER TREE	1	EXISTING
	RED PINEAPPLE	13	NO. 2 POTS
	ORANGE CITRUS	32	NO. 3 POTS
	BLACK NOSTA	33	NO. 2 POTS
	GRANTLILY TREE	20	NO. 2 POTS
	DOVE TREE	6	6 GAL. OIL BEER
	WHITE JASMINE	3	NO. 2 POTS
	MAISONMARE TERN	4	NO. 2 POTS
	PAVANE	1	NO. 4 POTS
	PURPLE LEAF PALM	1	6 GAL. OIL BEER
	ROSEMARY	NO. 4 POTS	
	VANILLATED NOSTA	NO. 2 POTS	
	BLACK EMERALD	NO. 4 POTS	
	WHITE BOX	NO. 4 POTS	
	BLUE FOGGIE	NO. 2 POTS	
	ICE CREAM SANDALWOOD	NO. 2 POTS	
	PERUVIAN NOSTA	NO. 4 POTS	
	CAJONIA	NO. 4 POTS	

LANDSCAPE PLAN FOR NEW HOUSE



<p>BRANDECHAN & WOOD</p> <p>ARCHITECTS</p> <p>1000 WEST 18th AVENUE, SUITE 100</p> <p>DENVER, CO 80202</p> <p>TEL: 303.733.1111</p> <p>FAX: 303.733.1112</p>	
<p>PROJECT:</p> <p>CURRY RESIDENCE</p> <p>1000 WEST 18th AVENUE</p> <p>DENVER, CO 80202</p>	<p>DATE: 01/15/10</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO: A4.0</p> <p>DATE: 01/15/10</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>



SOUTH ELEVATION OF NEW HOUSE

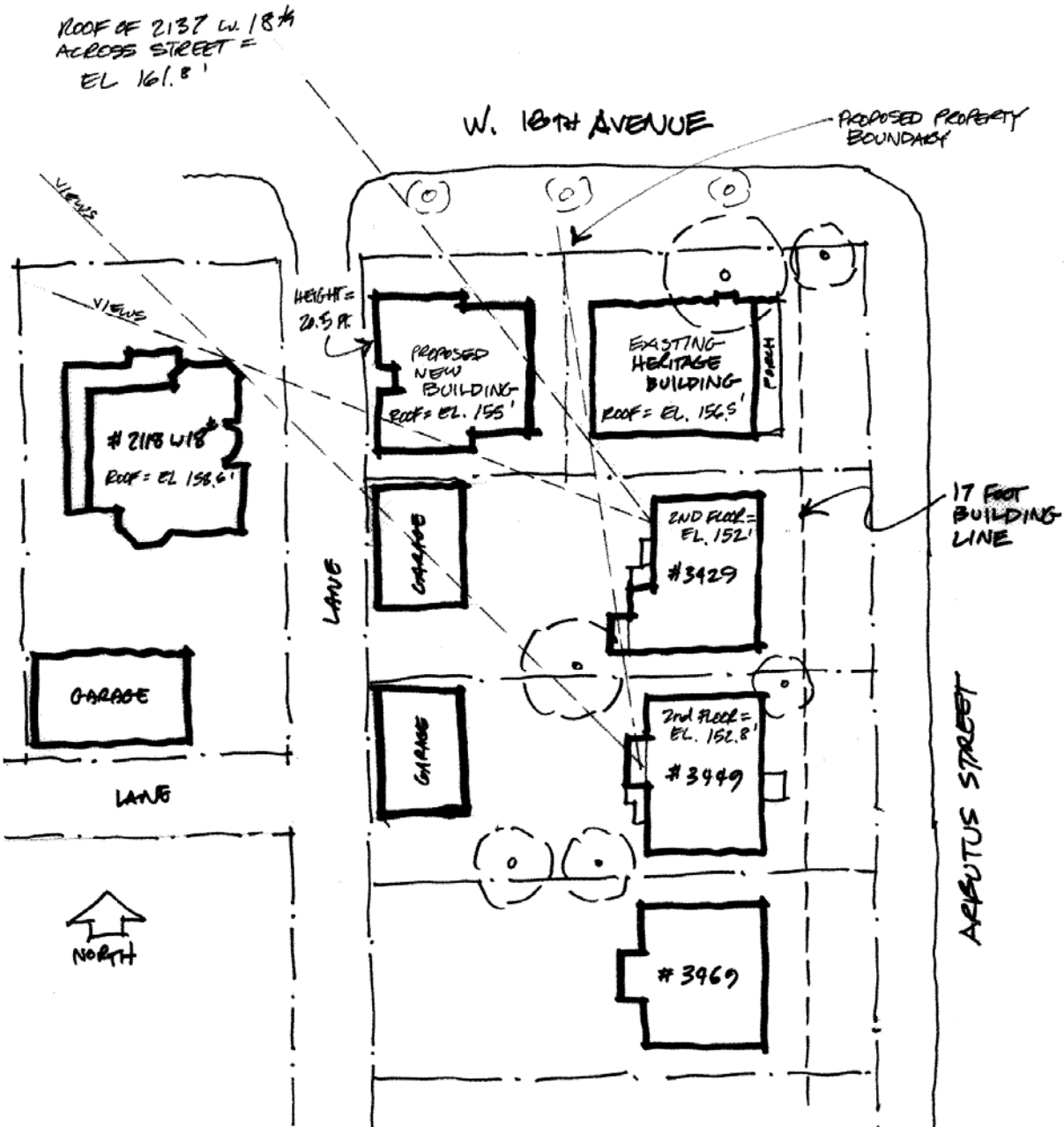
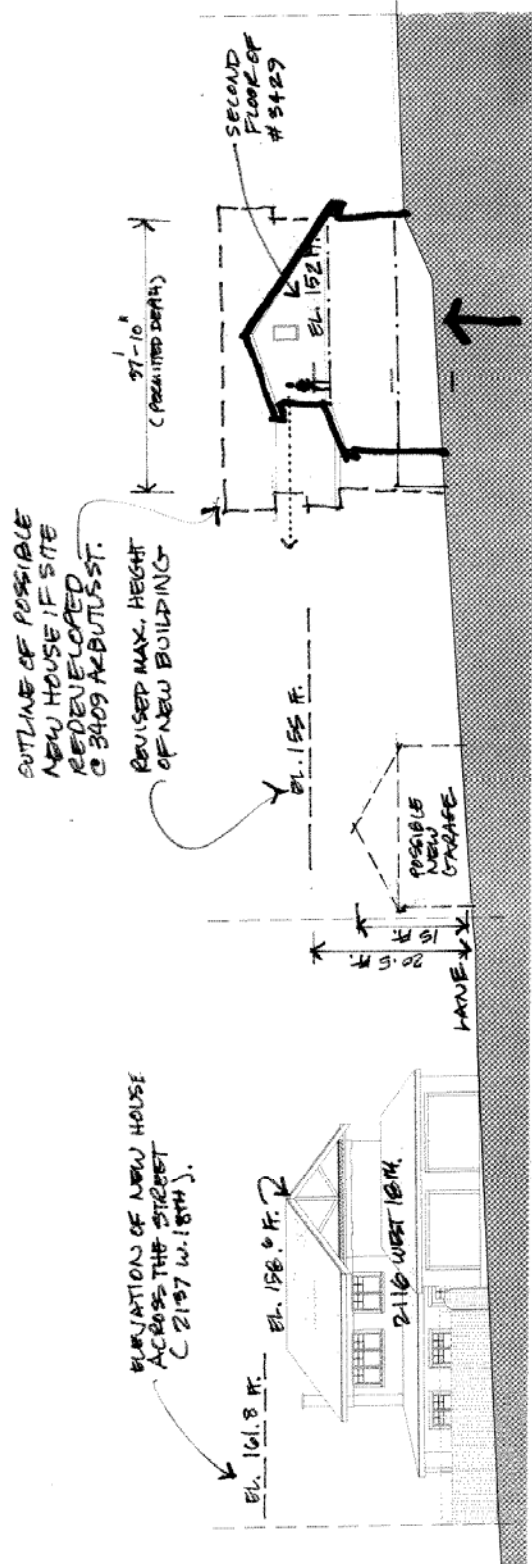


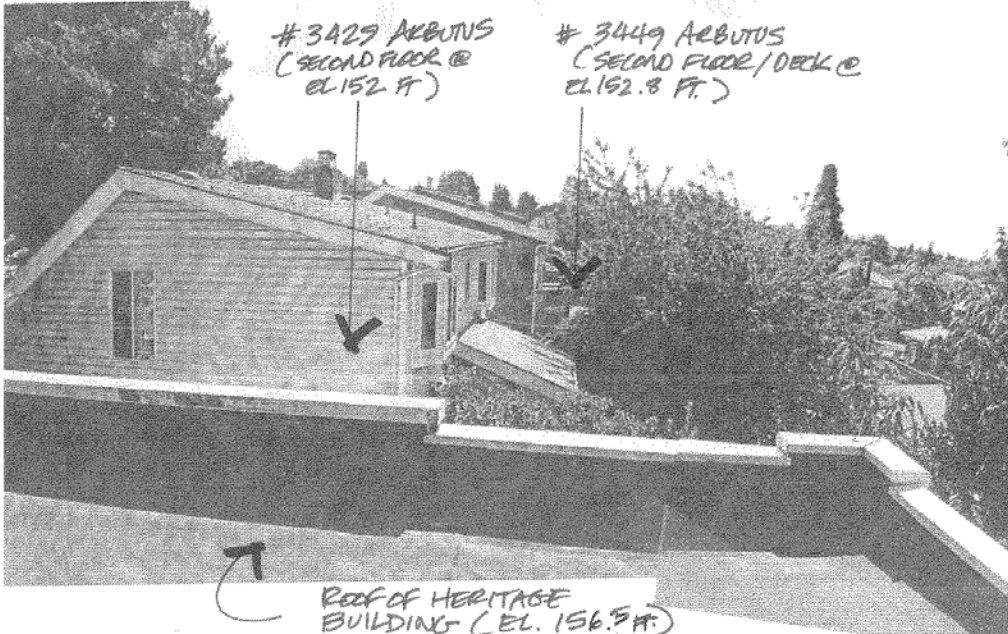
DIAGRAM SHOWING PROPOSED NEW BUILDING & SUBDIVISION

- SURROUNDING FLOOR & ROOF ELEVATIONS ARE INDICATED
- NEW BUILDING ROOF ELEVATION IS INDICATED @ EL. 155
- THE REVISED VERSION @ EL. 155 FT. REPRESENTS A MAXIMUM HEIGHT OF 20.5 FT. AT THE LANE

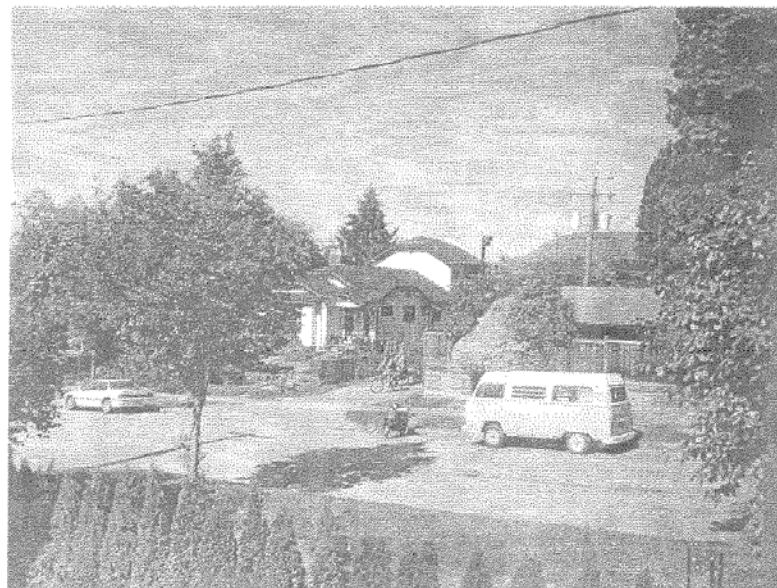


**SITE SECTION THROUGH 3429 ARBUTUS ST.
LOOKING-NORTH**

DIAGRAM SHOWS OUTLINE OF A NEW HOUSE ON 3409 ARBUTUS STREET AS PERMITTED IN THE ZONING, AS WELL AS A POSSIBLE NEW GARAGE. HEIGHTS AND ELEVATIONS OF FLOORS AND ROOFS ARE SHOWN AS WELL



VIEW LOOKING SOUTH FROM HERITAGE BUILDING ROOF
THE PROPOSED NEW BUILDING IS APPROX. 1 1/2 FEET LOWER THAN THE HERITAGE BUILDING



VIEW LOOKING NORTH FROM HERITAGE BUILDING ROOF
(STANDING HEIGHT)

Proposed variances to the RS-1 district schedule and Section 10 of the Zoning and Development By-law:

Existing heritage house at 3409 Arbutus Street:

Item	Required or Permitted*	Proposed*
Rear Yard	34.2 feet	8.0 feet
Building depth	20.6 feet	46.5 feet**
Overall square footage	2,018 sq. ft.	2,864 sq. ft.
Front entrances***	1	exemption
Steps in a required side yard****	none permitted	exemption
Eaves projecting into a required side yard****	1.75 feet max.	exemption
“Juliette” balconies	Not permitted in required yards****	exemption

* based on proposed new parcels, including dedication of 17 foot front portion of the original parcel. The front yard has been treated as “existing, non-conforming” in its relationship to the building line and therefore is not recorded as a variance.

** includes raised front patio

*** refers to regulations contained in Section 4.17 of the RS-1 district schedule;

**** refers to regulations contained in Section 10 of the Zoning and Development By-law

Proposed new house at 2108 West 18th Avenue

Item	Required or Permitted*	Proposed*
Front yard	11.4 feet	10 feet
Rear Yard	25.6 feet	2 feet (to attached garage)
West Side Yard	4.9 feet	2 feet (to attached garage)
Primary and Secondary Envelopes	As per RS-1 district schedule	exemption
Overall square footage	1,676 sq. ft.	2,487 sq. ft.****
Site Coverage	1,257 sq ft.	1,349 sq. ft.
Front entrances**	1	exemption
Side entrances**	none	exemption
Steps in a required side yard***	none	exemption
Eaves projecting into a required side yard***	1.75 feet max.	exemption

* based on proposed new parcels

** refers to regulations contained in Section 4.17 of the RS-1 district schedule;

*** refers to regulations contained in Section 10 of the Zoning and Development By-law

**** does not include full cellar areas

Detailed Summary of Neighbourhood Feedback and Staff Responses

Thirty surrounding property owners were notified regarding the proposal. Three letters expressing objection to the proposal were received. A petition letter expressing objections was also received containing the signatures of four petitioners. While the respondents are generally not opposed to the retention of the heritage building or densification, all expressed concerns about the height and scale of the new building, including impacts on views and privacy. Specific concerns and staff responses are noted below:

1. *The new building will impact views, and the three storey mass and height of the new building will negatively affect the neighbourhood.*

Response: As part of the review of the development application, staff assessed the concerns regarding impacts on views, massing, and scale in detail and concluded that while the density and other variances are supportable, further improvements of the height and massing of the new building are required. Staff directed the applicant to reduce the height of the building by 6.8 feet to a maximum height of approximately 20.5 feet, and to reduce the number of storeys to two. Based on detailed analysis of the heights* of floors and decks on the upper levels of surrounding houses, staff conclude the revised scheme will result in improved views over the proposed new building, and will improve the massing and scale of the new building (see the drawings in Appendix 'C').

** note: the heights of floors and roofs in the drawings are noted as elevations in feet (e.g. "El. 155 feet") relative to the established GVRD Datum, and are all based on recent surveys submitted by registered surveyors. The heritage building's roof is recorded as El. 156.5 feet. The elevations of the upper floors of the houses to the south are recorded as El. 152 and 152.8 feet. While surveyed elevations will vary slightly from survey to survey, staff concluded that the revised height of the new building (El. 155 feet), which is one and a half feet lower than the existing heritage building, and approximately 3 feet higher than the upper floors of the properties to the south, would result in nominal view impact.*

2. *The proposal lacks open space and lawn area.*

Response: the amount of lawn and open space is restricted compared to what might be achieved on the site if redeveloped without the heritage building. This is in part due to the large "footprints" of both the existing heritage building and the new building. However, staff conclude the quality of the proposed landscaping is high and exceeds that required in the zoning (see the Landscape drawing in Appendix 'B'). Conditions of the development application approval will ensure that outdoor area is maximized on both sites, including the retention of mature trees where possible.

3. *Providing only one parking stall in the new building will result in people parking in lane thereby creating a safety/ congestion issue, and the parking space relaxation will result in more parking demand on the street.*

Response: The parking for the new building complies with the Parking By-law. A relaxation of one car space is required for the heritage building because it cannot be accommodated at the rear of the property or from a driveway on West 18th Avenue (a parking space for

the secondary suite is not required). Staff conclude that there is sufficient street parking beside the heritage building on West 18th Avenue to accommodate parking for the heritage building. Regarding possible parking relaxations related to other heritage properties in the vicinity, of the over 450 properties in the RS-1 area bounded by Arbutus Street and Valley Drive, and by 16th Avenue and 23rd Avenue, the house at 3409 Arbutus Street is the only heritage building. Staff conclude that there will only be nominal increases in traffic and parking impacts in the immediate area resulting from the proposal, and support the parking relaxation for the heritage building.

- 4. The new building will create privacy impacts on surrounding properties, including a deck on the south-east corner of the new building.*

Response: staff will ensure privacy impacts are minimized as a condition of the development application approval, including window placement, landscaping, and screening where appropriate. Staff confirm that no raised deck is proposed on the south side of the building- a patio is indicated at the main floor level which will be located at grade, or below grade, and which will be screened by fencing (see the plans in Appendix 'B').

- 5. The new building is a different character than the heritage building.*

Response: the design of the new building is intended to compliment but not replicate the style of the heritage building. It's low, contemporary, flat roof will ensure impacts on views are nominal. Staff and the Vancouver Heritage Commission support the design of the new building.