VIRTUAL OPEN HOUSE

HEATHFIELD HOUSE



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VIRTUAL OPEN HOUSE: PROJECT OVERVIEW

HEATHFIELD
HOUSE



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The Site:
The site includes two adjoining double fronting properties at the intersection of three streets: Marine Crescent, which branches into two streets with the same name at the south tip of McLeery Park, and West 50th Avenue. Both properties, which appear as one large site, are hidden from view by a prominent tall, thick hedge and mature boulevard trees that enclose the site except for two driveways and pedestrian gates.

The Vancouver Heritage Register lists 2610 Marine Crescent, historically referenced as 'Heathfield House', as a Heritage B listed property, and 2600 Block of Marine Crescent, West side, as a listed Heritage Streetscape.

The Proposal:
The "Heathfield House", located on the larger north site, will remain in place and be renovated and converted into four dwelling units. A four unit row house is proposed downhill from the heritage building. The location of these buildings on the site, with its steeply sloping topography, will allow for an out of sight underground parkade connecting the two buildings and providing vehicular access from West 50th Avenue.
The adjoining south site contains an eclectic garden consisting of varied yet interesting landscape themes and elements, which is completely internalized and blocked from public view. Some of the more unique elements contribute to the overall heritage and historic relevance of this site in this neighbourhood. This site will be developed with three smaller scale duplex buildings, surrounded by significant open spaces which will allow for the reconstitution of the more significant and unique landscape elements throughout the combined sites.

In form and design the development will be in keeping with the local residential character of the neighbourhood. The proposed streetscape pattern will be compatible with the immediate context, albeit the majority of the development will be obscured from view due to the mature perimeter hedges and trees that will be retained.

The development and public objective is to do a Heritage Conservation in combination with small scale infill development to provide for a downsizing opportunity for seniors in the neighbourhood, thus providing a widely missing niche of housing. We believe these goals are aligned with City of Vancouver objectives regarding heritage conservation and the provision of a variety of housing choices within existing communities.

The Benefits:
Provision of a high quality, accessible, comprehensive niche development; a model community for families and mature/aging residents, with a variety of housing types suitable for families and/or seniors with mobility issues; combining the quality, size and privacy associated with single family living within a green, communal setting, allowing for connectivity, independence and security.

The Need:
The lack of ability for residents to age in place in their neighbourhoods is a growing problem, along with a lack of suitably sized housing for families. According to the *Kerrisdale Neighbourhood Social Indicators Profile 2020*, Kerrisdale is a neighbourhood with an aging population and the second highest median age among all neighbourhoods in Vancouver; over a 30 year period there has been an increase in seniors as a percentage of the total population, with the most recent Census statistics (2016) indicating 37.1% of the Kerrisdale population was in the age category 40-64, compared to 34.3% for all of Vancouver, and 19.3% in the 65+ age category, compared to 15.5% for all of Vancouver.







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VIRTUAL OPEN HOUSE: DESIGN RATIONALE

HEATHFIELD HOUSE

Inspiration
The architectural decisions regarding form, massing and style of this project have been inspired by two important considerations: the desire to properly preserve, highlight and repurpose the existing Heritage asset, the Heathfield House, which has been meticulously maintained by previous owners and remains in pristine condition; and the desire to create an opportunity for single family homeowners to reduce their footprint and age in place, while retaining many of the amenities and the privacy of their former homes.

Public Expression
The physical relationship between the proposed development and the surrounding neighbourhood will remain largely unchanged, from the point of view of neighbours walking past the property along the sidewalk. The mature hedge that surrounds the site will be retained, and the new buildings, in the form of infill row housing and infill two family dwellings, will be hidden from public view in whole or in part, depending on one's proximity to the hedge (see context sections and renderings). The current public experience of Heathfield house, which consists of views into the site at the vehicle access gates at the Northeast corner of the lot, will be unchanged.

Entrances to the site will be discrete and in keeping with the character of the neighbourhood. The existing semi-circular driveway will be retained in its current form. Gated pedestrian entrances will be landscaped into the existing hedge at two locations. The principal vehicular access to the site will be the entrance to the underground parking garage, which will be set back from the property line and landscaped to reduce its visual impact on the public realm.

Form and Massing
The buildings' forms and relationship to one another have been developed to respect the primacy of the Heathfield House, reinforcing the idea that it is the principal and most prominent building on the site. The infill buildings will be idiosyncratic in form and spacing that will reflect the type of ad hoc accretion of houses that occurs in neighbourhoods over time. An extensively landscaped circulation mews will enliven the semi-public space in the center of the site, while more private outdoor space will be available to residents at the rear of their units around the perimeter of the property.

One of the important goals of this project is to create spaces that will allow residents to age in place. This requirement has generated forms throughout the design. The underground parking will be accessed using two elevators; one that will terminate in a gazebo structure at the courtyard level, and a second that accesses the conversions suites in the Heathfield House. The hard surface in the circulation mews will be designed to provide accessible paths of travel to front entrances of the infill building. Every dwelling unit of more than one storey will share access to an elevator with its immediate neighbour.

Landscaping
The extensive and mature gardens are an important part of the existing property. While the current proposal does not retain these gardens in exactly their current form, the intention is to infuse the development with the spirit of the particular and careful approach to landscape design they represent. Existing plants and trees will be retained in situ where possible, and particularly fine samples of existing plants will be moved and preserved for later replanting. New landscaping designed to respect the character and details of the existing garden will be added as needed. Hard surfaces will be kept to a minimum in favour of planted areas.

Architectural Expression
The intention for the architectural expression of the infill dwellings is that it will compliment the architecture of the Heathfield House, and not compete against it. It will therefore be in a vernacular style different from the Tudor style of the Heathfield House, but with similar variegated roof forms and asymmetrical massing. The eave lines will be kept low to de-emphasize the heights of the infill structures, and spring lines and sloping interior ceilings will occur both on the second floor and in the attic, to take advantage of opportunities to occupy vaulted space underneath rafters. Roof decks will be incised into sloping roof forms to reduce the appearance of massing, and to reduce the possibility of overlook. The materials palette will be simple and consist of traditional, quality materials.





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VIRTUAL OPEN HOUSE: APPLICABLE POLICIES AND GUIDELINES

HEATHFIELD HOUSE

Housing Vancouver Strategy (2017) RS-5 Design Guidelines Family Room: Housing Mix Policy for Rezoning Projects (2016)

Urban Forest Strategy (2014) Community Amenity Contributions Through Rezonings (1999, last amended 2014)

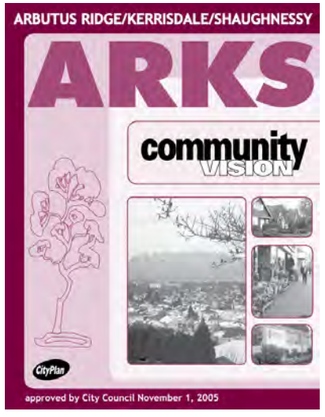
Vancouver Heritage Program and Heritage Action Plan (2013)

Groundwater Management Bulletin (2018)

High-Density Housing for Families with Children Guidelines (1992)

Arbutus Ridge Kerrisdale Shaughnessy Arks Community Vision Full Report (2005)

Green Buildings Policy for Rezonings (2010, last amended 2016)
Character House Retention
Landscaoe Retention
Low Emissions Green Buildings
Low Emitting Materials



The proposal consistent with the **Arbutus Ridge/Kerrisdale/Shaughnessy (ARKS) Community Vision 2005,** which seeks to retain the historic and mature character of the area and to further improve the community, by doing the following:

Maintaining Character Housing. Character housing should be retained by allowing multiple conversion dwellings on large lots and incentives should be developed to encourage retention/renovation of character and heritage buildings, such as allowing infill.

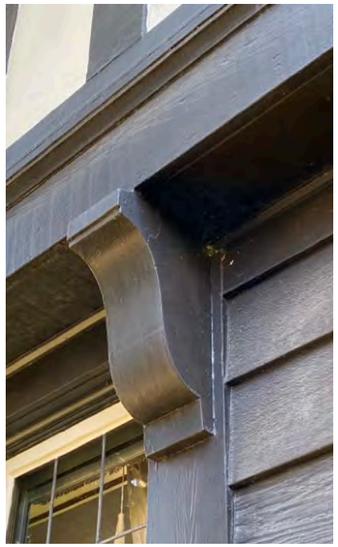
Adding New Housing Opportunities. Recognizes the mismatch between housing supply and demand; most future demand is from mature house-holds who typically prefer ground-oriented' units (e.g. with ready access to a front or rear yard) but not in the form of a basement suite, whereas as of 2005 future housing units were primarily expected to be in the form of rental suites in single family houses (usually in the basement), and in additional apartments (mostly above shops). ARKS identified various types of housing to meet this demand, including allowance of more infill, duplexes, cottages or small houses

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HEATHFIELD HOUSE

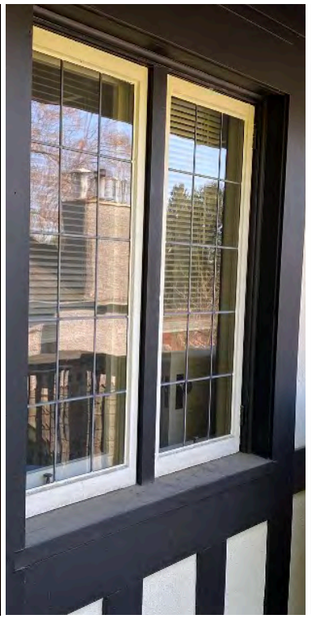














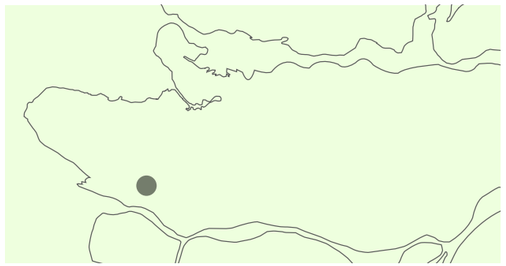
Conservation Approach

The Design
Built in 1927/28, Heathfield House is a straightforward Tudor Revival design by architect Bernard Cuddon Palmer, with a half timber upper floor set above a wide lap sided ground floor and basement.

Intent
The overall intent for the adaptation of Heathfield House is the high degree of retention of the heritage fabric throughout the multi-family conversion. The principal facades of Heathfield House are remarkably intact, and the intent is to preserve the Marine Crescent and east facades in their entirety with a modern enclosure of the front porch removed to reveal the original panelled oak door. Heathfield House will retain its existing siting and setbacks which mark its presence within the defined heritage streetscape along the south side of Marine Crescent.
Heathfield's gardens were created by the second owners George and Juliet Thompson. It is understood that the garden will not survive in its current form, however sincere efforts will be directed to recording the variety of plants and landscape elements with the intent of relocating or replanting key species and reinstalling original elements within a new landscape plan for the infill development that recalls and honours the spirit of the Thompson's garden.

For additional information about the Conservation Approach, and to view the Statement of Significance, please view the Application Booklet available on the City web page.

VIRTUAL OPEN HOUSE: CONTEXT



LAND ACKNOWLEDGEMENT:

THE PROJECT TEAM ACKNOWLEDGES THAT THE PROJECT ADDRESS IS SITUATED ON THE UNCEDED TRADITIONAL TERRITORIES OF THE XʷMƏƟKʷƏYƏM (MUSQUEAM), SḴWX̱WÚ7MESH (SQUAMISH), AND SƏLILWƏTAɬ (TSLEIL-WAUTUTH) NATIONS.

HEATHFIELD HOUSE

6550
6570
6590
6610
6630
6650
6674
6690
6638
2461
2487
McLEERY PARK
6501
MARINE CRESCENT
STREETSCAPE 1
A
B
C
D
E
F
2662
2660
2650
2610
2606
2688
2716
2736
2706
2680
2660
2640
2620
2610
2657
2635
W 50th AVE
STREETSCAPE 2
MARINE CRESCENT

STREETSCAPE SEE STREETSCAPES ON PAGE 7

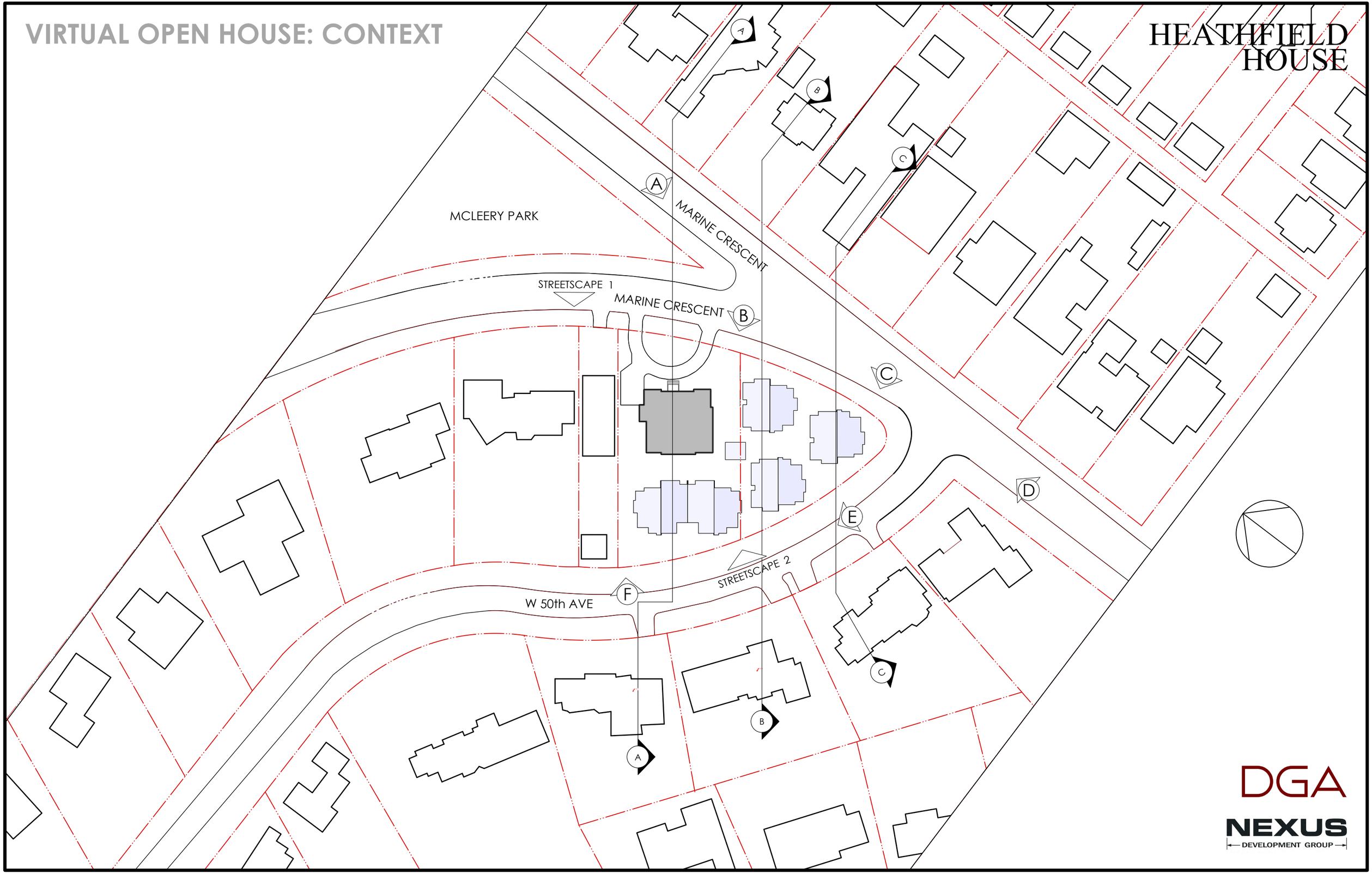
(A) SEE VIEWS ON PAGE 9

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VIRTUAL OPEN HOUSE: CONTEXT

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VIRTUAL OPEN HOUSE: CONTEXT

HEATHFIELD HOUSE

W 50th AVE.

PROPOSED CHARACTER HOUSE RETENTION AND MULTIPLE INFILL DWELLINGS

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING



W 49th AVE.

2606-2610 MARINE CRESCENT
SUBJECT PROPERTY

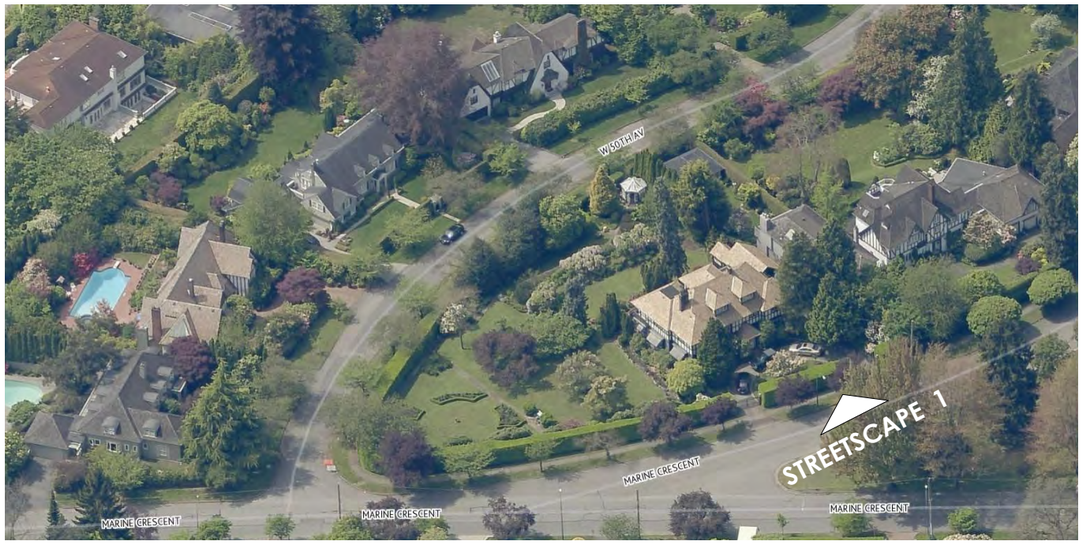
2650

2660

2662

2688

STREETSCAPE 1





CITY OF VANCOUVER PICTOMETRY

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING

SINGLE FAMILY DWELLING

PROPOSED CHARACTER HOUSE RETENTION AND MULTIPLE INFILL DWELLINGS



MARINE CRESCENT

REAR VIEW OF 2682

REAR VIEW OF 2662

REAR VIEW OF 2660

REAR VIEW OF 2650

REAR VIEW OF SUBJECT PROPERTY

STREETSCAPE 2

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STREETSCAPE PHOTO COLLAGES SHOWING IMMEDIATE NEIGHBOURHOOD CONTEXT.

VIRTUAL OPEN HOUSE: CONTEXT

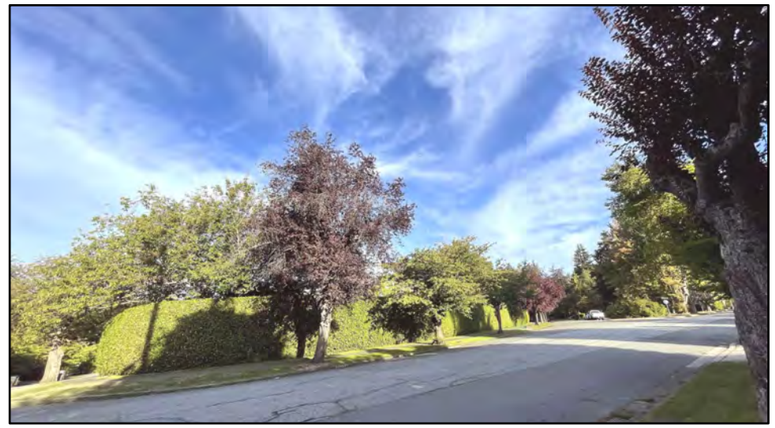
HEATHFIELD
HOUSE



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F

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VIRTUAL OPEN HOUSE: PROJECT STATISTICS

HEATHFIELD HOUSE

SITE DIMENSIONS

2610 MARINE CRESCENT (LOT A)

SITE WIDTH:	111.15'
SITE LENGTH:	IRREGULAR
SITE AREA:	22,043 sqft

2606 MARINE CRESCENT (LOT B)

SITE WIDTH:	132.81'
SITE LENGTH:	IRREGULAR
SITE AREA:	13,983 sqft

TOTAL OF COMBINED SITES **36,026 sqft**

REGULATIONS PER RS-5 ZONING DISTRICT SCHEDULE

REG **HEIGHT**

NOTE: BASE HAS BEEN DETERMINED BY USING EXISTING GRADES, PER SECTION 2, DEFINITIONS

RS-5	**HEIGHT MCD:**	**PERMITTED**	**EXISTING**	**PROPOSED:**
4.3.1a	FOR ALL USES NOT 2 FAMILY DWELLING	30.18', 2.5 STOREYS	39.0', 2 1/2 STOREYS	EXISTING NOT CONFORMING
RS-5	**HEIGHT ROWHOUSE:**	**PERMITTED**	**PROPOSED:**	
4.3.1a	FOR ALL USES NOT 2 FAMILY DWELLING	30.18', 2.5 STOREYS	35.40'	

RS-5	**HEIGHT DUPLEX:**	**PERMITTED**	**PROPOSED:**
4.3.1b	FOR ALL USES NOT 2 FAMILY DWELLING		
	D-1	35.10'	30.20'
	D-2	35.10'	34.80'
	D-3	35.10'	33.80'

YARDS AND SETBACKS (COMBINED SITES):

RS-5 **1. (EXISTING HERITAGE BUILDING) HEATHFIELD HOUSE**

4.4., 4.6, AND 4.16 EXISTING NON CONFORMING NORTH SIDE YARD (2.5') TO BE RETAINED
FRONT YARD (39.78'), REAR YARD (84.75') AND BUILDING DEPTH (59.89') COMPLIANT. SEE SETBACK DIMENSIONS PAGE A-104

RS-5 **2. PROPOSED INFILL BUILDINGS**

4.4.3 BECAUSE THIS IS A DOUBLE FRONTING SITE, A 20% FRONT YARD IS INDICATED IN BOTH THE FRONT AND REAR YARDS
DEPTH OF YARDS VARY ACCORDING TO IRREGULAR SITE GEOMETRY
SEE YARD CALCULATIONS ON P-22, AND BUILDING SETBACKS ON PAGE A-104

FRONT YARD RELAXATION OF VARYING AMOUNTS IS REQUIRED, AS NOTED ON PAGE A-104

4.5.1 NORTH SIDE YARD RELAXATION TO 14.1' FROM 16.67' IS REQUIRED FOR THE INFILL ROW HOUSE

3. SETBACKS/SEPARATIONS BETWEEN BUILDINGS

NOTE: INDIVIDUAL BUILDING SETBACKS FROM PROPERTY LINES AND BETWEEN BUILDINGS VARY DUE TO SITE GEOMETRY AND ARE CLEARLY INDICATED ON PAGE A-104

FLOOR AREA

SEE FLOOR AREA CALCULATIONS ELSEWHERE

TOTAL NET FLOOR AREA **31,005 sqft**

RS-5	**FLOOR SPACE RATIO:**	**PERMITTED***	**PROPOSED:**
4.7.1.(G)	RATIO	0.85	0.86
	AREA	30,622 sqft	**31,005 sqft**

* REQUIRES SPECIAL APPROVAL OF THE DIRECTOR OF PLANNING PER SECTION 4.7.1.(G) RS-5 DISTRICT SCHEDULE

RS-5	**SITE COVERAGE**	**PERMITTED**	**PROPOSED:**
4.8.1(B)	**RATIO**	0.45	**0.37**
	AREA	16,212 sqft	**13,275 sqft**

RS-5	**IMPERMEABILITY**	**PERMITTED**	**PROPOSED:**
4.8.4	RATIO	0.60	0.60
	TOTAL AREA	21,616 sqft	**21,450 sqft**

GUIDELINES	**DWELLING UNIT DENSITY**	**PERMITTED**	**PROPOSED:**
10	@ 74 UNITS/HECTARE (GUIDELINES)	25	
	HEATHFIELD HOUSE:		4
	ROW HOUSE:		4
	DUPLEXES:		6
	TOTAL:		**14**

UNIT SIZES

HEATHFIELD HOUSE	**PROPOSED:**
HEATHFIELD GARDEN SUITE 1 (HG 1)	1,759 sqft
HEATHFIELD GARDEN SUITE 2 (HG 2)	1,791 sqft
HEATHFIELD TOWNHOUSE 1 (HT1)	2,502 sqft
HEATHFIELD TOWNHOUSE 2 (HT2)	2,930 sqft

ROWHOUSE	**PROPOSED:**
R1	2,216 sqft
R2	2,577 sqft
R3	2,577 sqft
R4	2,216 sqft

DUPLEXES	**PROPOSED:**
D1-A	2,689 sqft
D1-B	2,223 sqft
D2-A	2,604 sqft
D2-B	2,176 sqft
D3-A	2,604 sqft
D3-B	2,176 sqft

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VIRTUAL OPEN HOUSE: SITE PLAN

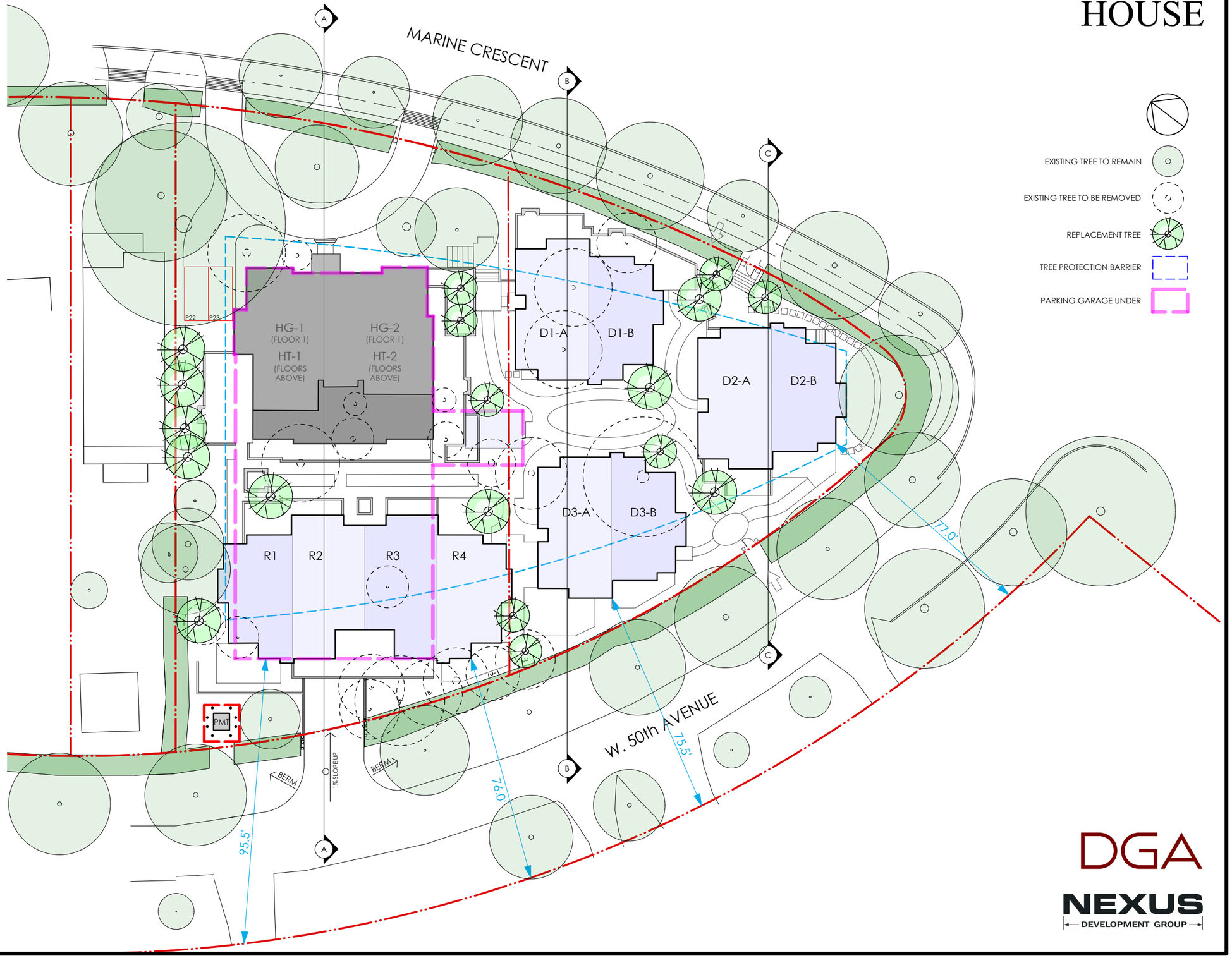
HEATHFIELD HOUSE







EXISTING CONDITION ON AND AROUND SITE



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VIRTUAL OPEN HOUSE: LANDSCAPE PLAN

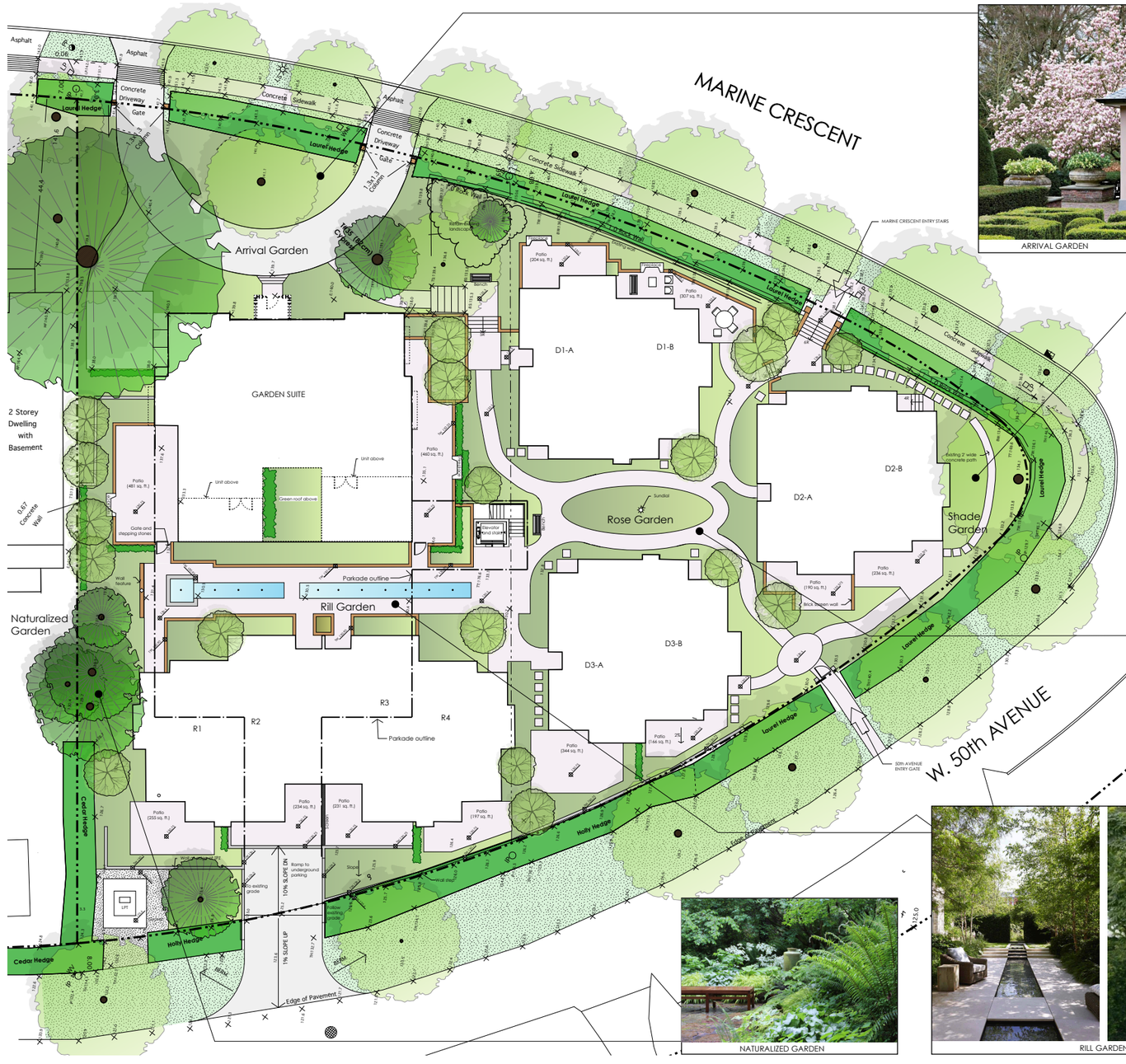
HEATHFIELD HOUSE







EXISTING LANDSCAPE ELEMENTS



ARRIVAL GARDEN

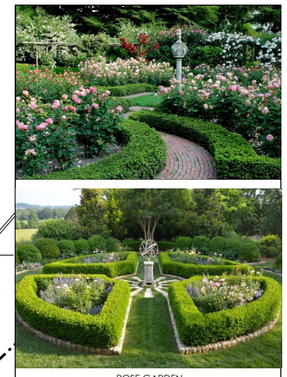
LEGEND:

No.	Date	Revision Notes
A	06/29/2022	ISSUED FOR REZONING APPLICATION
B	00/00/00	ISSUED FOR PRIOR TO CONDITIONS
C	00/00/00	ISSUED FOR BUILDING PERMIT

EXISTING SURVEY GRADE
PROPOSED FINISH GRADE
TOP OF WALL
TOP OF BOULDER
TOP OF STAIRS
EXISTING TREES
NEW TREES



SHADE GARDEN



ROSE GARDEN

NATURALIZED GARDEN

RILL GARDEN

DONNA CHOMICHUK LANDSCAPE ARCHITECT
1662 West 75th Avenue Vancouver B.C. V6P 6G2
Tel. 604-754-3826 dc@telus.net.com

Project Title
HEATHFIELD HOUSE
2606 - 2610 Marine Crescent
Vancouver, BC

Drawing Title
LANDSCAPE PLAN

Project Manager	Project #: 2022-05
Drawn By: DC	Scale: 1/8"
Reviewed By:	Drawing No. L1

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VIRTUAL OPEN HOUSE: PARKING PLAN

HEATHFIELD HOUSE

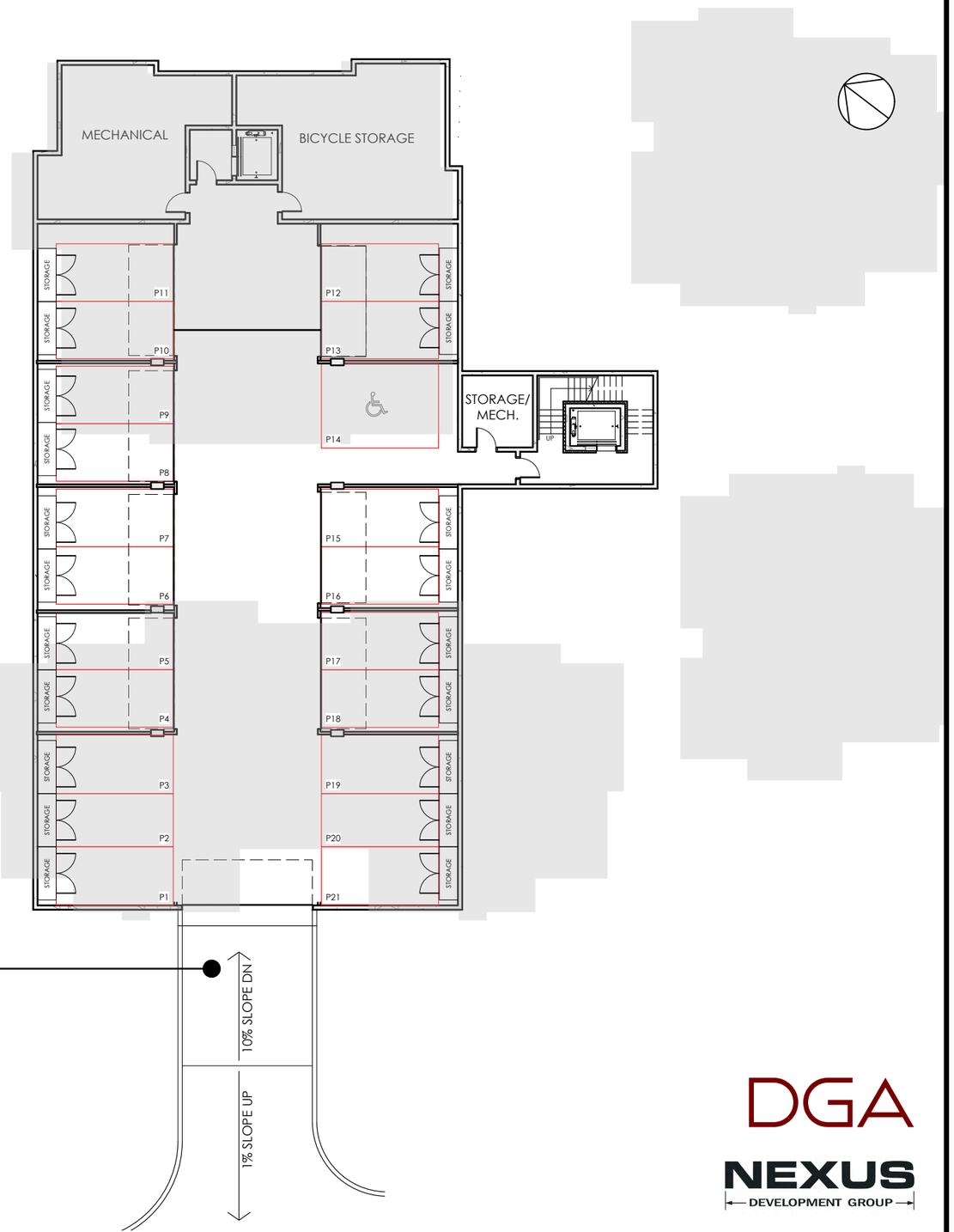
PARKING CALCULATIONS

	PARKING	REQUIRED	PROPOSED
4.5.B	@ 1 SPACE PER EVERY 1,345.5 SQFT (125 SQM) GROSS	23	24 (DISABILITY SPACES COUNTED TWICE)
	ACCESSIBLE PARKING	**REQUIRED**	**PROPOSED**
4.8.4	@ 1 SPACE FOR 7 UNITS THEN 1 SPACE FOR .034 UNITS	1	1
	CLASS A BICYCLE PARKING	**REQUIRED**	**PROPOSED**
6.2.1.2	@2.5 SPACES PER EVERY UNIT>700SQFT (65 SQM)		
	HEATHFIELD HOUSE	10	
	INFILL	25	
	TOTAL	35	35
	CLASS B BICYCLE PARKIING	**REQUIRED**	**PROPOSED**
6.2.1.2	@2 SPACES FOR 1ST 20 DWELLING UNITS	2	2
	LOADING	**REQUIRED**	**PROPOSED:**
5.2.1	NO REQUIREMENT FOR < 100 DWELLING UNITS	NO REQUIREMENT	0

THE INTENTION IS TO DEVELOP A PROJECT THAT ALLOWS ITS RESIDENTS TO AGE IN PLACE. A CRITICAL PART OF THIS STRATEGY IS CREATING ACCESS TO ALL PARTS OF THE SITE, THROUGH THE USE OF ELEVATORS IN SUITE AND FROM THE PARKING GARAGE, AS WELL AS ACCESSIBLE PATHS OF TRAVEL THROUGHOUT.



INSPIRATION IMAGE FOR PARKING GARAGE ENTRANCE

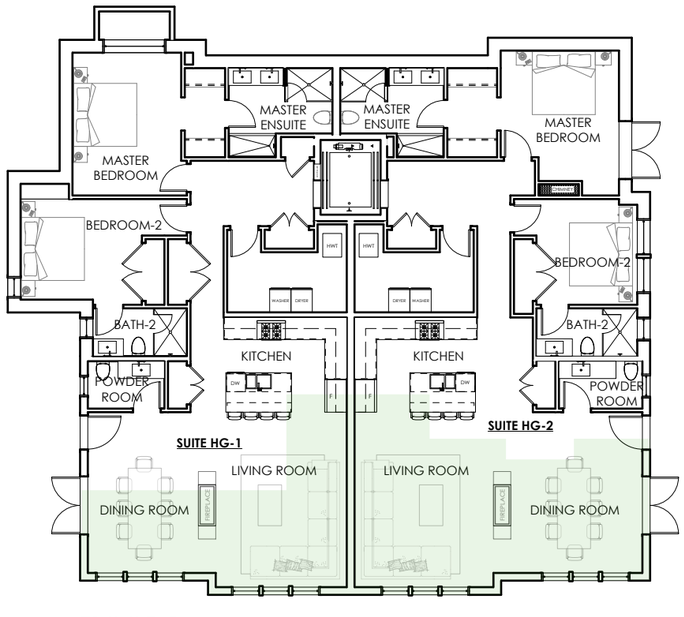


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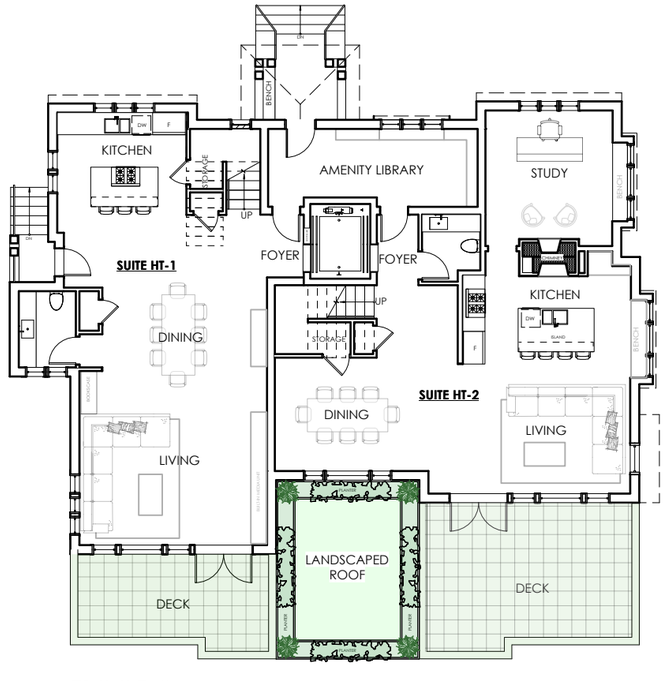
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VIRTUAL OPEN HOUSE: HEATHFIELD HOUSE PLANS

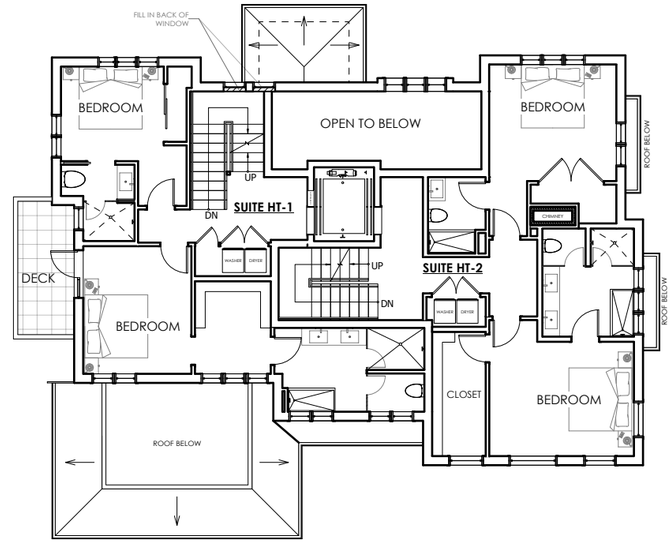
HEATHFIELD HOUSE



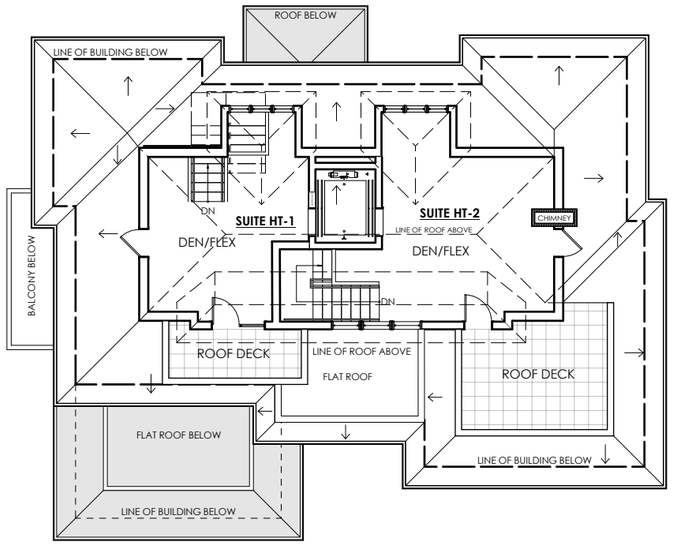
FLOOR 1



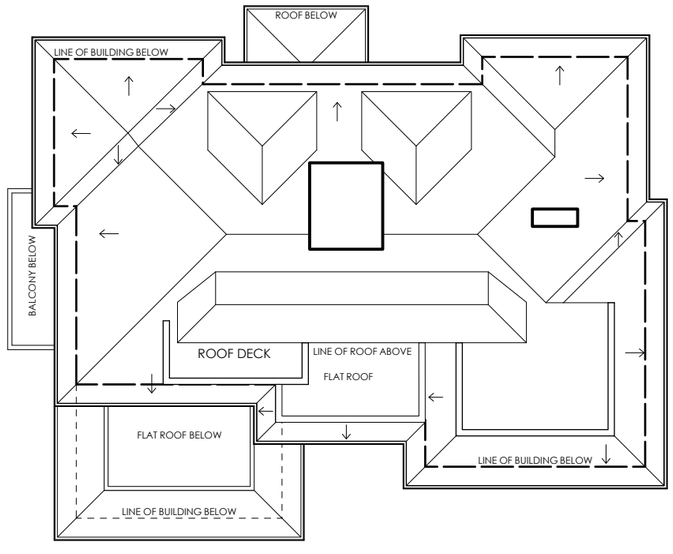
FLOOR 2



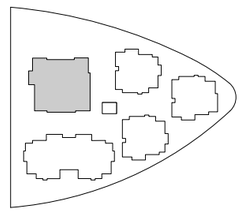
FLOOR 3



FLOOR 4



ROOF



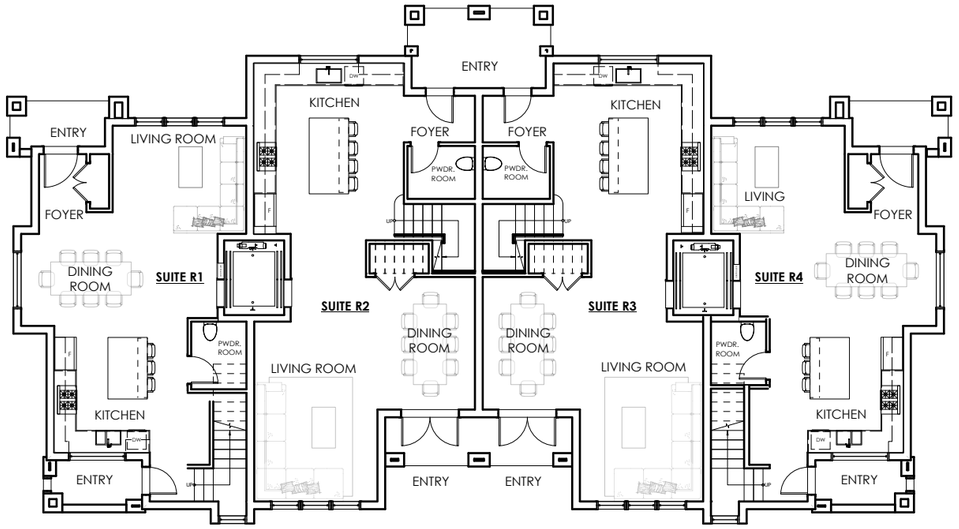
NEW ADDITION

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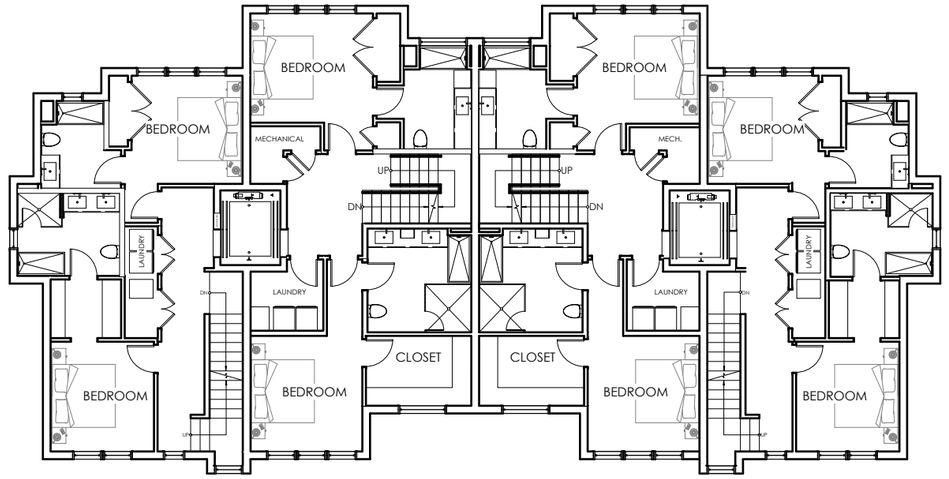
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VIRTUAL OPEN HOUSE: ROWHOUSE PLANS

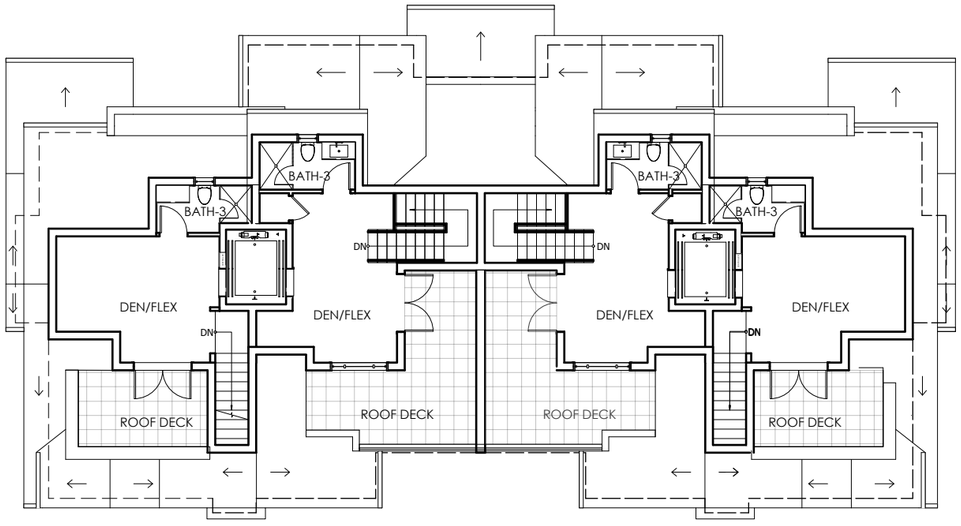
HEATHFIELD HOUSE



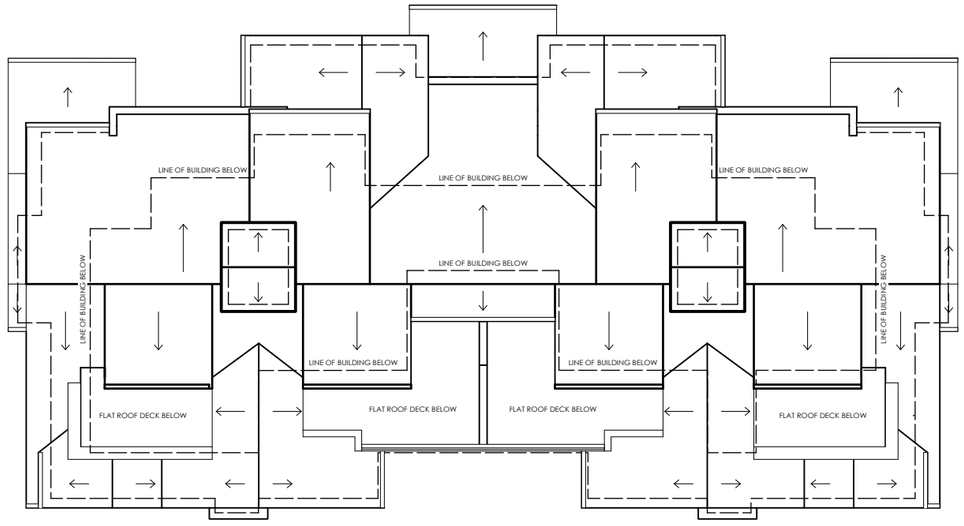
FLOOR 1



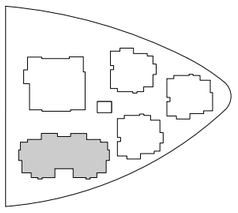
FLOOR 2



FLOOR 3



ROOF

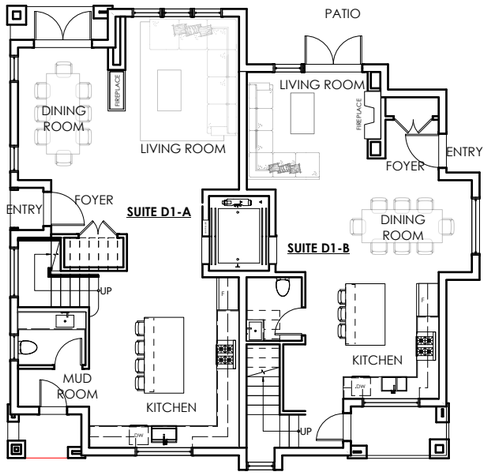


DGA

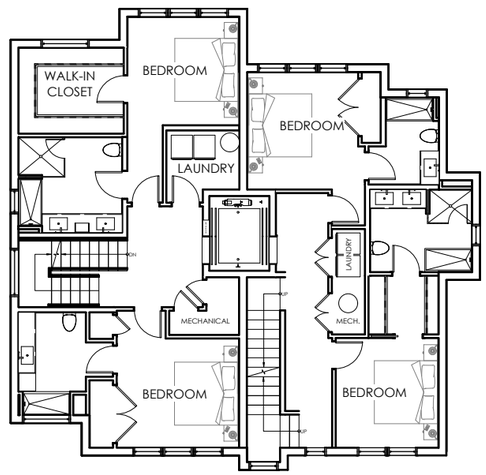
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VIRTUAL OPEN HOUSE: DUPLEX PLANS

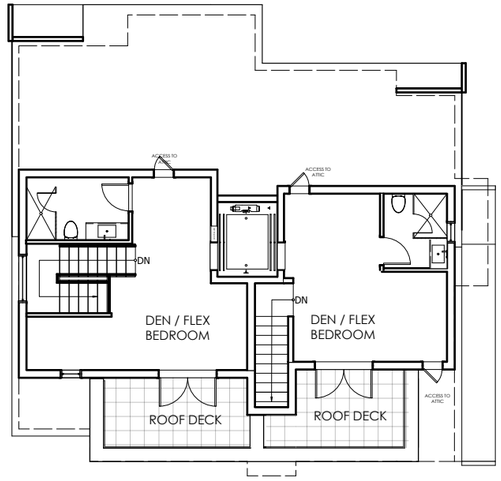
HEATHFIELD HOUSE



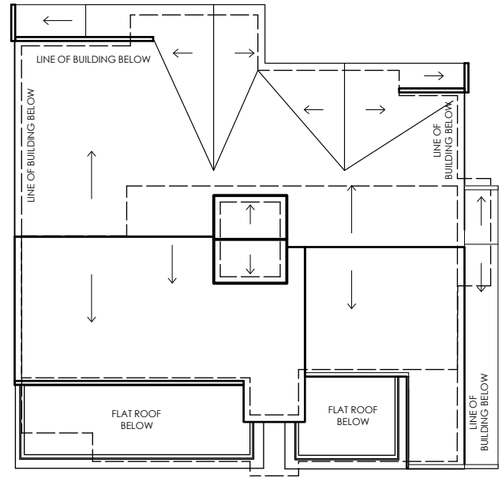
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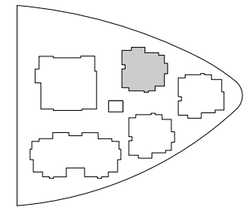
FLOOR 2

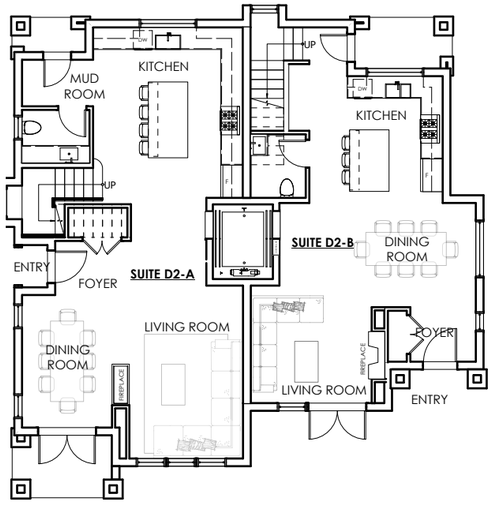


FLOOR 3

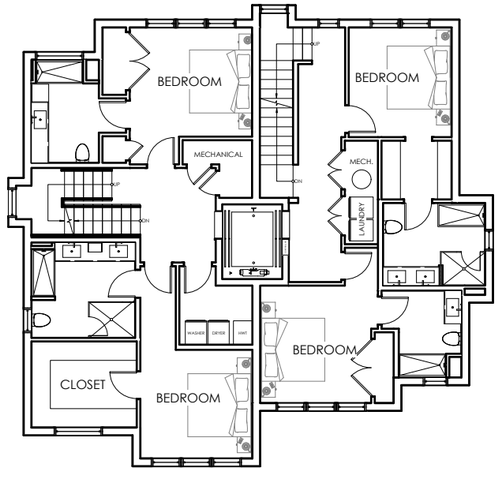


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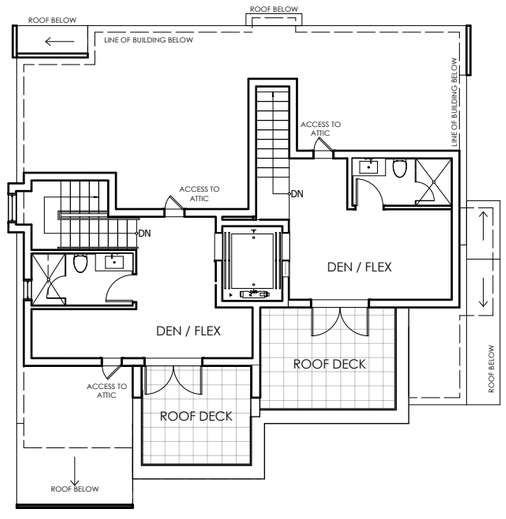




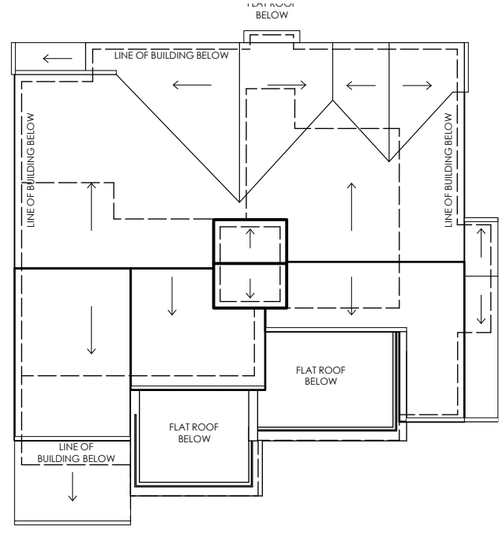
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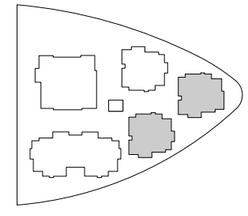
FLOOR 2



FLOOR 3



ROOF



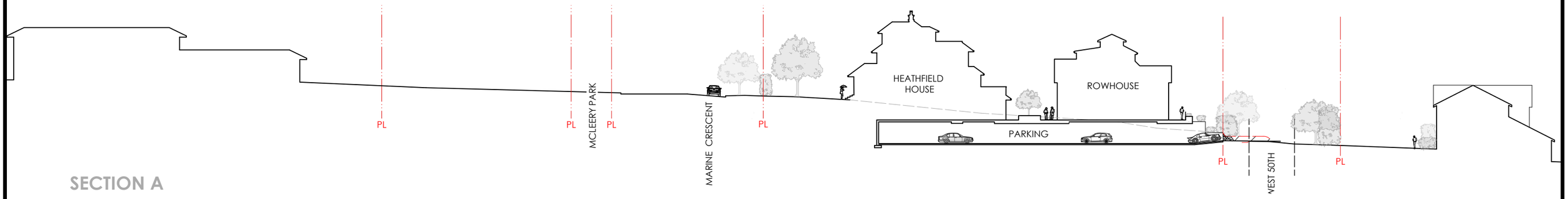
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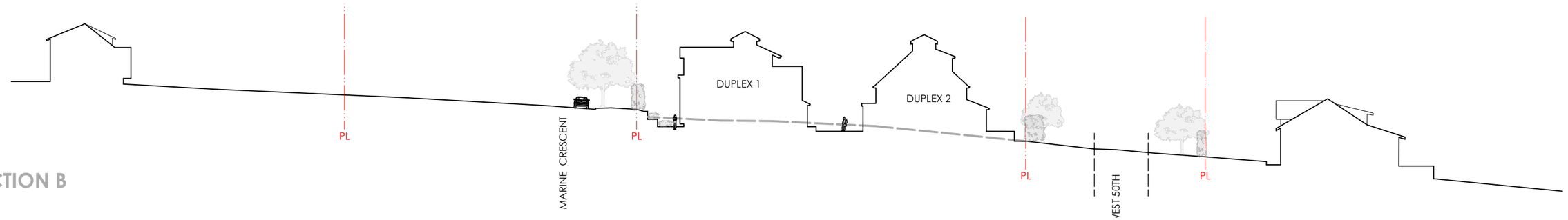
VIRTUAL OPEN HOUSE: SITE SECTIONS

HEATHFIELD HOUSE

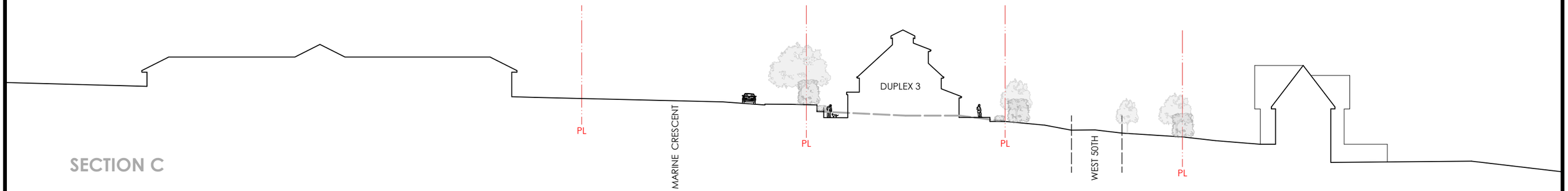
SECTION A



SECTION B



SECTION C

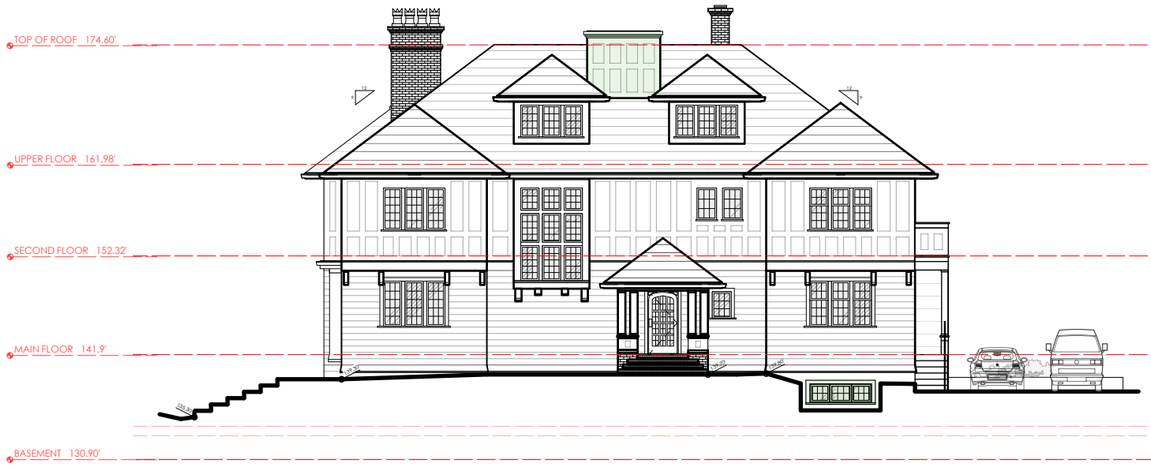


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VIRTUAL OPEN HOUSE: HEATHFIELD HOUSE ELEVATIONS

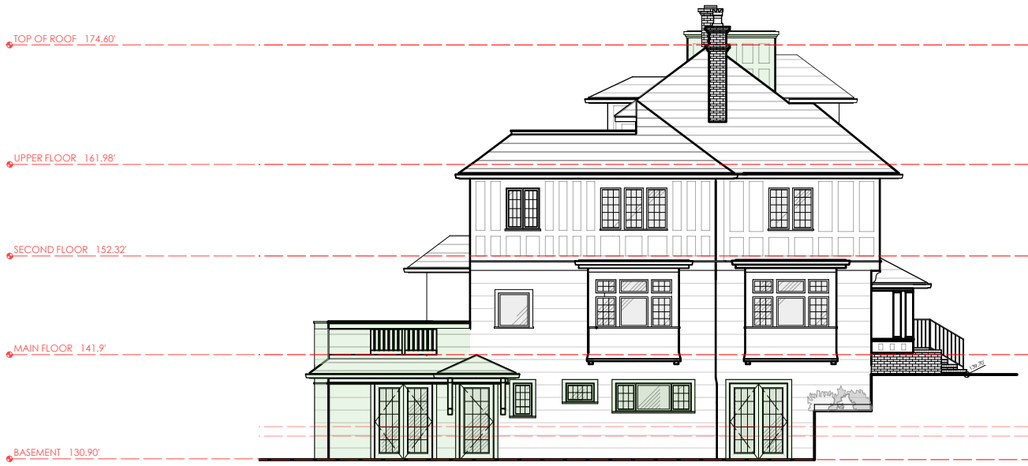
HEATHFIELD HOUSE



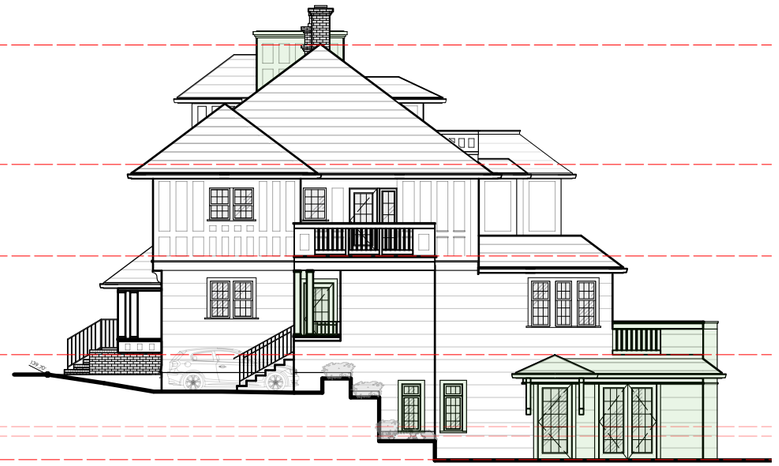
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

DGA

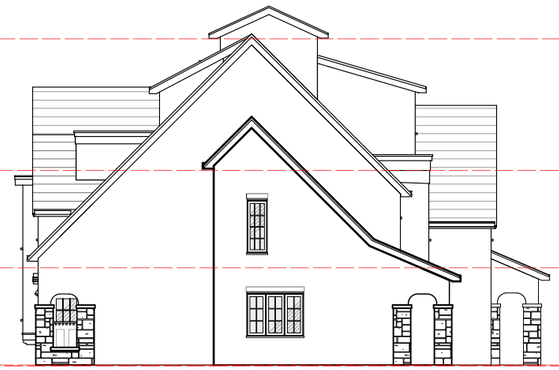
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VIRTUAL OPEN HOUSE: ROWHOUSE ELEVATIONS

HEATHFIELD HOUSE



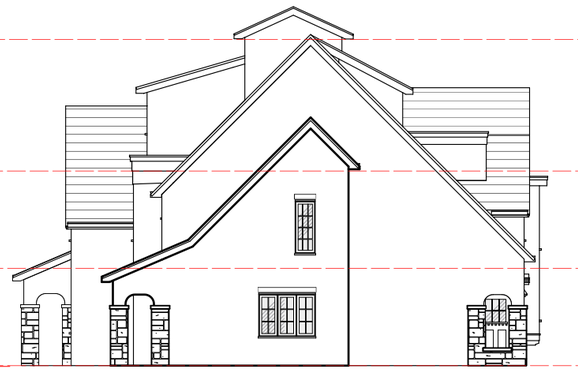
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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VIRTUAL OPEN HOUSE: DUPLEX ELEVATIONS

HEATHFIELD HOUSE



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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VIRTUAL OPEN HOUSE: RENDERINGS

HEATHFIELD HOUSE



A



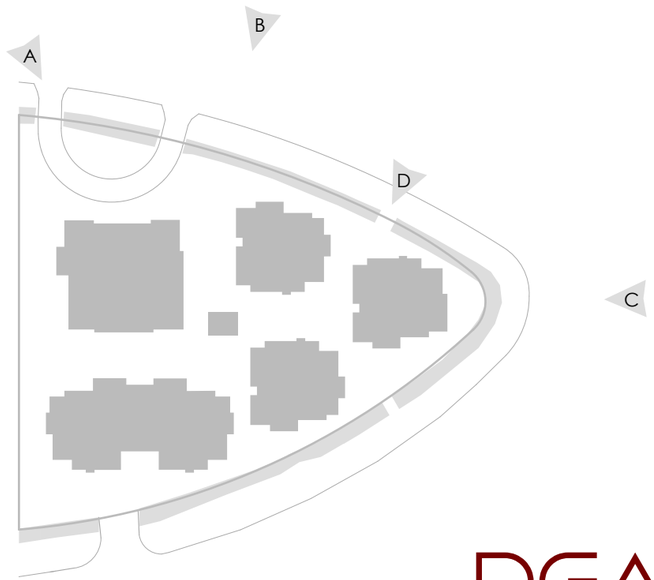
B



C



D



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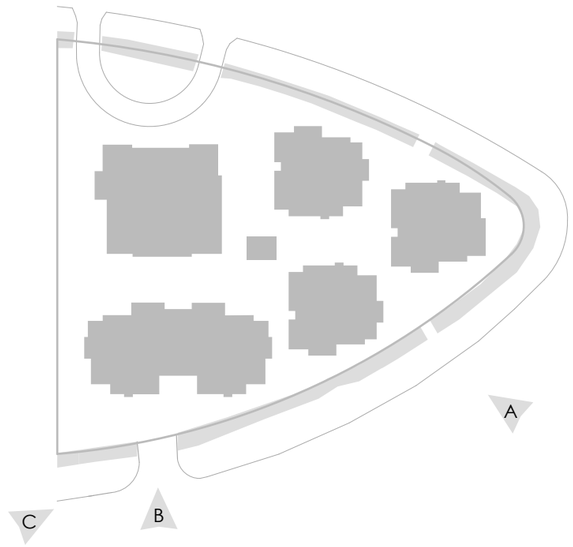
VIRTUAL OPEN HOUSE: RENDERINGS

HEATHFIELD HOUSE









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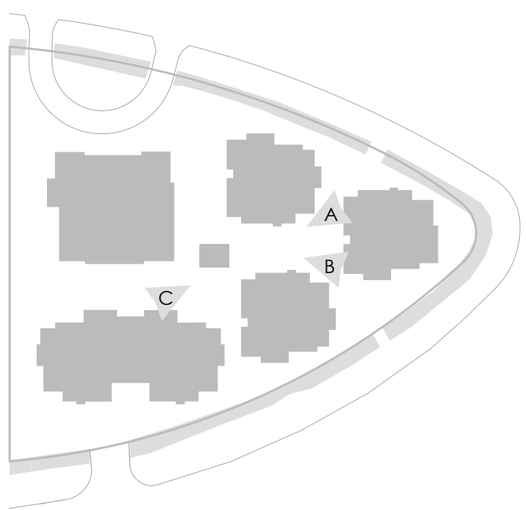
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VIRTUAL OPEN HOUSE: RENDERINGS

HEATHFIELD HOUSE







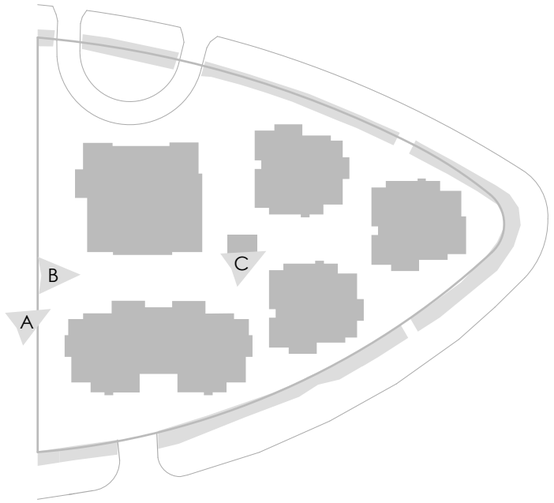


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VIRTUAL OPEN HOUSE: RENDERINGS

HEATHFIELD HOUSE









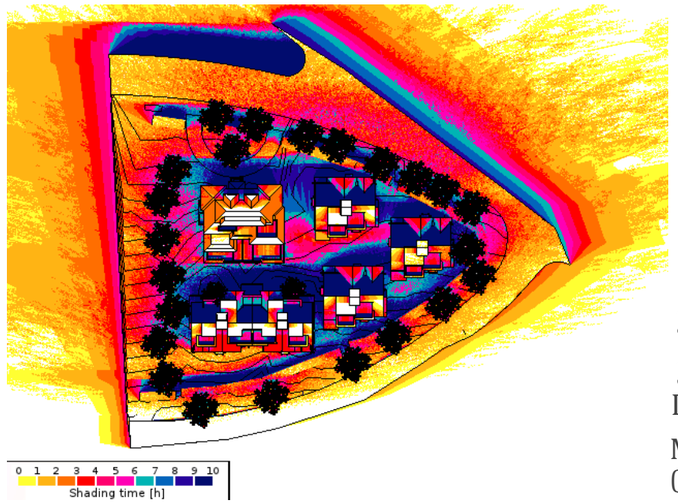
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VIRTUAL OPEN HOUSE: SHADOW STUDY

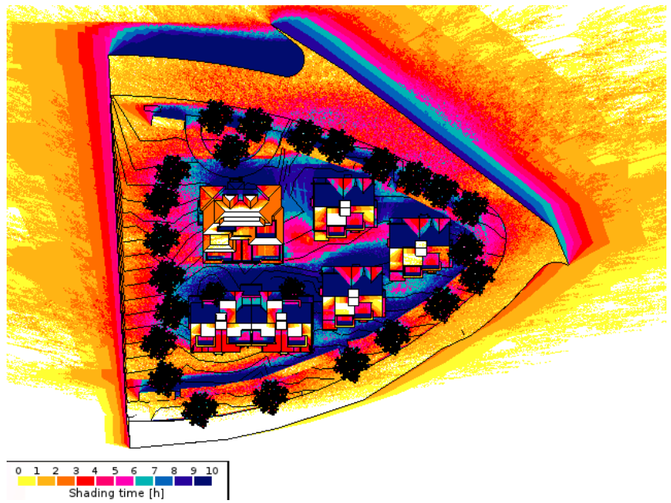
HEATHFIELD HOUSE

Spring



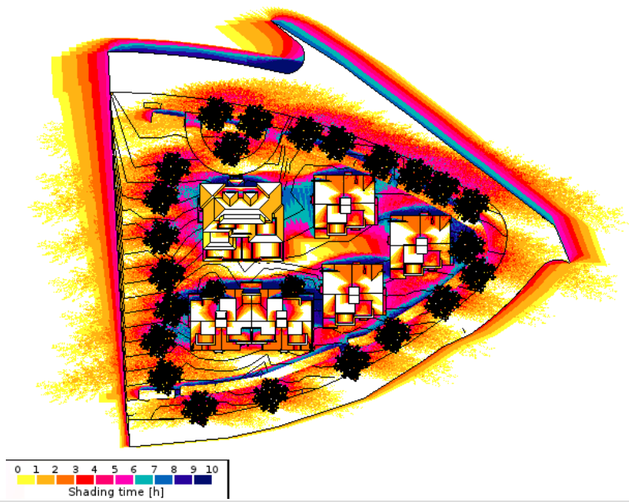
±7:00 AM
±7:30 PM
Day length: ± 13 hrs.
Min: 5°C Max: 11°C
(2022 Data)

Fall



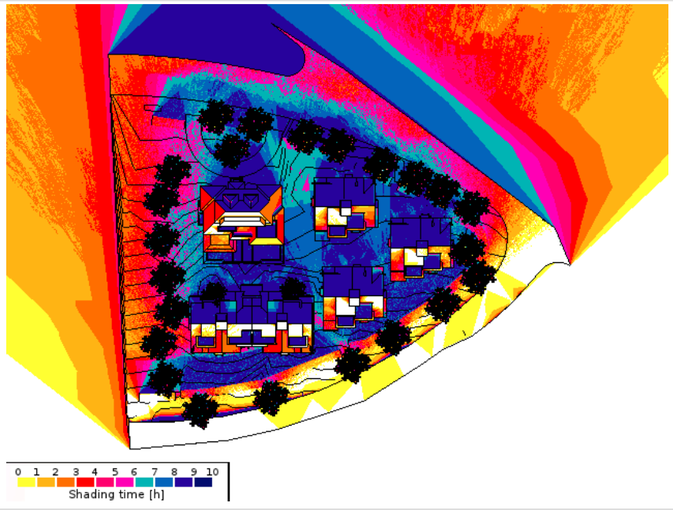
±7:00 AM
±7:00 PM
Day length: ± 12 hrs.
Min: 12°C Max: 17°C
(Hist. avg data)

Summer



±5:00 AM
± 9:30 PM
Day length: ± 16 hrs.
Min: 13°C Max: 21°C
(2022 Data)

Winter



±8:00 AM
± 4:00 PM
Day length: ± 8 hrs.
Min: 0°C Max: 5°C
(Hist. avg data)

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VIRTUAL OPEN HOUSE: PROJECT TEAM

HEATHFIELD HOUSE

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