



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 15, 2012
Contact: Kent Munro
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RTS No.: 9738
VanRIMS No.: 08-2000-20
Meeting Date: December 11, 2012

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services in consultation
with the Director of Legal Services

SUBJECT: 837 Keefer Street - McLellan Residence - Heritage Designation and
Heritage Revitalization Agreement

RECOMMENDATIONS

- A. THAT Council add to the Vancouver heritage Register in the 'B' evaluation category the existing building at 837 Keefer Street, (PID: 008-226-717; Lot 33, Block 77, District Lot 181, Plan Vap196 (the "lands")), which is known as the McLellan Residence.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 593 of the *Vancouver Charter* a by-law to designate the McLellan Residence as a protected heritage property.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment pursuant to Section 592 of the *Vancouver Charter* a by-law for the City to enter into a Heritage Revitalization Agreement in respect of the McLellan Residence to:
 - (i) secure its rehabilitation and long-term preservation; and
 - (ii) vary the Zoning and Development By-law in respect of the lands to permit the rehabilitation of the McLellan Residence and the construction of a new Infill Multiple Dwelling, as proposed under Development Permit Application DE415780 and as more particularly described in this report.
- D. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered and given priority on title to the lands to the satisfaction of the

Director of Legal Services and the General Manager of Planning and Development Services.

E. THAT Recommendations A to C be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
- (ii) THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

The purpose of this report is to seek Council approval to add the McLellan Residence at 837 Keefer Street to the Vancouver Heritage Register in the 'B' evaluation category and to designate it as protected heritage property, and to authorize the City to enter into a Heritage Revitalization Agreement (HRA) in respect of that heritage building to ensure its rehabilitation and long-term protection. It is proposed that, as incentive and compensation to the owner for the proposed heritage designation, rehabilitation, and conservation of the heritage building, the HRA will vary the Zoning and Development By-law to permit the development of the lands as set forth in Development Permit Application DE415780 and as described in this report (see the plans in Appendix C and the Technical Zoning and Parking Summary in Appendix D). The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

COUNCIL AUTHORITY

Pursuant to Section 582 of the *Vancouver Charter*, Council may by resolution add real property which is heritage property to the Vancouver Heritage Register.

Pursuant to Section 592 of the *Vancouver Charter*, Council, by by-law, may enter into Heritage Revitalization Agreements with the owners of heritage properties which may vary or supplement certain kinds of by-laws and permits, including the Zoning and Development By-law.

Pursuant to Section 595 of the *Vancouver Charter*, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in market value caused by the designation. Often this, along with additional compensation to offset rehabilitation costs incurred under an HRA, is achieved by way of by-law variations contained in the HRA so as to permit an otherwise impermissible development.

The proposed heritage designation and HRA for the McLellan Residence require Council approval at a public hearing and by-law enactment pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*.

The following Council policies are applicable to the project:

- *Heritage Policies and Guidelines (April, 1991)*
- *Green Buildings Policy for Rezoning (July, 2010)*
- *Interim Rezoning Policy During the Preparation of the Downtown Eastside Local Area Planning Program (March 2012)*

CITY MANAGER/ GENERAL MANAGER COMMENTS

The City Manager and the General Manager of Planning and Development Services support the recommendations of this report.

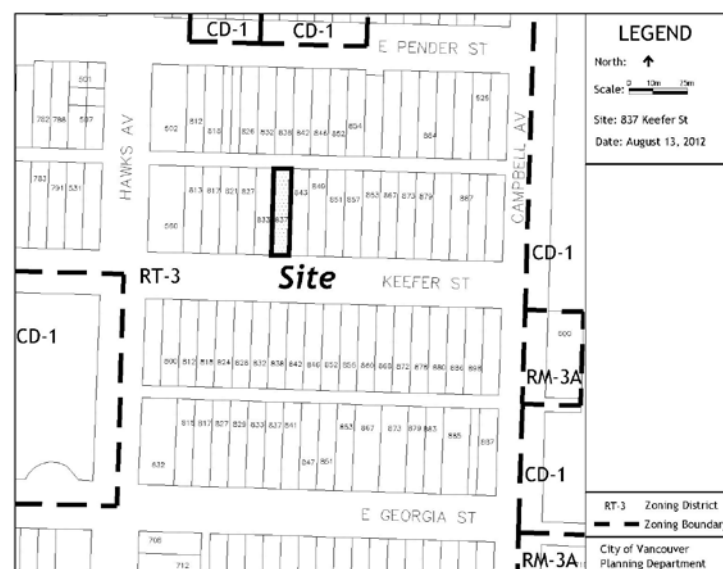
STRATEGIC ANALYSIS

The McLellan Residence is located within the Downtown Eastside Local Area Planning boundary and therefore the *Interim Rezoning Policy During the Preparation of the Downtown Eastside Local Area Planning Program* applies to the project which states that rezoning applications involving heritage retention and HRAs will be considered, but if such projects conflict with other Council Policies, staff will consult the Local Area Planning Process (LAPP) Committee and then report to Council for direction on how to proceed. In this case, the project does not conflict with any other Council Policy and staff have concluded that the HRA may be brought forward for Council's consideration at this time. Nevertheless, the application has been made available to the LAPP Committee for its review.

Site and Context

The site is located in the Strathcona neighbourhood in an area zoned RT-3 (see Figure 1). The *RT-3 Zoning District Schedule of the Zoning and Development By-law* permits One-Family and Two-Family Dwellings, the conversion of existing buildings into suites, and in some cases apartment buildings, townhouses, and infill development. The total area of the site is 283 square metres (3,052 square feet). A 0.3 metre (one foot) wide parcel under separate ownership separates the site from the property to the west (833 Keefer Street). A six metre (twenty foot) wide paved lane exists at the rear of the site.

Figure 1 - The site and the surrounding zoning



Heritage Value

The McLellan Residence at 837 Keefer Street was built in 1893 for Hugh McLellan and is one of the oldest houses in the City (see the photographs and maps in Appendix A). It is also valued for its Victorian detailing, including the semi-octagonal, hipped-roof bay window on the building's front façade. The McLellan Residence is proposed to be added to the Vancouver Heritage Register in the 'B' evaluation category, which is supported by staff and the Vancouver Heritage Commission (see Resolutions of the Vancouver Heritage Commission and Staff Comments in Appendix F).

Development Permit Application Background

The Development Permit Application for 837 Keefer Street has been reviewed concurrently with a separate Development Permit Application for a proposal at 833 Keefer Street. Originally, the proposals for both parcels were submitted under one Development Permit Application (DE415544). Neighbourhood notification was conducted under this original application. For reasons discussed in Appendix B, the project was separated into two applications, with separate HRAs and respective reports.

Development Permit Application and Proposed Incentives

It is proposed that the incentives and compensation to be provided to the owner for the heritage designation, rehabilitation, and conservation of the heritage building will be in the form of variances to the Zoning and Development By-law, including a density variance, made possible by the proposed HRA, as set forth in Development Permit Application DE415780 and as described below.

The maximum permitted density under the *RT-3 Zoning District Schedule* for an infill site is 0.95 floor space ratio (FSR) and the total density for the proposed development is 1.00 FSR (see Table A and the Technical Zoning and Parking Summary in Appendix D). The application proposes a variance of the minimum site area required under the RT-3 Zoning District Schedule for infill development as noted in Table A below.

Table A: Zoning and Parking Summary
Site Area: 283 square metres (3,052 square feet)

	Existing	Required or Permitted	Proposed
Site Area	283 m ² (3,052 sq. ft.)	418 m ² (4, 497 sq. ft.) minimum for infill development	283 m ² (3,052 sq. ft.)
Overall Floor Space Ratio (FSR)	0.79 FSR 225 m ² (2,422 sq. ft.)	0.95 FSR maximum (2899 sq. ft.) for infill development	1.0 FSR 283 m ² (3,052 sq. ft.)
Dwelling Unit Density	1	108 units per hectare maximum (3 maximum)	3 (1 in the infill building and 2 in the heritage building)
Parking Spaces	2	1 per unit (3 in total)	2

Staff considered the probable impact of the proposed development, including the results of notification, the compatibility of the development with the zoning, and the financial analysis required for the application, and conclude that the proposal is supportable as an HRA.

Compatibility with Existing Zoning and Land Use Regulations

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.”

The project is consistent with the intent of the *RT-3 District Schedule*. The application proposes the retention, rehabilitation, and conservation of the heritage building, and the new infill building is compatible with the historic character of the area.

Condition of the Heritage Building and Conservation Approach

The McLellan Residence is in excellent condition. The rehabilitation work will consist primarily of repairs and other maintenance items. Staff support the conservation plan proposed for the McLellan Residence and conclude that the rehabilitation scheme is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada.

Results of Neighbourhood Notification

Forty-seven surrounding properties were notified of the proposal. Eight responses were received. Five expressed opposition to the proposal. All expressed concerns related to massing, design, shadowing, and privacy impacts (see Results of Neighbourhood Notification and Staff Comments in Appendix E for detailed discussions).

Staff considered the results of neighbourhood notification and concludes that project is appropriate in size, scale, character, and meets the intent of the RT-3 zoning, and that the application, including the proposed increase in permitted density, is supportable as an HRA. The General Manager of Planning and Development Services notes that reasonable impacts on surrounding properties are often considered to be acceptable in return for the broader public benefit of heritage conservation and protection. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report.

Comments from the Vancouver Heritage Commission

On April 16th, 2012, the Vancouver Heritage Commission reviewed the application, including the Statement of Significance and the Conservation Plan submitted as part of the application,

and supported the proposal (see Resolutions of the Vancouver Heritage Register and Staff Comments in Appendix F).

Financial Implications

The value of the on-site density bonus will facilitate the preservation and designation of the McLellan Residence and is valued at approximately \$38,490. The site is within the City-wide Development Cost Levies (DCL) District and it is anticipated that the applicant will pay approximately \$1,650 in DCLs for the proposal at 837 Keefer Street.

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 the by-law variances proposed to offset heritage costs and to compensate an owner for any reduction in land value resulting from the designation and the rehabilitation and conservation of the heritage building will not result in any undue profit.

Environmental

The City's Green Buildings Policy for Rezoning applies to the application and requires developments of this scale to achieve BuiltGreen BC™ Gold with a score of EnerGuide 82, 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 the drawings 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 project as well.

Legal

The by-law variations contemplated for the proposed HRA will provide for the lands an improved development potential. The owner's proposal to rehabilitate and conserve the heritage building in exchange for obtaining the by-law variations needed to get that improved development potential should be appropriately secured as legal obligations contained in various covenants to be registered on title to the lands so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. City staff and the owner have negotiated and completed a proposed form of HRA, to be registered on title to the lands, which includes rehabilitation and conservation obligations on the part of the owner and enforcement provisions for the City.

Section 595 of the *Vancouver Charter* requires that Council compensate an owner for any reduction in the market value caused by a heritage designation. The Owner has signed the proposed HRA which includes a provision by which the owner explicitly acknowledges that he has been fully compensated for the heritage designation and the rehabilitation and conservation obligations contained in the HRA. The HRA is to be registered on title to the lands before a development permit for the project may be issued.

CONCLUSION

The addition of the McLellan Residence to the Vancouver Heritage Register, and the approval of the proposed heritage designation and the Heritage Revitalization Agreement for the heritage building, will ensure that it is rehabilitated, conserved, and protected from exterior alterations which affect its heritage value, and from demolition. The proposed Heritage Revitalization Agreement will vary the Zoning and Development By-law to allow for the development as proposed, and the owner has agreed to accept the proposed variances created by the HRA as compensation for the designation of the heritage building and for its rehabilitation and conservation under the proposed Heritage Revitalization Agreement. The General Manager of Planning and Development Services is prepared to approve the Development Permit Application should Council approve the recommendations of this report. Therefore, it is recommended that Council approve the addition of the McLellan Residence to the Vancouver Heritage Register, and the proposed heritage designation and the HRA.

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837 Keefer Street
PHOTOGRAPHS AND MAPS



Photo 1: 837 Keefer Street



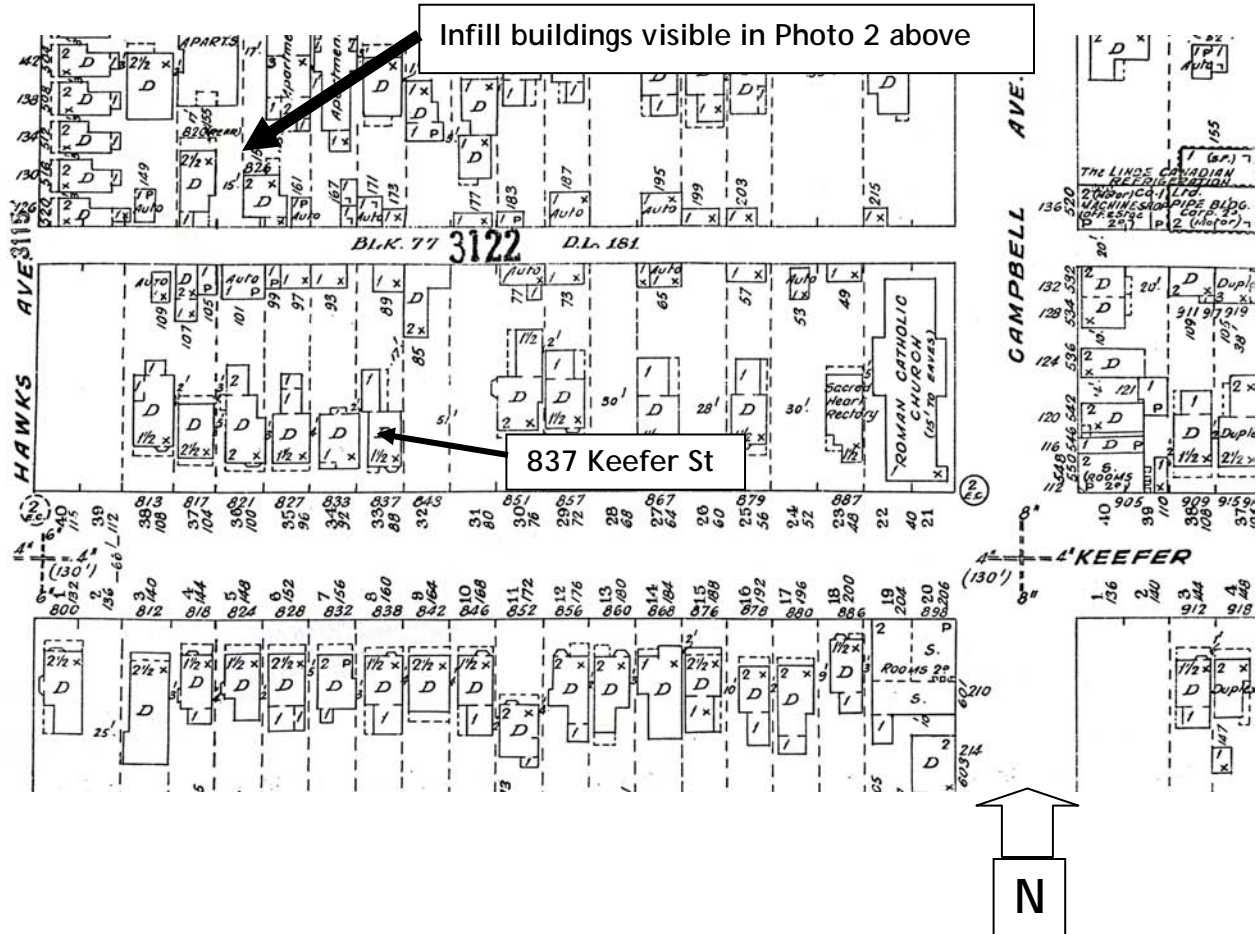
Map 1: 1898 Vancouver Map showing 833 Keefer Street



Map 2: 1897 Fire Insurance Map



Photo 2: Existing historic infill buildings nearby in the lane
(looking west from 837 Keefer Street)



Map 3: Fire Insurance Map (circa 1927):

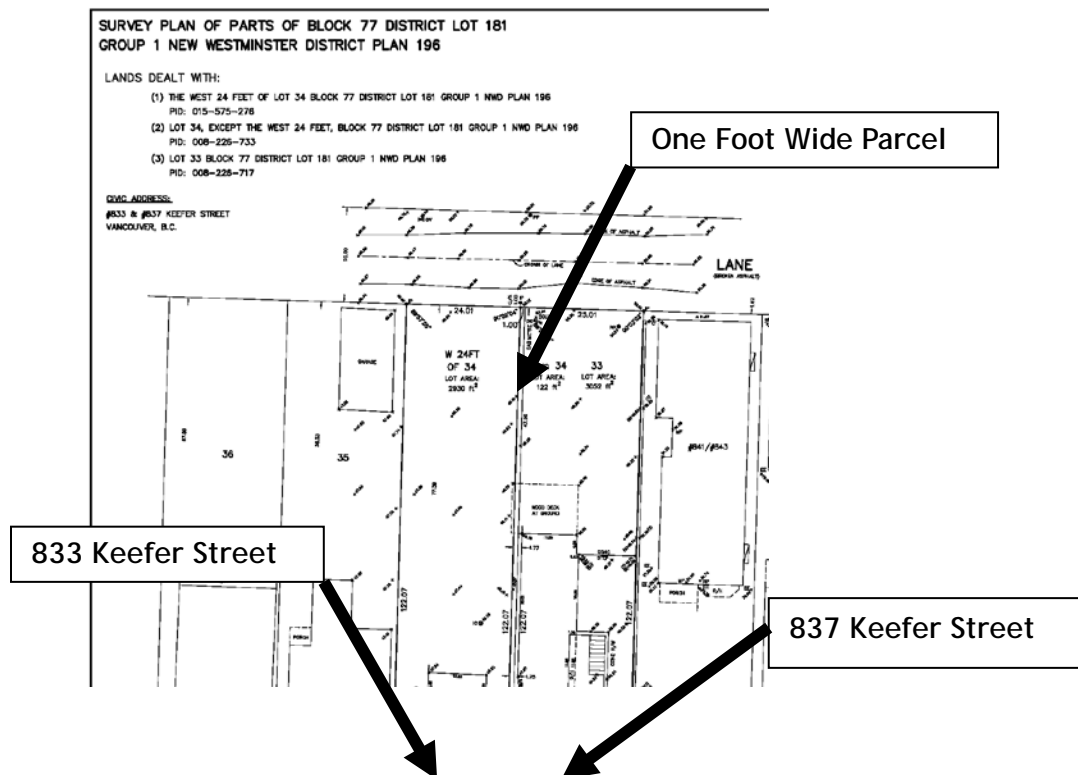
837 Keefer Street BACKGROUND

Background Information on the Development Permit Applications for 837 Keefer Street and 833 Keefer Street

The proposal at 837 Keefer Street, which is the subject of this report, was originally reviewed under a single Development Permit Application (DE415544) with development proposed for 833 Keefer Street. The parcels were to be subject to one HRA which would have encompassed both parcels.

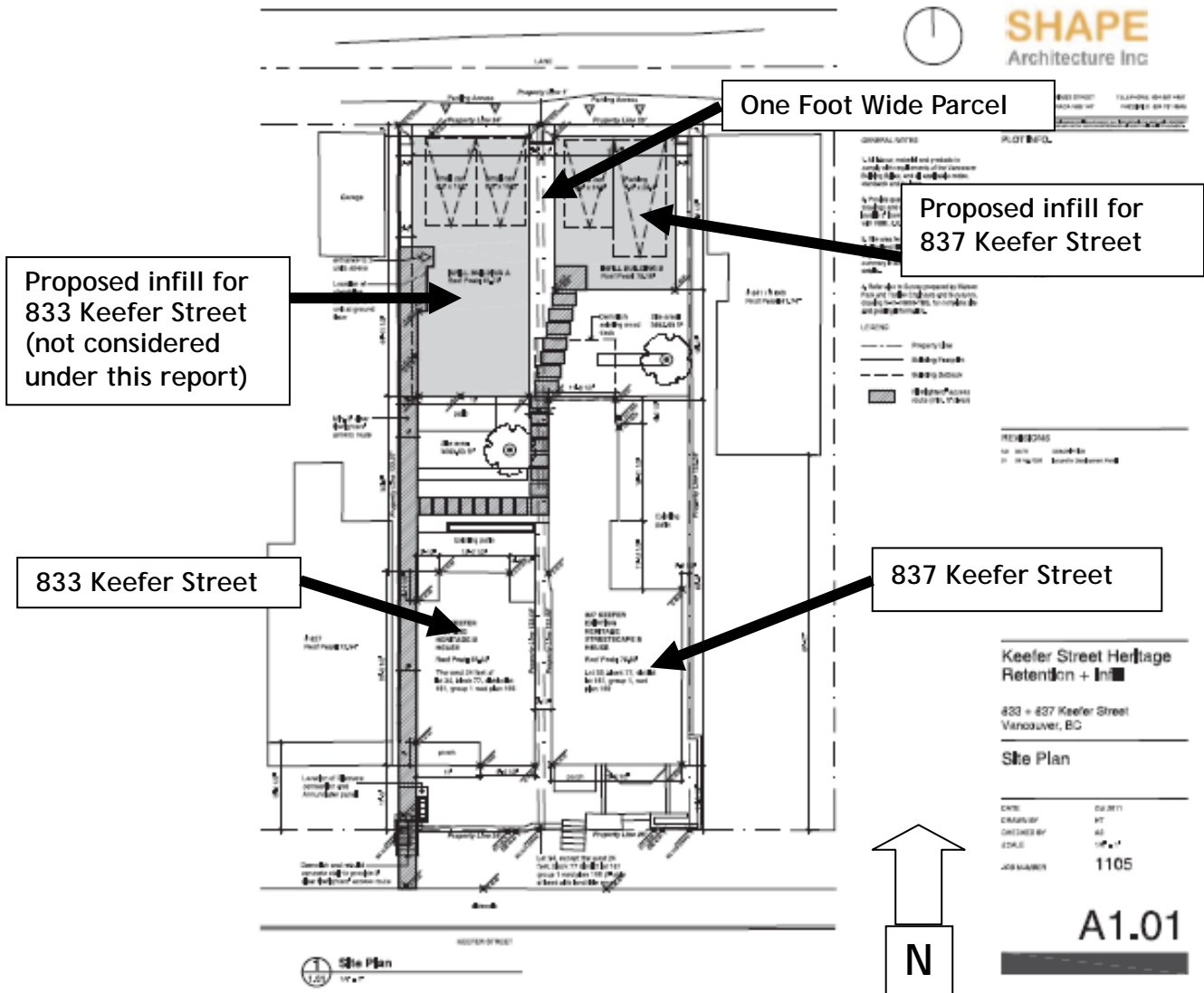
As part of the review of the original Development Permit Application, a one-foot wide parcel was identified which exists between 833 and 837 Keefer Street (see the Survey in this Appendix). The parcel is noted as belonging to 837 Keefer Street in the City's records, but is noted as being under separate ownership from that of 833 Keefer Street and 837 Keefer Street in the Land Titles Office (this may relate to an error in conveyance at some point in the past, although the reason for this condition is not currently known). The owners of 833 Keefer Street and 837 Keefer Street intend to pursue rectifying this matter, but wish to proceed with the proposed development on both parcels at this point in time (the owners of 833 Keefer Street and 837 Keefer Street are effectively the same). Given the legal anomaly, staff concluded that one HRA for both parcels is not permissible. As consolidation is not possible at this time and the process to resolve the matter could take years (and its outcome cannot be predicted), The General Manager of Planning and Development Services, in consultation with the Director of Legal Services, concluded that two separate development permit applications are required, with separate HRAs for each parcel.

As separate parcels, 833 Keefer Street and 837 Keefer Street lack the minimum 418 square metres (4,497 square feet) of site area required for infill development. However, together they are over 557 square metres (6,000 square feet) in area and therefore would be eligible for infill development if they were to be consolidated. The HRA provides for infill development on the lands without consolidation in respect of this, and also allows for the lands to be consolidated in the future.



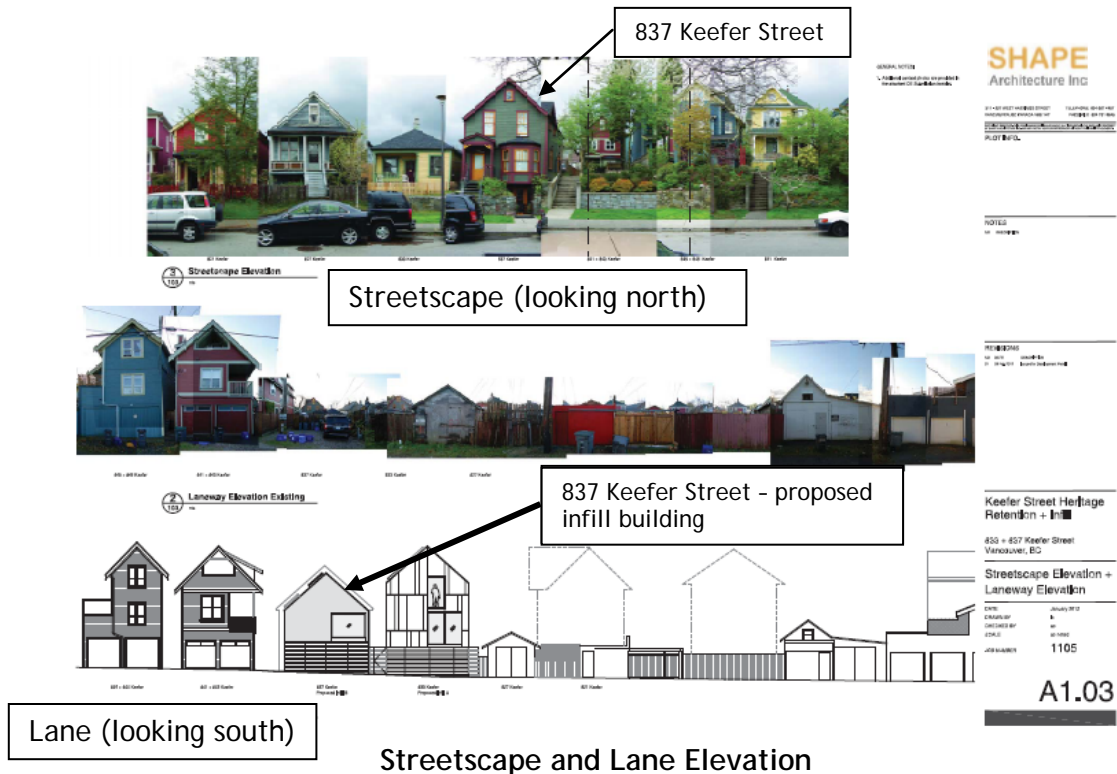
Survey - 833 Keefer Street and 837 Keefer Street

837 Keefer Street DRAWINGS

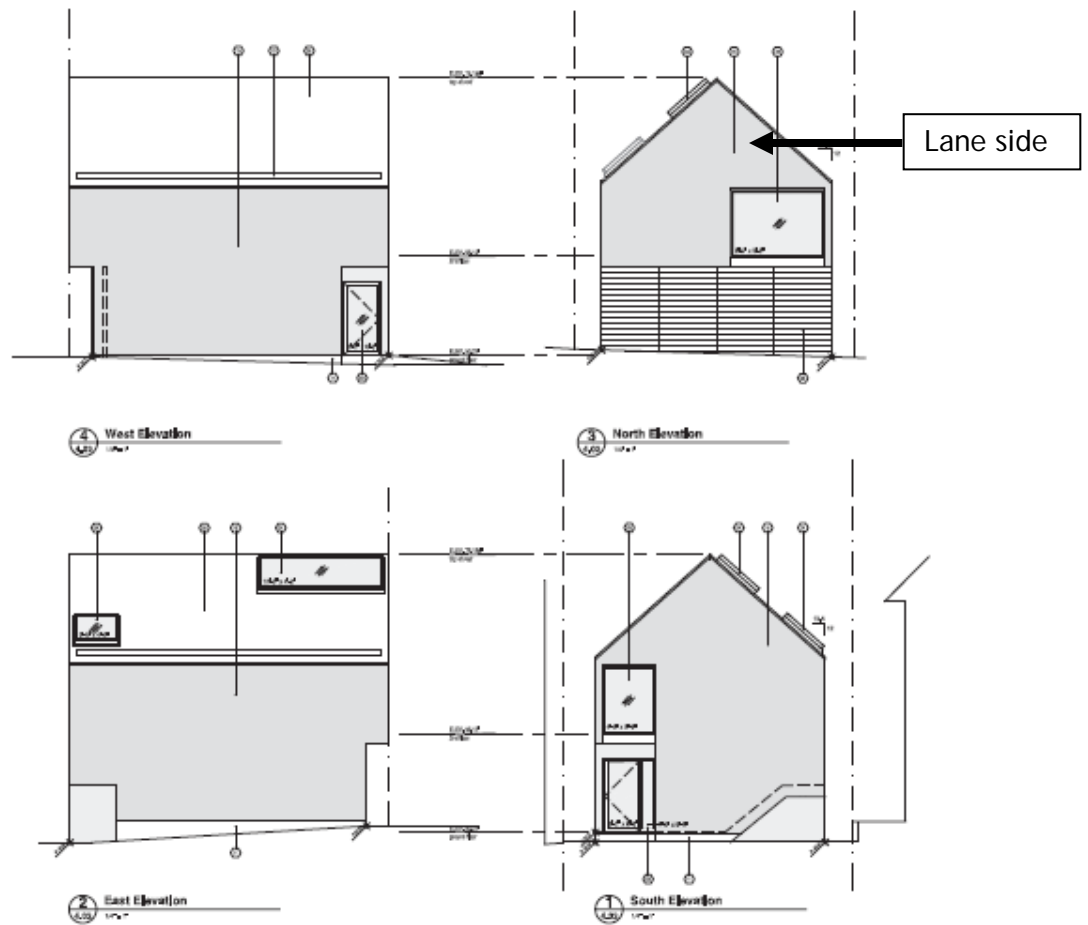


Site Plan

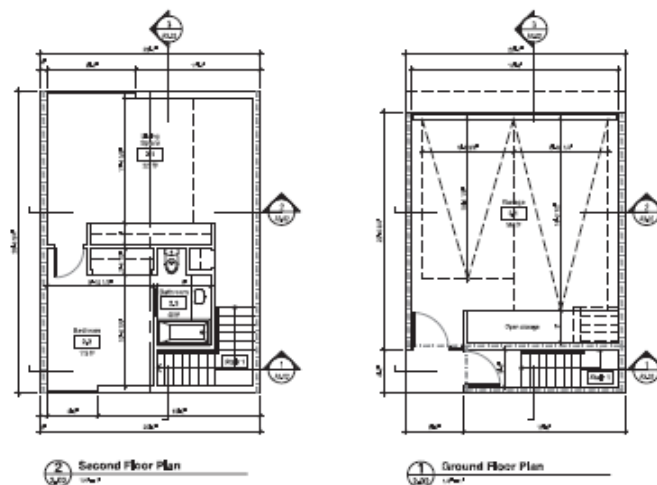
The proposal at 833 Keefer Street is not included in the HRA for 837 Keefer Street but is provided here for reference for reasons noted in Appendix B.



Floor Plans - 837 Keefer Street (heritage building)



Elevations - Proposed Infill Building for 837 Keefer Street



Plans - Proposed Infill Building for 837 Keefer Street

837 Keefer Street
TECHNICAL ZONING AND PARKING SUMMARY

Table 1: RT-3 Zoning District Schedule and Parking Summary

Item	Existing	Permitted or Required	Proposed
Uses	One-Family Dwelling	A variety of residential uses including infill development	Two-Family Dwelling (837 Keefer Street) and a new Infill One-Family Dwelling
Site Area for Infill Development	283 m ² (3,052 sq. ft.)	418 m ² (4, 497 sq. ft.) minimum for infill development	283 m ² (3,052 sq. ft.)
Overall Floor Space Ratio (FSR)	0.79 FSR 225 m ² (2,422 sq. ft.)	0.95 FSR maximum (2899 sq. ft.) for infill development	1.0 FSR 283 m ² (3,052 sq. ft.)
Height of the principal building (heritage building)	9 metres (30 feet) and 2.5 storeys	10.7 metres (35 feet) and 2.5 storeys	9 metres (30 feet) and 2.5 storeys
Dwelling Unit Density	1	108 units per hectare maximum (3 maximum)	3 (1 in the infill building and 2 in the heritage building)
Parking	2	1 per unit (3 in total)	2

Table 2: RT-3 Guideline Summary

Item	Permitted or Required	Proposed
Width of an infill building	9.2 metres (30.1 feet) maximum, 6 metres (20 feet) at the lane	6.2 metres (20.6 feet)
Separation between buildings	6 metres (20 feet) minimum	5.5 metres (18 feet)
Setback from a side property line for the infill building	3 metres (9.84 feet) minimum	0.76 (2.5 feet) (east side)
Height of the infill building	8.5 metres (27.9 feet) and 2.5 storeys maximum	7.7 metres (24.8 feet) and 2 storeys

**837 Keefer Street
RESULTS OF NEIGHBOURHOOD NOTIFICATION AND STAFF COMMENTS**

Notification responses include those for 837 Keefer Street as well as for a Development Permit Application at 833 Keefer Street, which is being reviewed concurrently with 837 Keefer Street (see the discussion in Appendix B). One notification letter was sent for both proposals. Responses included comments regarding both sites. The concerns listed here are those received for 837 Keefer Street specifically, unless noted otherwise.

1. 833 Keefer Street and 837 Keefer Street should be consolidated to allow for infill development with 108 units per hectare, and 0.95 FSR, as permitted in the RT-3 zoning. Keeping the properties as separate fee simple parcels will provide too much of a benefit to the owners and is unfair to other property owners who are required to consolidate assembled parcels.

Staff Comments: The parcels cannot be consolidated at this point in time (see the discussion in Appendix B). Staff have reviewed the application at 833 Keefer Street as if it were a part of a consolidation with 837 Keefer Street and, therefore, support the proposed density and related variances, noting the public benefit of heritage conservation and protection as proposed. Allowing the two parcels to be developed as proposed without consolidation provides a benefit to the owner as an incentive to conserve the heritage buildings on both parcels. The two parcels (versus one consolidated parcel) have been considered in the financial review required for the application (see the Proforma Evaluation section).

2. The infill building at 837 Keefer Street will negatively impact the duplex at 843 Keefer Street in terms of light access and privacy.

Staff Comments: Conditions of the Development Permit Applications require changes to the proposed infill building be explored to improve impacts on the building at 843 Keefer Street, noting that the height of proposed infill building is less than the maximum permitted height for infill building development (see Table 2 in Appendix D), and that the proposed infill building is only 650 square feet and not as deep as could be permitted (see Diagram 1 on page 4 of Appendix E). Staff reviewed the layout of the development at 843 Keefer Street (built in 2007) and noted that the rear dwelling unit does not have any windows opening into primary dwelling rooms (i.e. living rooms or family rooms) facing towards 837 Keefer Street. The primary impact on the rear unit of the duplex is with respect to a second storey dining room window (see page 5 of Appendix E). A fifteen foot high garage (for which there are no setback or design requirements) could be built right up to the duplex at 843 Keefer Street in place of an infill building (as shown on page 5 of Appendix E). The General Manager of Planning and Development Services notes that it is practice to consider reasonable impacts on surrounding properties when approving Development Permit Applications such as is proposed for 837 Keefer Street, noting the benefits of heritage conservation.

3. The modern design of the infill building is not appropriate for the neighbourhood, and the materials proposed are too much of a departure from the RT-3 Guidelines.

Staff Comments: The infill building's design distinguishes it from the heritage building at 837 Keefer Street as well as other large, historic infill buildings nearby (see Photo 4 on page 2 of Appendix A and the Rendering on page 3 of Appendix C), and compliments the eclectic mix of

structures and dwellings in the lane on this block. The Heritage Commission supported the design of the infill building for this reason as well (see Resolutions of the Vancouver Heritage Commission and Staff Comments in Appendix G). Conditions of the Development Permit Application will require that materials for the new infill building be revised to be more compatible with the requirements of the RT-3 Guidelines.

4. Why is this project being supported when the project at 666 Union Street was not approved despite being of a similar density and character.

Staff Comments: The Development Permit Application at 666 Union Street was approved, although the proposal had to be revised several times. A density of 0.95 FSR was approved for that project and heritage designation was not required as the application complied with the RT-3 zoning.

5. The number of parking spaces provided is insufficient. The proposal will create traffic impacts in the lane. There will be a “wall” of parking doors along the lane.

Staff Comments: Parking variances are often considered on RT-3 infill sites due to the density permitted (see Table 1 in Appendix D). A consolidated site of two 25 foot wide parcels would be able to achieve at most four or five parking spaces for six dwellings units permitted on a typical 6,000 square foot consolidated site (a relaxation of one or two spaces). The proposal will likely result in some additional traffic impacts in the lane but these would be commensurate with impacts create by development which will likely occur under the current zoning over time in the area. Staff support the proposed parking arrangement including the parking space variance and the design of the parking area.

6. The Landscape Plan proposes landscaping which will eventually create shadowing impacts on adjoining properties.

Staff Comments: As part of the review of the Development Permit Application staff will assess the landscaping proposed to see if there are alternatives which may be incorporated into the plans.

7. The proposal will create construction noise and activity in the lane. Garbage and recycling pickup will be difficult.

Staff Comments: The construction process will be subject to all City by-laws regarding noise and construction impacts. The proposed garbage and recycling provided for in the project meet City requirements.

8. The streetscape value of this block, as identified in the RT-3 Guidelines, will be negatively impacted by the proposed infill building.

Staff Comments: The Streetscape Inventory (Appendix B of the RT-3 Guidelines) only addresses the retention of existing principal buildings facing streets (as opposed to infill buildings located at the rear of sites). The proposal is consistent with the guidelines in preserving a heritage streetscape building.

9. The narrow sites in the neighbourhood mean that infill buildings such as that which is proposed will create fire hazards.

Staff Comments: The proposal will comply with all Vancouver Building By-law regulations, including fire protection, as well as with all applicable fire-fighting requirements.

10. The application will set a precedent in the neighbourhood, noting that Strathcona has a large number of heritage sites, and will accelerate change.

Staff Comments: HRAs are assessed on a case by case basis and do not set precedence. However, staff are aware that Strathcona contains a large number of heritage resources, as well as potential heritage resources. In the last five years, five Development Permit Applications involving eight heritage buildings were approved which included HRAs and/ or heritage designation. The densities approved range from 0.86 FSR to 1.84 FSR. Currently there are four Development Permit Applications in review involving six heritage buildings (including 837 Keefer Street) which propose densities ranging from 0.95 FSR to 1.01 FSR. Based on the preceding, approximately two HRA / heritage designation applications are received per year on average. Approximately 150 sites listed on the Vancouver Heritage Register exist in RT-3 zoned districts, which means approximately 1% of the existing heritage resources in the RT-3 zoned districts are brought forward for HRAs/ heritage designation per year on average.

Figure 4. Infill Frontage and Depth

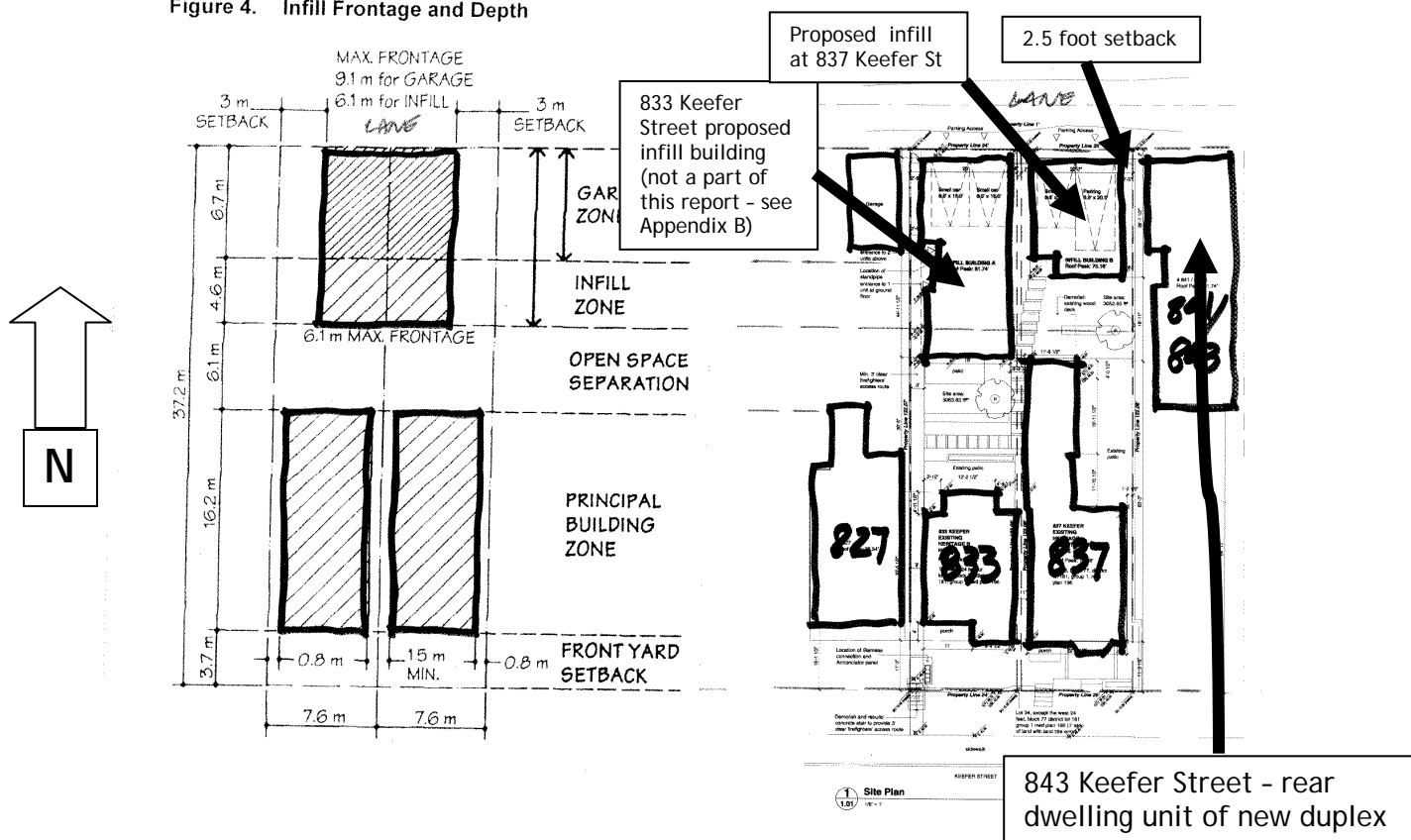
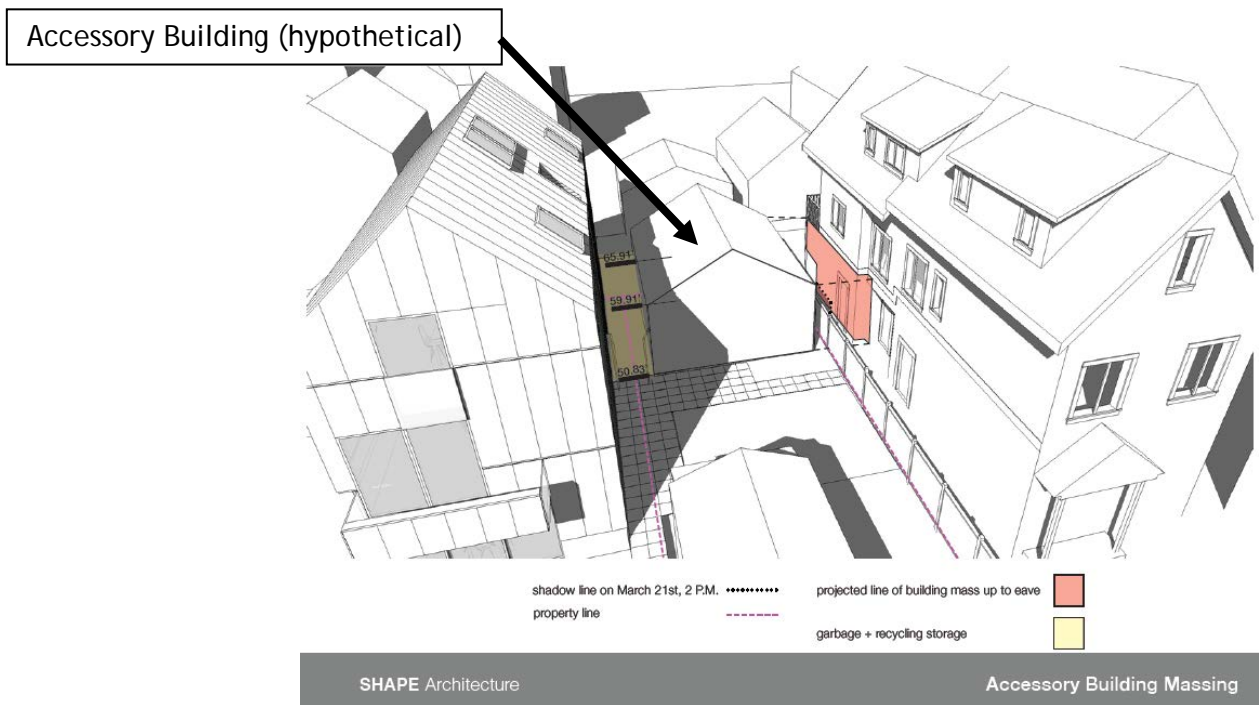


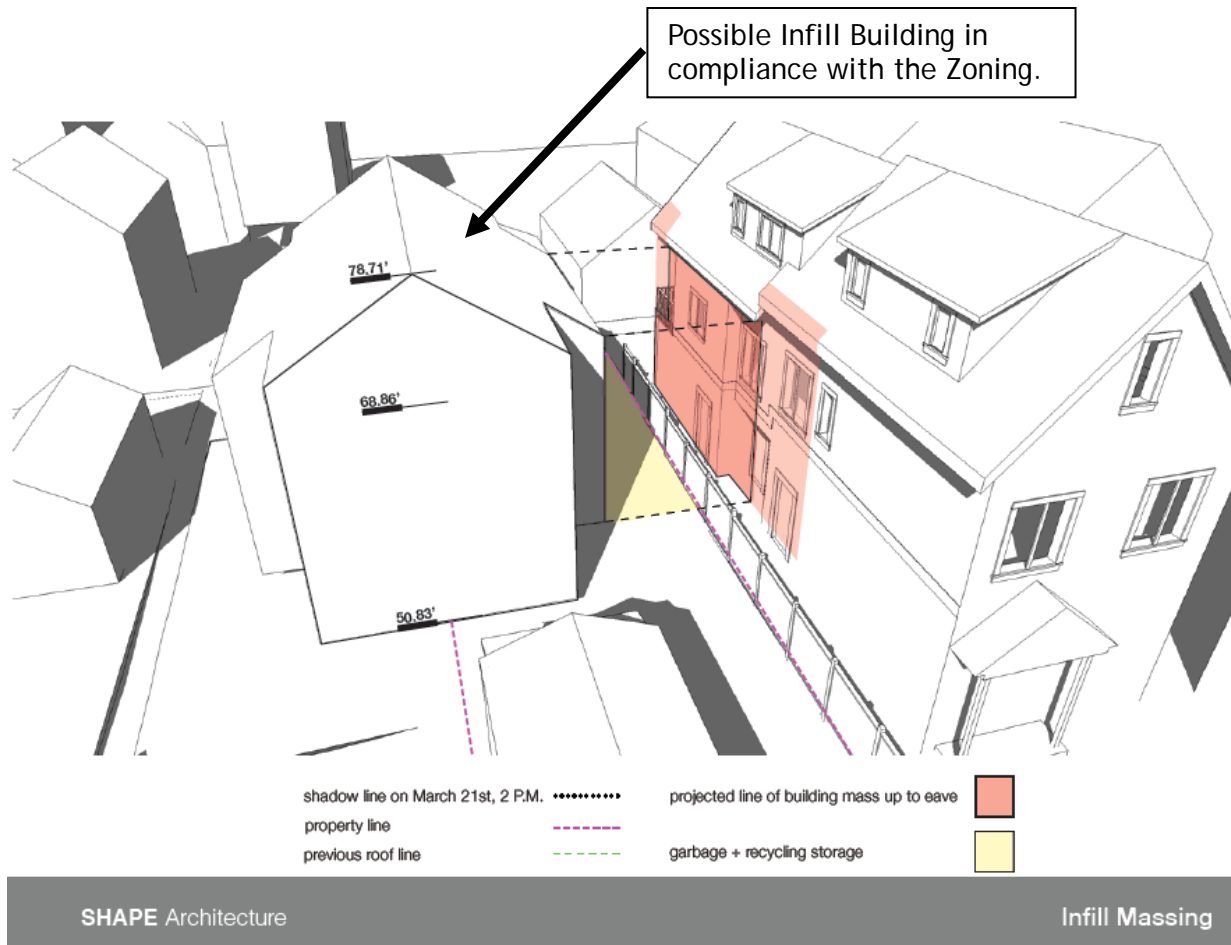
Diagram 1: Comparison of Proposal for 837 Keefer Street (right) and the Guideline Provisions regarding Infill Development (left)

The RT-3 Guideline provisions for infill development are shown on the left and the proposal is shown on the right. The main difference is the side setbacks proposed versus those required. For 837 Keefer Street, the new infill building's proposed setback is 2.5 feet, whereas the required setback is 9.84 feet (3 meters). In the case of 837 Keefer Street, the setback variance proposed is offset by the increased open space and small size of the proposed infill building which balances the impact created by the side setback variance (see Appendix D for technical details).



Impact Assessment on 841 and 843 Keefer Street

The diagrams above show the proposal (top) and a hypothetical accessory building which could be permitted outright in its place (bottom). View is looking north.



The diagram above shows the impact of a hypothetical infill building located on 833 Keefer Street and 833 Keefer Street which complies with the *RT-3 Guidelines* and the *RT-3 Zoning District Schedule*.

837 Keefer Street
RESOLUTIONS OF THE VANCOUVER HERITAGE COMMISSION AND STAFF COMMENTS

On April 16th, 2012, the Vancouver Heritage Commission reviewed the Development Permit Application for the proposal at 837 Keefer Street, as well as that for 833 Keefer Street, including the Statement of Significances for the heritage buildings, and resolved the following:

THAT the Vancouver Heritage Commission supports the Statement of Significance and Conservation Plan at 833 Keefer Street, the Christenson Residence, as presented at the April 16, 2012, meeting.

FURTHER THAT the Commission supports the Statement of Significance at 837 Keefer Street, the McLellan Residence, as presented at the April 16, 2012, meeting.

CARRIED UNANIMOUSLY

THAT the Vancouver Heritage Commission supports the size and scale of the proposed infill buildings at 833 and 837 Keefer Street, as presented at the April 16, 2012, meeting.

CARRIED

THAT the Vancouver Heritage Commission recommends 837 Keefer Street, the McLellan Residence, be added to the Vancouver Heritage Register.

CARRIED UNANIMOUSLY

Staff Comments: The proposal for 837 Keefer Street is not the subject of this report but is noted here in the minutes for reasons discussed in Appendix B.

837 Keefer Street – PUBLIC BENEFITS SUMMARY

Project Summary:

Rehabilitation and conservation of a heritage building and construction of infill development at the rear of the property.

Public Benefit Summary:

The project would result in the conservation and long-term protection of a heritage resource.

	Current Zoning	Proposed
Zoning District	RT-3	HRA
FSR (site area = 283 m ² / 3050 sq. ft.)	0.95 for infill development	1.00
Buildable Floor Space	269 m ² (2,899 sq. ft.)	283 m ² (3,047 sq. ft.)
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required*	DCL (City-wide) (See Note 1)	1,260	1,650
	DCL (Area Specific)	N/A	
	Public Art	N/A	
	20% Social Housing	N/A	
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (See Note 2)		38,490
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		1,260	40,140

Other Benefits (non-market and/or STIR components): N/A

Note: DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

Note 1: DCLs do not apply to existing floor area which in this case is 2,422 sq. ft. in the heritage building. The recently approved DCL value of \$2.64 / sq. ft. is applicable to the project. As retention of an existing building is required in the zoning to achieve 0.95 FSR, the existing area has been subtracted from the permitted area to calculate the DCL contribution under the 'Current Zoning' column.

Note 2: The benefit to the owner is in variances for the Lands including density. The value of these variances and allowances, if converted to on-site bonus density benefit, would be approximately equal to \$38,490.