

RE: 1956 EAST 13TH AVE

FEBRUARY 13TH, 2018

The house constructed at 1956 East 13th Avenue in 1919 was assessed as having character merit, meeting 4 of 5 character criteria for RS-1:

- Original entry feature
- original cladding
- Period details
- Streetscape context

It may be eligible for the new incentives approved by Vancouver City Council. These encourage owners to retain character buildings, including those not listed on the Heritage register. To be considered for incentives (such as conditional floor area, infill or conversion), the existing house must be retained, and its original character restored in views from the street. More information is available at: <http://council.vancouver.ca/20170725/documents/p2.pdf>

At the pre-application stage, Planning staff will assess condition of the existing house and amount of restoration required. Extent of restoration will be based on scope of the proposal. It could range from repair or replacement of character elements such as brackets and railings, re-introducing traditional window styles, restoring entry porches to their original condition, modifying roof forms or removing additions that detract from the overall character.

If a character building is proposed for demolition, staff will consider the outright provisions of the zoning by-law in the application for the new house, as conditional incentives would no longer be applicable. More information is available at: <http://vancouver.ca/files/cov/demolition-permits-for-pre-1940-houses-recycling-requirements.pdf>

If you have further questions about the permitted floor area in the district, or the recycling requirement, please contact the Building and Development Services phone center at [604-873-7611](tel:604-873-7611).

Kind regards,

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