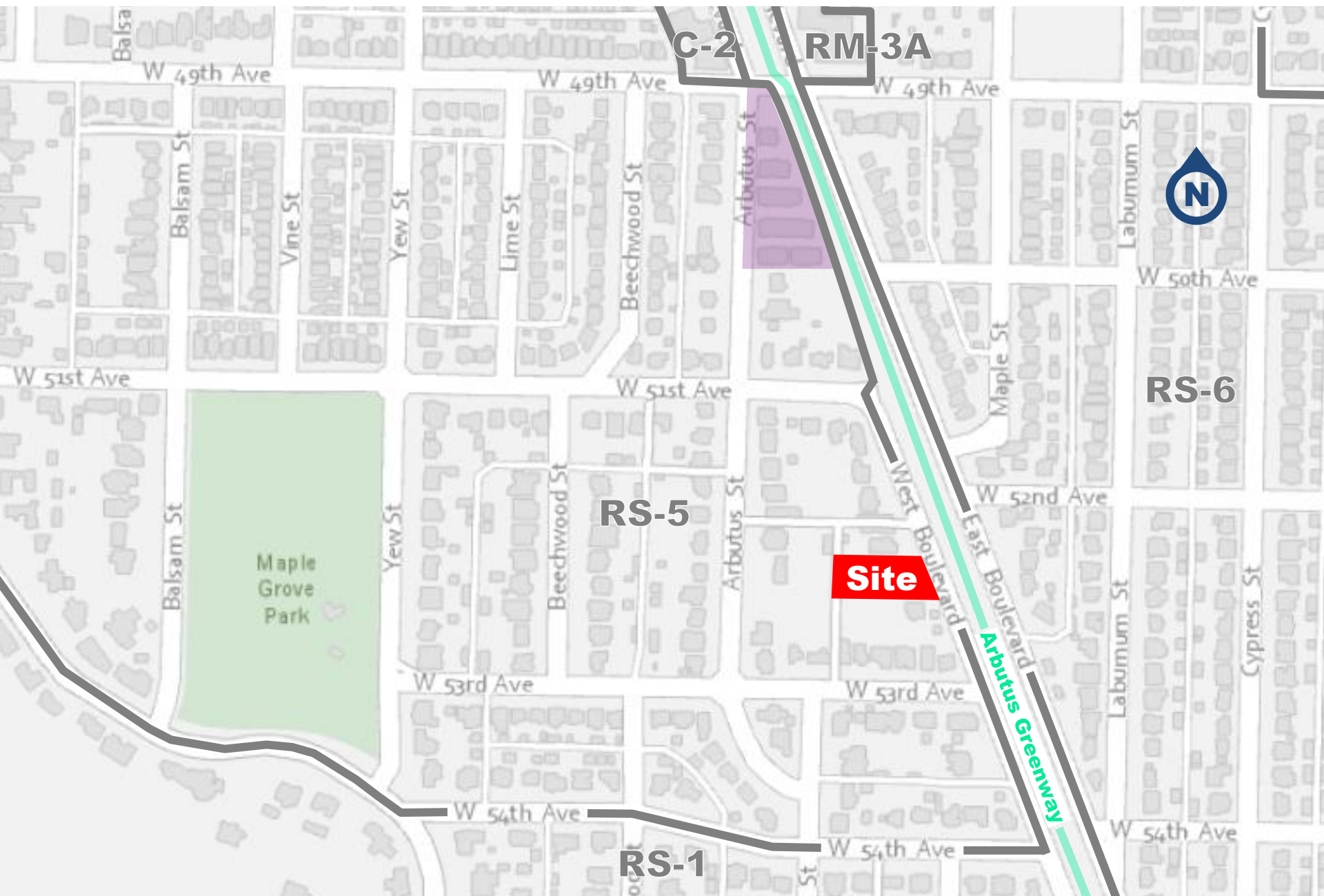




Site and Surrounding Zoning

CD-1



Existing Site and Context



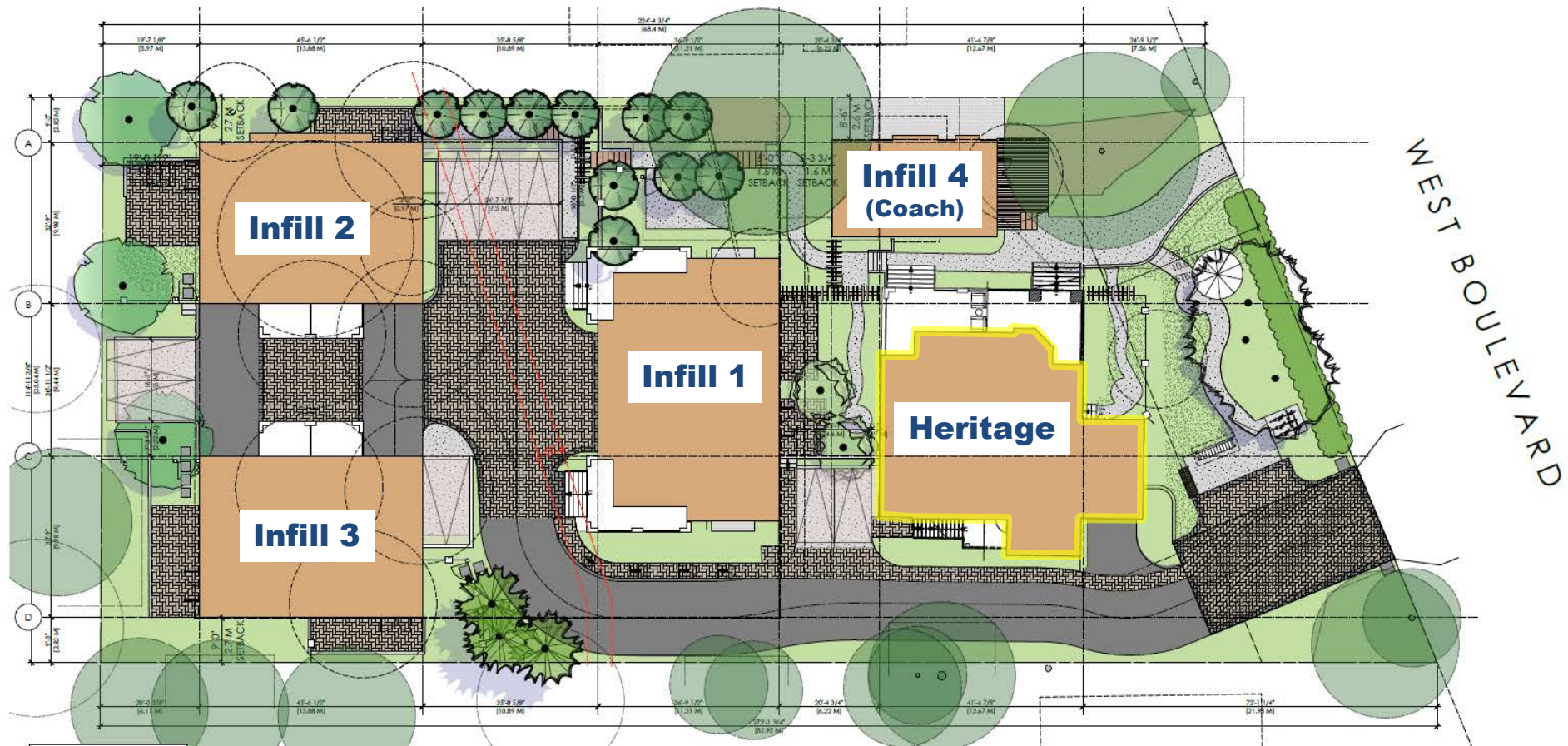
W 53rd Ave

West Boulevard

Arbutus Greenway



Proposal



- Heritage rehabilitation, protection and conversion + 4 Infill buildings
- FSR: 0.60
- Max. building heights: 12.4 m (41 ft.) and 9.2 m (30 ft.)
- 9 strata-titled units
- 15 vehicle parking spaces

Proposal



Heritage Building - Looking West



Infill 4 (Coach House) - Looking West



Infill 1 - Looking West



Infill 2/3 - Looking West

Heritage Significance

Twiss Residence

- Built in 1912
- Significant Craftsman style
- Located on few remaining large estate-like properties of early Point Grey municipality
- High level of retention proposed with only minor repairs and upgrades
- Vancouver Heritage Commission has recommended upgrading to “A” in the Heritage Register



Policy Context

Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision

- Retain buildings on the Vancouver Heritage Register by implementing additional incentives
- Increase housing variety by adding more infill and duplexes
- Allow new housing types on large lots and on or near arterial roads

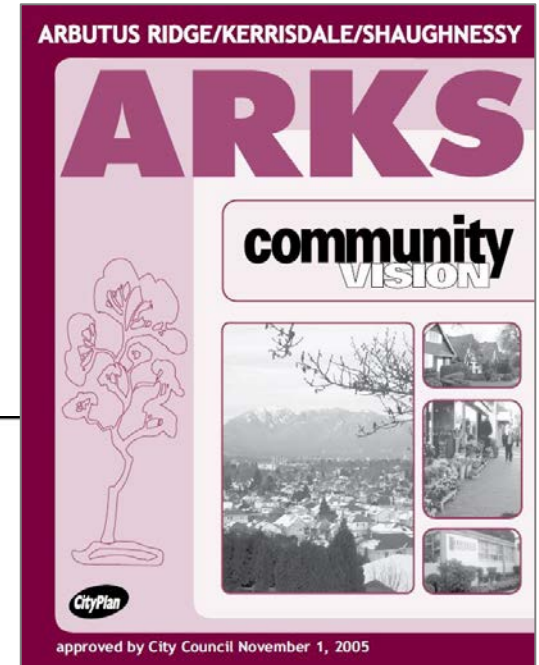
Heritage Policies

- The *Vancouver Heritage Program's* goal is to protect, through voluntary designation, resources on the Vancouver Heritage Register

Policy

Heritage Policies

Approved by Council March 10, 2020

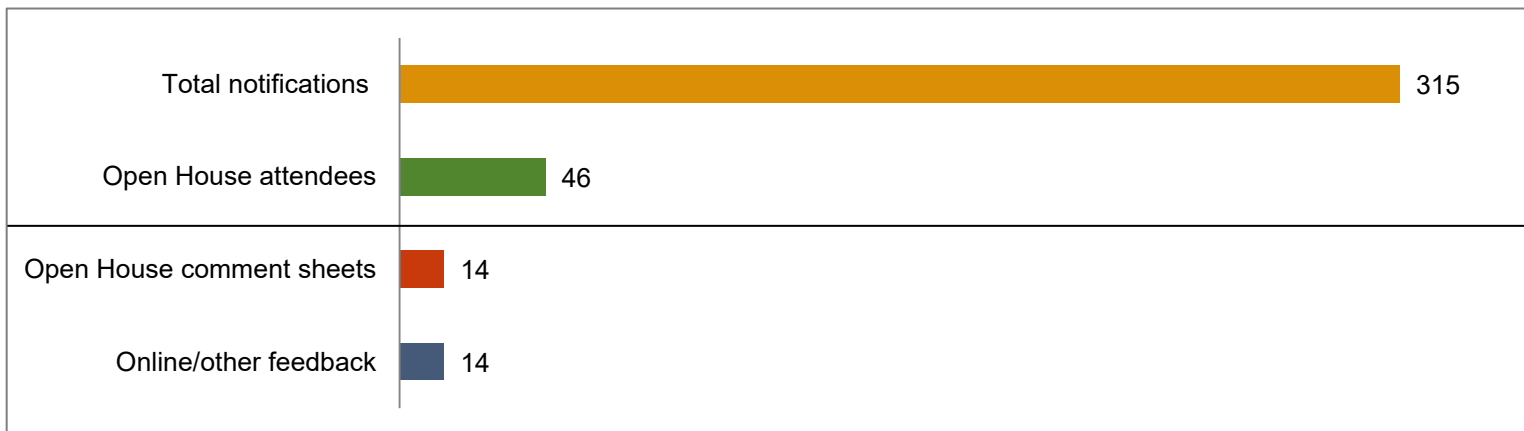


Public Consultation

**Pre-application
Open House
December 15, 2016
13 attendees**



**City-hosted
Open House
June 16, 2017
46 attendees**



Support

- Building design
- New housing

Concerns

- Neighbourhood fit
- Density
- Traffic and parking supply

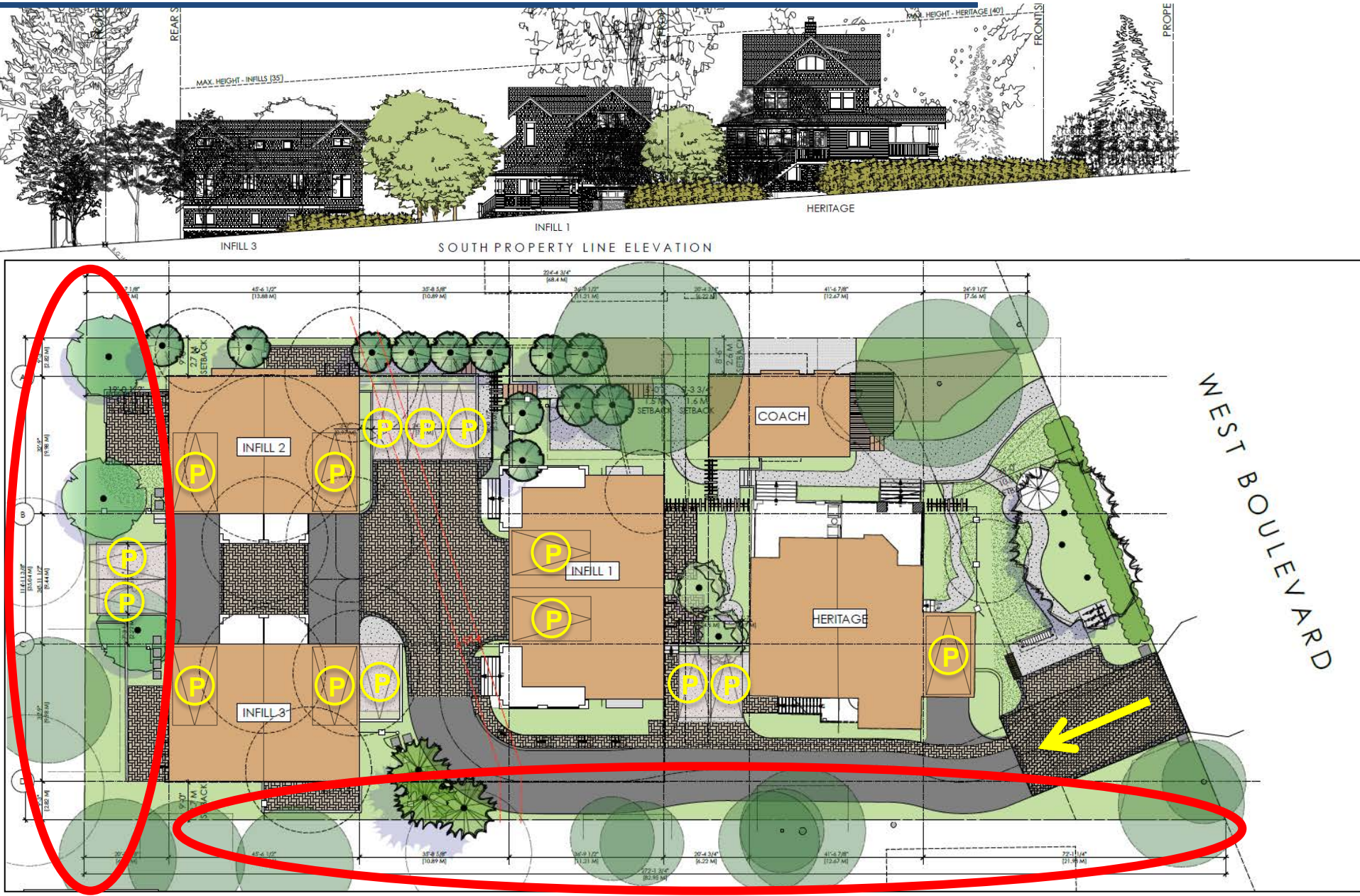
Staff Response



Staff Response



Staff Response



Public Benefits

Heritage

- On-site conservation and rehabilitation
- Estimated value \$837,989

Community Amenity Contribution (CAC)

- \$275,000 to Affordable Housing Reserve
- \$275,000 toward the renewal of community facilities in or around Kerrisdale area

Development Cost Levies (DCLs)

- \$80,667
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Conclusion

- Proposal complies with Heritage Policies and the Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision
- Housing Vancouver Target – 10,000 new ground-level homes such as townhouses, rowhouses and infills over the next 10 years
- Staff support application subject to conditions outlined in Appendix B

