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To: "Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>

Date: 7/20/2017 5:28:22 PM

Subject: Memo on 1550 W. 29th Ave. Electric House Update

Attachments: CMO - Memo on 1550 W 29th Ave Electric House Update - 07.19.2017.pdf

Greetings Mayor and Council,

Please find attached a memo from Gil Kelley, General Manager of Planning, Urban Design and Sustainability. A short summary is as follows:

- provide update on the Electric House at 1550 West 29th Avenue
- inform that owners are no longer pursuing retention and additions to the existing house; permits for new house construction have been issued
- inform that staff are working with other parties interested in relocating the house

Should you have any questions, please contact Gil Kelley at 604.873.7456 or gil.kelley@vancouver.ca.

Best,
Sadhu

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VanRIMS No.: 01-9000-20

MEMORANDUM

July 19, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Anita Molaro, Assistant Director of Planning, Urban Design

FROM: Gil Kelley, General Manager, Planning, Urban Design & Sustainability

SUBJECT: 1550 West 29th Avenue - Electric House Update

Dear Mayor and Council,

The purpose of this memo is to provide an update on this property and inform Council that the house will be demolished and/or relocated.

In May 2016, Council approved a 120 day temporary protection order for this property to allow for an opportunity to develop a proposal for retention of the "Electrical Home," built in 1922 as a model home by the Electrical Services League of BC as a demonstration home to illustrate the convenience of a house that was properly and adequately wired for electricity. Over the next three months staff met with the owners(s) and their designer on multiple occasions to encourage retention of the house and provide advice on the incentives that could be considered and the level of retention required to achieve the incentives.

The applicants developed a number of schemes toward the end of 2016/early 2017 and staff continued to meet and provide advice and direction of retention requirements. On March 1, 2017 a Development Permit Application was submitted. The proposal was to retain the house and move it forward on the site to accommodate a substantial addition to the rear and side.

The existing house is approximately 3,900 sq. ft. (0.35 FSR); the permitted floor area under the RS-5 zoning is 8,857 sq. ft. (0.75 FSR) and the proposed floor area in the application is 11,941 sq. ft. (1.01 FSR) including the parking area, or 10,258 sq. ft. (0.86 FSR) excluding the parking area. Additional variances to the above grade floor area, site coverage, rear yard and number of parking spaces were also proposed. The application proposed to retain the principal elevation and side elevations to an approximate depth of one-third back from the principal elevation and included the original roof structure and some interior structure. Floor to ceiling heights were to be increased and therefore most interior features were to be removed except for an original fireplace (relocated) some flooring and plaster mouldings. New, larger windows and doors are also proposed the retained portion of the house. The proposed addition would be to the rear and sides of the original house (setback as noted above) and be taller than the existing house.

Upon initial review, the Director of Planning noted concerns with the application, notably with the degree of building retention relative to the incentives being requested and the applicant was advised more retention would be required at a meeting on March 17, 2017. On March 31 revised drawings which reduced the proposed addition on the west elevation to expose more of the original elevation.

On May 29, the revised application was reviewed by the Vancouver Heritage Commission which approved the following motion:

THAT the Vancouver Heritage Commission reserves its support for the application to relocate, retain, and rehabilitate 1550 West 29th Avenue, the "Electric House" and to add an infill project to the property, noting:

- That the Heritage Commission recognizes the heritage significance of the Electric House to the city.

FURTHER THAT the Heritage Commission requests that design conditions be achieved to warrant the Commission's support for the incentives requested, which include:

- Greater preservation of the character defining elements;
- Preservation of the north and eastside elevations, including maintaining the height of the heritage house;
- Preservation of window locations and sizes;
- Reduction of the size of the new windows at the heritage entryway; and,
- Reduction of the impact of the addition to the house, through moving the east wing back, and reduction of the addition's gable to smaller dormers

On the same day the applicant advised staff the owner was no longer interested in the retention scheme and wanted to proceed with the original application to demolish and build a new house. Staff offered to meet with the applicant/owner and advised the retention option could still be viable with some design modifications.

On June 1, 2017 the Director of Planning issued the development permit for a new house as requested by the owner. On June 7, the applicant requested the permit application for retention be cancelled. Staff reiterated offers to meet and discuss retention. On June 16, the applicant confirmed they will proceed with demolition.

Since then staff have received an enquiry about the possibility of relocating the house. We will continue to work with enquirers/applicants on relocation/salvage efforts.

If you have any questions, please contact myself or Anita Molaro, Assistant Director of Planning for Urban Design, at 604-871-6479 or anita.molaro@vancouver.ca.

Regards,

A handwritten signature in black ink, appearing to read 'GK', with a long horizontal flourish extending to the right.

Gil Kelley, FAICP
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GK/md