



Supports Item No. 1  
Public Hearing Agenda  
March 15, 2011

POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: February 23<sup>rd</sup>, 2011  
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VanRIMS No.: 08-2000-20  
Meeting Date: March 15, 2011

TO: Vancouver City Council  
FROM: Director of Planning in consultation with the Director of Legal Services  
SUBJECT: Heritage Designation - 1784 East 14th Avenue - 'The John Tibb House'

**RECOMMENDATIONS**

- A. THAT the building at 1784 East 14<sup>th</sup> Avenue, 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 authorize the heritage designation of the building located at 1784 East 14<sup>th</sup> Avenue.

**GENERAL MANAGER'S COMMENTS**

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

**COUNCIL POLICY**

- *Heritage Policies and Guidelines (April 18, 1991)*

**PURPOSE AND SUMMARY**

The purpose of this report is to seek Council approval to designate the building at 1784 East 14<sup>th</sup> Avenue, which is listed in the 'C' evaluation category on the Vancouver Heritage Register, as protected heritage property, which will protect the building from inappropriate exterior alterations and demolition. As an incentive to, and compensation for, the designation and rehabilitation of the heritage building, a variance of the RT-5A Zoning District Schedule is proposed to allow an increase in permitted density from 0.75 FSR (floor space ratio) to 0.83

FSR, which is 10% over the density permitted in the zoning district schedule, as well as other Zoning and Development By-law variances, as set forth in Development Application Number DE414113 (see the Zoning Summary in Appendix 'D'). A variance of the RT-5A Guidelines is also proposed to allow for infill development on the site. An existing side yard of 16.1 feet is required in order for a site to be eligible for infill development. The side yards of the existing building are 5.3 feet on each side. The Director of Planning is authorized under the Zoning and Development By-law to grant the proposed variances and is prepared to do so and to approve the development application provided that Council approves the designation of the heritage building. The Director of Planning will also require, as a condition to the development permit, that the owner is to agree, by way of a covenant to be registered on title to the lands, to restore the heritage building.

### ***BACKGROUND***

The site is located in the Kensington/Cedar Cottage neighbourhood in an RT-5A zoned district which generally permits One-Family and Two-Family Dwellings, infill development, and Multiple Dwellings in some cases (see the map in Appendix 'A'). The site is 33 feet wide by 122 feet deep and is 4,026 square feet in area. A twenty foot wide lane exists at the rear of the property.

### ***DISCUSSION***

#### **Heritage Value**

The house at 1784 East 14<sup>th</sup> Avenue was built in 1912 by John Tibb at the height of the Edwardian building boom. It is a good example of the type of housing which appealed to middle class residents of British ancestry prior to the First World War, and which continues to appeal to the ever increasingly diverse residents of the east side of the City. It is also valued for its surviving aesthetic features which include wood windows, decorative glass lites, bevelled siding with mitred corners, decorative trims, ornamental eave brackets, cantilevered floor areas and bays, tongue and groove soffits, exposed rafter tails, and the original full width front porch.

#### **Development Application and Proposed Incentive**

In early review of a submission which proposed construction of an infill building on the site, staff concluded that development of an infill building at the rear of the site, as opposed to additions to the heritage building, would be preferable in order to minimize impacts to the heritage building's features. The RT-5A Guidelines permit infill development where an existing building has at least one side yard with a minimum width of 16.1 feet. The house at 1784 East 14<sup>th</sup> Avenue has side yards of 5.3 feet on both sides (not including projecting bays or floors). Staff concluded that a variance of the 16.1 side yard requirement for infill development could be considered in order to assist in the retention of the heritage building. A modest variance of the permitted density from 0.75 FSR (3,019 square feet), to 0.83 FSR (3,341 square feet) is also proposed, which is 10% over the density permitted in the zoning district schedule.

The new infill building is approximately 923 square feet in floor area, which is modest compared to many newly constructed infill buildings in the area. Other Zoning and Development By-law variances are proposed (see the Technical Zoning Summary in Appendix 'D'). The heritage building is proposed to be retained as a One-Family Dwelling which will assist in its retention by limiting changes to the building. Development of the proposed infill

building at the rear of the site and the increase in permitted density provide compensation to the owner for the designation of the heritage building. Staff conclude that the proposed variances, including the increase in permitted density, are appropriate and commensurate with the conservation of the heritage building, and are supported. The Director of Planning is prepared to approve the development permit application should Council approve the designation of the heritage building.

### **Compatibility with Existing Zoning and Land Use Regulations**

The Intent of the RT-5A zoning district schedule is to:

*"...encourage the retention of existing residential structures. In the RT-5 and RT-5N Districts emphasis is placed on the external design of all new buildings and additions being compatible with the historical character of the area, and on being neighbourly in scale and placement. In the RT-5A and RT-5AN Districts this emphasis applies only to certain uses or to development seeking density relaxations..."*

The retention of the heritage building contributes to the historic architectural character of the area and the infill building is restrained and compatible in scale and placement with respect to surrounding properties. The application is consistent with the intent of the RT-5A zoning district schedule.

### **Condition of the Property and Conservation Approach**

The existing building is in good condition and much original material and details survive. Existing shingles and siding will be repaired and re-used where possible. Some siding near the water-boards at the foundations is beyond repair and will have to be replaced. Repair of trims and parapet caps at the rear balcony will also be undertaken. Existing windows are being retained and repaired where sills near the ground level or other elements have deteriorated. Some of the soffits are in need of refurbishment but are repairable. Fibreglass panels at the sides of the front porch will be removed. The front stairs will be rebuilt in wood to match the existing stairs with handrails conforming to current Building By-law requirements but sympathetic to the existing enclosed guards at the porch. Exterior changes are limited to the rear of the building and primarily involve the enclosure of a small porch area on the main floor level for interior space. Staff support the conservation approach and conclude that the proposal achieves a high level of retention of historic materials and features and 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**

Sixty-seven surrounding property owners were notified of the application, and a site sign was installed. No comments were received.

### **Comments from the Vancouver Heritage Commission**

On September 13<sup>th</sup>, 2010, the Vancouver Heritage Commission reviewed the development application and the Conservation Plan and unanimously supported the proposal (see Appendix 'C' for the complete resolution of the 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***

This report recommends approval of the designation of 'The John Tibb House' at 1784 East 14<sup>th</sup> Avenue which will ensure the long term protection of the building from inappropriate exterior alterations and demolition. The owner has agreed to accept the proposed variances as compensation for the designation of the building. Therefore, it is recommended that Council approve the designation of the 'The John Tibb House' at 1784 East 14<sup>th</sup> Avenue.

\* \* \* \* \*

Site Map



0 50 100m

Site: 1784 East 14th Ave  
City of Vancouver Planning Department

Site

Zoning Boundry

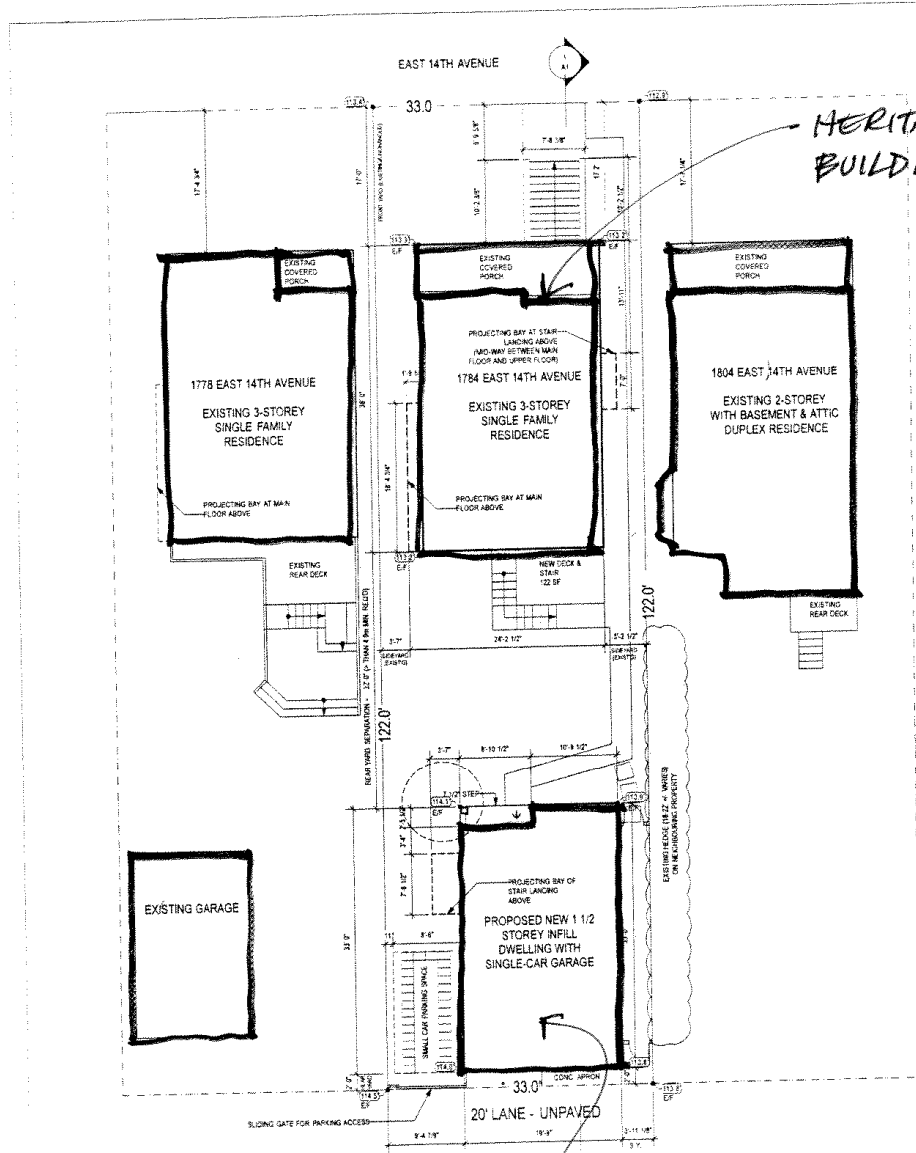
Date: 2010 October 15th  
Drawn: JB



Front of 'The Tibb House' at 1784 East 14<sup>th</sup> Avenue



Front Porch Detail at 1784 East 14<sup>th</sup> Avenue



HERITAGE BUILDING

PROPOSED NEW INFILL BUILDING

GENERAL NOTE

CODES AND BYLAWS  
THE FOLLOWING REG  
THE CONSTRUCTION I  
1. VANDOVER BUILD  
2. NATIONAL FIRE MAR  
3. PROVINCIAL PLUMB  
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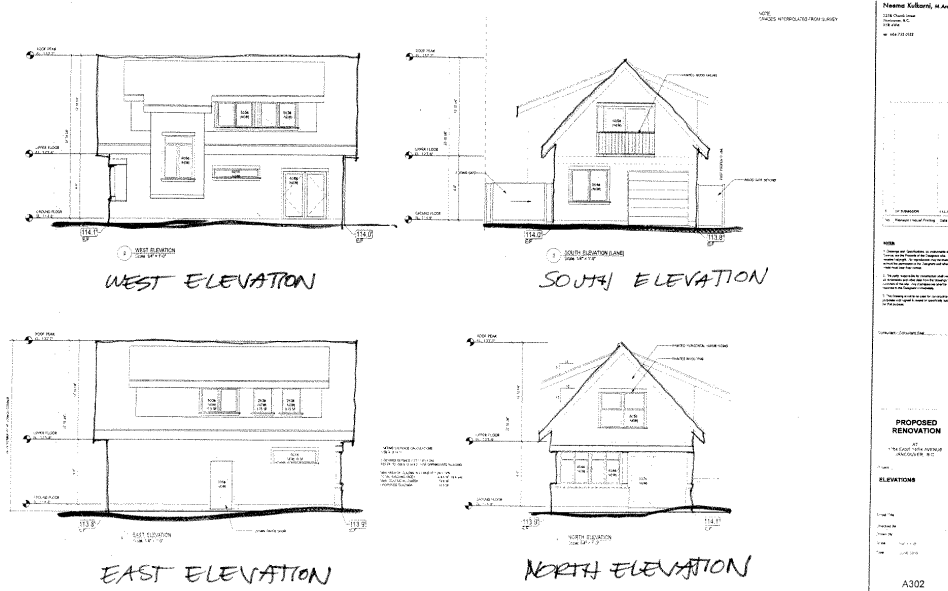
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BM	SEAM
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DN	DOWN
EX	EXISTING
EA	EACH
EF	EXISTING F
EXH	EXHAUST F
FF	FINISHED F
H	HEIGHT
M.B	MISCELLAN
OP	OPERABLE
OH	OVERHEAD
P	PRESENT
POC	POINT OF C
PT	POINT
P.T	PRESSURE
R	RISER
R.O.	ROUGH OR
RWL	RAIN WATER
SIG	SAFETY SIG
SSD	SEE BRUSH
S.Y	SIDE YARD
T.O.P	TOP OF
T	TREAD
U.S	UNDERSIDE
UNO	UNLESS NO
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V.B.B	VANDOVER B
W	WITH



SITE PLAN - 1784 E. 14<sup>th</sup> A.



**HERITAGE BUILDING - 1784 E. 14<sup>th</sup> AV.**



**PROPOSED INFILL BUILDING - 1784 E. 14<sup>th</sup> AV.**



Comments of the Vancouver Heritage Commission

The Vancouver Heritage Commission reviewed the development application and the Statements of Significance and Conservation Plan on September 13<sup>th</sup>, 2010 and resolved the following:

**THAT** the Vancouver Heritage Commission supports the overall proposal, Statement of Significance and Conservation Plan at 1784 East 14<sup>th</sup> Avenue ('The John Tibb House') as presented at the September 13, 2010 meeting.

CARRIED UNANIMOUSLY

**Technical Zoning Summary**

The zoning applicable to the site is RT-5A. The following summary lists key zoning items and variances. The site area is 4,026 square feet.

**Table 1: RT-5A Zoning District Schedule Summary**

Item	Existing	Required or Permitted	Proposed
Height of the Heritage Building	33.0 feet and 3 storeys	35.17 feet maximum and 2 ½ storeys	33.0 feet and 3 storeys (existing)**
Front yard of the Heritage Building	17.8 feet	24 feet minimum	17.8 feet (existing)**
East Side Yard of the Heritage Building	3.58 feet*	3.3 feet minimum	3.58 feet (existing)
West Side Yard of the Heritage Building	3.58 feet*	3.3 feet minimum	3.58 feet (existing)
Rear Yard of the Heritage Building	64.5 feet	35.1 feet	56.5 feet (to new rear deck)
Floor Area of the Heritage Building	2,386 sq. ft.	-	2,410 sq. ft.
Floor Area of the Infill Building	N/A	-	923 sq. ft.
Overall Floor Area	2,386 sq. ft (0.59 FSR)	3,019 sq. ft. (0.75 FSR)	3,341 sq. ft.** (0.83 FSR) 10% over the permitted
Site Coverage	893 sq. ft. (22%)	1,811 sq. ft. (45%)	1,569 sq. ft. (39%)

\* including bay windows and projecting floors

\*\* variance required

**Table 2: RT-5A Guidelines Summary**

Item	Existing	Required or Permitted	Proposed
Rear Yard Area for Infill Development	2,205 sq. ft.	2,098 sq. ft. minimum	2,205 sq. ft.
Side Yard Requirement for Infill Development	5.3 feet excluding bays and projecting floors (3.58 feet with these projections)	16.1 feet minimum on at least one side of an existing building	5.3 feet excluding bays and projecting floors (3.58 feet with these projections)*
Height of the Infill Building	N/A	25.2 feet maximum and 1.5 storeys	23.9 feet and 2 storeys*

\* variance of the RT-5A guidelines required