



ADMINISTRATIVE REPORT

Report Date: August 14th, 2009
Contact: James Boldt
Contact No.: 604.873.7449
RTS No.: 07780
VanRIMS No.: 08-2000-21
Meeting Date: November 3, 2009

TO: Vancouver City Council
FROM: Director of Planning in consultation with the Director of Legal Services
SUBJECT: Heritage Designation - 335 West 11th Avenue, 'The Condie Residence'

RECOMMENDATIONS

- A. THAT 'The Condie Residence' at 335 West 11th Avenue, listed in the 'C' evaluation category on the Vancouver Heritage Register, be designated as protected heritage property.
- B. THAT the Director of Legal Services bring forward for enactment a by-law to designate the building as protected heritage property.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

- *Heritage Policies and Guidelines, adopted on May 13th and Sept. 23rd, 1986*

Council's Heritage Policies and Guidelines state that the buildings "*identified on the Vancouver Heritage Register have heritage significance*" and that "*the City's long term goal is to protect through voluntary designation as many resources on the Vancouver Heritage Register as possible.*"

PURPOSE AND SUMMARY

The purpose of this report is to seek Council approval for heritage designation of the building located at 335 West 11th Avenue which is listed in the 'C' evaluation category on the Vancouver Heritage Register.

BACKGROUND

The site is located in the Mount Pleasant neighbourhood in an area zoned RT-6, which permits infill buildings and multiple suites associated with new buildings, and the conversion of existing buildings (see the site map in Appendix ‘A’). The site is approximately 6,250 sq. ft. in area, and has a lane at the rear. The proposal seeks to add to and rehabilitate the existing heritage building, convert it to three units, and construct an Infill One-Family Dwelling at the rear of the site, as set forth in Development Permit Application number DE412553. In exchange for a modest increase in density and other zoning variances, the Director of Planning is seeking the designation of the heritage building as a condition of the development application approval, which requires Council approval.

DISCUSSION

Heritage Value

‘The Condie Residence’ at 335 West 11th Avenue, listed in the ‘C’ evaluation category on the Vancouver Heritage Register, was built in 1912 by James Bruce Arthur for its first owner, Robert Condie, during the building boom in Vancouver prior to the First World War. It is a good representation of an Edwardian-era Arts and Crafts residence built in the Mount Pleasant neighbourhood and currently forms part of a streetscape of similar houses, for which it is valued. It is also valued for its architectural and aesthetic features which include its two storey form and gabled roof, prominent stacked verandah, and two storey projecting side bays on either side of the house. Surviving period features include the distinctive hexagonal rubble stone foundations and column bases (encompassing a full-height basement), open soffits, scroll cut exposed rafter ends, bell-cast shingle details, narrow clapboard siding, and triangular eave brackets. Many of the original wooden sash windows have survived, including multi-paned casements, some with stained glass panels and double hung sashes. The front door assembly and its hardware are also original (although relocated). Analysis determined that the enclosure of the upper floor of the verandah is old but not original. The proposal seeks to remove the enclosure (including the fire escape projection on the west side) and return the area to an open verandah providing outdoor space on the second floor (see photos in Appendix ‘B’).

Density and other Zoning Variances

The permitted density is a floor space ratio (FSR) of 0.75 (4,687 sq. ft.) The proposed density (including the infill building) is 5,156 sq. ft. (0.82 FSR) which is 10% over that permitted in the zoning. The application also proposes a variance of a side yard requirement in the RT-6 Guidelines regarding infill use. A side yard of 16.1 feet on at least one side of an existing building is required in order for a site to qualify for infill use. The existing east side yard of the heritage building, which is the widest, is approximately 13 feet. The proposal otherwise will be in compliance with the zoning. The Director of Planning has concluded that the proposed variances do not require a Heritage Revitalization Agreement and has granted the proposed variances subject to Council approval of the designation of ‘The Condie Residence’. A separate side agreement has been signed by the owner (to be registered on title) which will require the completion of the rehabilitation work in a timely manner and the protection of the building during construction.

Results of Neighbourhood Notification and Review of the Applications

Seventy-eight property owners were notified of the development application and a site sign was erected. Two letters of support were received. No letters of objection or concern were received.

Compatibility with Existing Zoning and Land Use Regulations

The Intent of the RT-6 district schedule is to:

“... encourage the retention, renovation and restoration of existing residential buildings which maintain an architectural style and building form consistent with the area. Redevelopment will be encouraged on sites with smaller buildings or buildings of architectural style and form which are inconsistent with the area. Emphasis is placed on requiring the external design of buildings and additions to buildings to follow the proportions, rhythm and details of architectural features of the area.”

The proposed rehabilitation of the heritage building is consistent with the zoning. The proposed new infill building responds well to neighbouring properties in terms of scale, design and character. Staff conclude that the proposal is consistent with the intent of the zoning.

Condition of the Property and Conservation Approach

The heritage building is in good condition and a detailed Conservation Plan has been submitted. The stone foundations will be preserved. The trims and wood elements such as brackets are generally in good to very good condition and will be retained where possible. The enclosure on the second level of the verandah and the projection on the west side are not original and will be removed (the existing columns and roof will be retained). The structure of the porch, which has settled somewhat, will also be assessed and upgraded if necessary. Many of the windows are in disrepair, especially on the south side. The Conservation Plan proposes to replicate most of the wood windows but preserve, restore, and reinstall the surviving leaded stained glass panels in new sashes. Uncharacteristic windows will be removed and new wood ones added in a manner consistent with the original building's character. New double glazed windows will be designed to match as closely as possible the original single paned glazing. The heritage building will be painted in historic colours which have been established from on-site testing. The two chimneys, one of which is in very poor condition, are proposed to be removed. The existing front driveway, which is not original, will be removed and replaced with a pedestrian walkway (parking and vehicular access will be provided entirely from the lane).

The heritage building is to be converted into suites and the site strata titled, and a full “rain screen” may be required as a consequence. Opportunities for alternatives will be exhausted but if no other options are viable, the existing siding, windows sills, and some trims will have to be removed to allow for installation of strapping for the required air cavity. Where possible, existing details and brackets will be retained in place and not relocated or replicated. While the shingles will not be able to be retained if a “rain screen” is required, opportunities for reclamation and re-use of the clapboard siding will be maximized where possible. While the current requirements for “rain screens” have proven to be extremely challenging with respect to the rehabilitation of existing buildings, staff conclude that the

main heritage characteristics and features of the building will be rehabilitated or replicated in a manner consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, and therefore support the proposal.

Comments from the Vancouver Heritage Commission

On December 1st, 2008, The Vancouver Heritage Commission reviewed the current development application for the heritage house and the new infill building and resolved the following:

THAT, regarding the project at 335 West 11th Avenue (The Condie Residence), the Vancouver Heritage Commission (VHC) supports the project as presented at its meeting on December 1, 2008.

CARRIED UNANIMOUSLY

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.

Ecodensity Policies

Ecodensity policy A-1 “Rezoning Policy for Greener Buildings” is not applicable to the application as an HRA is not required. However, the “Green Homes Program” changes to the Vancouver Building By-law, adopted on September 5th, 2008, will be applicable to the project. Many proposed features will be consistent with the BuiltGreen BC™ Gold standard established in the policy. Staff encourage owners for applications such as this to seek registration and certification with BuiltGreen BC™

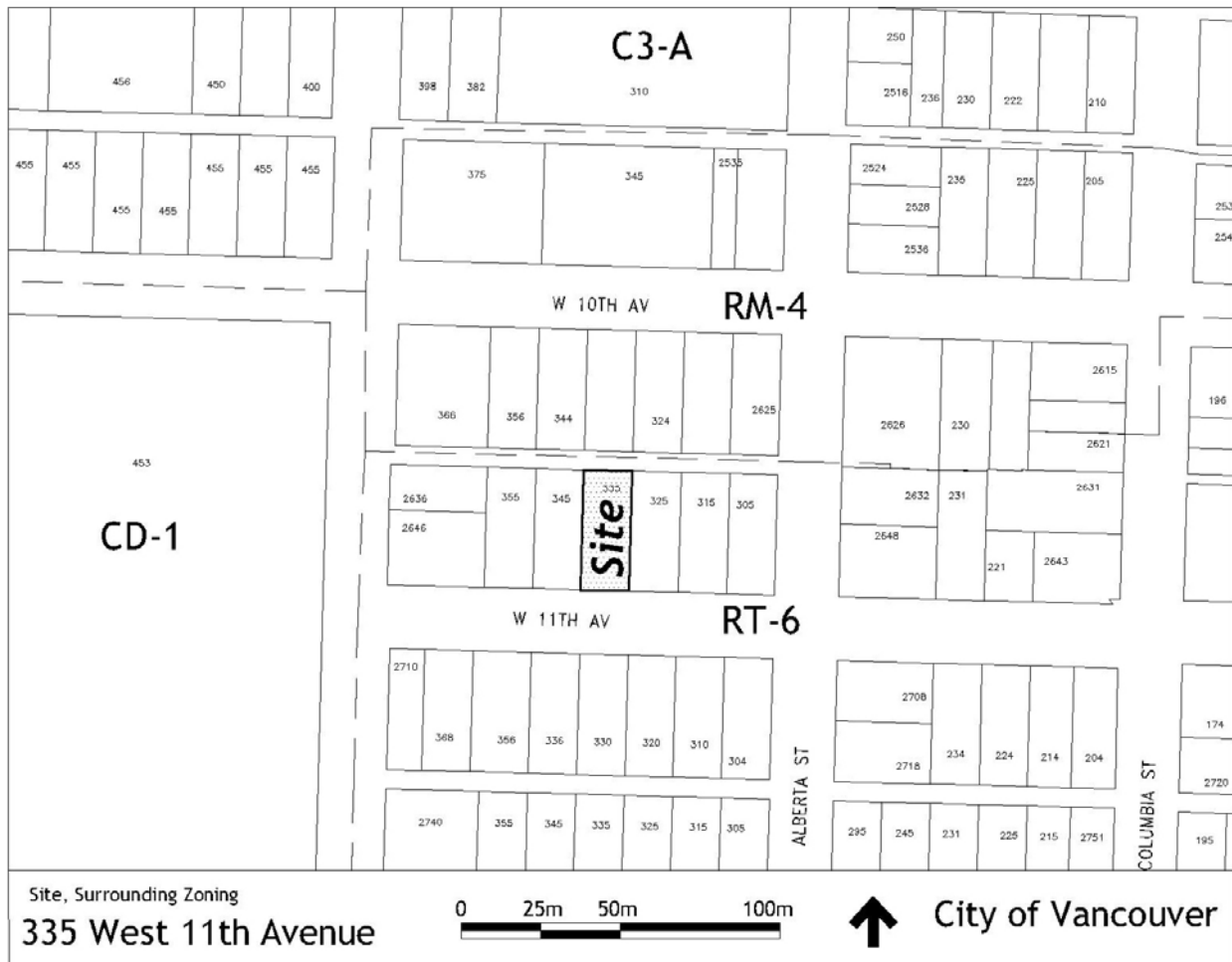
FINANCIAL IMPLICATIONS

The approval of the report recommendations will have no financial implications with respect to the City’s operating expenditures, fees, or staffing.

CONCLUSION

The recommended designation of ‘The Condie Residence’ at 335 West 11th Avenue, listed in the ‘C’ evaluation category on the Vancouver Heritage Register, will protect the building from demolition or alterations which negatively affect the exterior heritage features of the building. The proposed variances provide an incentive which makes rehabilitation and designation of the building viable. The owner has agreed to the heritage designation of 335 West 11th Avenue and has signed an agreement with the City to waive future demands for compensation and to complete the rehabilitation work in a timely manner prior to occupancy of the building. Therefore it is recommended that Council approve the designation of 335 West 11th Avenue, ‘The Condie Residence’.

* * * * *





Front of 'The Condie Residence' at 335 West 11th Avenue

The enclosure of the upper level of the verandah is old but not original. Many of the other original features of the building are visible including the stone foundations, also shown below (east side).





Partial Streetscape Showing 'The Condie Residence'

'The Condie Residence' is one of a number of original Edwardian Buildings in the Mount Pleasant neighbourhood.

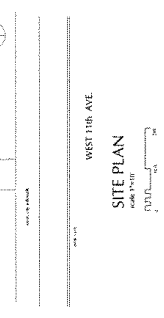
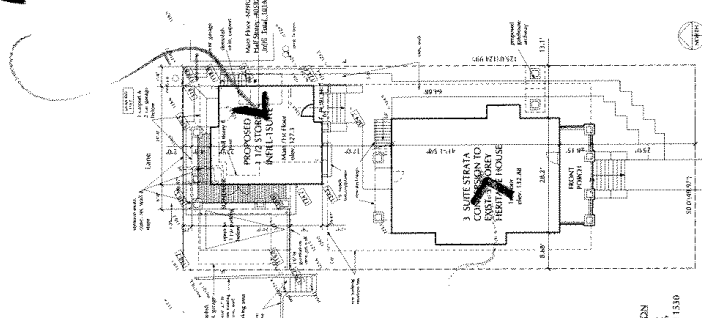
PROPOSED INFILL BUILDING

Development Information
 Date: 2013.07.12
 Drawing No: 1110
 Project Name: 3112 STOKES STREET, WEST 11TH AVE
 Client: FERRERIA DEVELOPMENTS LTD.
 Architect: FERRERIA DEVELOPMENTS LTD.
 Engineer: FERRERIA DEVELOPMENTS LTD.
 Surveyor: FERRERIA DEVELOPMENTS LTD.
 Planning: FERRERIA DEVELOPMENTS LTD.
 Environmental: FERRERIA DEVELOPMENTS LTD.
 Other: FERRERIA DEVELOPMENTS LTD.

Site Information
 Address: 3112 STOKES STREET, WEST 11TH AVE
 Lot Area: 1,112 sqm
 Zoning: R11
 Height: 11.1m
 Setbacks: 1.5m (front), 1.5m (side), 1.5m (rear)

Proposed Building Information
 Name: PROPOSED INFILL BUILDING
 Type: Residential
 Stories: 3
 Height: 11.1m
 Area: 1,112 sqm
 Setbacks: 1.5m (front), 1.5m (side), 1.5m (rear)

Site Plan Information
 Drawing No: H1a
 Scale: 1:100
 Date: 2013.07.12



R11 SCHEDULE
 4.1.9.2 Where more than 1 principal bldg...
 one of which shall have:
 a) height max. 7.7m; or
 b) 1/2 story which ever is lesser

R11 GUIDELINES
 3.1.3 MASSING & Siting Controls
 - Proposed (infill) lesser of max. 7.7m; or
 1/2 story
 - Proposed (infill) lesser of max. 1/2 story
 - Proposed (infill) lesser of max. 1/2 story
 - Proposed (infill) lesser of max. 1/2 story
 - Proposed (infill) lesser of max. 1/2 story

HERITAGE BUILDING

LEGAL DESCRIPTION
 LOT 12, BLOCK K,
 CORNER OF STOKES STREET AND
 WEST 11TH AVE

WEST 11TH AVE
 SITE PLAN
 SCALE 1:100

Ferreria DEVELOPMENTS LTD.



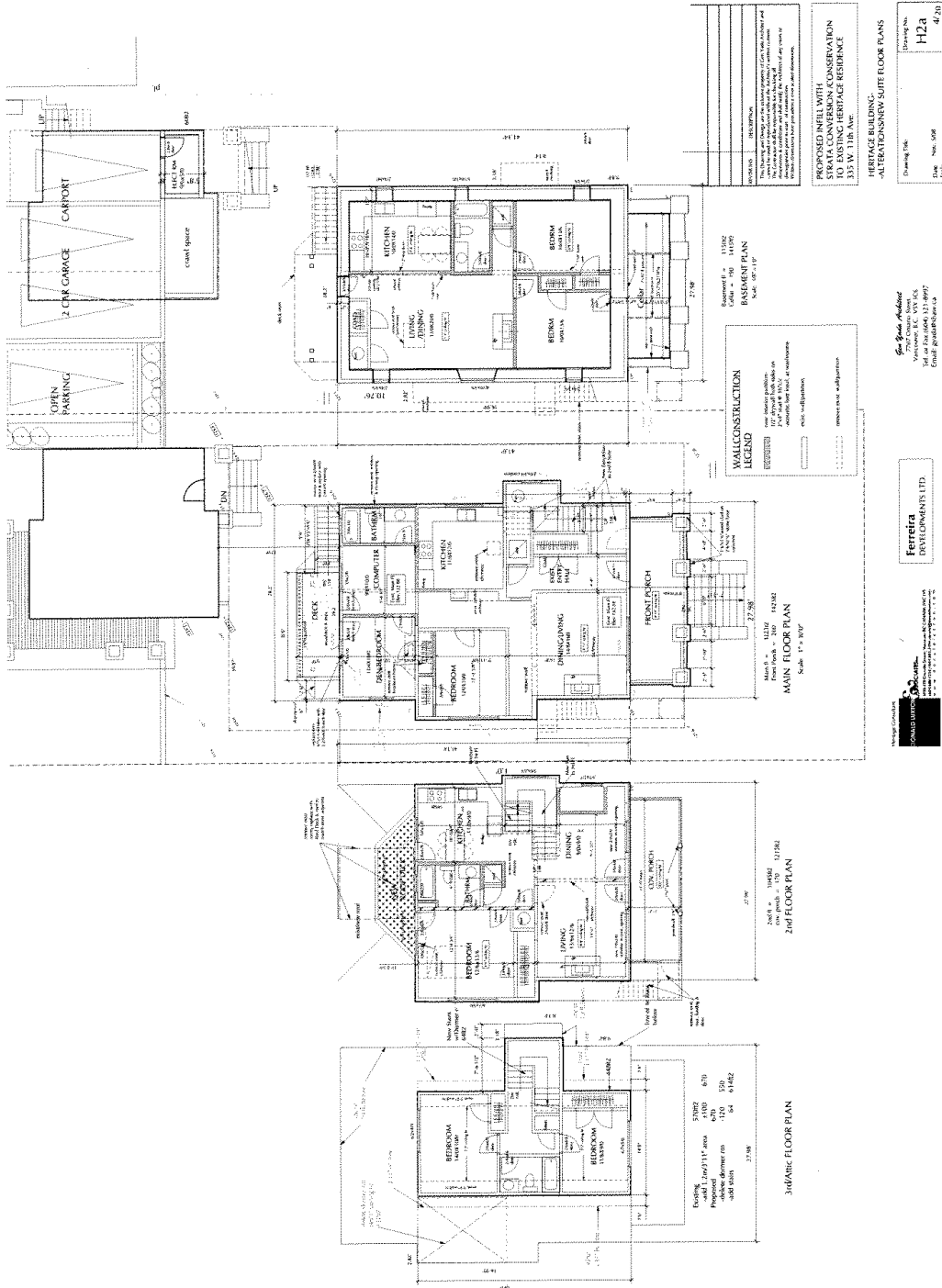
Site Plan Information
 Drawing No: H1a
 Scale: 1:100
 Date: 2013.07.12

SITE PLAN

REVISIONS	DESCRIPTION

PROPOSED INFILL WITH CONSERVATION TO EXISTING HERITAGE RESIDENCE
 3112 W. 11th Ave.

SITE PLAN DEV. INFORMATION
 Drawing No: H1a
 Scale: 1:100
 Date: 2013.07.12



PLANS - PROPOSED FOR THE HERITAGE BUILDING

Sotheby's Real Estate
 10000 Yonge Street, Suite 100
 York, Ontario M2N 6L9
 Tel: (416) 491-1234
 Email: info@sothebysrealty.com

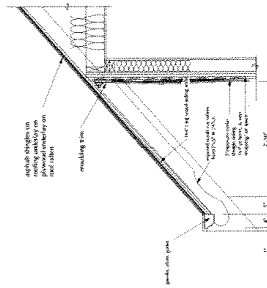
Ferretta DEVELOPMENTS LTD.
 10000 Yonge Street, Suite 100
 York, Ontario M2N 6L9
 Tel: (416) 491-1234
 Email: info@ferretta.com

CONRAD STRONACH ARCHITECTS
 10000 Yonge Street, Suite 100
 York, Ontario M2N 6L9
 Tel: (416) 491-1234
 Email: info@conradstronach.com

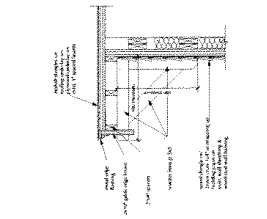
Drawing Title	HERITAGE BUILDING - ALTERATIONS/NEW SUITE FLOOR PLANS
Client	Sotheby's Real Estate
Project No.	1212Z
Sheet No.	01
Scale	1" = 8'0"



PHOTO VIEW- HIGH ROOF
SCROLL CUT RAFTERS &
TRIANGULAR ROOF BRICKETS



EXISTING-
ROOF EAVE OVERHANG
EXPOSED RAFTERS



EXISTING-
ROOF EAVE OVERHANG
EXPOSED RAFTERS

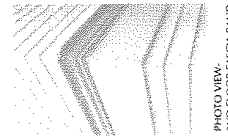


PHOTO VIEW-
2ND FLOOR FASCIA BAND -
mitered corner

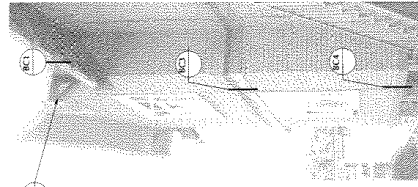
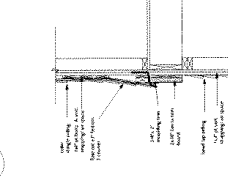


PHOTO VIEW- WESTSIDE BAY

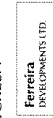


FLARED-
2ND FLOOR FASCIA BAND



FLOOR OVERHANG

RAIN SCREEN



For: *Grade Analysis*
1700 Olympic Blvd.
Tel: 416 491 2149
Email: grade@shaw.ca

NO.	DESCRIPTION
1	PROPOSED INFILL WITH TO EXISTING HERITAGE RESIDENCE 335 W. 11th Ave.
2	EXISTING HERITAGE RESIDENCE 335 W. 11th Ave.

PROPOSED INFILL WITH
TO EXISTING HERITAGE RESIDENCE
335 W. 11th Ave.

Drawing Title	NO. 508
Drawing No.	12/20
Client	H4C

Condry Residence Conservation Plan

4.3.2 Walls

The masonry of bays 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

4.3.3 Roof

The roof is finished with a dark slate, pitched at 12 degrees. The roof is supported by a timber frame. The roof is finished with a dark slate, pitched at 12 degrees. The roof is supported by a timber frame. The roof is finished with a dark slate, pitched at 12 degrees. The roof is supported by a timber frame.

4.3.4 Floor

The floor is finished with a dark wood, laid in a herringbone pattern. The floor is supported by a timber frame. The floor is finished with a dark wood, laid in a herringbone pattern. The floor is supported by a timber frame.

4.3.5 Windows

The windows are finished with a dark wood, set in a simple frame. The windows are supported by a timber frame. The windows are finished with a dark wood, set in a simple frame. The windows are supported by a timber frame.

4.3.6 Doors

The doors are finished with a dark wood, set in a simple frame. The doors are supported by a timber frame. The doors are finished with a dark wood, set in a simple frame. The doors are supported by a timber frame.

4.3.7 Stairs

The stairs are finished with a dark wood, set in a simple frame. The stairs are supported by a timber frame. The stairs are finished with a dark wood, set in a simple frame. The stairs are supported by a timber frame.

4.3.8 Bathrooms

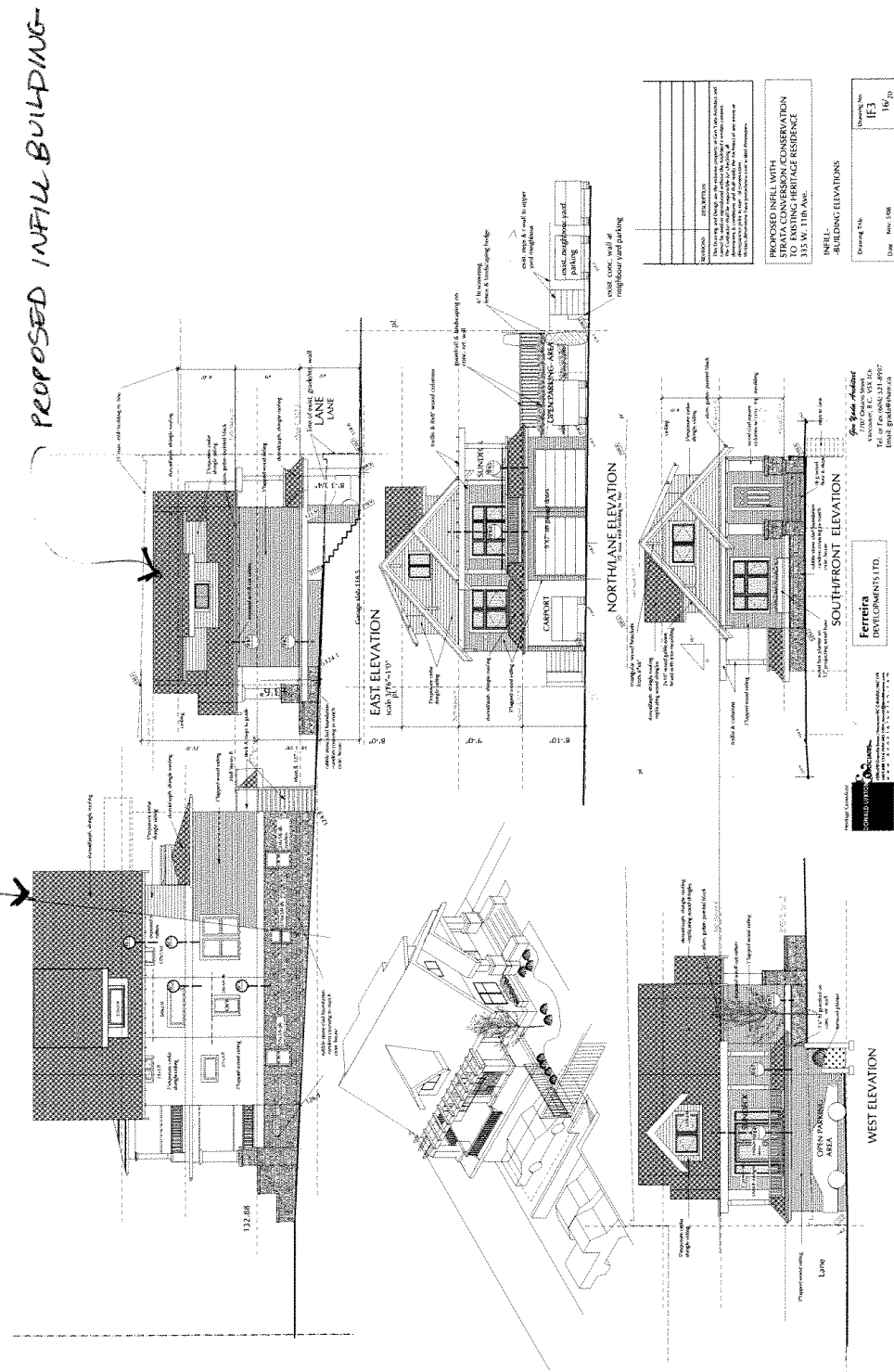
The bathrooms are finished with a dark wood, set in a simple frame. The bathrooms are supported by a timber frame. The bathrooms are finished with a dark wood, set in a simple frame. The bathrooms are supported by a timber frame.

4.3.9 Kitchens

The kitchens are finished with a dark wood, set in a simple frame. The kitchens are supported by a timber frame. The kitchens are finished with a dark wood, set in a simple frame. The kitchens are supported by a timber frame.

EXAMPLE OF DETAILS FROM THE CONSERVATION PLAN

HERITAGE BUILDING
PROPOSED INFILL BUILDING



INFILL BUILDING