



## ADMINISTRATIVE REPORT

Report Date: July 6, 2010  
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Meeting Date: July 20, 2010

TO: Vancouver City Council

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

SUBJECT: Heritage Revitalization Agreement and Designation - 2496 West 8<sup>th</sup> Avenue, 'The Kydd Residence'

### *RECOMMENDATIONS*

- A. THAT the building currently located at 2496 West 8<sup>th</sup> Avenue, listed in the 'B' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for the building located at 2496 West 8<sup>th</sup> Avenue to:
  - secure the rehabilitation and long-term preservation of the building; and
  - grant variances in excess of those permitted in the Zoning District Schedule applicable to the site.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building located at 2496 West 8<sup>th</sup> Avenue as protected heritage property.
- D. THAT the Heritage Revitalization Agreement be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

### *GENERAL MANAGER'S COMMENTS*

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

### **COUNCIL POLICY**

- Heritage Policies and Guidelines
- Rezoning Policy for Greener Buildings

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.*"

### **SUMMARY AND PURPOSE**

The purpose of this report is to seek Council approval for a Heritage Revitalization Agreement (HRA) and heritage designation of the building at 2496 West 8<sup>th</sup> Avenue ('the Kydd Residence'). Approval of the recommendations will secure the rehabilitation and long-term preservation of the building in exchange for variances that would permit conversion of the existing building to a Multiple Conversion Dwelling and the construction of an Infill One-Family Dwelling at the rear of the property (as proposed in Development Application DE413239). The recommended HRA will provide incentives to the property owner to offset the costs to rehabilitate and preserve the heritage building.

### **BACKGROUND**

The site is located in the Kitsilano neighbourhood (see site map in Appendix A) and is zoned RT-8 which permits the conversion of existing buildings into multiple units as well as infill development. The site is 50 feet wide by 125 feet deep. Properties across the lane to the south are zoned RM-4 which permits medium density residential development.

### **DISCUSSION**

#### **Heritage Value**

The Kydd Residence was built in 1911-12 probably by Robert McLean, and based on designs by architect J.S.D. Taylor. The house has a hipped roof with ornamented gables, wood shingle siding and stucco finish on the exterior walls, a veranda to the north and west (now mostly filled in), and an unusual angled entrance that responds to the corner location of the house (see photos in Appendix B).

The Kydd Residence is valued for its association with the rapid expansion of residential development in the Kitsilano neighbourhood in the years immediately preceding World War I. This historic place is unusual in that it and the adjacent house to the east, with many of the same architectural features, were designed by an architect. This house has an asymmetrical composition, gables, multiple exterior finishes and bay windows associated with the Queen Anne Style, although the decorative half-timbering is a feature of the Tudor Revival style. It also has historical value for its association with one-time owner and occupant, Harry Fairweather Kydd, a businessman and sometime politician who lived here from 1919-1939. He owned Kydd Brothers Ltd., hardware merchants which was later run by family members and became BC Plumbing Supplies. Harry Kydd also served as president of the Kitsilano Ratepayers Association for a period and twice ran unsuccessfully for City Council.

### Development Application, Zoning Variances and Incentive Approach

The existing 4-storey heritage building contains 4,385 sq. ft. (0.70 FSR) of floor area. Development Permit Application DE413329 proposes to move, restore and rehabilitate the existing building and convert it to a Multiple Conversion Dwelling with three dwelling units (see Appendix C for drawings). When completed the total floor area for the heritage building will be 4,082 sq. ft. (0.65 FSR). The reduction in floor area is due in large part to the exclusion to the proposed amenity area/room on the first floor as permitted in the RT-8 Zoning District Schedule. A new Infill One-Family Dwelling with a floor area of 1,067 sq. ft. located in the rear yard, is also proposed. The total floor space for the site, if approved, would be 5,149 sq. ft. (0.82 FSR) which exceeds the maximum permitted under the RT-8 zoning of 0.75 FSR (4,688 sq. ft.).

In addition to the increase in floor area, variances are required to the height, number of storeys, and the maximum distance from the front yard to the rear of the heritage building (the existing building is longer than permitted) which are all existing non-conforming circumstances. Other variances to the depth of the front yard and east side yard are also required.

The proposed variances are as follows:

**Table 1. Proposed Variances to RT-8 Zoning District Schedule**

Item	Permitted or Required	Existing	Proposed
Height	35.1 feet	42.53 feet	Same as existing
Number of Storeys	2 storeys	4 storeys	Same as existing
Front yard (north)	Averaged from adjacent sites	30 feet	27 feet
Side yard (east)	5 feet	3 feet	4 feet
Floor Space Ratio	0.75 (4,688 sq. ft.)	0.70 (4,385 sq. ft.)	0.82 (5,149 sq. ft.)
Building Depth	35% (43.75 feet)	41.2 % (51.5 feet)	41% (51.25 feet)

The Director of Planning has approved the development permit application subject to a number of conditions to be met prior to permit issuance including the approval of the heritage designation and the heritage revitalization agreement by City Council. A parking relaxation (from 4 to 3 spaces) is also proposed. Providing all the required parking on site would impact the design of the infill dwelling due to the length of the existing building and the required lane dedication which results in a smaller rear yard in which the infill could be located. The Director of Planning supports the requested parking relaxation subject to Council's approval of the heritage designation of the building.

## Compatibility with Existing Zoning and Land Use Regulations

The Intent of the RT-8 Zoning 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. For renovations and additions, emphasis is placed on maintaining the existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."*

The proposed development, including retention and rehabilitation of the existing building and construction of a new infill, is consistent with the intent of the District Schedule.

## Condition of the Property and Conservation Approach

The building is in fair/good condition and was converted to 7 sleeping/housekeeping units some time ago. Over time, some modifications to the building including filling in of portions of the veranda, the addition of a dormer, and an addition to the southeast portion of the building have occurred.

A Heritage Conservation Plan, prepared by Commonwealth Historic Resource Management Ltd., has been submitted as part of the development permit application material. The plan specifies preservation of the north and west elevations and rehabilitation of the roof. The wood shingle and stucco cladding and wood trim will be preserved and repaired or replaced as necessary. The existing open veranda will be preserved and the closed-in portion of veranda is to be restored. Existing wood windows are to be preserved and upgraded. Where existing materials have deteriorated and cannot be retained, new, like materials are to be utilized. The proposed work is consistent with Heritage Policies and Guidelines and the Standards and Guidelines for the Conservation of Historic Places in Canada.

## Comments of the Vancouver Heritage Commission

The Heritage Commission reviewed this proposal on October 26, 2009 and resolved:

THAT the Vancouver Heritage Commission supports the Heritage Register Evaluation prepared by staff as a 'B' listing on the Vancouver Heritage Register.

FURTHER THAT the Commission supports the Statement of Significance and Conservation Plan particularly supporting preservation of the original shingles and exterior elements.

CARRIED UNANIMOUSLY

THAT the Vancouver Heritage Commission supports the proposed moving of the house as drawn in the submission package, 5 feet north and 1 foot west of its current location.

CARRIED

The proposal was subsequently revised to move the house 4 feet north.

## **Financial Proforma Evaluation**

Real Estate Services reviewed the applicant's proforma 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 designation are supportable and provide no undue profit.

## **Public Consultation and Notification**

Neighbourhood notification consistent with standard practice was completed for this development permit application. A total of 136 neighbours in an approximate one-block radius from the site were notified and a site sign was posted on the property. Three responses indicated support in general for the proposal with one specifically supporting retention of the house. Two of these respondents also noted concerns with the possible increased demand for parking in the neighbourhood. The corner location of the site will help meet the parking demand anticipated from the proposed development by providing additional on-street parking opportunities. Furthermore, the proposal will reduce the number of units on this site, albeit they will be larger, which should result in reduced parking demand.

## **Greener Building Policy**

The City's "Rezoning Policy for Greener Buildings" applies to this application and requires developments of this scale to be built to achieve BuiltGreen BC™ Gold with a score of EnerGuide 80, or an equivalent achievement in green design. 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 drawings for the infill building incorporate the required sustainable features, noting as well that the "Green Homes Program" changes to the Vancouver Building By-law, adopted on September 5<sup>th</sup>, 2008 will be applicable to the infill dwelling as well.

## ***FINANCIAL IMPLICATIONS***

The approval of this report's 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, if approved, will grant a density of 0.82 FSR (5,149 sq. ft.) and a number of other variances and will secure the rehabilitation and long-term preservation of 'The Kydd Residence' located at 2496 West 8<sup>th</sup> Avenue and listed in the "B" evaluation category on the Vancouver Heritage Register. The additional density and variances provide an incentive which makes the conservation proposal viable. The owners have agreed to the heritage designation and Heritage Revitalization Agreement and are prepared to waive future demands for compensation. Therefore, it is recommended that Council approve the Heritage Revitalization Agreement and designation of 2496 West 8<sup>th</sup> Avenue, 'The Kydd Residence'.

\* \* \* \* \*

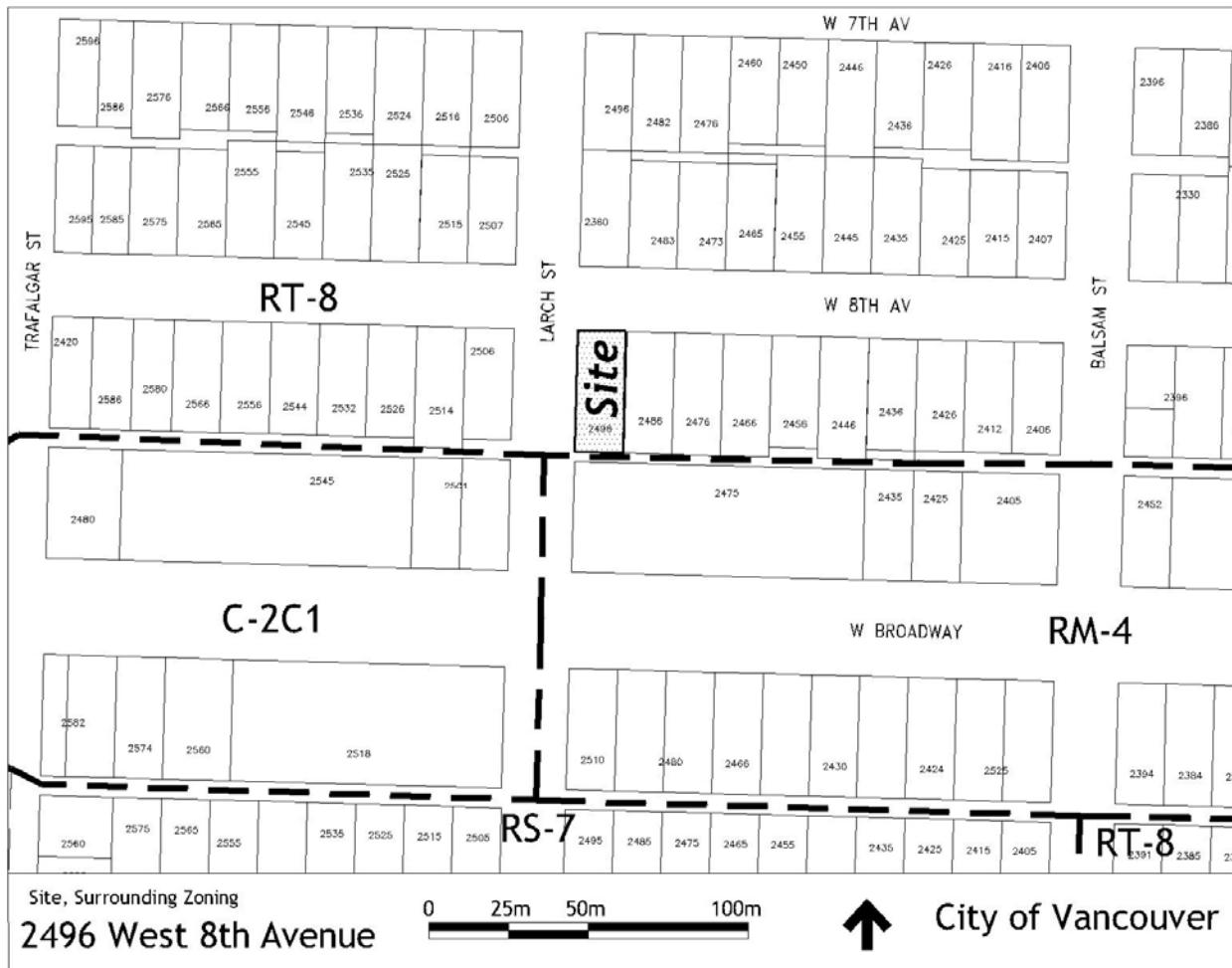


Figure 1. Site Location Map - 2496 West 8<sup>th</sup> Avenue



Figure 1. Historic photo of Kydd Residence (circa 1919)



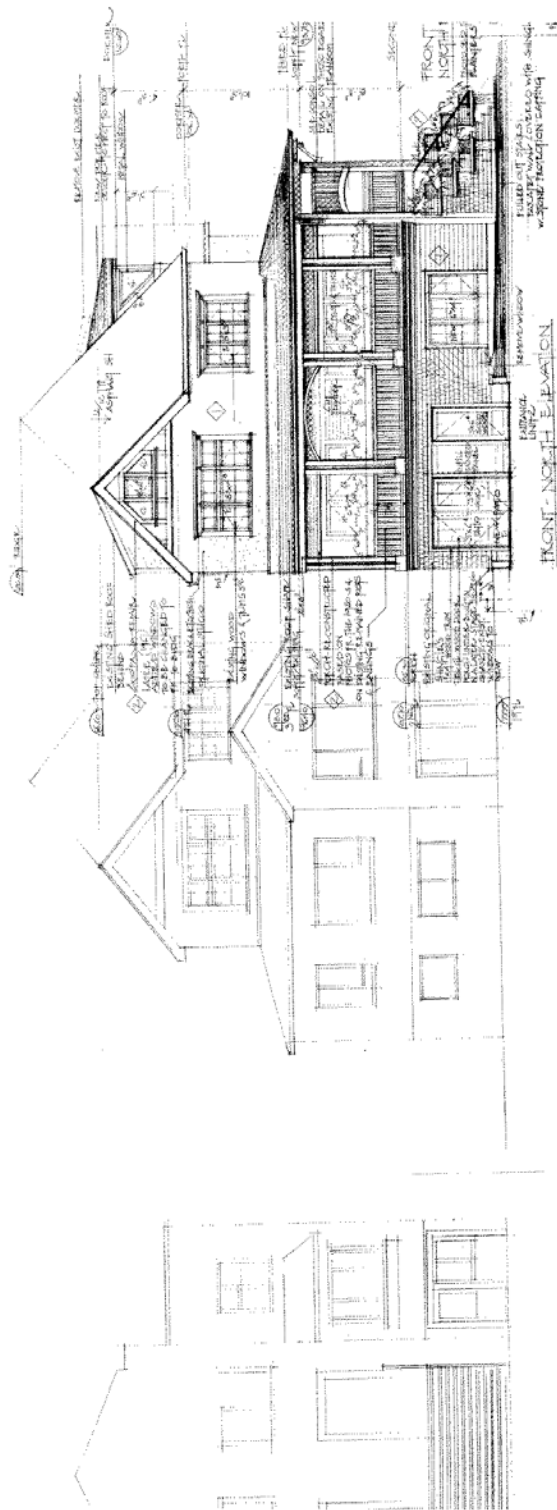
Figure 2. Kydd Residence, 2009



Figure 3. Kydd Residence, 2009



Figure 1. North Elevation (West 8<sup>th</sup> Avenue)



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