

## SUMMARY AND RECOMMENDATION

**4. REZONING/HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA) - 2305-2325 West 7th Avenue (Kitsilano Neighbourhood House)**

**Summary:** To rezone from RT-8 (Two-Family Dwelling) to CD-1 District to allow a four-storey mixed-use infill building connecting two heritage buildings, to be used for low-income seniors housing and improved space for the Kitsilano Neighbourhood House with a maximum floor space ratio (FSR) of 1.70 and a maximum height of 13 m (42.5 ft.) and to designate, rehabilitate and preserve the Vancouver Heritage Register "B" listed building at 2305 West 7th Avenue, and the Vancouver Heritage Register "C" listed building at 2325 West 7th Avenue.

**Applicant:** Sean McEwen, S.R. McEwen Architect

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Sean McEwen Architect on behalf of Kitsilano Neighbourhood House, to rezone 2305-2325 West 7th Avenue (Lots 11, 12 and 13, Block 282, DL 526, Group 1 NWD Plan 1058; PID:008-890-285, 008-890-323, 008-890-366) from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the revitalization of two heritage buildings and a four-storey addition connecting them, to be used for low-income seniors housing and improved space for the Kitsilano Neighbourhood House at a floor space ratio (FSR) of 1.70 and a height of 13 m (42.5 ft.), generally as presented in Appendix A of the Policy Report dated November 8, 2010, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 2305-2325 West 7th Avenue (Kitsilano Neighbourhood House)" be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Sean McEwan Architect and stamped "Received City Planning Department, May 12, 2010", subject to the following conditions, 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**

1. a larger setback at the south wall of the glazed entry atrium above the second floor level, to enhance the apparent separation between the new building and the existing Hall (see also Heritage Condition 5 below);

2. further articulation of the three main volumes of the proposal, which may be achieved through cladding, window and detail design as follows:
  - a. use of a different cladding material at the west stairwell and east elevator to provide a change in texture;
  - b. provision of smaller scale windows at the stairwells to differentiate them from windows at the residential units at the front and rear elevations;
  - c. provision of windows for the ground floor of the addition larger in scale and designed to express the more public character of the Neighbourhood House use, as differentiated from the residential use above;
  - d. provision of a solid parapet/guardrail at the roof deck at the south elevation to strengthen the reading of the main façade;
  - e. use a different cladding material and/or colour to articulate the window bays; and
  - f. simplified window design for the residential units consistent with the overall restrained architectural expression.
3. provision of a street-facing entry to the Child Day Care Facility, located at the inset between the Hay House and the addition, and allowing the covered porch at this level to be detached from the base of the Hay House porch;
4. provision of a roof extension over covered parking at the rear to screen parking;

**Heritage Conditions regarding St. George's Greek Orthodox Church at 2305 West 7th Avenue**

5. maximized setback of the south wall of the glazed entry atrium above the second floor level (El. 137.25 ft.) from grid line 'E', and a large scale detail of how the roof of the atrium intersects with the west wall of the Church building;

Note to Applicant: The setback will enhance the apparent separation between the new building and the existing Church building, but still allow sufficient volume in the space for the stair and entry lobby. At a minimum, the wall should be setback approximately four [4.0] feet north of grid line 'E', i.e., half way between the windows. The large scale detail should show how the roof intersects the building without destroying existing details and materials. The separation between the tops of the arched windows and the wood header boards under the eaves appears in photographs to be much narrower than indicated on some drawings. For example, on Sheet A-14, the separation appears to be several feet, but the photographs indicate that this separation may only be a few inches. The drawings should accurately reflect the existing condition.

6. specification of asphalt shingle roofing as opposed to a standing seam roof;
7. the following regarding doors and windows:

- a. on the front (south) gable end, the retention and/or replacement strategy for the 'three-sash' window, noting that one sash has been replaced as stated in the Conservation Plan;
- b. on the east side, removal of the window divisions (mullions or muntins) in the new windows and doors; and

Note to Applicant: The doors and windows in this area are to be indicated as being set back to the plane of the existing basement windows on that façade, presumably with a brick mould detail or the equivalent. Lines indicating trims are to be deleted if trims are not intended. The new well and stairs in front of the doors, i.e., on the east side of the building, should be designed to avoid a guardrail by stepping landings if necessary. If this is not viable, the guardrail is to be metal and painted black.

- c. clarification on the rehabilitation of the front (south) "blocked-in" basement windows, which appear as new windows on some drawings, e.g., Sheet A11, but on other drawings appear retained, which is preferable;

Note to Applicant: Divisions in new windows are generally not required or desirable. An exception would be where an existing window cannot be retained and must be exactly replicated with single glazing, or in the gable end condition noted above where a replication sash, or sashes, may be considered due to that specific condition.

#### Heritage Conditions regarding the Hay House at 2325 West 7th Avenue

8. rear addition visually differentiated from the existing structure;

Note to Applicant: This may be achieved by setting the addition back from the west wall of the heritage building, reorganizing the circulation and exiting configuration if possible, and/or by a change in material, i.e., to horizontal siding or stucco, and colour.

9. maximized retention of existing windows and existing window openings, including the existing dormer windows on the east side, and the rear second floor double hung window (a new door or French doors may be installed beside this window, which is implied in some drawings), and new windows in new openings on the west side with a proportion more consistent with the craftsman character of the building;

Note to Applicant: Regarding retention of windows, the condition does not apply to areas where demolition is approved to allow for additions, or on the east side at the basement level where glazing need not be wood in that location. The west living room" window is noted as being retained but the window drawn on the elevation drawing on Sheet A12 does not resemble the existing window. Also ensure that the "bell-cast" shingle detail is correctly rendered, as the detail does not appear to extend fully down the sides of the house. Regarding new windows, they should generally be of a narrower vertical proportion, e.g., 2440 is a common

size, and a single unit per room or two units separated by a “cripple” as opposed to a wider single unit.

10. the following additional changes and details;
  - a. a solid guardrail at the front porch, similar to the neighbouring house, unless it is determined that the original would have been a picket type guard;
  - b. details of the front stairs, noting that historically the front stair would likely have had closed risers and been enclosed on the sides with shingle-clad walls; and
  - c. main floor elevation matching the existing (this is implied in the drawings but not noted). As the building is being re-located, if the existing “pony walls” cannot be retained, then the “bell-cast” detail will need to be replicated and is to be described/detailed in the drawings.

### **Social Development**

11. design development to provide security to the interior stairwell of the Child Day Care Facility;

Note to Applicant: The stairs that connect the ground floor to the second floor of the childcare spaces also provide access to the youth program on the top floor. For security reasons, this stair case should only be accessible to the children attending the childcare and staff, so that when moving between spaces they will not encounter people that are not associated with the childcare facility.

12. confirmation that activity spaces are licensable by Community Care Facilities Licensing (CCFL);

Note to Applicant: Consider re-allocating spaces within the complex to ensure childcare activity spaces are adequately sized and located to achieve better operating efficiency and to ensure that the facility can be licensed by CCFL.

13. design development to provide a plan for accommodating anticipated parent drop-off/pick-up, acceptable to the General Manager of Engineering Services;

### **Landscape Design**

14. design development of the landscaping in the public amenity plaza at West 7th Avenue and Vine Street, to link with the proposed east side yard patio, with permanent benches provided for public seating;
15. design development to enhance the fourth floor common outdoor amenity deck for the all-season use of the residents and their visitors;

Note to Applicant: This may be achieved through the provision of a flexible gathering space with weather protection, outdoor furniture, and the potential to practice gardening.

16. provision of a screened outdoor garbage storage enclosure with weather protection;

Note to Applicant: The garbage bins should be provided with a roof for all weather protection, and screened as viewed from the street. Dimensioned illustration details should be provided at a scale of ½" = 1'-0".

17. design development to ensure the safe retention of healthy trees located outside the building envelope and within the public realm;

Note to Applicant: The proposal to excavate within close proximity of three [3] retained Black Pines for the sunken patio entry at Vine Street may cause damage to trees. Consult with Glenn Murray, ISA Certified Tree Risk Assessor, about the risks to the health of the trees, and the best method for safe retention, including limit to excavation. Refer also to Condition No. 2.11 below.

## Engineering

18. Provision of an adequate manoeuvring aisle for access into the parking space;

Note to Applicant: the aisle width measures 17' on drawing A3. With wider parking stalls, the aisle width can be reduced to a minimum of 20' meeting the parking and loading design supplement.

19. provision of the required number of parking and loading stalls by adjusting the column locations within the parking area, relocating the bicycle parking and reconfiguring the parking stalls;

Note to Applicant: Refer to the Parking and Loading Design Supplement for required parking stall dimensions.

20. The request for on-street pick up and drop off zones on West 7th Avenue, as mentioned in the Traffic Assessment by Bunt & Associates, dated October 30, 2009, and shown on Vine Street on Sheet A3, will be reviewed by the City independently of the Rezoning and Development application processes, once the new facility is open and operating. This should be clearly noted on the plans;

21. deletion of the proposed traffic calming devices shown on the plans;

22. Deletion of all of the extraneous public property uses shown on the plans. Patios, street furniture specialty paving and non-standard landscaping should either be deleted or clearly marked as "not part of this application" and should be the subject of a separate application to the General Manager of Engineering Services;

23. Deletion of the proposed steps from city property adjacent to the child care play area on the south side of the site;

24. clarification of the garbage storage area and garbage pick up operations;

## Sustainability

25. compliance with and identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point.

Note to applicant: Provide a LEED® checklist confirming LEED® Silver equivalency and a detailed written description of how the above noted points have been achieved. Both checklist and description should be incorporated into the drawing set.

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the Director of Planning, General Manager of Engineering Services, the Managing Director of Social Development and the Director of Legal Services be made for the following:

### Engineering

1. Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
  - a. Dedication of the north 10 ft. of the site for lane purposes;  
Note to Applicant: Delete the portion of covered bike parking structure shown within the future lane dedication area;
  - b. Consolidation of the remainder of the site by way of subdivision plan;
  - c. Provision of one shared vehicle and one shared vehicle parking space. Shared vehicles must be managed by a professional shared vehicle organization and must be located in an area accessible to all members of that shared vehicle organization, who do not reside in the development;
  - d. Provision of a corner bulge at the northwest corner of Vine Street and 7th Avenue;
  - e. Undergrounding of all new utility services from the closest existing suitable service point;

Note to Applicant: 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.

- f. Provision of adequate water service to meet the fire flow demands of the project;

Note to Applicant: The current application lacks the details to determine if water main upgrading is required, please supply project details including projected fire flow demands to determine if water system upgrading is required, should upgrading be necessary then arrangements to the satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.

### Housing

2. Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement and Section 219 Covenant for 60 years or the life of the building, whichever is greater, in compliance with the exemption provisions for social housing in the Development Cost Levy By-law;

### Heritage

3. The owner(s) of the lands must enter into a Heritage Revitalization Agreement with the City pursuant to the provisions of the *Vancouver Charter* for the rehabilitation and conservation of the "St. George's Greek Orthodox Church" at 2305 West 7th Avenue and of "The Hay House" at 2325 West 7th Avenue.
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- B. THAT, subject to the approval of the rezoning at Public Hearing, the designation of Vancouver Heritage Register "B" listed building at 2305 West 7th Avenue, and the Vancouver Heritage Register "C" listed building at 2325 West 7th Avenue, as municipally-protected heritage property under a heritage designation by-law, be approved;
  - C. THAT, subject to the approval of the rezoning at Public Hearing, the authorization of the City to enter into a Heritage Revitalization Agreement, generally in accordance with the draft in Appendix G of the Policy Report dated November 8, 2010, entitled "CD-1 Rezoning and Heritage Revitalization Agreement at 2305-2325 West 7th Avenue (Kitsilano Neighbourhood House)" for the Vancouver Heritage Register "B" listed building at 2305 West 7th Avenue, and the Vancouver Heritage Register "C" listed building at 2325 West 7th Avenue, to secure the timely rehabilitation and long-term protection and conservation of the heritage resources, be approved; and
  - D. THAT, recommendations A, B and C be adopted on the following conditions:
    - (i) THAT the passage of the above resolution creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
    - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when.

[REZONING/HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA) -  
2305-2325 West 7th Avenue (Kitsilano Neighbourhood House)]