



## ADMINISTRATIVE REPORT

Report Date: May 28<sup>th</sup>, 2010  
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Meeting Date: July 20, 2010

TO: Vancouver City Council  
FROM: Director of Planning in consultation with the Director of Legal Services  
SUBJECT: Addition to the Vancouver Heritage Register and Designation - 1925 West 16th Avenue - 'The Sanderson House'

### **RECOMMENDATIONS**

- A. THAT the building at 1925 West 16<sup>th</sup> Avenue be added to the Vancouver Heritage Register in the 'C' evaluation category, and that it be designated as protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment a by-law to designate the building located at 1925 West 16<sup>th</sup> Avenue 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*

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 to add the existing building at 1925 West 16<sup>th</sup> Avenue to the Vancouver Heritage Register in the 'C' evaluation category, and to designate the building as protected heritage property. A variance of the RT-8 Guidelines is proposed to permit infill development, as set forth in Development Application Number

DE413582. The variance provides an incentive to the owner to rehabilitate and designate the proposed heritage building. The Director of Planning has granted the variance subject to Council's approval of the addition of the existing building to the Vancouver Heritage Register and the designation of the building as protected heritage property.

### ***BACKGROUND***

The site at 1925 West 16<sup>th</sup> Avenue is located in the Kitsilano neighbourhood in an RT-8 zoned district (see the map in Appendix 'A'). The site is 50 feet wide by 125 feet deep and is 6,250 square feet in area, which is typical for the area. A twenty foot lane exists at the rear of the site. The existing building is currently a One-Family Dwelling and is not listed on the Vancouver Heritage Register.

### ***DISCUSSION***

#### **Heritage Value**

'The Sanderson House' at 1925 West 16<sup>th</sup> Avenue was built for its first owners, Benjamin and Annie Sanderson, in 1928-1929 during a period of economic growth between the end of the First World War and the economic depression of the 1930s. It is an excellent example of the Colonial Revival style popular with middle class residents of British origin during the 1920s and 1930s. The style features steep, cross-ridged roofs with dutch-hipped gable ends and wide shed dormers, as well as the symmetrical placement of windows and rooms (see the photographs in Appendix 'B'). The existing building is valued primarily for its surviving aesthetic features including original wood sash windows, stucco siding, trims, exposed rafter ends, the arched entrance portico, and the building's symmetrical form. Staff and the Vancouver Heritage Commission have concluded that representation of the Colonial Revival style from the 1920s and 1930s period of development has importance, and support the addition of 'The Sanderson House' to the Vancouver Heritage Register and its designation.

#### **Development Application and Proposed Incentive**

The application proposes conversion of 'The Sanderson House' into three dwelling units and construction of an Infill One-Family Dwelling at the rear the property, which is permitted in the RT-8 Zoning District Schedule (see Appendix 'D' for a technical zoning summary). A variance of the RT-8 Guidelines is proposed to permit infill development. The guidelines require a minimum side yard of 16.1 feet at the principal building (or 12.2 feet if the principal building is listed on the Vancouver Heritage Register) in order for a site to qualify for rear yard infill development. The largest side yard of the existing building is 8.8 feet (on the west side). The Director of Planning has granted a variance of this requirement subject to Council's approval of the addition of the existing building to the Vancouver Heritage Register and its designation. The side yard variance provides an incentive to the owner to rehabilitate and designate the proposed heritage building by permitting infill development on the site. No other zoning variances, including density, are proposed. Staff support the proposal, including the side yard variance to allow construction of the new infill building.

## Compatibility with Existing Zoning and Land Use Regulations

The Intent of the RT-8 district schedule is to:

*"... encourage the retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment will be encouraged on sites where existing buildings are smaller, or do not contribute to this character. For renovations and additions, emphasis is placed on maintaining existing external architectural character; for new development, on compatibility in external character. In all cases, neighbourly building scale and placement is emphasized."*

The rehabilitation of the proposed heritage building is consistent with the zoning. The new infill building responds well to neighbouring properties in terms of scale and location, and the design and character of the infill building is in compliance with the RT-8 Guidelines. Staff conclude that the proposal is consistent with the intent of the zoning and compatible with neighbouring properties.

## Condition of the Property and Conservation Approach

The existing building is generally in good condition. Only three families have resided in the house until recent times, which has assisted in the retention of existing features. The existing foundation walls are proposed to be retained. The house is to be lifted one foot in order to achieve adequate headroom in the basement. Most of the rehabilitation work above the basement level will involve repairs and painting only. As the heritage value of the building is primarily comprised of its surviving aesthetic features, retention of the existing original wood windows, trims, and stucco is required. The site is not proposed to be strata titled, which assists considerably in the retention of existing features such as windows and exterior finishes. Conditions of the development application approval will require design changes to limit light wells and the size of basement windows at the front of the existing building. Staff support the conservation approach and conclude that the proposal is consistent with the federally adopted Standards and Guidelines for the Conservation of Historic Places in Canada, and is supported.

## Results of Neighbourhood Notification and Review of the Application

Fifty-five surrounding property owners were notified of the development application and a site sign was installed. One response was received which did not oppose the application but expressed concerns regarding the liveability of the infill building and the impact of development on trees on adjoining properties. Staff note that the infill building is highly liveable and its size (1,280 square feet) is typical for infill buildings constructed in the area. Changes to the proposal are required to maximize semi-private outdoor open space for the infill building. The protection of trees on adjoining properties is a requirement and documentation of protection measures will be included in the development and building permits. Staff support the proposal including the construction of the new infill building in the rear yard.

### Comments from the Vancouver Heritage Commission

On November 16<sup>th</sup>, 2009, the Vancouver Heritage Commission reviewed a Vancouver Heritage Register assessment prepared by staff and a draft Statement of Significance submitted by the applicant, and supported the addition of the existing building to the Vancouver Heritage Register in the 'C' evaluation category. On April 19<sup>th</sup>, 2010, the Vancouver Heritage Commission reviewed the development application, including the compatibility of the proposed design of the new infill building, and unanimously supported the application (see Appendix 'C' for the full resolutions of the Vancouver Heritage Commission).

### 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" does not apply to the application as a Heritage Revitalization Agreement and/or rezoning is not required. However, staff encourage owners involved in applications such as this to seek registration and certification with BuiltGreen BC™ and to achieve BuiltGreen BC™ Gold with a score of EnerGuide 82, or an equivalent achievement in green design. It should be noted that changes to the Vancouver Building By-law to improve "green" performance will still be applicable to the project.

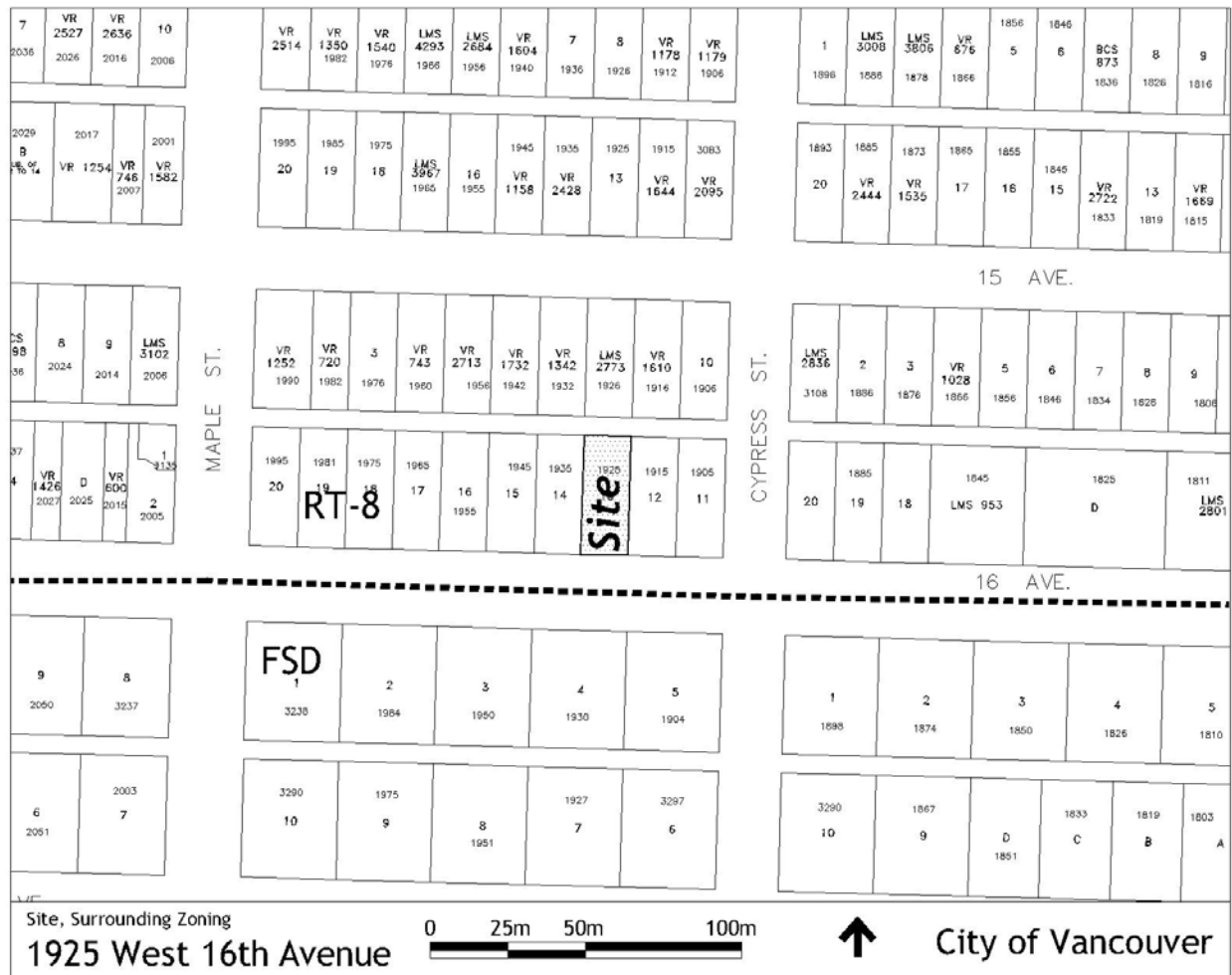
### *FINANCIAL IMPLICATIONS*

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 addition to the Vancouver Heritage Register and designation of 'The Sanderson House' at 1925 West 16<sup>th</sup> Avenue will protect the building from inappropriate exterior alterations and from demolition. The owner has agreed to the designation of 1925 West 16<sup>th</sup> Avenue and has agreed to waive future demands for compensation. Therefore, it is recommended that Council approve the addition of 'The Sanderson House' at 1925 West 16<sup>th</sup> Avenue to the Vancouver Heritage Register in the 'C' evaluation category, and its designation.

\* \* \* \* \*



Site Location Map



Photo 1: 'The Sanderson House' at 1925 West 16<sup>th</sup> Avenue from the South-East

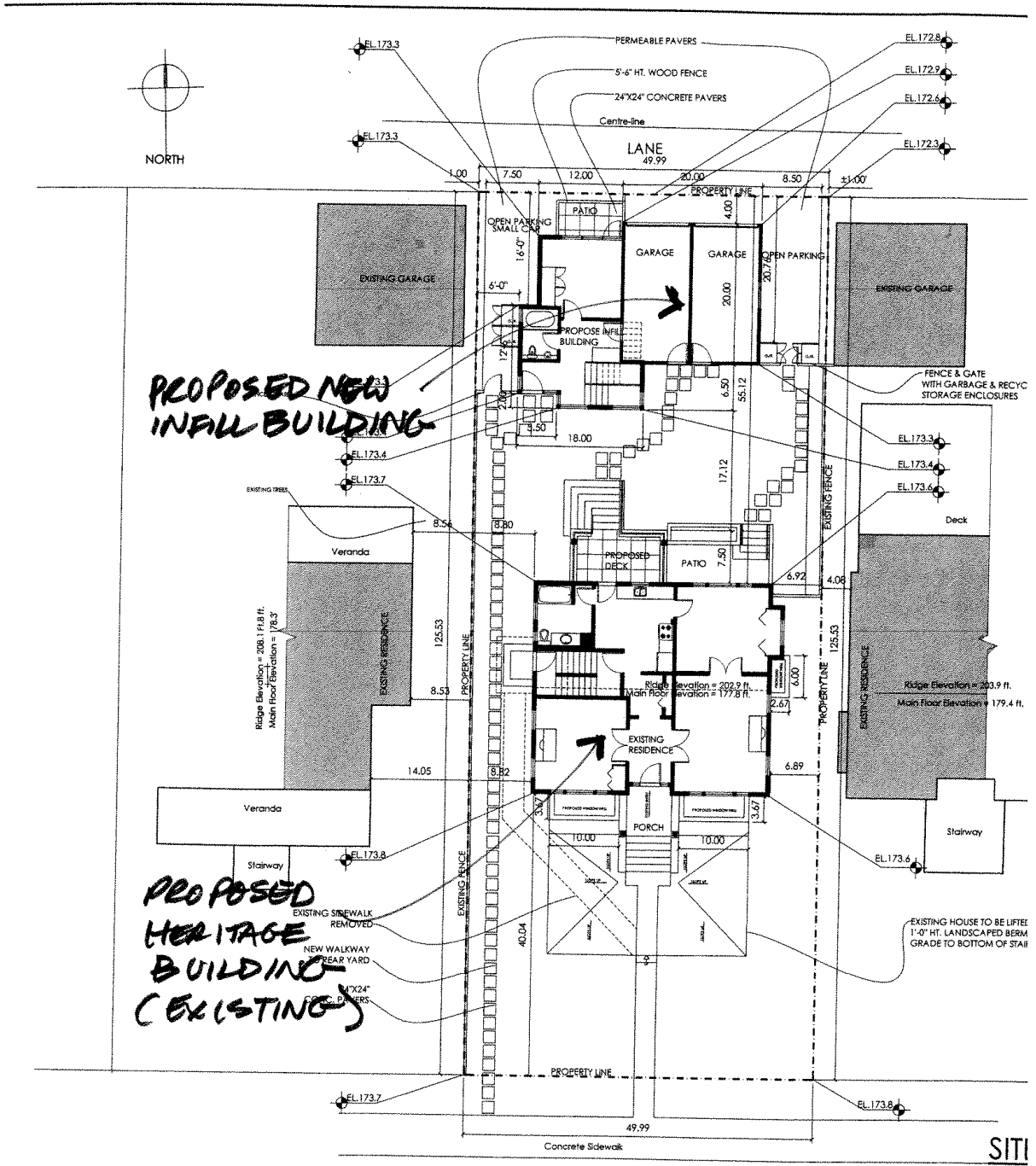


Photo 2: Close up of the Covered Portico



**Photo 3: View of 'The Sanderson House' directly from the South**

The highly symmetrical façade, which is a characteristic of the Colonial Revival style, is apparent in this photograph. Most of the original wood windows survive. Also of note is the curved entrance portico with stuccoed columns, and the low concrete front stairs (modern guards have been installed on the stairs). Also visible are the exposed rafter ends at the eaves.



Gutter-line of Standard Barrier Concrete Curb  
**SITE PLAN - 1925 W. 16<sup>th</sup> AVENUE**





### Resolutions of the Vancouver Heritage Commission

On November 16<sup>th</sup>, 2009, Vancouver Heritage Commission reviewed the Statement of Significance for the building at 1925 West 16<sup>th</sup> Avenue and resolved the following:

THAT the Vancouver Heritage Commission supports the re-evaluation of the Heritage Evaluation for 1925 West 16<sup>th</sup> Avenue taking into account the following items:

- a) regarding architectural history, the style of the house be re-evaluated as "very good" for the colonial revival style;
- b) the design qualifies as "very good" for its original windows, front porch, and roof line;
- c) regarding cultural history, the historical pattern qualifies as a "good" for representing the late 1920's economic revival;
- d) regarding landscape context, the property reflects the consistent mature landscape for the north side of the 1900 block West 16th Avenue which qualifies as "very good";
- e) the neighbourhood and visual/symbolic context qualifies as "excellent" for its definition of the historic edge of Taunton Court, one of the most successful zones with this block being a consistent streetscape; and
- f) the Vancouver Heritage Commission supports an infill structure on this property in keeping with the Taunton Court zoning.

FURTHER THAT the Commission recommends the words "Dutch Colonial Revival" be removed from the Heritage Evaluation and read as "Colonial Revival Style".

CARRIED UNANIMOUSLY

On April 19<sup>th</sup>, 2010 The Vancouver Heritage Commission reviewed the current development application and resolved the following:

THAT the Vancouver Heritage Commission (VHC) supports the project 1925 West 16th Avenue, "The Sanderson House," as presented.

FURTHER THAT the VHC asks the applicant to keep the front basement window detail division more consistent with the remainder of the house and that the applicant reconsider the size of the front basement washroom window.

FURTHER THAT the VHC supports infill house option two (2).

CARRIED UNANIMOUSLY

- The November 16<sup>th</sup>, 2009 comments regarding the heritage assessment of the building have been incorporated by the heritage consultant into an updated Statement of Significance, and into staff's Vancouver Heritage Register evaluation. Conditions of the development application approval require improvements in the basement window details on the front of the house. Option 2 (which proposes a more contemporary expression for the infill building than Option 1) is supported by staff.

**Technical Zoning Summary**

The tables below contain a summary of the relevant portions of the RT-8 District Schedule and the 'Kitsilano RT-7 and RT-8 Guidelines'. The site area is 6,275 square feet.

**Table 1: Regulations Contained within the RT-8 Zoning District Schedule**

Regulation	Permitted or Required	Existing	Proposed
Height of the existing principal building	35.1 feet and 2 storeys maximum	29.6 feet and 2 storeys	As per the existing
Front Yard of the existing principal building	36 feet minimum	34 feet to the front of the porch	As per the existing*
Side Yards of the existing principal building	4.92 feet Minimum	West Side: 8.8 feet East Side: 6.89 feet (not counting bay)	As per the existing
Floor Space Ratio (total for the site)	4,706 square feet (0.75 FSR) maximum	3,110 square feet (0.50 FSR)	Existing house: 3,244 sq. ft. Infill Building: 1,280 sq. ft. Total: 4,524 sq. ft. (0.72 FSR)
Site Coverage	2,823 square feet (45%) maximum	1,284 square feet (20%)	2,026 square feet (32%)
Dwelling Unit Density	4 units Maximum (74 units per hectare)	1 unit	4 units

\* variance as an existing non-conforming yard granted by the Director of Planning

**Table 2: Relevant Portions of the Kitsilano RT-7 and RT-8 Guidelines**

Item	Permitted	Existing	Proposed
Rear yard area with infill development	2,098 square feet minimum	-	2,755 square feet
Side yard @ existing building to qualify for rear infill development	16.1 feet minimum	8.8 feet* (west side)	As per existing*
Separation of existing building and infill building	16.1 feet minimum	-	17.12 feet (not counting sundeck)
Height of the Infill Building	25.26 feet and one storey plus a partial second storey maximum	-	22.5 feet and one storey plus a partial second storey

\* variance granted by the Director of Planning