



ADMINISTRATIVE REPORT

Report Date: September 30, 2010
Contact: James Boldt
Contact No.: 604.873.7449
RTS No.: 08768
VanRIMS No.: 08-2000-20
Meeting Date: City Clerks Use Only

TO: Vancouver City Council
FROM: Director of Planning in consultation with the Director of Legal Services
SUBJECT: Heritage Designation - 795 East Pender Street, 'The Crawford House'

RECOMMENDATIONS

- A. THAT the building at 795 East Pender Street, listed in the 'C' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building located at 795 East Pender Street as protected heritage property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- *Heritage Policies and Guidelines*

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 to designate the existing building at 795 East Pender Street, listed in the 'C' evaluation category on the Vancouver Heritage Register, as protected heritage property. As incentive for and compensation to the Owner for the designation, an increase in permitted density from 0.95 floor space ratio (FSR) to 1.03 FSR is proposed, along with a number of other *Zoning and Development Bylaw No. 3575* variances as

set forth in Development Application Number DE413955 (See Appendix D to this report). The Director of Planning is authorized under the *Zoning and Development Bylaw No. 3575* to grant and subject to Council approval of the proposed heritage designation, is prepared to grant all the proposed variances.

BACKGROUND

The site at 795 East Pender Street is located in the Strathcona neighbourhood in an RT-3 zoning district (see the map in Appendix 'A'), which generally permits One and Two-Family Dwellings, Infill Dwellings, and Multiple Dwellings in some cases. This corner site is 50 feet wide by 122 feet deep and is 6,100 square feet in area. A twenty foot wide lane exists at the rear of the site. An industrial area zoned M-1 exists to the north of the lane. 'The Crawford House' currently contains two dwelling units.

DISCUSSION

Heritage Value

The existing heritage building was built in 1905 by Thomas Crawford and is listed in the 'C' evaluation category on the Vancouver Heritage Register (see the photos in Appendix 'B'). It is a good example of the simple "Edwardian Box" style, with some Victorian embellishments. A second, more modest one and a half storey house, which was demolished in 1991 after a fire, was built in 1906 at the lane and faced Hawks Avenue. The surviving house is a remnant of a once common end-of-block development pattern in the Strathcona neighbourhood where two or more buildings would be built on the end parcels of a block with some, or all, of the buildings facing the flanking street.

Features of the building include its simple two and a half storey form and hipped roof, full width porch, wood double hung windows with top sashes divided into unique diamond shaped lites, bay windows, wood siding (including some tongue and groove exterior panelling), and wood trims. The site is also associated with the levelling of streets in the Strathcona neighbourhood, to soften grades for streetcars and automobiles, which occurred shortly after the houses at 795 East Pender Street were built. In the case of 795 E Pender Street, the two adjoining streets and the lane were raised approximately three and a half feet above the site, which required the construction of retaining walls on three sides of the property, effectively creating a "moat" around the house. A bridge extending from Pender Street to the front of the existing building was installed at the time, as well as a ramp at the lane. Such varying street heights, bridges, retaining walls, and ramps are common but striking historical features of the Strathcona neighbourhood.

Development Application and Proposed Incentive

The zoning applicable to the site is RT-3 (see the zoning summary in Appendix 'D'). It is proposed that the incentive and compensation to be provided to the Owner for the heritage designation will be in the form of a number of *Zoning and Development Bylaw No. 3575* variances which are necessary for a proposed development of the property involving the conversion of the heritage building into three dwelling units and construction of an Infill Multiple Dwelling containing three townhouse units at the rear of the property (see the drawings in Appendix 'B'). An Infill Multiple Dwelling is permitted in the zoning as a conditional approval use. An increase in permitted density from 0.95 to 1.03 FSR is proposed, which is 9% over the permitted density. A number of other zoning variances are also proposed

(see the Zoning Technical Summary in Appendix 'D'). A relaxation of one off-street parking space is proposed (six spaces are required and five are proposed). The property is a corner site and, therefore, the Director of Planning is authorized under section 5.6 of the RT-3 District Schedule to the *Zoning and Development Bylaw No. 3575* to grant the proposed variances, including the increase in density, and, subject to Council's approving the designation, which is a condition to the development application, the Director of Planning is prepared to grant the variances.

Compatibility with Existing Zoning, Land Use Regulations, and Guidelines

The Intent of the RT-3 zoning 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 area's 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."

Section 3.5 of the Strathcona/Kiwassa RT-3 Guidelines states:

"A pattern established throughout "Old Strathcona" is a higher intensity of use on corner sites... Row houses, duplexes, single family dwellings and apartments are some of the examples, usually located cross-width on two lots. Narrow but functional "rear" yards separate these developments from development on the flanking street. Applicants may propose comparable forms of development on corner sites not already developed in such a manner..."

The rehabilitation of the proposed heritage building is consistent with the zoning district schedule and contributes to the historic architectural character of the Strathcona Neighbourhood. The design, orientation, and configuration of the infill building are consistent with the Strathcona/Kiwassa RT-3 Guidelines regarding infill development on corner sites. (see the photograph on page 2 of Appendix 'B'). Staff conclude the proposal is consistent with the intent of the RT-3 Zoning District Schedule and the RT-3 Guidelines.

Condition of the Property and Conservation Approach

The existing building is generally in good condition and much original material and details survive. The existing house was renovated in the 1970s as part of the Residential Rehabilitation Assistance Program (RRAP) which was introduced by the Canadian Mortgage and Housing Corporation in 1974. The original porch details were lost at this time. However, the funds provided through RRAP made retention of older houses in the neighbourhood, such as 'The Crawford House', viable. Some features, such as the east side bay, have experienced greater deterioration over time due to their exposure to the elements. The Conservation Plan requires that as much original material as possible is retained and re-used.

Original windows, including the unique "diamond pattern" sashes, will be refurbished and reinstalled. Existing sash weights and pulleys will be re-used where possible. Existing windows

will be repaired where there is damage and re-puttied. New windows matching existing windows are required where original window retention is not viable. New windows in new openings will be wood but will be of casement operation to distinguish the new windows from the original windows. The house contains some Victorian details, such as tongue and groove exterior paneling on the east side and some crown moldings, which will be retained. The existing retaining walls are proposed to be kept as well as the original grades, except at the front of the new infill building where the grades will be raised to the boulevard level to avoid deep, shallow wells. A new bridge matching the original will be installed from the front porch of the heritage house to the boulevard. Staff support the conservation approach and conclude that the proposal is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

Results of Neighbourhood Notification and Review of the Application

Seventy-seven surrounding property owners were notified of the development application and a site sign was installed. One response was received which supports the project, but which did express concern over the potential for “FSR creep”, or the gradual increase in on-site bonus density in excess of 0.95 FSR awarded on heritage sites in the neighbourhood. Staff note that the proposed on-site bonus density is only 9% over the permitted density and compatible with other development in the area, as well as being commensurate with other heritage projects in the neighbourhood where additional density has been granted. The additional density provides an incentive for the owner to conserve the heritage building. Staff support the increase in density and note that the proposal does not set a precedent for further increases in density in the future.

Comments from the Vancouver Heritage Commission

On July 12th, 2010, the Vancouver Heritage Commission reviewed the development application for 795 East Pender Street, including the Statement of Significance and the Conservation Plan, and unanimously supported the proposal (see Appendix ‘C’ for the full resolution of the Vancouver Heritage Commission).

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.

Greener Buildings Policy

The City’s “Rezoning Policy for Greener Buildings” does not apply to the application as a Heritage Revitalization Agreement and/or rezoning is not required. However, staff encourage owners involved in applications such as this to seek registration and certification with BuiltGreen BC™ and to achieve BuiltGreen BC™ Gold with a score of EnerGuide 82, or an equivalent achievement in green design. It should be noted that changes to the Vancouver Building By-law to improve “green” performance will still be applicable to the project.

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 designation of the building at 795 East Pender Street, which is listed in the 'C' evaluation category on the Vancouver Heritage Register, will protect the building from inappropriate exterior alterations and from demolition. The Owner and has agreed to accept the proposed variances as compensation for the designation. Therefore, it is recommended that Council approve the designation of 'The Crawford House' at 795 East Pender Street.

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DEPARTMENTAL APPROVAL AND REPORT CONCURRENCES

General Mgr.:

Report Date: September 30, 2010

Author: James Boldt

Date:

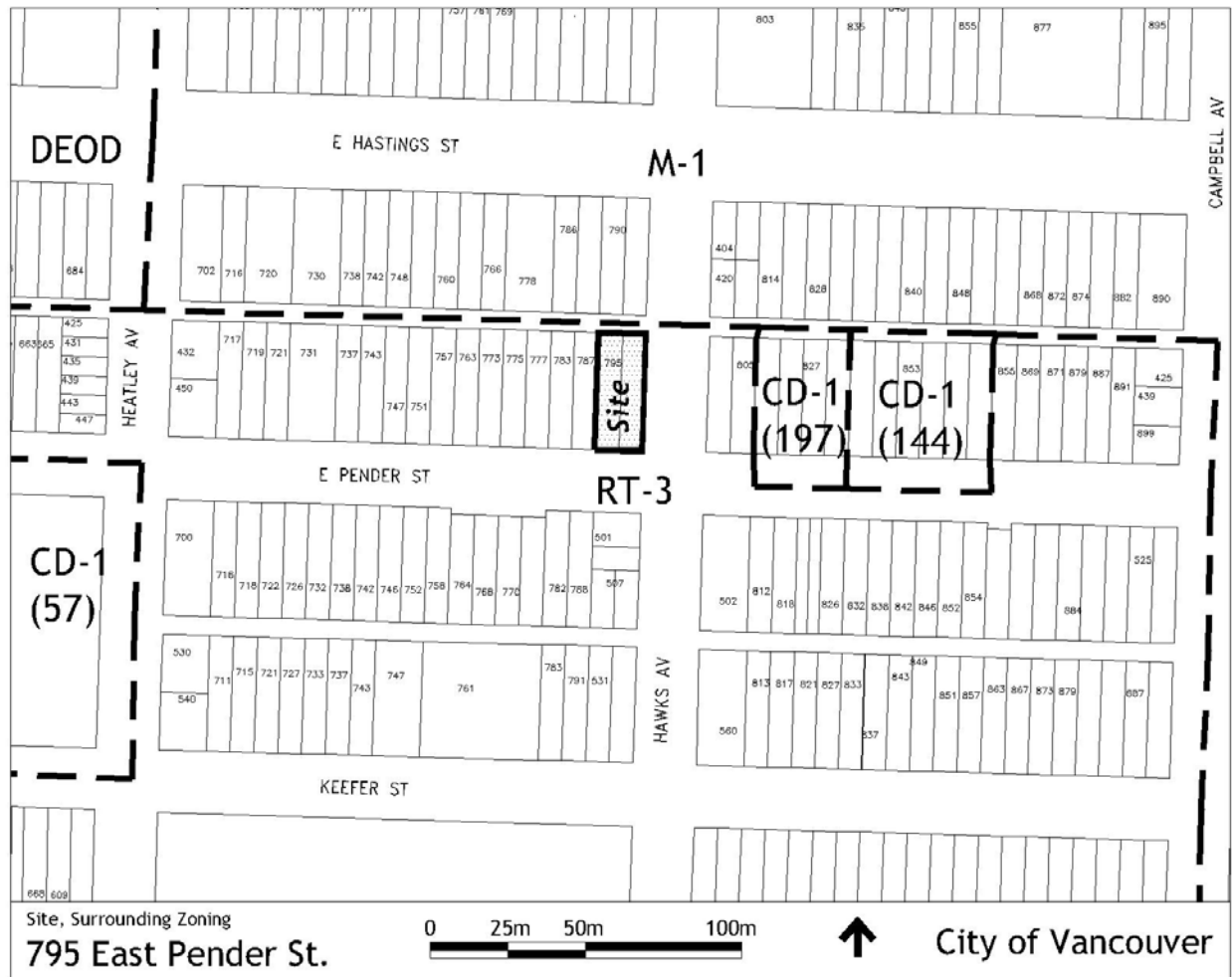
Phone No.: 604.873.7449

This report has been prepared in consultation with the departments listed to the right, and they concur with its contents.

Concurring Departments:

Legal - Yvonne Liljefors _____
Signature

Real Estate - Jerry Evans _____
Signature



Site Map



Photograph #1: 'The Crawford House' at 795 East Pender Street
View from the south, looking north. Note the existing bridge at the front porch.

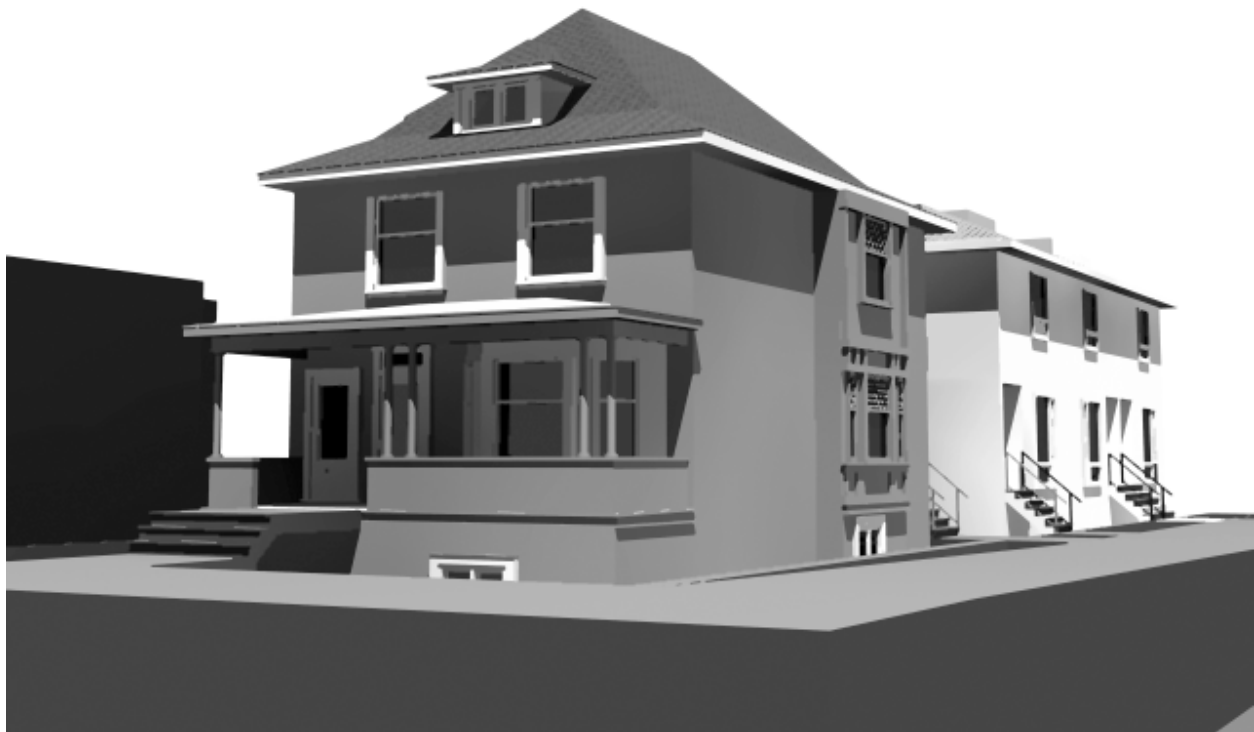


Photograph #2: 'The Crawford House' at 795 East Pender Street
View from Hawks Avenue looking west. Note the existing guard around the "moat".



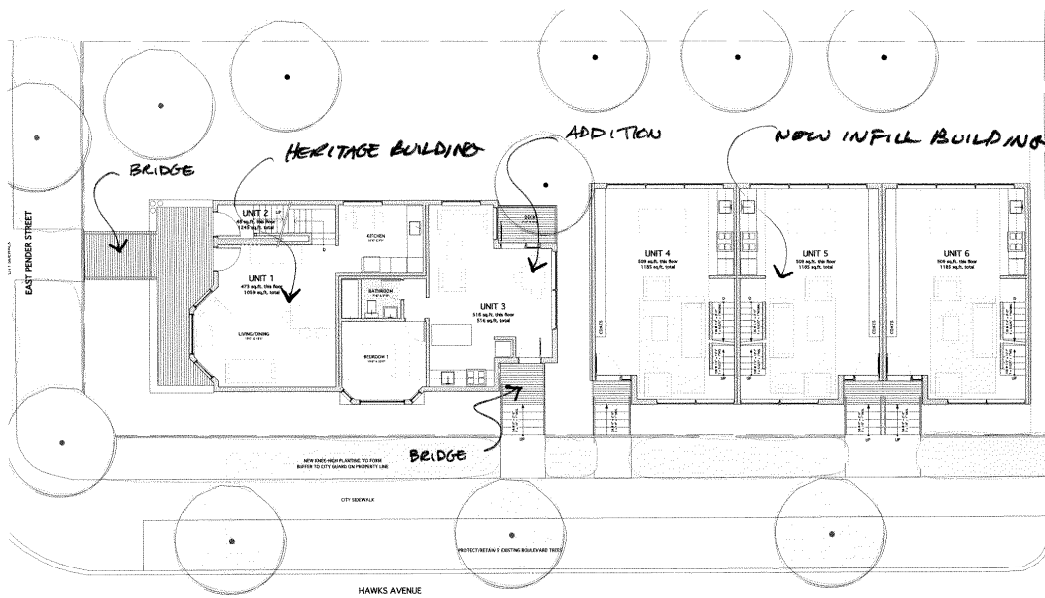
Photograph #3 : Rowhouse Example

This historic building at Hawks Avenue and Union Street, and ones similar to it, formed the basis of the design rationale of the proposed infill building at 795 East Pender St. Section 3.5 of the RT-3 Guidelines makes provision for development of this nature on corner sites (see the discussion on page 3 of the Report).



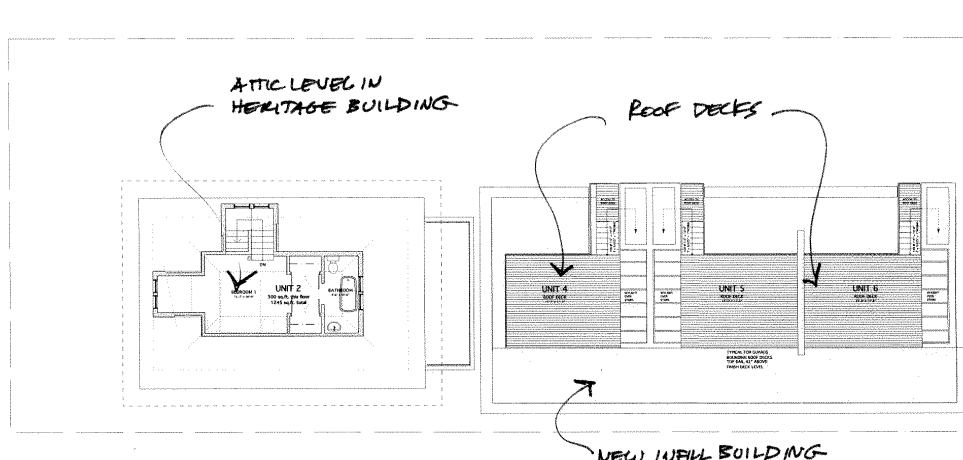
Rendering of the Project: from the south looking north-west.





MAIN FLOOR PLAN

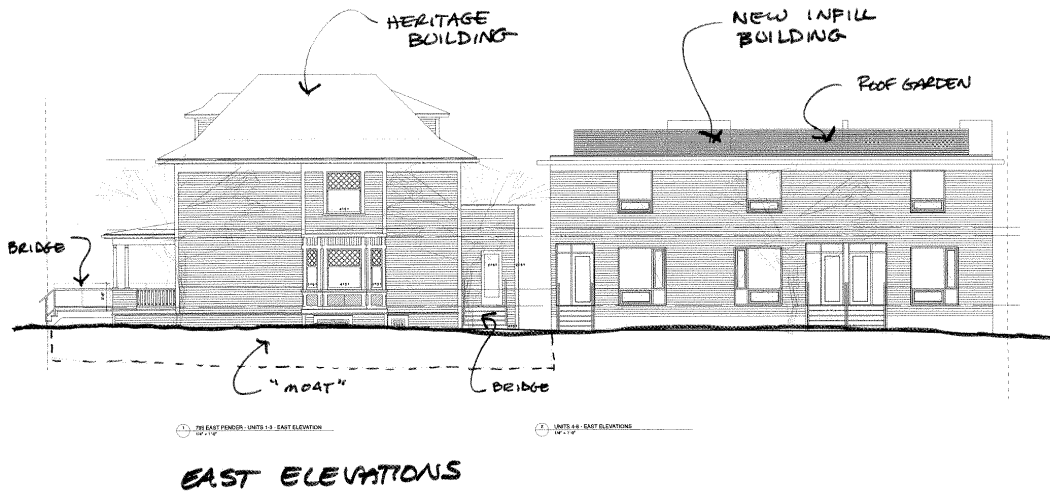
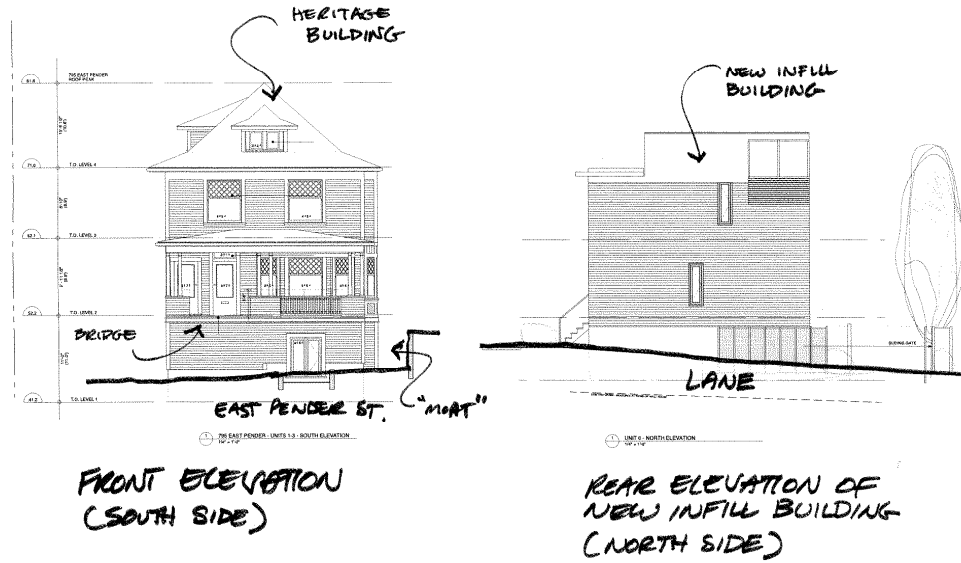
BIRMINGHAM WOOD	PROJECT 700 East Pender Street Birmingham, AL
DATE 10/1/2018	SCALE 1/8" = 1'-0"
DESIGNED BY J. WOOD	CHECKED BY J. WOOD
PROJECT NO. 18-001	SHEET NO. A1.2



ATTIC LEVEL / ROOF DECKS PLAN

BIRMINGHAM WOOD	PROJECT 700 East Pender Street Birmingham, AL
DATE 10/1/2018	SCALE 1/8" = 1'-0"
DESIGNED BY J. WOOD	CHECKED BY J. WOOD
PROJECT NO. 18-001	SHEET NO. A1.4





<p>BIRMINGHAM WOOD</p>	<p>PROJECT: 795 East Pender Street</p> <p>DESCRIPTION: EAST ELEVATIONS</p> <p>DATE: 10/1/2018</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>NOTES: 1. SEE SHEET A7.0 FOR DETAILS.</p>
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Resolution of the Vancouver Heritage Committee

On July 12th, 2010, the Vancouver Heritage Committee reviewed the development application, including the Statement of Significance and the Conservation Plan, and resolved the following:

THAT the Vancouver Heritage Commission supports the Statement of Significance and Conservation Plan for the project at 795 East Pender Street (The Crawford the Commission supports the parking use in the basement of the heritage building and the design of the infill building.

CARRIED UNANIMOUSLY

795 East Pender Street - Zoning Technical Summary:

Table 1: Technical Zoning Summary of the RT-3 Zoning District Schedule and Variances of the Parking By-law

Item	Existing	Proposed	Permitted/ Required
Uses	Two-Family Dwelling	Multiple Conversion Dwelling and an Infill Multiple Dwelling	Multiple Conversion Dwelling and Infill Multiple Dwelling are permitted uses
Density	0.51 FSR (3,112 sq. ft.)	1.03 FSR* (6,304 sq. ft.) 9% over the permitted	0.95 FSR (5,800 sq ft.) maximum
Front Yard	11.80 feet	8.42 feet*	12.14 feet
West Side Yard	20.20 feet	20.20 feet	4.92 feet minimum
East Side Yard	5.20 feet	3.83 feet*	4.92 feet minimum
Rear Yard	62.60 feet	62.60 feet	35.10 feet minimum
Height of the Heritage Building	31.60 feet	31.60 feet	35.10 feet maximum
Height of the new Infill Building	N/A	29.44 feet** / 2 storeys plus basement*	27.88 feet / 1.5 storeys plus basement maximum
Site Coverage	20%	47%	50% maximum
Dwelling Units	2	6	6 maximum
Parking Spaces	2	5*	6 minimum

* variances granted by the Director of Planning using Section 5.6 of the RT-3 Zoning District Schedule subject to Council's approval and enactment of the designation by-law as a condition of the development application approval.

** height at the highest point on the west side. On the east side at Hawks Avenue the height of the infill building is approximately 26 feet high. Height includes the roof top structures.

Table 2: Technical Zoning Summary of the RT-3 Guidelines - Infill Development

Item	Existing	Proposed	Permitted/ Required
Dwelling Unit Density	2	6	6 maximum (108 units / hectare)
Maximum Infill Building width	N/A	28.1 feet*	20 feet maximum
Separation between existing building and the infill building	N/A	4 feet*	20 feet
Extent of infill development into the rear yard	N/A	58 feet*	37 feet maximum

* Guideline variances granted by the Director or Planning