

Attachment 1
Background Information

BACKGROUND INFORMATION

Policy and Regulations Summary

Official Community Plan

The subject property is designated (RD) Residential – Detached and Semi-detached, which is described, in part, as follows:

Purpose: To allow low density ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character.

Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house).

Projects with Heritage Assets

The Official Community Plan (OCP) encourages the use of HRAs when a retention of a heritage asset is contemplated. Through use of an HRA, a property may be eligible for incentives such as smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. An HRA may also be used to permit housing forms listed in Residential – Ground Oriented Infill Housing designation or to formalize an existing, larger scale land use such as a low rise or a place of worship.

The proposed development meets the above criteria given that the Pelland House is considered a heritage asset.

Development Permit Area

The subject property is located in DPA 1.1 Laneway and Carriage Houses, the intent of which is to encourage small scale infill projects that are complementary to an existing single detached dwelling context. The guidelines focus on appropriate building form, scale, and location. The goal is to ensure the livability of units, as well as reduce any negative impact on neighbouring sites with single detached dwellings (especially related to light, privacy, and shadowing).

Zoning Bylaw

The subject property is currently zoned Neighbourhood Single Detached Residential Districts (NR-1). The intent of this district is to allow a single detached dwelling with a secondary suite and/or detached accessory dwelling unit. Staff are recommending that the heritage house's siting and massing elements be evaluated under the existing NR-1 zone. However, the proposed application would require relaxations to the zone to allow

development that accommodates a large infill house with secondary suite and two small infill houses. An HRA is proposed in order to permit the project.

Heritage Revitalization Agreement

An HRA is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and restoration and/or maintenance, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer that identifies elements of the zone to be varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is infill housing development, and retention of the Pelland House, including its full legal protection through a Heritage Designation Bylaw. In the City's Policy for the Use of Heritage Revitalization Agreements, density, siting and/or parking may be considered for relaxation.

Heritage Related Design Guidelines

In 2008, Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

Heritage Register

A heritage asset that is protected by a Heritage Designation Bylaw is also listed on the City's Heritage Register. The Heritage Register is an official list of properties identified by the City as having heritage value or heritage character. The City created a Heritage Register in 1994 and currently has over 200 properties listed, which include single family dwellings (the majority of listings), commercial buildings, parks, roads and a tree.

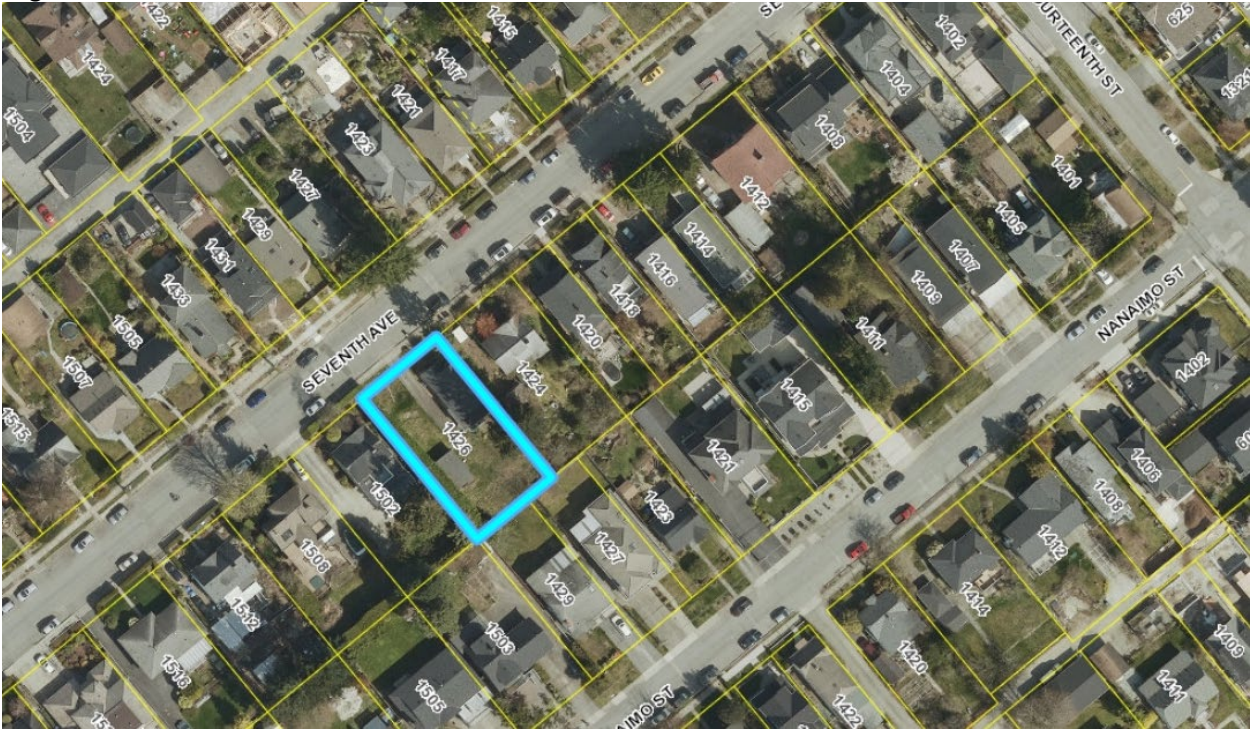
A property, building or feature may only be added or removed from the Register by order of Council.

The Heritage Register is used to identify heritage assets in the city, both those that have been legally protected through Designation, and those that are not legally protected but have heritage merit. It is also a planning tool through which the City can work with property owners to identify opportunities for retaining buildings with heritage merit. Beyond the advantage to the community of protecting the city’s heritage, property owners may also benefit directly from retaining a heritage building. For example, properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act.

Site Characteristics and Context

The subject site is located in the West End, in an area composed of single-detached dwellings. The lot has an area of 758.7 sq. m. (8,167 sq. ft.), and an approximate downslope of 11.5% from the north corner to the south corner. One single-detached dwelling, built in 1911, is currently situated on the lot.

Figure 1: Site Context Map with 1426 Seventh Avenue in blue



Proximity to Transit Service and Other Sustainable Transportation Options

The property is approximately two and a half blocks west of Twelfth Street, which is a potential future Frequent Transit Network route, and is located on the Crosstown Greenway. The sidewalk network surrounding the site is complete, including an accessible curb letdown at Fourteenth Street. Proximate transit service is shown on the

table below:

Table 1: Site Proximity to Transit Service

Bus Service	Approx. Frequency	Approx. Distance
#112	17-30 minutes	440 m. (1,443.6 ft.) to Twelfth Street
#101 / #155	30-60 minutes	320 m. (1,049.9 ft.) to Sixth Avenue

PROJECT STATISTICS AND RELAXATIONS

The below table provides preliminary project statistics, with relaxations highlighted.

	Permitted / Required Under the NR-1 Zone	Proposed
Lot area	557.4 sq. m. (6,000 sq. ft.)	758.8 (8,168.2 sq. ft.)
Site frontage	Min. 10% of the site perimeter	20.1 m. (66.0 ft.) (17%)
Average lot depth	-	37.7 m. (123.8 ft.)
Tenure	Freehold (principal unit) and rental (secondary unit)	Stratified (principal units) and rental (secondary units)
Residential units	One principal unit and two secondary units (secondary suite and/or detached accessory dwelling unit)	Four principal units and two secondary units
Total FSR (sitewide)	0.62 FSR	0.82 FSR
Building height	7.62 m. (25 ft.)	8.38 m. (27.5 ft.)
Roof peak height	10.67 m. (35 ft.)	9.36 m. (30.7 ft.)
Front yard setback	5.79 m. (19 ft.)	4.34 m. (14.3 ft.)
Rear yard setback	7.54 m. (24.75 ft.)	2.13 m. (7 ft.)
Side yard setback (north)	1.22 m. (4 ft.)	1.22 m. (4 ft.)
Side yard setback (south)	1.22 m. (4 ft.)	1.22 m. (4 ft.)
Combined side setbacks	5.03 m. (16.5 ft.)	2.44 m. (8 ft.)
Site coverage	35%	31%
Upper level floorplate	Max. 80% of the lower level floor plate	107% of lower level floor plate
Off-street parking		
Resident	6	4
Visitor/Loading	0	0
Total	6	4