



REPORT

Report Date: February 15, 2022
Contact: Jason Olinek
Contact No.: 604-873-7492
RTS No.: 14894
VanRIMS No.: 08-2000-20
Meeting Date: May 19, 2022

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the Director of Legal Services

SUBJECT: Heritage Revitalization Agreement and Designation – 2146 Semlin Drive, 'Kilpin Residence'

RECOMMENDATIONS

- A. THAT the existing building known as the 'Kilpin Residence' (the "heritage building") located at 2146 Semlin Drive (PID: 003-637-433, Lot B (Explanatory Plan 3825) of Lot D Block 147 District Lot 264A Plans 361 and 1771 (the "Lands")), be added to the Vancouver Heritage Register in the 'B' evaluation category;
- 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 structure and exterior of the heritage building as 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 to authorize the City to enter into a Heritage Revitalization Agreement (HRA) to:
 - i. secure the rehabilitation and long-term preservation of the heritage building;
 - ii. vary the Subdivision By-law to permit a subdivision of the Lands into two new parcels, the "heritage parcel" and the "non-heritage parcel", the latter of which will be smaller in area than otherwise permitted under the Subdivision By-law; and
 - iii. vary the Zoning and Development By-law in respect of the two new parcels to be created by the proposed subdivision of the Lands as proposed under Development Permit Application DP-2020-00123 and as more particularly described in this report;

- D. THAT the agreements described above shall be prepared, registered, and given priority on title to the Lands, to the satisfaction of the Director of Legal Services, in consultation with the Director of Planning;
- 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 for the building located at 2146 Semlin Drive, known as the 'Kilpin Residence', to be added to the Vancouver Heritage Register in 'B' evaluation category, to designate its structure and exterior as protected heritage property, and to authorize the City to enter into a Heritage Revitalization Agreement (HRA) to ensure its long-term protection. The proposed HRA will result in variances to the Subdivision By-law and the Zoning and Development By-Law to permit the owner to develop the Lands as contemplated in Development Permit application DP-2020-00123 and as described in this report (refer to **Appendices A to E**).

The Director of Planning is prepared to approve the Development Permit application should Council approve the addition of 'Kilpin Residence' to the Vancouver Heritage Register, its heritage designation, and the proposed HRA.

COUNCIL AUTHORITY

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

Pursuant to Section 593 and 594 of the *Vancouver Charter*, Council may, by by-law, on terms and conditions as it considers appropriate, designate real property in whole or in part as protected heritage property.

Pursuant to section 592 and 594 of the *Vancouver Charter*, Council may, by by-law, enter into a Heritage Revitalization Agreement with the owner of heritage property, which may vary or supplement certain by-laws and permits.

Pursuant to Sections 592, 593 and 594 of the *Vancouver Charter*, the proposed heritage designation of the heritage building and Heritage Revitalization Agreement requires Council approval at public hearing and by-law enactment.

The following Council Policies are applicable to this proposal:

- Vancouver Heritage Program (2020)
- Heritage Policies (2020)
- Grandview-Woodlands Community Plan (2016)
- RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N and RT-6 Guidelines

CITY MANAGER’S/GENERAL MANAGER’S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Site and Context

The site is located in the Grandview-Woodland neighbourhood zoned as RT-5, addressed at 2146 Semlin Drive. The site is located at the north-east corner of Semlin Drive and East 6th Avenue (see **Figure 1** below). The RT-5 district schedule permits One and Two-Family Dwellings, Multiple Dwelling, as well as Multiple Conversion Dwelling and Infill that facilitate retention of existing character houses. The total area of the site is 8,050 square feet, with no laneway access at the side or rear of the site.

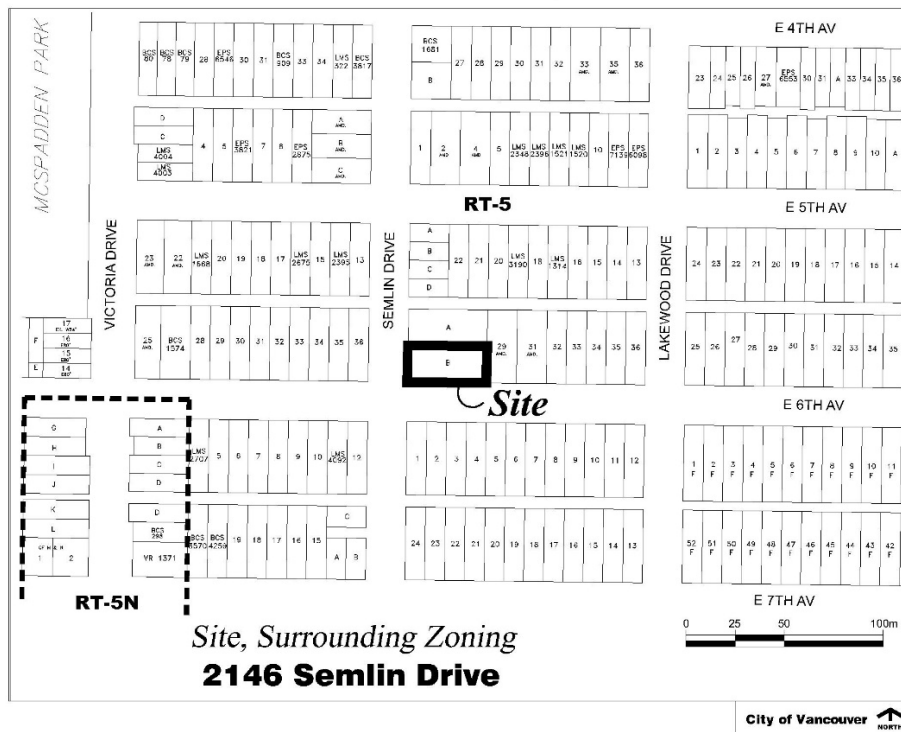


Figure 1: Site, Surrounding Zoning, 2146 Semlin Drive

Development Application and Proposed Incentives

The zoning applicable to the site is RT-5. The application proposes to subdivide the Lands to create two new parcels, with the heritage building retained in place as a One-Family Dwelling with secondary suite in the “heritage parcel”, and a new One-Family Dwelling with secondary

suite constructed in the “non-heritage parcel”, as contemplated in Development Permit application DP-2020-00123.

The application proposes variances to the Subdivision By-law and Zoning & Development By-law, which are sought as incentive and compensation provided to the owner in exchange for the ongoing protection and conservation of the heritage building. The HRA will enable the variances sought for both parcels.

As seen in Table A below, the proposed overall density does not exceed the maximum permitted density for the Lands with retention of Character House under current zoning. A technical summary of the variances sought through HRA is included in table format in Appendix B.

Table A: Overall Summary of Proposed Density for One-Family Dwelling with secondary suite

Proposed parcels and Parcel areas	Proposed density	Maximum permitted density
Heritage Parcel (4,851 sq. ft.)	0.71 FSR (3,450 sq. ft.)	-
Non-heritage Parcel (3,199 sq. ft.)	0.80 FSR (2,559 sq. ft.)	-
Total for the Lands (8,050 sq. ft.)	0.75 (6,009 sq. ft.)	0.60 (4,830 sq. ft.)

Based on Staff evaluation of the proposed development and its probable impact to the integrity of the heritage building and its heritage value, the compatibility of development with the zoning, the financial analysis with proforma evaluation, and the results of neighbourhood notification (refer to subsequent sections below), it is concluded that the proposal is supportable.

Heritage Value

The heritage building was constructed in 1911, with Edwardian-era residential features in typical wood-frame construction. It is valued for its connection to the early, pre-war development of the Grandview-Woodland neighbourhood of Vancouver. The character-defining elements of the heritage building include, but are not limited to: partial width wrap-around verandah with front-entry stairs; a primary front-gable roof with south-facing gable dormers; original window and door openings, some with original wood assemblies; and a crenelated stone perimeter wall.

Compatibility of Conservation with Existing Zoning and Land Use Regulations

The heritage building will remain undisturbed in its original location, with no plans to alter any character-defining elements. The proposed development application with HRA is consistent with the intent of the zoning to encourage the retention of existing character houses by providing incentives to the owner. It also supports a major goal of the Vancouver Heritage Program to legally protect heritage properties through designation.

The proposed new building in the “non-heritage parcel” does not compromise the integrity of the heritage building and its historic character. Designed in a contemporary manner, the proposed

new building does not mimic the character-defining elements of the historic resource, contributing to the evolving character of the Grandview-Woodland neighbourhood. Staff conclude that the overall proposal is consistent with the intent of the zoning.

Condition of the Heritage Building and Conservation Approach

The heritage building is in good condition, retaining visual and physical integrity of its character-defining elements. The original siting of the heritage building will remain undisturbed, and no interior or exterior alterations are proposed. The design of the new building in the proposed “non-heritage parcel” ensures no alterations are required to the rear elevation of the heritage building. The siting of the new building was determined to avoid unnecessary disturbance of existing mature trees along the easternmost property line.

A *Heritage Conservation Plan* was prepared by Donald Luxton & Associates, outlining the conservation work already completed by the Owner within the past ten years (Appendix D). Staff conclude that the report demonstrates the commitment of the Owner for future maintenance of the heritage building, and that the conservation recommendations and maintenance plan set out within the report are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Results of Neighbourhood Notification

Approximately 463 notification postcards were distributed within the neighbouring area on or about November 26, 2021, and 2 site signs that were each erected along Semlin Drive and East 6th Avenue for a minimum two-week period in December 2021. Notification, application information, and online comment form were provided on Shape Your City Vancouver website (shapeyourcity.ca/). Public responses were accepted until December 10, 2021.

Staff received four responses via e-mail and Shape Your City Vancouver website (2 support, 1 mixed, and 1 opposed). The concerns include: the FSR of the new dwelling being higher than the heritage house; the proposed single parking spot for both the heritage house and the new house deemed insufficient; and, the strong contrasting architectural design of the proposed new house deemed incompatible with the historic character of the residential buildings in the neighbourhood.

Vancouver Heritage Commission Comments

The Vancouver Heritage Commission was presented with the application on October 18, 2021 and supported the application with resolutions outlined in Appendix F.

Financial Analysis

There are no financial implications with respect to the City's operating expenditures, fees, or staffing.

Public Benefits

The Public Benefits Summary is included in Appendix C, which includes the anticipated Development Cost Levies related to the proposed development. The City-wide DCL and Utilities DCL, which will be calculated on the floor area (239 sq. m.) proposed at the development permit stage. Based on rates in effect as of September 30, 2021, the DCLs are estimated to be

\$16,700.00, which may be waived at the development permit stage if any floor area qualifies as "for-profit affordable rental housing".

Proforma Evaluation

Real Estate Services staff reviewed the applicant's proforma evaluation in accordance with Council's approved policies. Real Estate Services (RES) advises that the by-law variances proposed to offset the costs resulting from the ongoing conservation and maintenance of the heritage building will not result in any undue profit.

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. A legal agreement has been executed by the Owner, and in that agreement the Owner has explicitly acknowledged that the Owner has received full and fair compensation for the designation of the heritage building, and the obligations for the conservation and maintenance of the heritage building. The legal agreement will be registered and given priority on title to the Lands following enactment of the heritage designation by-law and the by-law to approve the HRA, and prior to issuance of a development permit.

CONCLUSION

The addition to the Vancouver Heritage Register of the 'Kilpin Residence' addressed at 2146 Semlin Drive, its heritage designation, and the proposed Heritage Revitalization Agreement, will ensure the long-term conservation and maintenance of the heritage building, its protection from exterior alterations that affect its heritage value, and from demolition. The Owner has agreed to the designation of the heritage building as protected heritage property, and the proposed HRA will vary the Subdivision By-law and the Zoning and Development By-law to allow for the development as proposed. Therefore, it is recommended that Council add the heritage building to the Vancouver Heritage Register, and approve its heritage designation and the proposed Heritage Revitalization Agreement.

* * * * *

Photographs



Figure 2: Prior to maintenance work



Figure 3: After maintenance work
(e.g. repainting, roof repairs, select replacement of window assemblies)

Technical Subdivision and Zoning & Development By-law Variances Summary

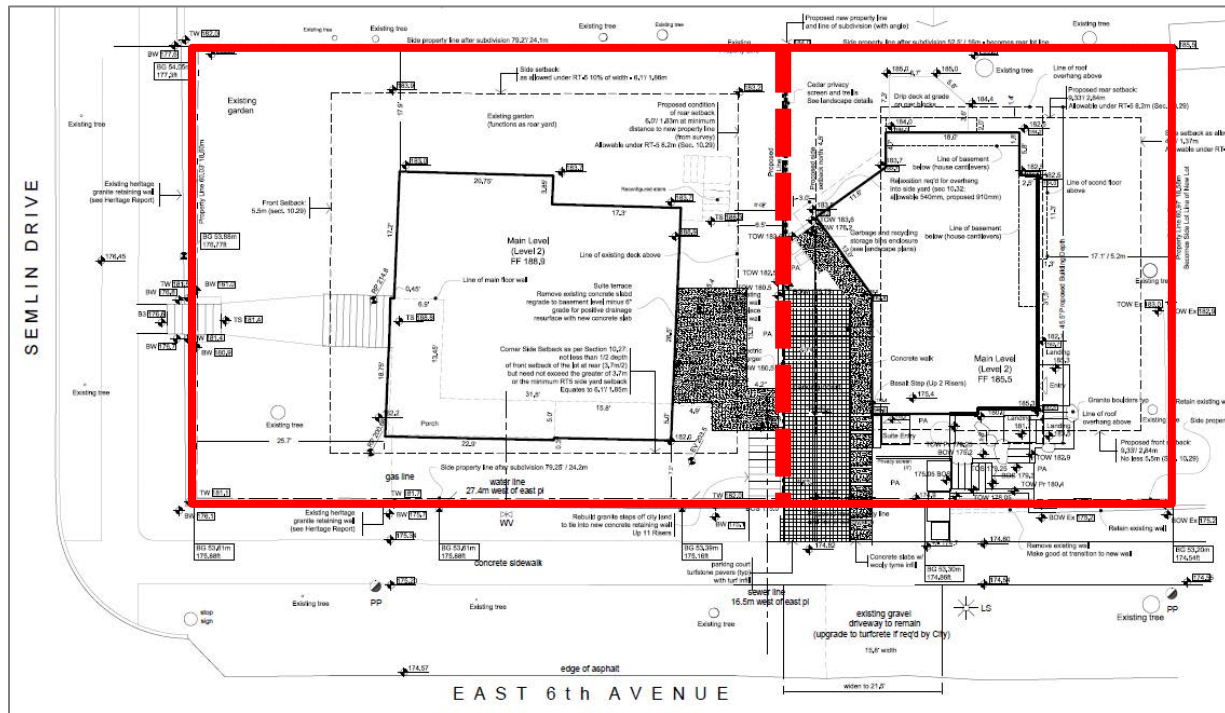


Diagram showing proposed subdivision (dashed lined) into two parcels: heritage parcel (left, facing Semlin Drive) and non-heritage parcel (right, facing East 6th Avenue)

The proposed HRA will result in variances to the Subdivision By-law and the Zoning and Development By-Law, described below, to permit the owner to develop the lands as contemplate in Development Permit application DP-2020-00123:

Subdivision By-law Variances (RT-5)		Heritage Parcel	Non-Heritage Parcel
Parcel Area	minimum 306.6 sq m	450.7 sq m	minimum 297.2 sq m

Zoning & Development By-law Variances (RT-5)			Heritage Parcel	Non-Heritage Parcel
Yards	4.4 Front	minimum 5.5 m	N/A	min 2.8 m (south)
	4.5 Sides	min 10% of site width; no more than 1.5 m	N/A	min 1.6 m (west)
				5.2 m min (east)
4.6 Rear	minimum 8.2 m	min 1.9 m (east)	min 2.8 m (north)	
4.7 Floor Space Ratio	Heritage	0.75	0.71	maximum 0.8
	New	0.6		
4.16.1 Building Depth	35% of site depth		minimum 50%	minimum 69%

**2146 SEMLIN DRIVE (KILPIN RESIDENCE)
PUBLIC BENEFITS SUMMARY**

Project Summary:

Subdivide the Lands to create two new parcels, with retention of the heritage building in place in the “heritage parcel” as one-family dwelling with secondary suite, and to construct a new one-family dwelling with secondary suite in the “non-heritage parcel”.

Public Benefit Summary:

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

	Current Zoning	Proposed
Zoning District	RT-5	RT-5
FSR (site area = 748 sq.m.; 8,050 sq.ft.)	up to 0.85 <i>(with retention of Character House)</i>	0.75
Buildable Floor Area	636 sq.m. (6,843 sq.ft.)	558 sq.m. (6,009 sq.ft.)
Land Use	Residential <i>(one-family dwelling with secondary suite)</i>	Residential <i>(one-family dwelling with secondary suite)</i>

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed HRA (\$)
Required	DCL (City-wide) ¹		\$16,700
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS			\$16,700

Other Benefits: None

¹ Estimate is based on buildable floor area of the non-heritage parcel. Based on rates in effect as of September 30, 2021. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

Statement of Significance and Overview of Conservation Strategy
(redacted from Heritage Conservation Plan)

3 STATEMENT OF SIGNIFICANCE



KILPIN RESIDENCE
2146 SEMLIN DRIVE, VANCOUVER, BC

Description of the Historic Place

The Kilpin Residence is a one and one-half storey house, with full basement, located along Semlin Drive in the Grandview-Woodland neighbourhood of Vancouver. The Edwardian-era residence features a partial width wrap-around verandah, stained and leaded glass windows, and a crenellated stone perimeter wall.

Heritage Value of the Historic Place

Constructed in 1911, the Kilpin Residence is valued for its connection to the development of the Grandview-Woodland neighbourhood of Vancouver, for its history of ownership, and for its Edwardian architecture.

The Kilpin Residence illustrates the economic prosperity of Vancouver through the Edwardian era. Neighbourhoods including Grandview-Woodland grew substantially through the era as capital flowed into the young city, connected to a resource boom across the province. The Grandview neighbourhood (originally known as Grand View Hill) quickly became home to many of Vancouver's newly successful investors as the extension of the streetcar line east to Commercial Drive (then Park Drive) and south along Commercial opened up the area to development. By the height of the pre-war construction boom in 1912, many lots in Grandview boasted large, single-family homes, such as the Kilpin Residence on Semlin Drive.

English-born Charles Kilpin Sr. built this house as his family home in 1911, remaining here until 1920. Kilpin was known as skilled local craftsman, responsible for the construction of various houses and apartment buildings throughout Vancouver. Following the Kilpins, the house was occupied by shoe store owner, Harry Wilson and his wife Susie, who lived here until 1968. In 1987 the house was purchased by Doug Bennett, lead singer of the popular Vancouver band, Doug & The Slugs; Doug and his wife, Nancy, remained here for ten years. The history of ownership of the Kilpin Residence is illustrative of the evolution of the Grandview-Woodland neighbourhood over the past one-hundred years.

The Kilpin Residence is also valued as a good example of eclectic Edwardian architecture in Vancouver. The house also displays some refined components related to the Arts and Crafts style, such as its diamond-pattern leaded glass and floral motif stained glass windows. Typical of the Edwardian era, the house features wood-frame construction and finishes, including shingle cladding and decorative brackets, that together reflect the abundance of local wood products. In addition to its refined aesthetic, the raised position of the house and its location on corner lot enhance its prominence.

Character-Defining Elements

The elements that define the heritage character of the Kilpin Residence are its:

- location along Semlin Drive in the Grandview-Woodland neighbourhood of Vancouver;
- siting on the lot with side gardens, and its orientation to Semlin with a wide side yard;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height with full basement and front-gabled roof with gabled wall dormer with inset sleeping porch on the south elevation, and main floor set significantly above grade;
- wood-frame construction with cedar shingle cladding;
- Edwardian architectural features, including: partial-width verandah on the front elevation

3 STATEMENT OF SIGNIFICANCE

that wraps around the south elevation with original trim board along the top edge; off-centre inset sleeping porch on the second storey of the front elevation; triangular brackets along gabled roofline and along projecting hipped roof above main level front elevation window assembly and main level south elevation window assembly; bargeboards; and wooden window frames and projecting window sills;

- variety of original wooden window assemblies, including double-hung and casement assemblies, some single, paired, or tripartite; some assemblies feature diamond patterns of leaded glass, stained glass upper sashes or stained glass transoms;
- wooden front door assembly (off-elevation) with main door with central light with stained glass and half-height sidelights with stained glass, and other original door assemblies, including balcony doors, featuring central lights and leaded glass; and
- crenellated stone retaining wall along the site's perimeter.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation of the overall site by constructing a detached, contemporary infill residential structure at the rear (east) portion of the site. No interventions are proposed to the exterior character-defining elements of the Kilpin Residence.

Proposed Interventions

The proposed interventions for this property is being coordinated by JWT Architecture and Planning. The major proposed interventions of the overall project are to:

- Preservation of the historic structure;
- Rehabilitation of the site by subdividing the lot; and,
- Construction of a detached, contemporary infill residential structure at the rear (east) portion of the site.

Future interventions to the Kilpin Residence should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following document should be referenced when carrying out any work to an historic property:

- [Standards and Guidelines for the Conservation of Historic Places in Canada](#), Parks Canada, 2010.
- [Technical Preservation Services: Preservation Briefs](#), National Park Service
- [Building Resilience - Practical Guidelines for the Sustainable Rehabilitation of Existing Buildings in Canada](#), MTBA & Associates Inc., 2016.

New Construction

Due to the proposed construction adjacent to the historic building, all new visible construction will be considered a contemporary intervention. The *Standards & Guidelines* list recommendations for new additions to historic places.

The proposed design scheme should follow these principles:

- Designing a new infill structure in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new infill structure should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An infill structure should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4.2 STANDARDS & GUIDELINES

The Kilpin Residence is an invaluable historical resource in the City of Vancouver. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the site includes aspects of preservation and rehabilitation.

5. CONSERVATION RECOMMENDATIONS



Perspectival view, looking northeast, along intersection of Semlin Drive and East 6th Avenue.



Perspectival view, looking northwest, along East 6th Avenue. Note extent of rear yard beyond wood fence that is being subdivided from the original lot, where new infill addition is proposed to be constructed.

5. CONSERVATION RECOMMENDATIONS



Detail photos showing typical condition of existing crenellated stone perimeter wall.



Front (west) elevation.



Detail photos showing secondary entrance stairs along East 6th Avenue.



Perspectival shot showing partial front (west) and side (north) elevation.



Photo showing existing multi-level rear yard to be subdivided from the original lot to accommodate new detached residential structure.



Rear (east) elevation. Note porches on main and upper floor levels that are not original.

5 CONSERVATION RECOMMENDATIONS



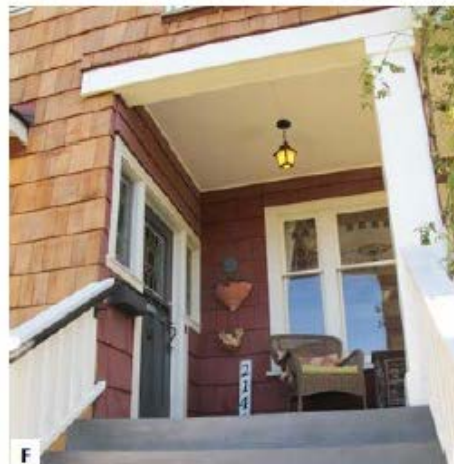
Front elevation: showing replacement of wood shingles in 2017.



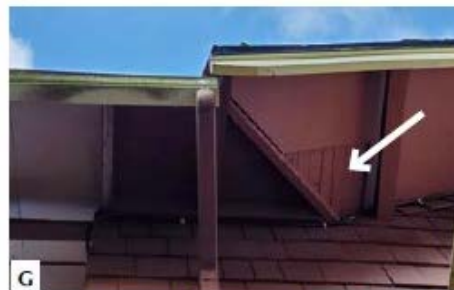
Rear elevation: showing replacement of wood shingles in 2017.



Detail photos showing existing wood cladding and trims.



Front verandah: showing replacement of wood shingles in 2017.



Rear elevation: Detail photo showing roof overhang with exposed soffit beneath later plywood.

5. CONSERVATION RECOMMENDATIONS



Photo showing primary gable roof structure and projecting dormer.



Front entrance stairs and wrap-around verandah. Note inset porch above.



Existing roof overhang with unsympathetic plywood soffit. Note shingle frieze band at soffit-to-wall interface.



Detail photo showing column cladding details that are not historically appropriate.



Photo showing existing roof cladding and trims. Note contemporary roof vent along ridge of gable dormer.



Left: Existing square column and open balustrade.
Right: Existing secondary door opening with replacement door, located at return of verandah to the south.

5 CONSERVATION RECOMMENDATIONS



Original single-glazed, leaded wood window sash (upper floor)



Secondary entrance door at verandah.



Primary entrance wood door assembly with paired sidelights



Front elevation: original paired wood window assembly.



Side (north) elevation: original tripartite wood window assembly at upper level.



Tripartite double-hung wood window assembly at verandah (facing Semlin Drive).



Quadripartite wood window assembly with leaded stained glass transom windows (bay window, facing East 6th Avenue).



Tripartite double-hung wood window assembly at verandah (facing East 6th Avenue).

APPENDIX A: RESEARCH SUMMARY

CIVIC ADDRESS: 2146 Semlin Drive, Vancouver, British Columbia

LEGAL ADDRESS: Lot: B, Block: 147, District Lot: 264A

HISTORIC NAME: Kilpin Residence

DATE OF CONSTRUCTION: 1911

WATER PERMIT

- #18784: Charles Kilpin, June 8, 1911, 'wants service off 6th Avenue'

CITY OF VANCOUVER BUILDING PERMITS

District: Vancouver

Owner: Kilpin, Chas.

Architect: Kilpin, Chas.

Builder: Kilpin, Chas.

Legal Address: DL: 264a Block: D 147 Sub: Resub: Lot: S 1/2 25-26-27

Date (Y-M-D): 1911-11-08

Street Number: 2146

Street Name: Semlin Drive

Value: \$3,700.00

Remarks: Storey & 1/2 framed house

District: Vancouver

Permit: 9768

Owner: Kilpin, Chas.

Architect: Self

Builder: Self

Date (Y-M-D): 1918-12-31

Street Number: 2146

Street Name: Semlin Drive

Value: \$125.00

Remarks: Repairs; garage [BCR]

CITY DIRECTORIES: 2146 SEMLIN DRIVE

1911 No listing


1912 Vacant

1913-1920 Charles Kilpin, carpenter

1921-1952 Harry Wilson (Wilson's shoe store) and family

Proposed Architectural Drawings (revised March 2022)

Architectural Drawings




2146 Semlin Drive
2029 E 6th Ave
Vancouver
New 1 FD w/ Secondary Suite
Existing Heritage House HRA

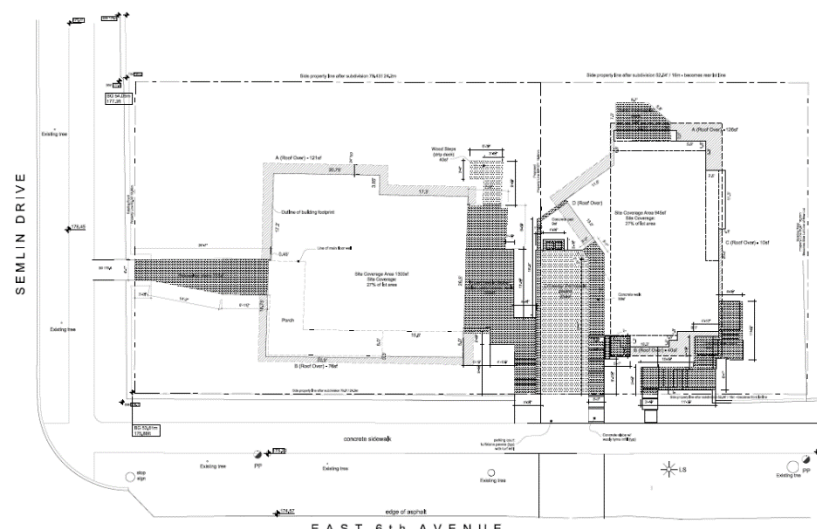
List of Drawings
A.1 Site Plan
A.2 Site Coverage Overlays
A.02 Existing Heritage House Floorplans
A.03 Existing Heritage House Floor Area Diagrams
A.04 Proposed 1-FD w/ Sec. Suite Floor Area Diagrams
A.05 Limiting Distance/ Exposed Face Calc. Proposed 1 FD w/ Secondary Suite
A.3 Proposed 1-FD w/ Sec. Suite Foundation Plan/ Floor Plans
A.4 Proposed 1-FD w/ Sec. Suite Floor Plans/ Roof Plan
A.5 Proposed 1-FD w/ Sec. Suite Elevations
A.6 Proposed 1-FD w/ Sec. Suite Elevations
A.7 Proposed 1-FD w/ Sec. Suite Sections
A.8 Proposed 1-FD w/ Sec. Suite Sections
A.9 Proposed 1-FD w/ Sec. Suite Sections
A.10 Proposed 1-FD w/ Sec. Suite Window Schedule
A.11 Proposed 1-FD w/ Sec. Suite Upper Roof Overhang Details
A.12 Proposed 1-FD w/ Sec. Suite Lower Roof(s) Overhang Details
L.1 Landscape Grades and Materials Plan
L.2 Planting Plan

Issued for Development Permit Set

November 18, 2019
Revised with property line straightened and garage removed -
November 20, 2020
Revised as per Staff Comments November 13, 2021
Revised as per additional Staff Comments February 18, 2022
Revised as per additional Staff Comments March 5, 2022



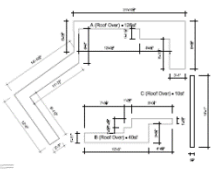
Project Team
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Heritage Consultant
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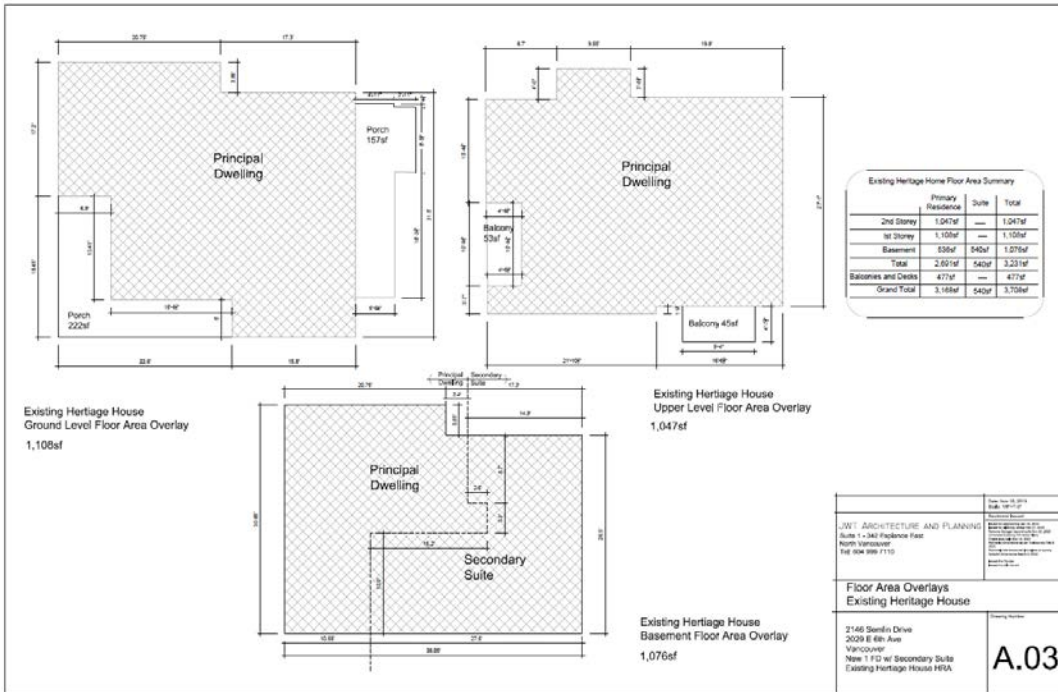
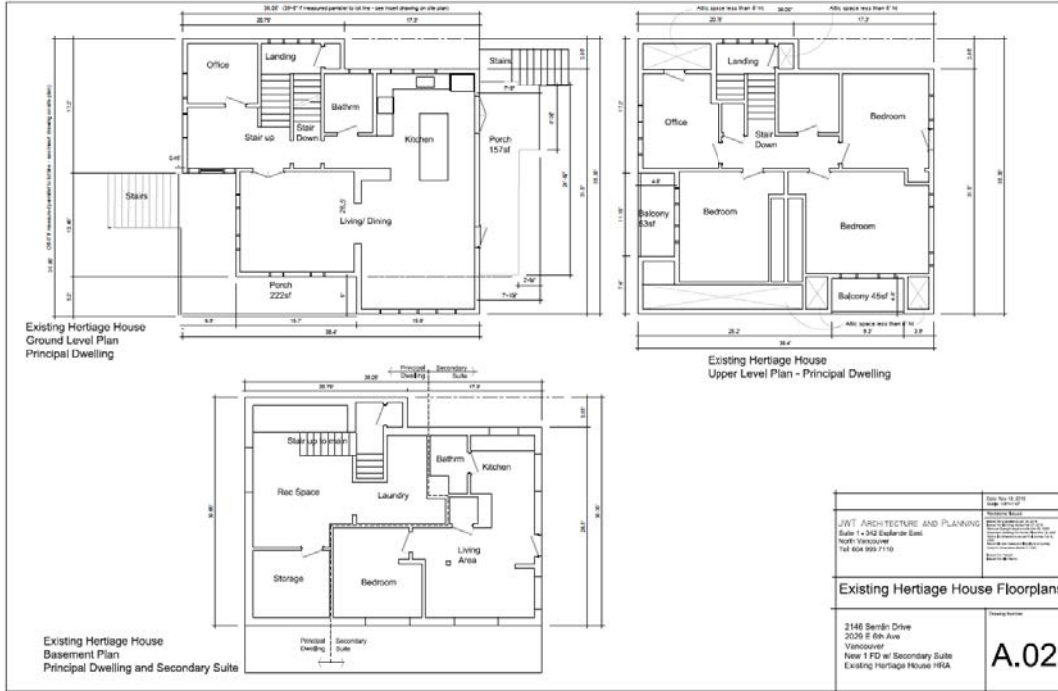
SEM LIN DRIVE

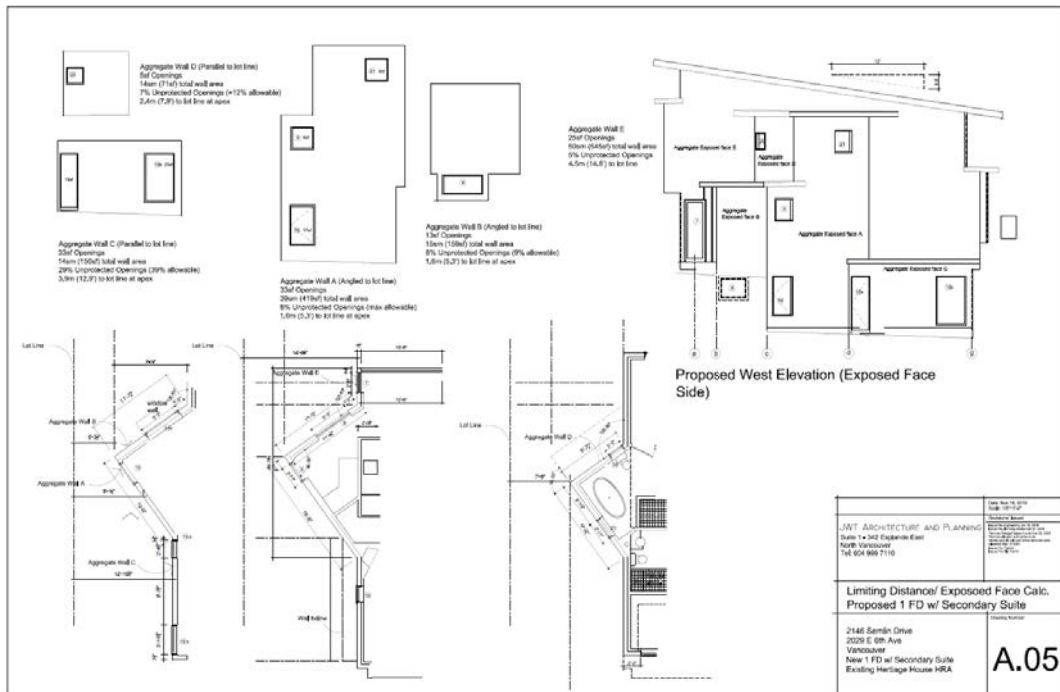
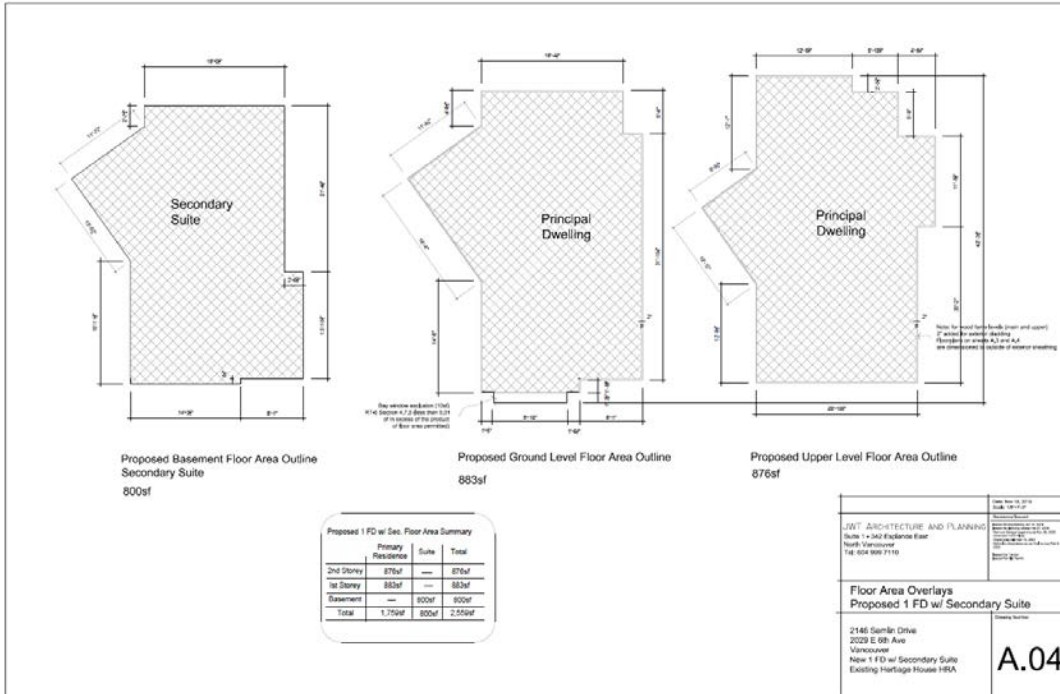
EAST 6th AVENUE

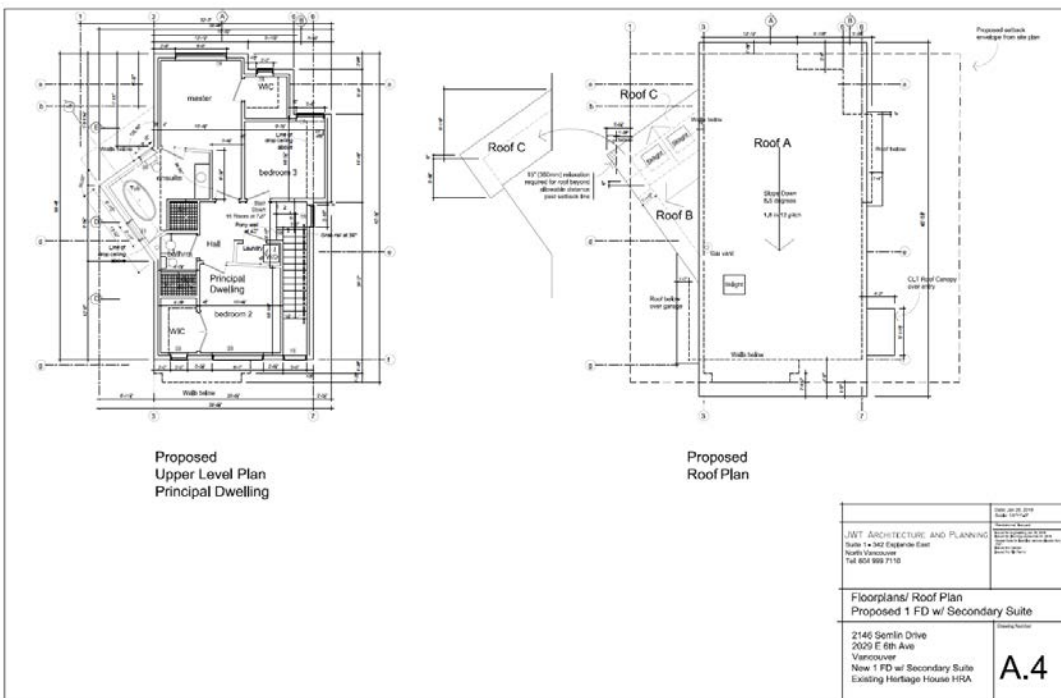
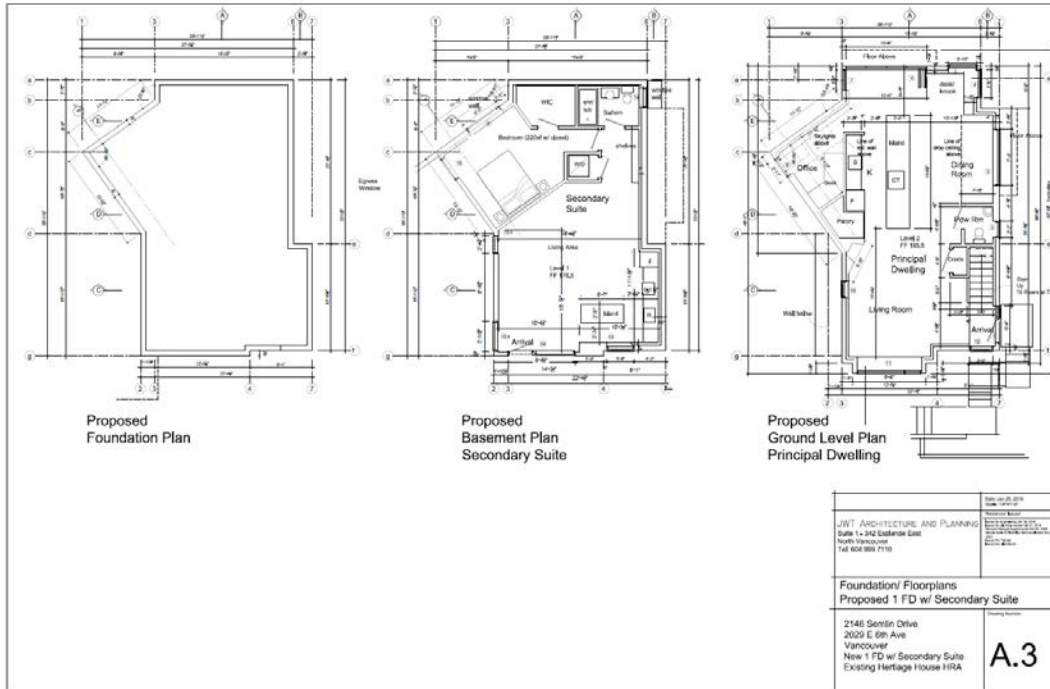
Coverage Summary Table	Heritage House	New 1 FD w/ Sec. Suite
Heritage Area (Site Coverage)	1,000sf	380sf
Site Area	1,812sf	1,310sf
Site Coverage Ratio	55%	29%
Proposed Area	480sf	204sf
Proposed Area Ratio	27%	16%
Proposed Area Ratio	1,000sf	1,310sf
Proposed Area Ratio	47%	47%
Proposed Area Ratio	480sf	204sf
Total Proposed Area	2,000sf	1,488sf
Total Proposed Area	47%	35%

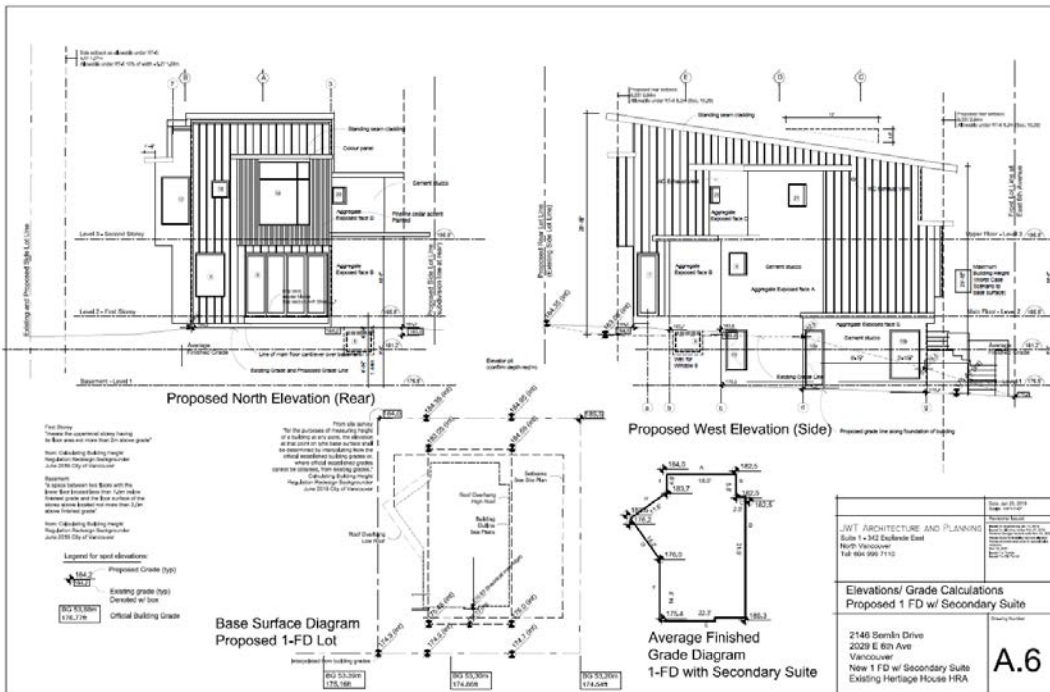
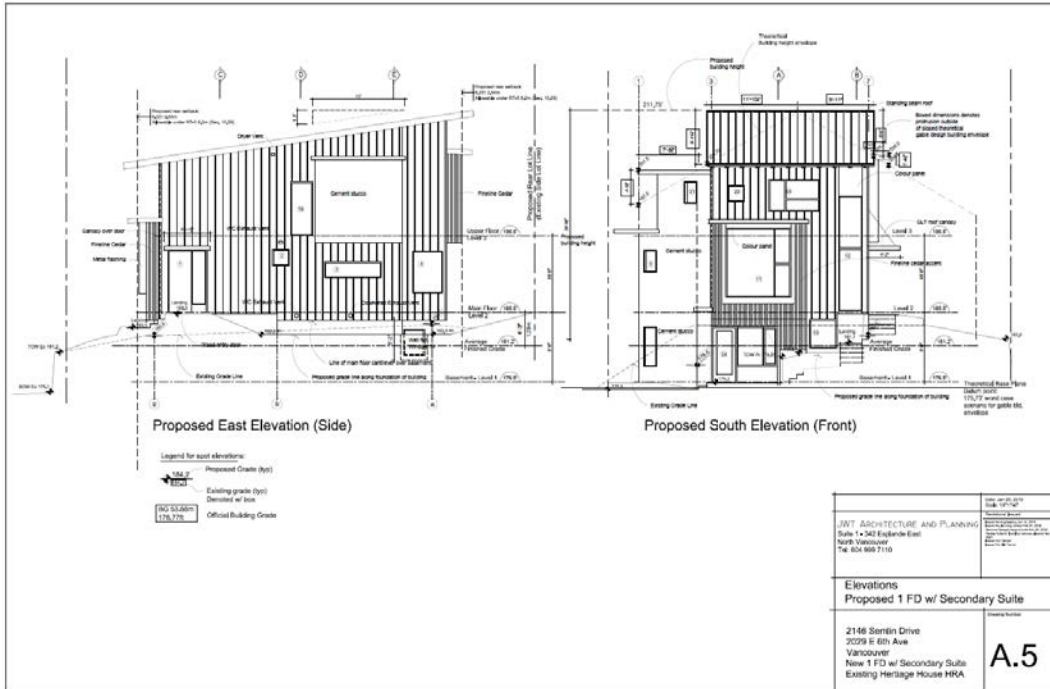


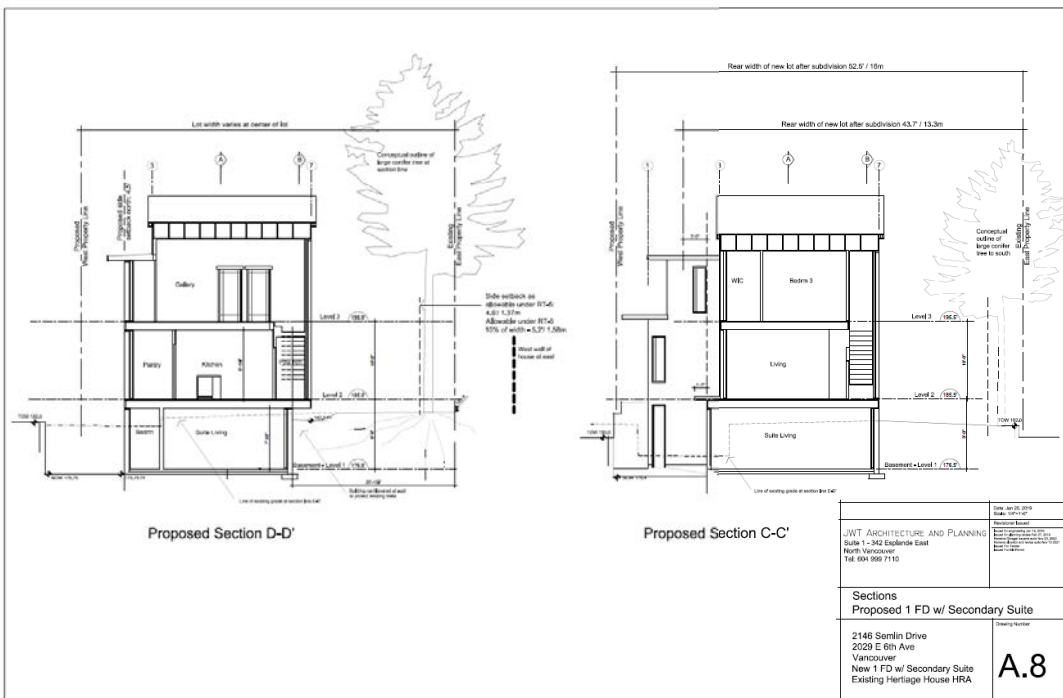
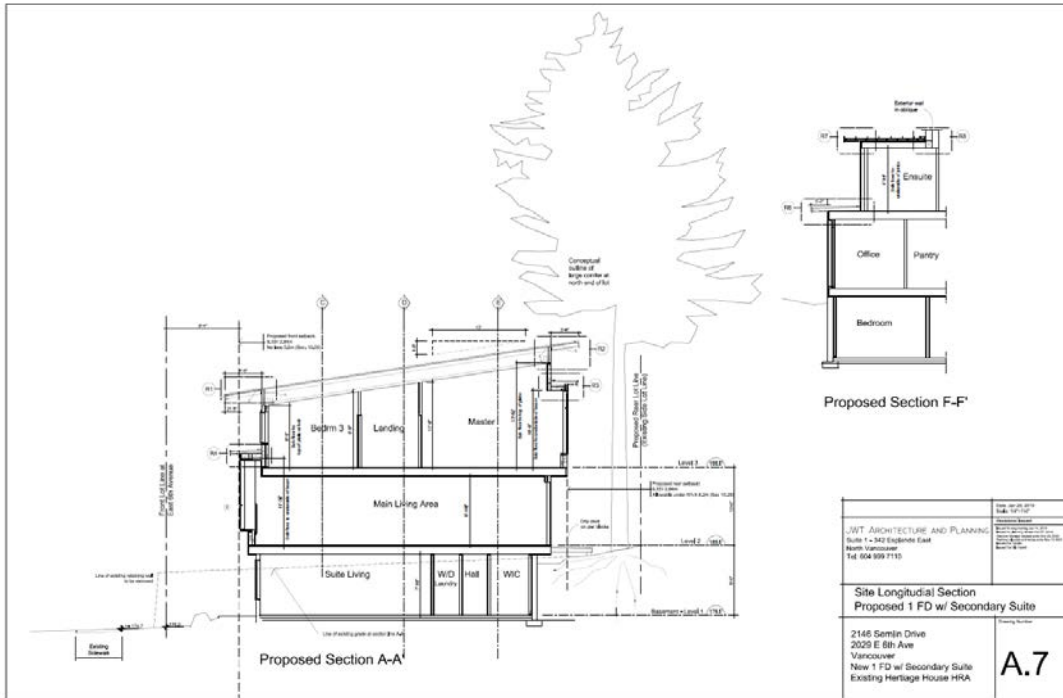
JWT ARCHITECTURE AND PLANNING Suite 1-342 Endeavour East North Vancouver Tel: 604 969 7710	Site Coverage Overlays 2146 Semlin Drive 2029 E 6th Ave Vancouver New 1 FD w/ Secondary Suite Existing Heritage House HRA
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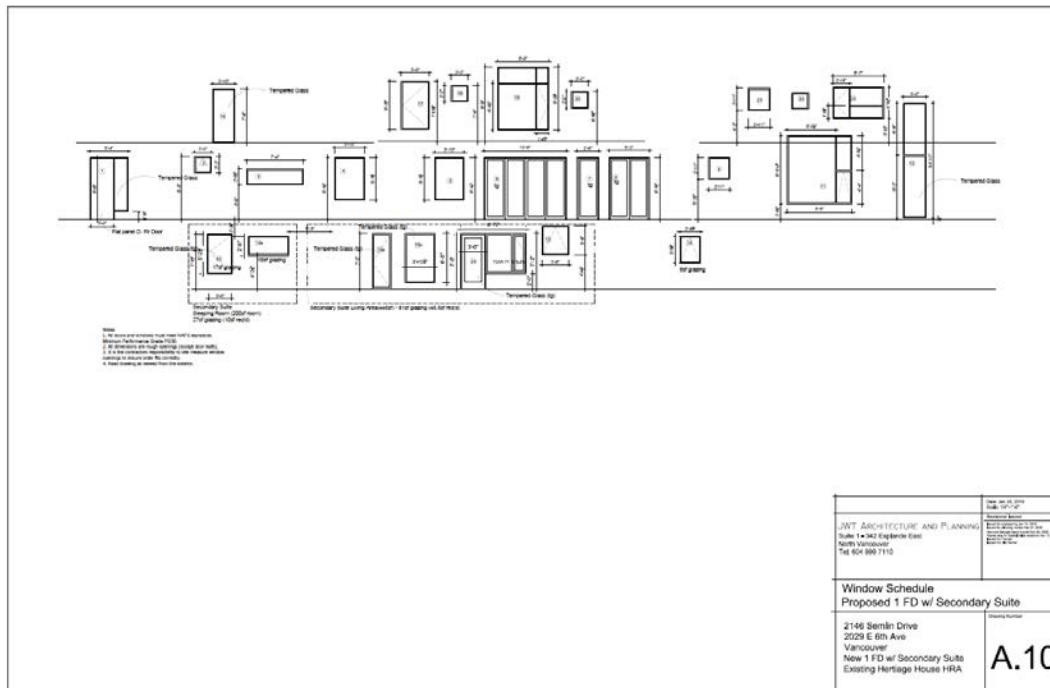
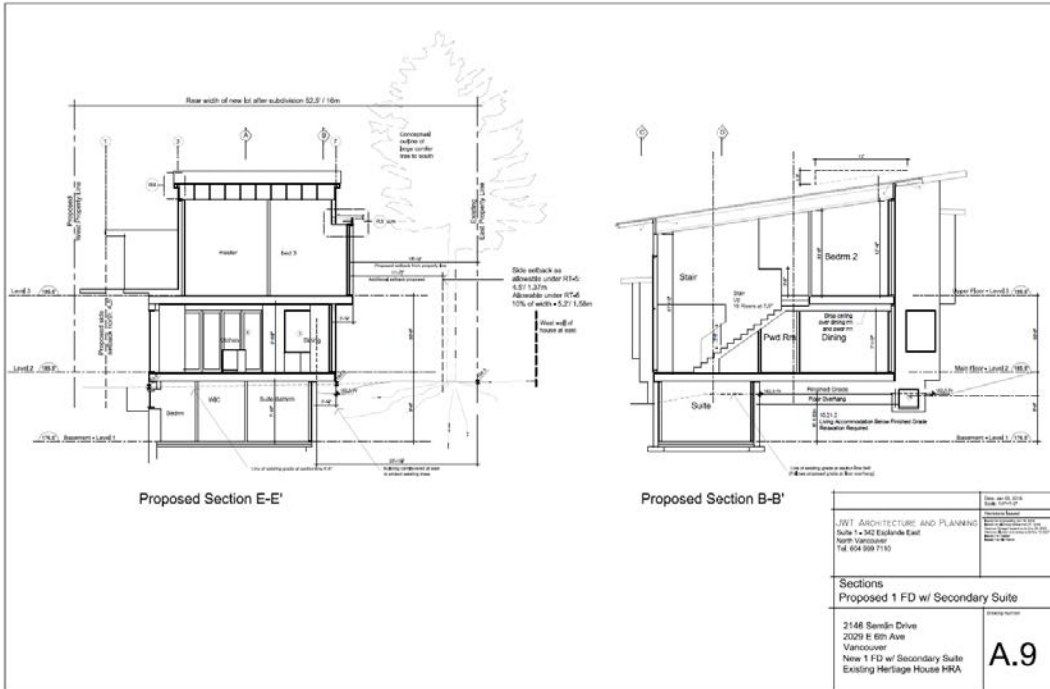


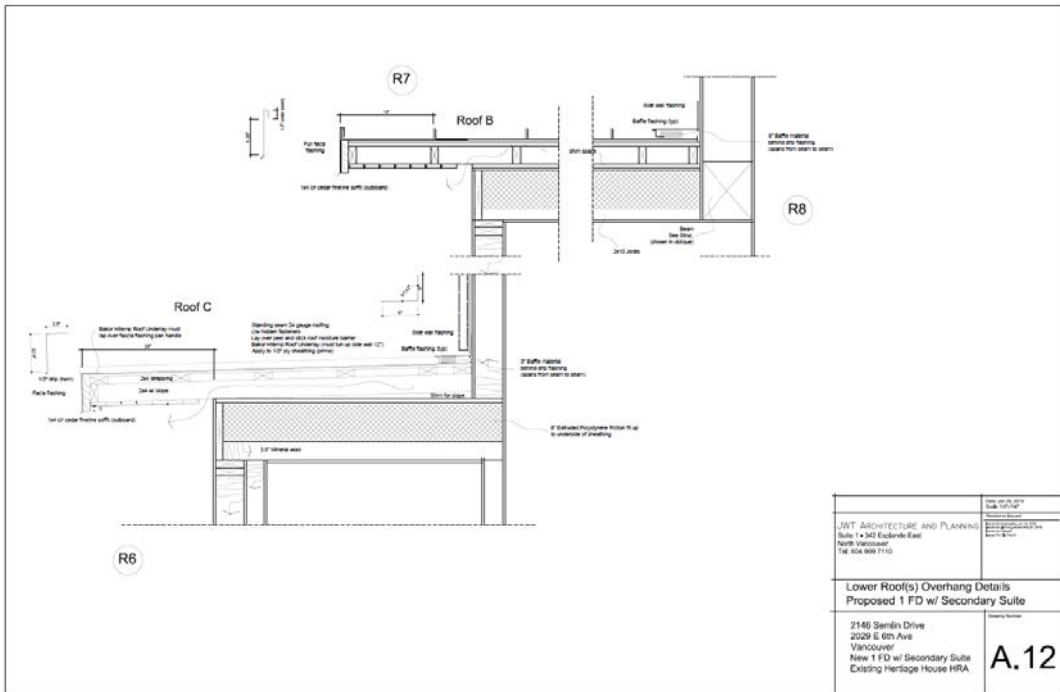
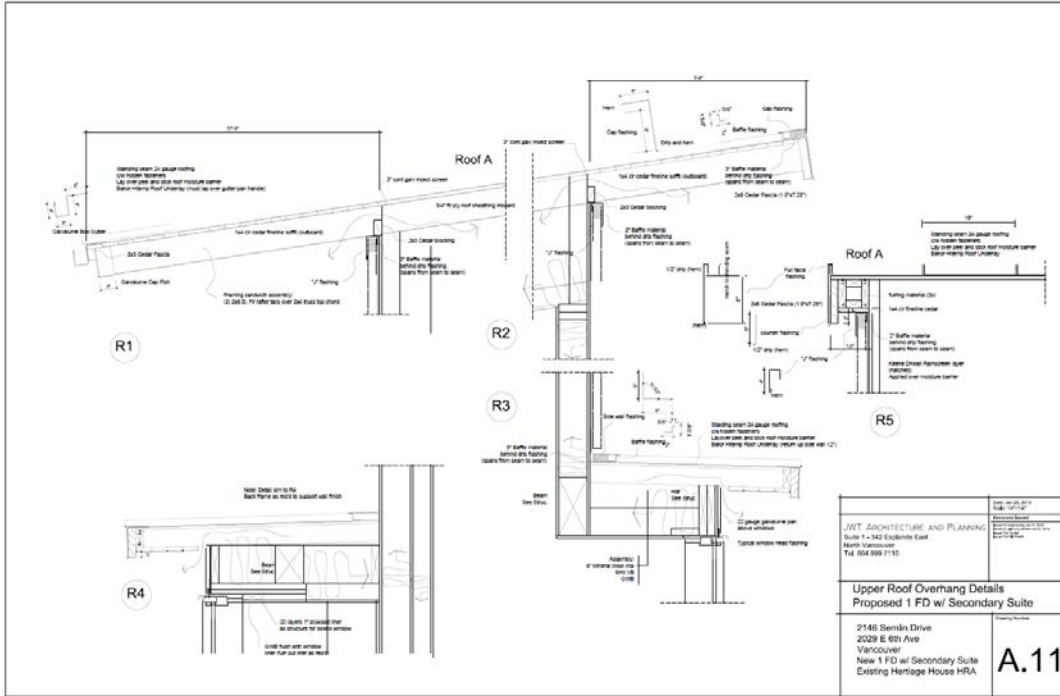












**Vancouver Heritage Commission (October 18, 2021)
2146 Semlin Drive – Kilpin Residence VHR-B (proposed) designation**

MOVED by Commissioner Massey
SECONDED by Commissioner Giles

WHEREAS

1. The Kilpin Residence at 2146 Semlin Drive is a historic house on a 60 x 132 foot lot in the Grandview neighborhood; and
2. Its owners wish to subdivide the property using a Heritage Revitalization Agreement, preserve the house, and build a new house on the subdivided half of the property;

THEREFORE BE IT RESOLVED THAT

1. The Vancouver Heritage Commission supports the request to add the residence to the Heritage Register in the B category and to designate it, and supports the Conservation Plan as presented, noting that it is only through the application of an HRA to the site that the house can be actually preserved rather than stripped and rebuilt;
3. The Vancouver Heritage Commission supports the application for an HRA, including the subdivision into two fee-simple lots, the increase of density, and the variances required to achieve the plan as presented;
2. The Vancouver Heritage Commission supports the design of the new building, which is distinguishable but also compatible with the surrounding neighborhood. However, it requests design developers on the following matters:
 - The austere transition between the heritage lot and the new lot, specifically the parking space.

CARRIED UNANIMOUSLY

DRAFT HERITAGE DESIGNATION BY-LAW

2146 Semlin Drive
(Kilpin Residence)

DRAFT

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**A By-law to designate certain real property
as protected heritage property**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council considers that the real property described as:

Structure and exterior envelope and exterior building materials of the heritage building (Kilpin Residence)	2146 Semlin Drive Vancouver, B.C.	PID: 003-637-433 Lot B (Explanatory Plan 3825) of Lot D Block 147 District Lot 264A Plans 361 and 1771
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has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2022

Mayor

City Clerk

DRAFT HERITAGE REVITALIZATION AGREEMENT BY-LAW

2146 Semlin Drive
(Kilpin Residence)

DRAFT

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

BY-LAW NO.

**A By-law to authorize Council entering into a
Heritage Revitalization Agreement with the Owner of Heritage Property**

PREAMBLE

Council has authority under the *Vancouver Charter* to enter into a Heritage Revitalization Agreement with the owner of heritage property, including terms and conditions to which Council and the owner may agree.

Certain property bearing the civic address of 2146 Semlin Drive, and the following legal description:

PID: 003-637-433
Lot B (Explanatory Plan 3825) of Lot D
Block 147
District Lot 264A
Plans 361 and 1771

contains a heritage building.

Council is of the opinion that the building has sufficient heritage value to justify its conservation, and Council and the owner of the property have agreed to facilitate such conservation, by agreeing to the terms and conditions set out in the attached Heritage Revitalization Agreement.

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council authorizes the City to enter into a Heritage Revitalization Agreement with the owner, in substantially the form and substance of the Heritage Revitalization Agreement attached to this By-law, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the owner on such terms and conditions as the Director of Legal Services deems fit.
2. This By-law is to come into force and take effect on the date of its enactment.

