



POLICY REPORT

Report Date: August 6, 2019
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VanRIMS No.: 08-2000-20
Meeting Date: September 10, 2019

TO: Vancouver City Council

FROM: General Manager, Planning, Urban Design and Sustainability in consultation with the Director of Legal Services

SUBJECT: Heritage Designation – 2441 Trinity Street – David Crawford Residence

RECOMMENDATION

- A. THAT Council add to the Vancouver Heritage Register in the 'B' evaluation category, the David Crawford Residence at 2441 Trinity Street (PID: 008-691-975; The East ½ of Lot 255 Town of Hastings Plan 100 (the "site")).
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Sections 593 and 594 of the *Vancouver Charter*, a by-law to designate the structure and exterior of the David Crawford Residence (the "heritage building") as protected heritage property.
- C. THAT Recommendations A and B 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 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 existing building at 2441 Trinity Street, known as the David Crawford Residence, to the Vancouver Heritage Register in the 'B' evaluation category, and to designate its structure and exterior as protected heritage property.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Pursuant to Section 582 of the *Vancouver Charter*, Council, by resolution, may establish a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

Pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council, by by-law, may designate real property, in whole or in part, as protected heritage property.

Pursuant to Section 595 of the *Vancouver Charter*, if sought, Council is required to compensate an owner of property being designated as a protected heritage property for any reduction in the market value of the property caused by the designation. Often this, along with additional compensation to offset rehabilitation costs incurred, is achieved by way of zoning relaxations so as to permit an otherwise impermissible development. Compensation is not requested for the heritage designation of the exterior of the heritage building, as described on page 4 of this report.

The proposed heritage designation for the exterior of the heritage building requires Council approval at public hearing and by-law enactment pursuant to Sections 593 and 594 of the *Vancouver Charter*.

The following Council policies are applicable to the project:

- Heritage Policies and Guidelines (May 1986, last amended September 2002)
- Hastings-Sunrise Community Vision (March 2004)
- The Heritage Action Plan (December 2013) responds to citizen and Council desire to encourage and support heritage conservation in the City

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design, and Sustainability RECOMMENDS approval of A, B and C.

STRATEGIC ANALYSIS

Site and Context

The site consists of a parcel located in Hastings-Sunrise in an area zoned RS-1 (see Figure 1), addressed as 2441 Trinity Street. The site is approximately 3 metres (10 ft.) longer than the other properties on the block, and the heritage building is situated approximately 21 metres (70 ft.) to the rear of the site. The total site area is 414 sq. m (4464 sq. ft.).

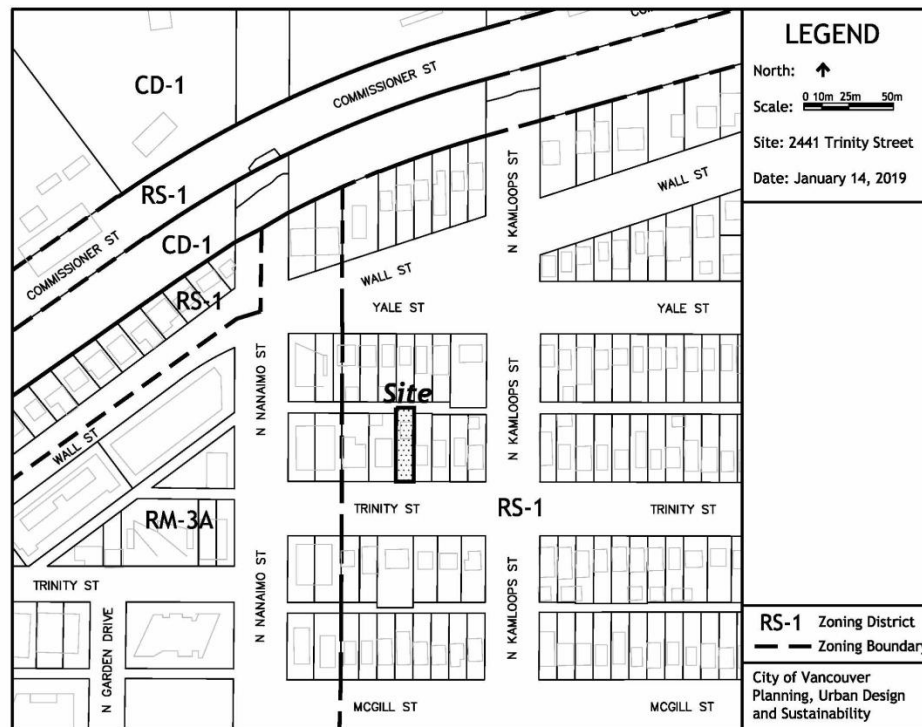


Figure 1: The site and the surrounding zoning

Heritage Value

Built in 1915, the heritage building is valued as an example of a modest residence constructed in the early stages of development of Hastings-Sunrise, shortly after the amalgamation of what was then known as Hastings Townsite with the City of Vancouver in 1911. It is unusual for its small-scale vernacular cottage style and its placement on the site, set significantly to the rear and framed to the west by the larger Craftsman-style neighbouring Schuberg-McLennan Residence that is already on the Heritage Register. It illustrates the contrast between the pre-World War One development of larger stately houses in the area and the modest development of simple working-class housing during the war (Appendix A).

Compatibility with Existing Zoning and Land Use Regulations and Community Plans

The Hastings-Sunrise Community Vision was adopted by Council on March 23, 2004. The proposal to **designate** this heritage building is consistent with the Vision, particularly:

*13.1 Retain Buildings on the Vancouver Heritage Register
“For structures listed in the Vancouver Heritage Register, the City should encourage retention by implementing additional incentives which are suitable in areas like Hastings-Sunrise.”*

The intent of the RS-1 District Schedule of the Zoning and Development By-law is generally to maintain the single-family residential character of the RS-1 District. The conservation and long-term protection of the heritage building meets this intent and is consistent with the Council-adopted *Hastings-Sunrise Community Vision*.

Condition of the Heritage Building and Conservation Approach

The heritage building is in excellent condition. The owners have, of their own volition, maintained the house, with only minor alterations being made over the years. Staff have reviewed the work, and have concluded that it was consistent with the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage building retains its original character, including form, windows and entry. No further rehabilitation is proposed or necessary at this time.

Financial Implications

As the owners of the heritage building have requested the heritage designation of their own volition and are not seeking compensation for this action, there are no financial implications arising from this proposal.

Environmental

There are no environmental requirements as part of this voluntary heritage designation, and the *Green Buildings Policy for Rezoning* does not apply in this case.

Legal

Section 595 of the *Vancouver Charter* requires that, if sought, Council must compensate an owner for any reduction in the market value caused by a heritage designation. In this case, the heritage designation is voluntary and the owners are not seeking compensation. They have indicated that they want the designation to ensure that the heritage building will be protected as a heritage property for the long-term. The owners have signed an agreement to be registered on title to the site explicitly waiving any claim to future compensation as a result of the heritage designation of the heritage building. The agreement will be signed by the City and registered on title to the site following Council's enactment of the Designation By-law.

CONCLUSION

The approval of the addition of the David Crawford Residence at 2441 Trinity Street to the Vancouver Heritage Register as a B-listing, and the heritage designation of the exterior, will ensure that the heritage building is protected from exterior alterations which affect its heritage value, and from demolition. The owners, who have brought forward this request to add the heritage building to the Heritage Register, and to voluntarily designate it as protected heritage property, have agreed to accept the heritage designation without any further compensation required. Therefore, it is recommended that Council approve the addition of the heritage building to the Vancouver Heritage Register and to approve the heritage designation of the structure and exterior of the heritage building.

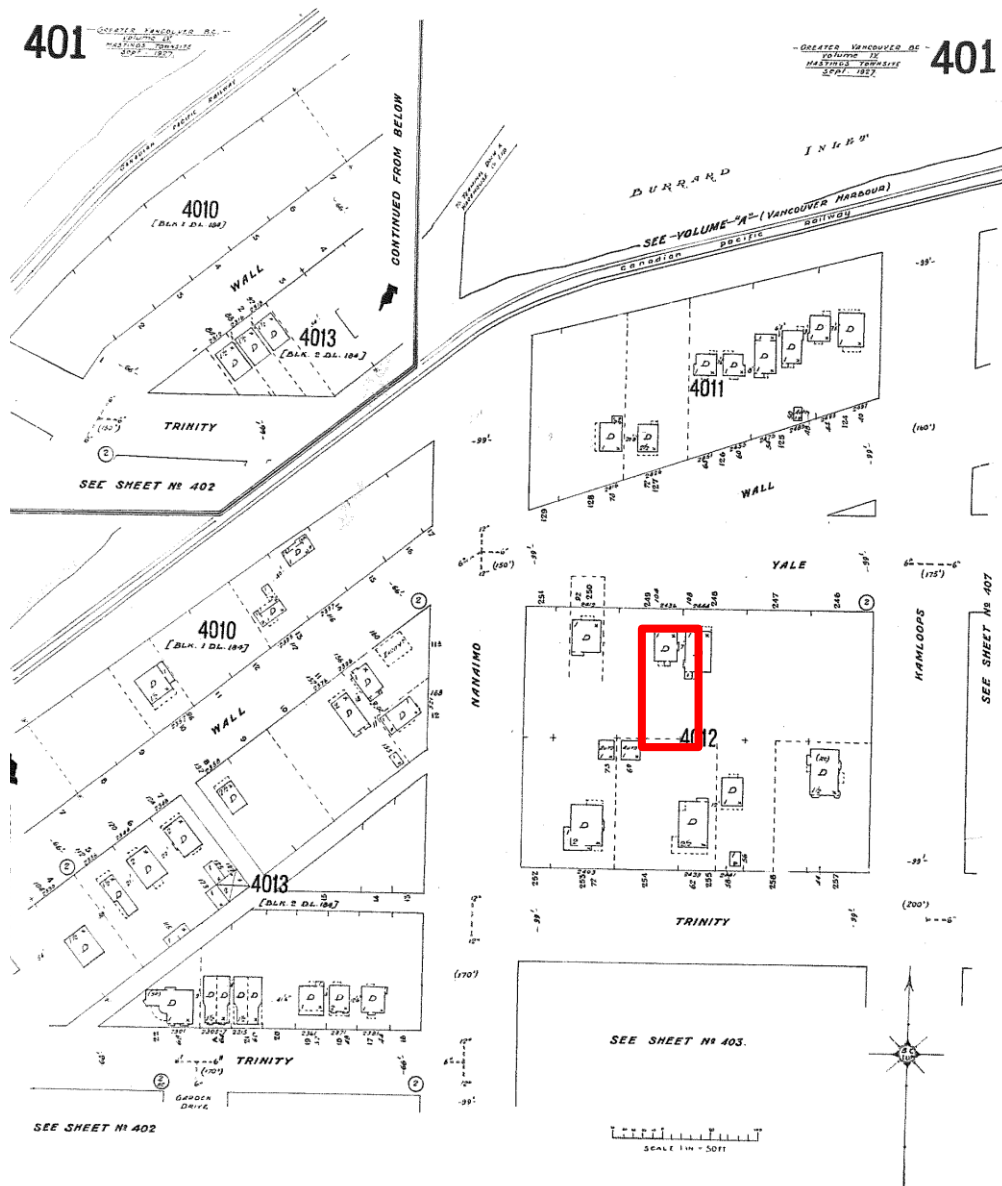
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PHOTOGRAPHS



Front garden of 2441 Trinity Street

MAPS



1927 Fire Insurance Map – 2441 Trinity Street (circled). The house still stands in this location today.