Proposal: Heritage Protection

The “Knowles Residence”
• Recognized as a Heritage-A building
Location

West 15th Street

West 14th Street

Mahon Avenue

Jones Avenue
Land Use and Zoning

• OCP
  – Residential Level 2
  – 0.5 FSR density

• Current Zoning
  – One-Unit Residential 1 (RS-1)
Heritage Conservation

- Heritage Designation
  Bylaw to protect the building in perpetuity.

- Development Covenant
  - Securing the Heritage Conservation Plan, including implementing conservation recommendations.
  - Ongoing maintenance to be managed through the recommendations of the Heritage Conservation Plan.
Proposed Development

• Three Principal Buildings
  – Heritage building in front (converted to duplex) with two lock-offs
  – Two detached infill buildings in the rear
  – Four parking stalls

• Four Principal Dwellings, Two Accessory Dwellings

• Density: 0.69 FSR
  – OCP allows for consideration of additional floor area for the purposes of heritage conservation
  – Density does not exceed next higher land use designation (Residential Level 3; 0.75 FSR)
Policy Analysis: OCP and Strategic Plan

- The proposal complies with the OCP
- Conservation and rehabilitation of a Heritage-A asset
- Meets the Strategic Plan as a City for People and a Vibrant City
Proposal: Form and Design
Proposal: Form and Design
Proposal: Form and Design
Scale and Form
Scale and Form
Scale and Form
Heritage Conservation, Restoration & Rehabilitation

• Conservation:
  – Preserving and restoring key exterior elements, such as window frames, roof shingles, soffits, and exterior cladding

• Additions:
  – New foundations
  – New staircase and deck
  – Floor area additions at the rear
Advisory Body Reviews

• Heritage Advisory Committee review on January 11, 2022 and April 12, 2022
  – Project unanimously endorsed, with some recommendations, including:
    • Recommendations for alternate deck design and overall landscaping to better support compatibility of the additions with heritage character
    • Exploring materiality of proposed windows to better reflect façade and proportions of existing heritage windows

• Advisory Design Panel review on March 16, 2022
  – Project unanimously endorsed
Public Engagement

• A Virtual Developer’s Information Session was held on March 10th, 2022
  – No attendees
  – No follow-up feedback received from the public

• One letter of support received from the North Shore Heritage Society
Conclusion

- The proposal complies with the OCP and Strategic Plan.
- Ensures ongoing protection of a heritage asset in the City.
- Establishes an appropriately scaled infill development.
- The site’s proximity to existing amenities, public transit and active transportation facilities makes it an appropriate location for the proposal.
Thank you.