

REZONING BOOKLET: COVER PAGE

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2023-01-31



REZONING BOOKLET

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Rezoning Intent

This proposal includes a heritage conservation project plus smaller scale infill buildings on two adjoining double fronting sites 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. Heathfield House Limited Partnership (Heathfield), in conjunction with Nexus Development Group, propose to alter this large corner property (36,000 square feet) at 2606 and 2610 Marine Crescent (Heathfield House), to a multiple conversion dwelling with infill housing of various sizes in two family dwelling (duplex) and multiple family dwelling (rowhouse) form.

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 heritage asset located on the east end of the larger north site will include minor additions and conversion into 4 dwelling units. A 4 unit infill row house is proposed downhill of the heritage building. The location of these buildings on this site, with its steeply sloping topography, allows 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.

Intent

Heathfield House Limited Partnership (Heathfield), in conjunction with Nexus Development Group, wish to alter the large corner property (36,000 square feet) at 2606 and 2610 Marine Crescent (Heathfield House), to a multiple conversion dwelling, with infill housing of various sizes in duplex and rowhouse form.

The proposal contemplates the retention and adaptive reuse of the existing 1920's Heritage B Listed Heathfield House (~8,700 square feet), with proposed above and below ground additions, allowing for four dwellings in the range of 1800 to 2500 square feet, and underground parking for the whole of the complex, which will include an elevator for accessibility. In addition, Heathfield wish to construct duplexes and a rowhouse complete with elevators, ranging from 1800 to 2500 square feet, all while maintaining the existing perimeter landscape screen and the reuse of the existing lush gardens.







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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.

Heritage preservation and conversion of the existing 1920's Heathfield House, which is currently not protected, and preservation and adaptation of the current gardens, seeking to retain and reflect the best elements of this gem of Vancouver's history.

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 [*consider beefing up the family sized housing portion as this is likely just as important]. 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.

Meanwhile, the average reported value of an owned dwelling in Kerrisdale increased by 279%, over and above inflation, since 2006, and this historically lower-density neighbourhood saw the largest decrease of population in Vancouver from 2011 to 2016.

The stakeholders are primarily long-term residents of the west side of Vancouver, aged 55+, who in the near future will no longer be willing, or able, to maintain a single family home, and have identified a need for ground-oriented housing which allows residents to age in place and retain their independence, without resort to formalized assisted living or long-term care, for as long as possible, amongst residents/families of varied ages. Heathfield House was identified as a model property to develop this niche community.

The Developer/Builder, Nexus Development Group/Nexus Construction, is a well-established provider of multiple high-quality homes on the west side of Vancouver for over 30 years.

Heritage Estate Multiple Conversion Dwelling
The Vancouver Heritage Register (VHR) 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 site is pie-shaped, with a frontage of ~270 feet along Marine Crescent and ~282 feet along West 50th Avenue, largely enclosed by existing mature hedges on all street frontages, with the exception of wrought iron gates allowing entry to the semi-circular driveway, fronting Heathfield House. The remaining Northwest facing side lot line (~217 feet) is marked by dense mature trees shared with the only adjacent neighbouring property. Views into the site are limited to the axial approach view seen through the entry gates.

It is proposed that the character of the facade of the 1920's era Tudor Revival estate be retained/preserved as much as possible, and to anchor Heathfield House as the jewel of the development. It is anticipated that a Heritage Revitalization Agreement will be applied for to legally designate and preserve the majority of the existing exterior of Heathfield House estate within the needs of the intended use, in concert with the recommendations of the Heritage Conservation Plan and in consultation with the oversight of John Atkin, the Heritage Consultant.

It is further intended that majority of the surrounding mature hedges be retained, along with lush and plentiful landscaping between all infill structures and Heathfield House.

The Location
The site is located across from McCleery Park (the remaining corner of the Fitzgerald McCleery Farm, lined with large trees and seating spaces), is directly adjacent to public transit on West 49th Avenue, walking/cycling distance to Kerrisdale Village, Save-on Foods, Kerrisdale Lumber, McLeery Public Golf, Southlands.

The Proposal in Relation to Vancouver and ARKS Priorities
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 way of:
–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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on shared lots, fourplexes and villas, traditional rowhouses, courtyard or carriage court rowhouses. Versions of these forms were just short of the required level to be considered approved, mostly on account of concern regarding additional traffic and parking demands, and loss of neighbourhood character.
–Seniors Housing: ARKS indicated strong community support for some small developments designed for seniors near parks, shopping, transit and services to allow seniors to stay in the community as their housing needs change.
–New Housing Locations: ARKS indicated approval for new housing types to be permitted within the ARKS region on large lots. Participants tended to support low scale ground oriented' housing when located in the midst of single family housing, this option would: allow change to take place gradually, and on lots which would otherwise likely redevelop to larger single family homes under existing zoning; provide housing in locations that would be attractive to families with children, working couples, and seniors; allow more courtyard or yard space for new housing types which place some units near the lane; and, leave large areas of single family housing unchanged.

The proposal is also in line with key objectives of the more recent ***Housing Vancouver Strategy***, including:
-Ensuring the right supply/types of homes are built homes our residents need;
–Advancing transformation of low-density neighborhoods to increase supply, affordability, and variety/diversity of housing options, including enabling new opportunities to evolve low-density areas through creative ground-oriented, infill and low rise options. The aim is to deliver housing that falls in the "missing middle," between single-family homes and higher density apartments.
–Focusing on Seniors, the city's fastest-growing demographic group, which grew by 19% between 2011 and 2016. By 2041, the demand for senior's facilities in Vancouver will increase dramatically. Based on projections from 2012, there could be an 80% increase of residents aged 65-74 and a 100% increase of residents older than 75. This growing and diverse population will have complex and intersectional needs for services and support that enable health and well-being. Moderate-income seniors are often over-housed in single-family homes across the city, but have limited options in the city even if they choose to sell their home and move. Housing accessibility is a key issue for seniors as well as people with disabilities or mobility.
–Housing Vancouver Values: Diversity: Housing should respond to the diversity of people and households who call Vancouver home. Connection - the right mix of homes supports resilient communities, with strong connections between people, places, and communities.
–Vancouver's 10 year housing targets; 40% of new homes will be large enough for families; 10,000 new ground-level homes such as townhouses, rowhouses and infills; and more ownership options for families and downsizing seniors.
The proposal aligns with the ***Vancouver's Healthy City Strategy 2014 2025***, including key objectives of "Being and Feeling Safe and Included," and "Cultivating Connections." Loneliness and disengagement are identified as pressing concerns in the City. A strong sense of belonging, connectedness and engagement in the places and spaces that matter to us is associated with better physical and mental health.

Impact Minimized

The Proposal addresses the expected concerns regarding the possible impacts of additional housing, including in the form of parking demands, loss of neighbourhood character, and exposure as follows:
–The project is intended to enhance the neighbourhood;
–Design will be compatible with established, existing streetscape;
–Minimizing surface parking, so impacts on neighbourhood street parking will be reduced, by providing accessible underground parking for residents and visitors;
–The drive aisle entering the parkade has been carefully located to minimize impact on neighbouring residences and is located where diseased City boulevard trees have already been removed by the Parks Department;
–Minimizing or mitigating the visual impact of the development on residential neighbours and shadows on properties to the north/northeast of site;
–Minimizing the impact to the neighbours on all sides by maintaining the existing mature hedge, and mature tree buffers, to prevent visual impact and overlook from/to the site;
–Respecting the historic values of the site as described within the Statement of Significance (SOS);
–Retaining and conserving the maximum amount of "Character Defining Elements" of Healthfield House described within the SOS;
–Designing and organizing in-fill building massing to offer a contemporary interpretation (not replication) of older forms and detailing, and to:
–Maintain sight line views of Heathfield House from flanking public sidewalks and streets; create well-proportioned, accessible, private, semi-private, and common courtyards;
–Avoids overcrowding of the Heathfield House and its contiguous historic gardens; and
–Creates a variety of building forms;
–Maintaining the high-quality perimeter landscape screen and high-quality mature landscaping surrounding the site, while adding healthy trees and plants to mix with the existing gardens;
–Considering the livability of the development for future residents in terms of light, view, shadowing, and privacy.
The proposal intends to provide quality housing, livability, security, safety, accessibility, and opportunities for connectivity and support amongst families and seniors, and fills a pressing need/gap in Vancouver housing, capable of being tailored for different neighbourhoods/socioeconomic strata across the City.

Applicable Policies and Guidelines

Housing Vancouver Strategy (2017) RS-5 Design Guidelines Family Room: Housing Mix Policy for Rezoning Projects (2016)
Green Buildings Policy for Rezonings (2010, last amended 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)

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Rezoning Rationale Statement

Section 10.17 Frontage
The combined properties are double fronting sites with two equal street frontages that converge at the south end of the site. Frontage is at the discretion of the DOP. Both street frontages have been considered equally as frontages for this proposal.

Setbacks:

Front Yard
The size, topography, orientation and geometry of the combined sites collectively make for a moderately steep site within a unique elliptical shape enclosed within a tall, thick mature hedge and treed perimeter. The interior of the site, like much of the existing and proposed buildings, are not visible from the street or neighbouring residences adjacent and across from these sites. The streetscapes on the opposite sides of the streets are equally unique in terms of built form, character, topography front yard hedges. Trees and landscape provide diminished views of the buildings and interiors of those sites. The corner intersection of Marine Crescent and W50th offers yet another visual of a heavily landscaped condition hiding the site from view. To the northeast is McCleery Park. (Refer to streetscape photos and collages on pages 10a and 10b, and aerial photography on pages 7 and 8)

The by-law front yard provisions have been applied to both street frontages as noted on page 18. The easterly front yard commences at its north edge as the average of the front yard of the neighbors to the north which then transitions to the by-law 20% front yard for the remainder of the sites, wrapping around to the entire W 50th Avenue street frontage. (Refer to streetscape photos and collages on pages 10a and 10b)

The front yard relaxations for the proposed new buildings vary for each building due to the elliptical geometry of the sites. These are comprehensively detailed on page 19. As noted in the SOS and Design Rationale, the existing landscape walls enclosing this site plus those in opposing streetscapes block views of the front yards and the vast majority of the proposed buildings. Visibility is limited to roof tops for the most part and some wall facades as shown on pages 10a, 10b and 27. The front yard relaxations requested have a negligible impact to the streetscape. Further, front yard relaxations result in the buildings along the W 50th Avenue frontage having a lesser visible profile due to the lower grades as the lot slopes down towards 50th Ave. Pushing the buildings back to meet setbacks required under the bylaw places the buildings on a higher grade plane thereby increasing their street visibility.

The existing front yard grades along Marine Crescent are approximately 4' below the sidewalk/street level for about 50% of that frontage. For the remainder of that street frontage the grade differential decreases to approximately 1.5' at the very south end. These depressed grades decrease the visibility of the new buildings from Marine Crescent.

North side yard
The existing 2.5'/3.5' nonconforming side yard is to an attached carport and attached garage. The attached garage and carport will be removed to open up this area and eliminate potential fire spread issues. The main building setback is compliant, at approximately 20', with the required setback of 16.67'.

A minor relaxation from 16.67' to 14.1' is requested for the north side yard to the proposed four-unit infill multiple dwelling. The cellar parking garage underneath will be compliant and setback to match the Heathfield House setback of 20'.

South side yard
An exterior side yard of 19.92' is prescribed under the current zoning. Various encroachments into this setback are described in the illustration on page 19.

Uses
The existing one-family dwelling will be converted to a multiple conversion dwelling comprised of four dwelling units. Multiple conversion of a character building existing as of January 16, 2018 is a conditionally permitted use under the current zoning.

The three proposed infill two family dwellings are being proposed under the heritage/rezoning umbrellas as is the 4 unit infill multiple dwelling.

The infill multiple dwelling and the multiple conversion building will be interconnected with a single storey cellar parking garage having vehicular access from W 50th Ave. The vehicular access has been minimized and setback into the grade thereby having minimal visual presence at the street.

Height
The proposed new buildings are compliant within the general height provisions of the RS-5 district schedule. The heights range between 29.46' and 30.93' as shown on pages 25a and 25b.

Floor Area
Proposed floor space ratio is .86, slightly over the maximum .85 that may be considered by the Director of Planning under the current zoning.

Parking
Parking has been calculated using multiple dwelling provisions versus low density provisions. Total provided parking is 24 stalls for 14 units resulting in 1.71 parking spaces per unit.

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Design Rationale

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 on page 26). 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. The parts of the house that are visible from that vantage, and the mature planting that surrounds the house at that location, will be retained.

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 (see precedent image on page 21).

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 such that, with the exception of the row housing, no two units will be exactly the same. This is intended to reflect the type of ad hoc accretion of structures that naturally occurs in neighbourhoods over time. It is also meant to generate interesting and surprising interstitial spaces between building that can be occupied by residents and filled with planting in a variety of ways. 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.

As previously stated, one of the important goals of this project is to create spaces that will allow residents to age in place. This requirement has provided critical form generating impetus 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 elevator 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. Low or zero threshold doorways will be provided at all entrances. Every dwelling unit of more than one storey will share access to an elevator with its immediate neighbour. These features are intended to allow residents access to as many physical spaces, and as much amenity, as possible, regardless of their ambulatory circumstances.

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. (See landscape drawing on page 34).

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, designed to reinforce the idiosyncratic site plan described earlier. 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. Interior spaces, and opportunities for inside/outside transitions, will be contemporary in expression.

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Sustainability Measures

Densification
This project is an example of urban densification. We are proposing to construct 14 dwelling units on a property currently contains only one. The shift from a large, estate style single family dwelling to Multiple Conversion Dwelling, Rowhousing and duplexes satisfies various sustainability objectives.

Landscape Retention
Existing, mature trees have been retained where possible. Existing planting will also be retained, most notably the large mature hedge which surrounds the site.

Character House Retention
The Heathfield House will be retained, with very little intervention to the existing exterior. Old single pane windows will be replaced with new, higher performing wood windows. Existing leaded glass will be sandwich within double paned glazed units to retain the look of the original.

Low Emissions Green Buildings
As part of all rezoning applications in the City of Vancouver, this project will comply with the "Green Buildings Policy for Re-zonings". Option B "Low Emissions Green Buildings" will be pursued, and the specific requirements are summarized below:

Performance Limits Part 3 Building and Part 9 Buildings
An energy modelling consultant has been retained to provide energy modelling services for the part 3 Building (Heathfield House). A separate Certified Energy Advisor has been retained to provide analysis of the part 9 buildings (the Rowhouse and the duplexes). Their analysis is included below.

Air Tightness Testing
Air tightness targets required to be met. Targets are less stringent than Path A, however a similar air tightness will be required to achieve TEDI targets.

Enhanced Commissioning
A Commissioning Agent will be retained to carry out enhanced commissioning of building systems.

Refrigerant Emissions and Embodied Emissions
Two parts:
Requires additional calculations for CO2 emissions from refrigerant leakage (from HVAC equipment).
Also requires life-cycle analysis of embodied carbon emissions. Whole building life-cycle assessment.

Verified Direct Ventilation
Ventilation design will provide ventilation direct to all occupiable spaces.

Low-Emitting Materials
Use low emitting materials as certified by various standards.

Indoor Air Quality Testing
Consultant/contractor to be retained to conduct indoor air quality tests for VOCs, ozone, etc.

Integrated Rainwater Management and Green Infrastructure
A preliminary RWMP has been included with this submission and will include an analysis of the site and proposal for on-site detention to manage rainwater.

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T. 604.228.4000

LOT 1 BLOCK 3
PLAN LMP21416

MARINE CRESCENT

r= 540.00
a= 113.45

r= 540.00
a= 91.86

r= 225.15
a= 46.24

r= 20.00
a= 34.14

r= 397.00
a= 114.83

r= 397.00
a= 149.58

52° 40' 00" 216.79

52° 32' 32" 169.47

22043 sq ft

13983 sq ft

W. 50th AVENUE

SURVEY PLAN

DGA
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410 - 119 W Pender Street
Vancouver BC V6B1S5
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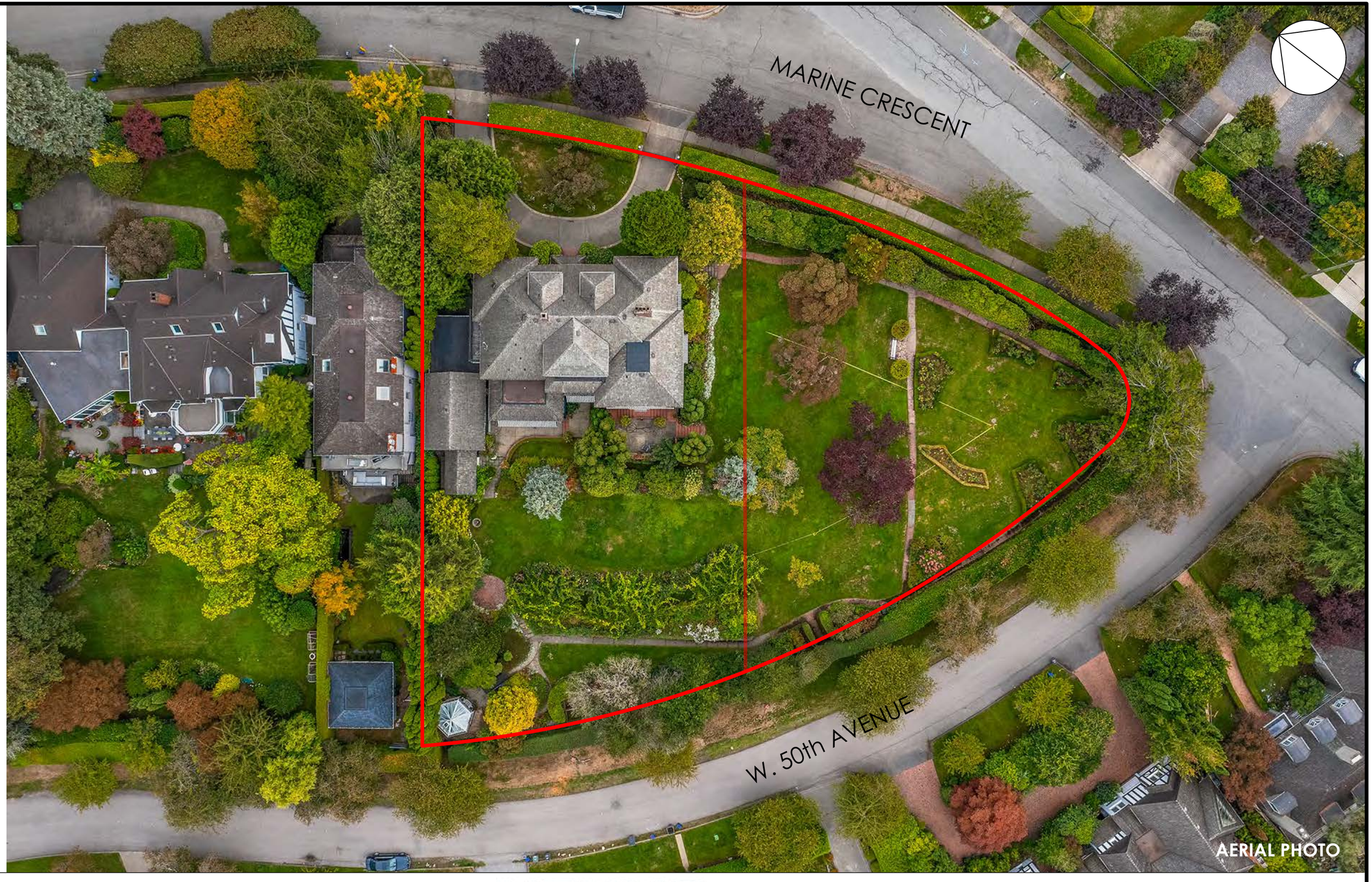
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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

6



AERIAL PHOTO

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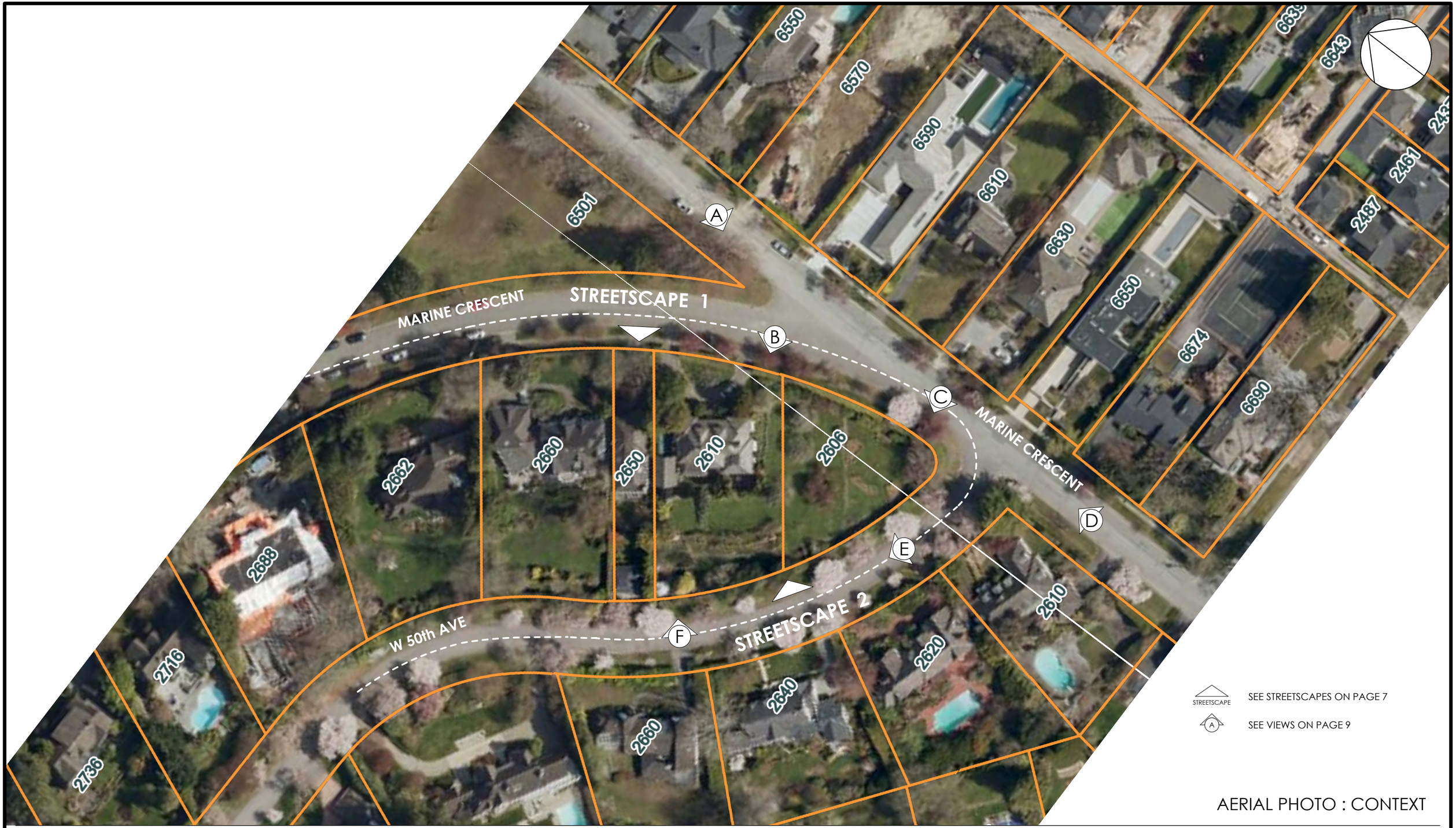
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2022-07-04



STREETSCAPE SEE STREETSCAPES ON PAGE 7

A SEE VIEWS ON PAGE 9

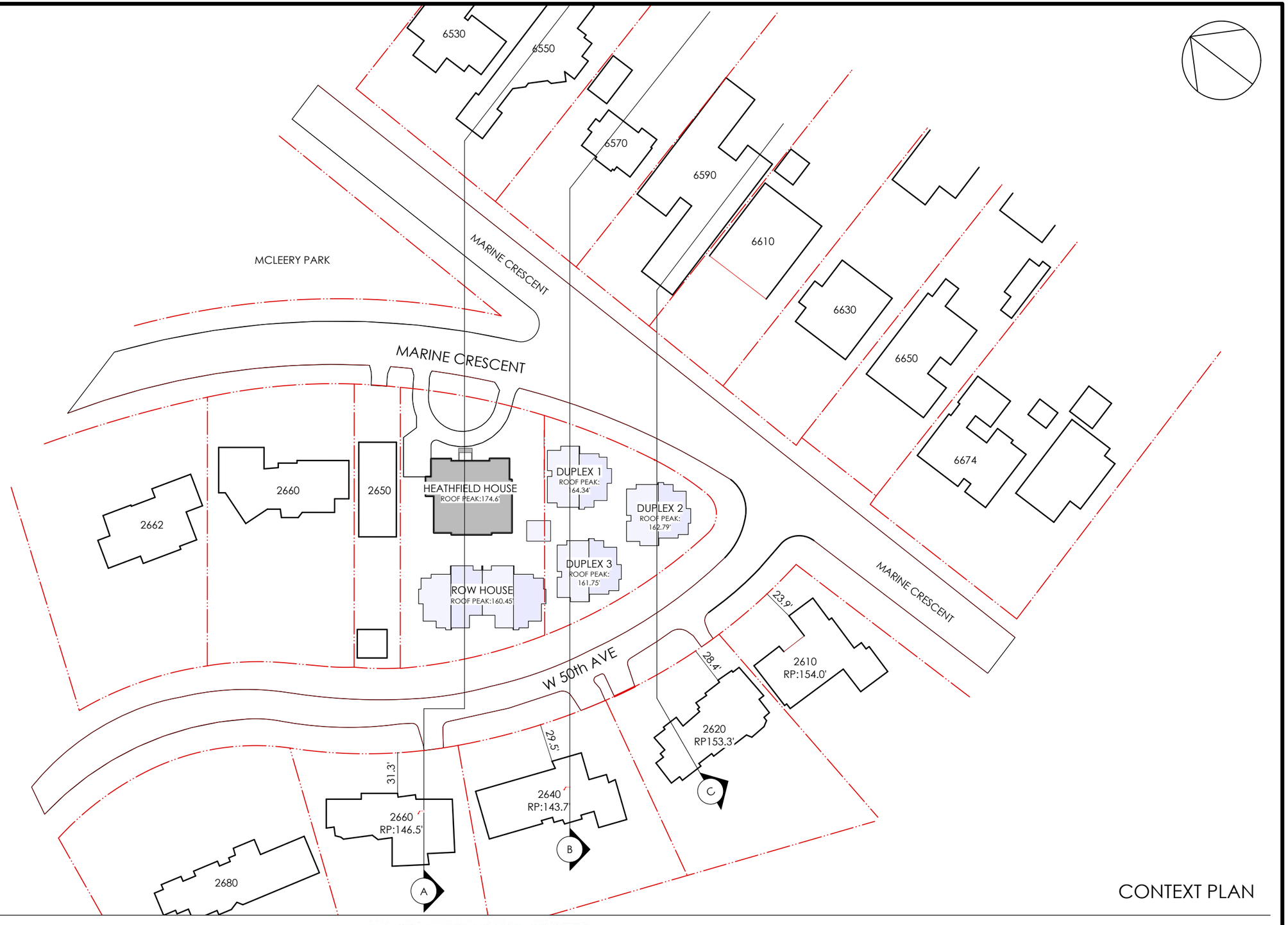
AERIAL PHOTO : CONTEXT

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CONTEXT PLAN

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

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

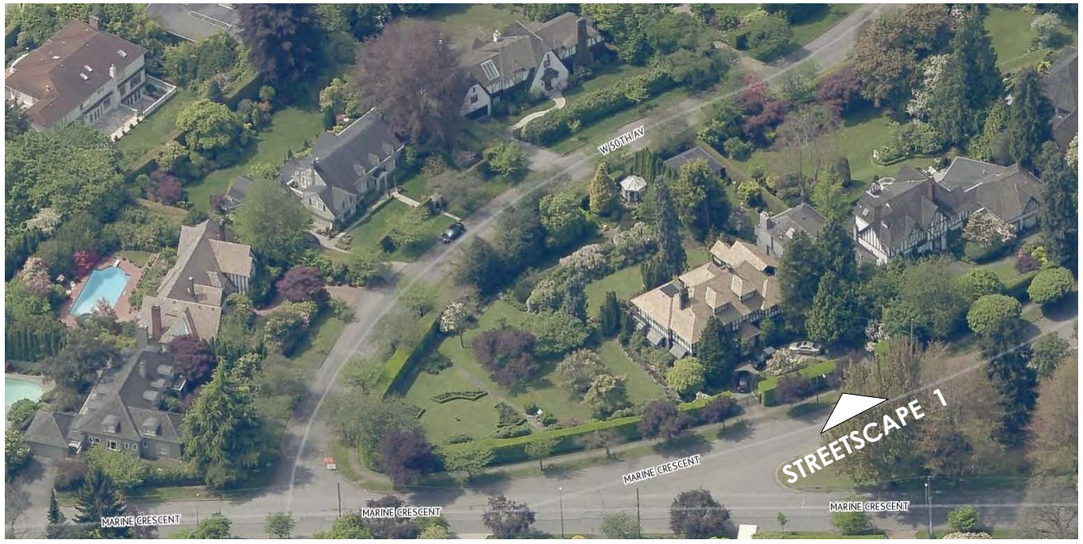
2650

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

STREETSCAPES

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F

SEE PAGE 5 FOR NOTES REGARDING THE LOCATIONS OF PHOTOGRAPHS

STREETSCAPE

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

PROJECT STATISTICS

SITE ADDRESS:
2610 MARINE CRESCENT (LOT A)

SITE DIMENSIONS:

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

REGULATIONS PER RS-5 ZONING DISTRICT SCHEDULE AND CHARACTER HOUSE RETENTION GUIDELINES

HEIGHT

NOTE: BASE SURFACE 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 NON CONFORMING
GUIDELINES	**HEIGHT INFILL:**	**PERMITTED**	**PROPOSED**	
4.2.4	WITH MINIMUM 7:12 ROOF PITCH	25.00'	25.00'	

YARDS AND SETBACKS

RS-5 4.4., 4.6, AND 4.16 — **1. HEATHFIELD HOUSE**
EXISTING NON CONFORMING NORTH SIDE YARD (2.5') TO BE RETAINED
FRONT YARD (39.78'), AND BUILDING DEPTH (76.26') COMPLIANT.

RS-5 4.4.3 — **2. PROPOSED INFILL BUILDING**
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
FRONT YARD RELAXATION OF VARYING AMOUNTS IS REQUIRED. SEE BUILDING SETBACKS ON DRAWING
4.5.1 SIDE YARD SETBACKS COMPLIANT. SEE BUILDING SETBACK ON DRAWING
SETBACK FOR ENCLOSED OFFSTREET PARKING ASSUMBED TO BE 2.0'

FLOOR AREA

FLOOR AREA HEATHFIELD HOUSE	**EXISTING:**	**PROPOSED:**
BASEMENT:	2,629 sqft	4,105 sqft
MAIN FLOOR:	2,675 sqft	4,105 sqft
SECOND FLOOR:	2,258 sqft	3,500 sqft
TOP FLOOR:	1,009 sqft	1,500 sqft
TOTAL:	**8571 sqft**	**13210 sqft**

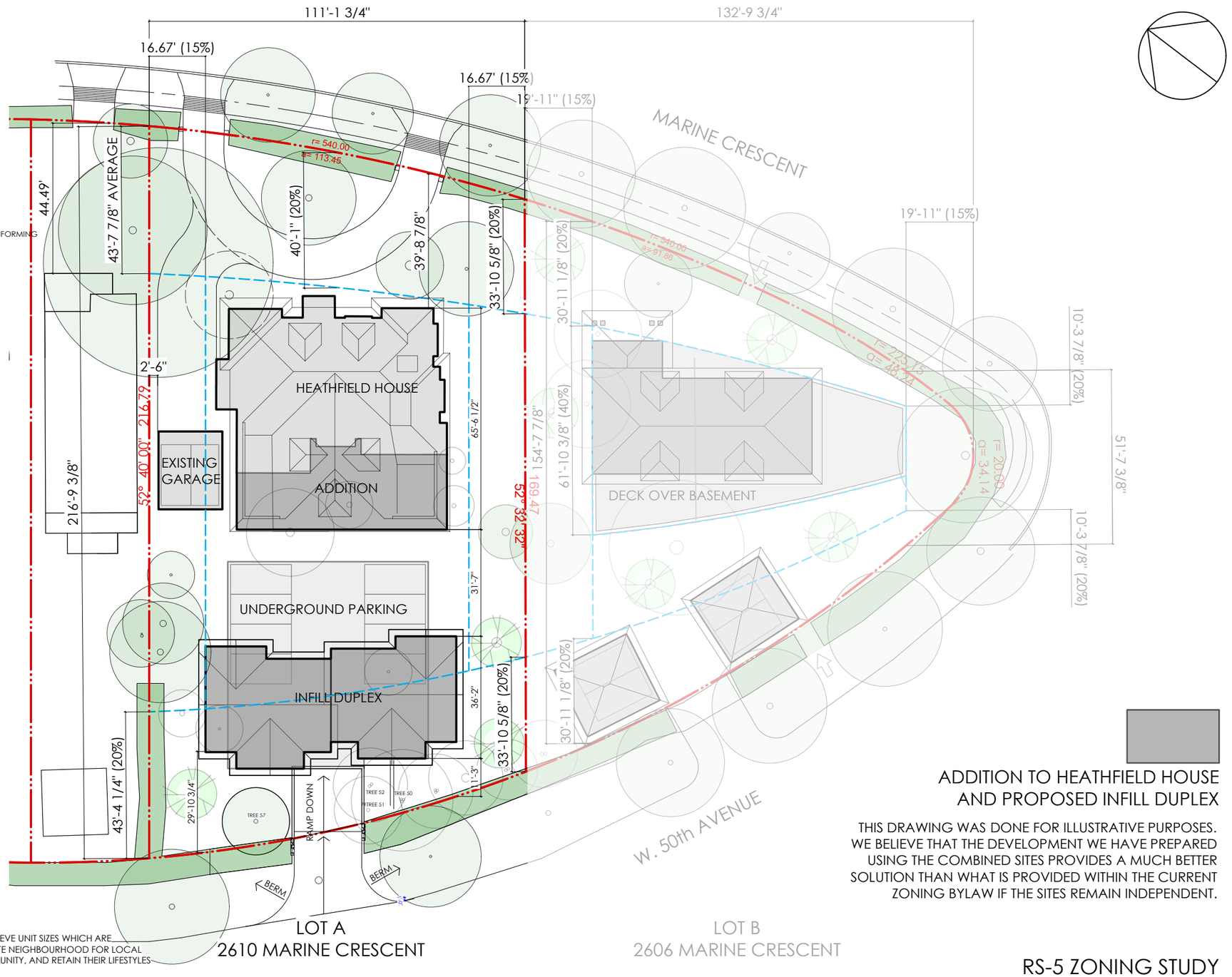
GUIDELINES	**FLOOR AREA INFILL BUILDING:**	**PERMITTED**	**PROPOSED:**
4.2.2	MAX 0.25 FSR PER GUIDELINES	5,511 sqft	5,500 sqft
	TOTAL FLOOR AREA		**18,710 sqft**

RS-5	**FLOOR SPACE RATIO**	**PERMITTED**	**PROPOSED**
4.7.1 (G)	TOTAL FSR	0.85	0.85
	AREA	18,737 sqft	**18,710 sqft**
RS-5	**SITE COVERAGE**	**PERMITTED**	**PROPOSED**
4.8.1(B)	RATIO	0.45	0.38
	AREA	8,817 sqft	**8,389 sqft**
RS-5	**IMPERMEABILITY**	**PERMITTED**	**PROPOSED**
4.8.4	RATIO	0.60	0.58
	AREA	13,226 sqft	**12,889 sqft**

GUIDELINES	**DWELLING UNIT DENSITY**	**PERMITTED**	**PROPOSED**
10	PER LOT SIZE: @ 74 UNITS/HECTARE	15	
	MAX UNITS ALLOWABLE:	6	
	HEATHFIELD HOUSE:		4
	INFILL BUILDING:		2
	TOTAL:		6

DWELLING UNIT SIZE	**PROPOSED**
HEATHFIELD HOUSE 1	3,505 sqft
HEATHFIELD HOUSE 2	3,505 sqft
HEATHFIELD HOUSE 3	3,100 sqft
HEATHFIELD HOUSE 4	3,100 sqft
DUPLEX 1	2,750 sqft
DUPLEX 2	2,750 sqft
TOTAL	**18,710 sqft**

NOTE ON UNIT DENSITY:
UNIT DENSITY IS LESS THAN THE ALLOWABLE TO ACHIEVE UNIT SIZES WHICH ARE COMENSURATE WITH THE DEMAND IN THE IMMEDIATE NEIGHBOURHOOD FOR LOCAL RESIDENTS TO DOWNSIZE, STAY WITHIN THEIR COMMUNITY, AND RETAIN THEIR LIFESTYLES AND COMMUNITY CONNECTIONS.



ADDITION TO HEATHFIELD HOUSE
AND PROPOSED INFILL DUPLEX

THIS DRAWING WAS DONE FOR ILLUSTRATIVE PURPOSES. WE BELIEVE THAT THE DEVELOPMENT WE HAVE PREPARED USING THE COMBINED SITES PROVIDES A MUCH BETTER SOLUTION THAN WHAT IS PROVIDED WITHIN THE CURRENT ZONING BYLAW IF THE SITES REMAIN INDEPENDENT.

RS-5 ZONING STUDY
LOT A

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

11a

PROJECT STATISTICS

RS-5 Zoning Bylaw

SITE ADDRESS:

2606 MARINE CRESCENT (LOT B)

SITE DIMENSIONS:

SITE WIDTH:	132.81'
SITE LENGTH:	IRREGULAR
SITE AREA:	13,983.00 sqft

REGULATIONS PER RS-5 ZONING DISTRICT SCHEDULE

	HEIGHT	**PERMITTED**	**PROPOSED:**
4.3.1b	TWO FAMILY DWELLING	35.1', 2 1/2 STOREYS	**35.1'**
	NOTE: BASE SURFACE HAS BEEN DETERMINED BY USING EXISTING GRADES, PER SECTION 2, DEFINITIONS		

YARDS AND SETBACKS

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 FRONT AND REAR YARDS COMPLIANT. SEE BUILDING SETBACKS ON DRAWING.
4.5.1	SIDE YARD SETBACKS COMPLIANT. SEE BUILDING SETBACK ON DRAWING
4.16.1	BUILDING DEPTH VARIES ACCORDING TO SITE GEOMETRY. PROPOSAL IS COMPLIANT WITH A 40% BUILDING DEPTH. SEE DOMENSIONS ON DRAWING.

FLOOR AREA

	FLOOR AREA:	**GROSS FLOOR AREA:**	**NET FLOOR AREA:**
	CELLAR	1,915 sqft	1,915 sqft
	BASEMENT:	3,993 sqft	3,993 sqft
	MAIN FLOOR:	2,100 sqft	1,808 sqft
	UPPER FLOOR:	1,800 sqft	1,414 sqft
	ATTIC:	870 sqft	770 sqft
	TOTAL:	10,678 sqft	**9,900 sqft**
	GARAGE:	1,056 sqft	1,056 sqft

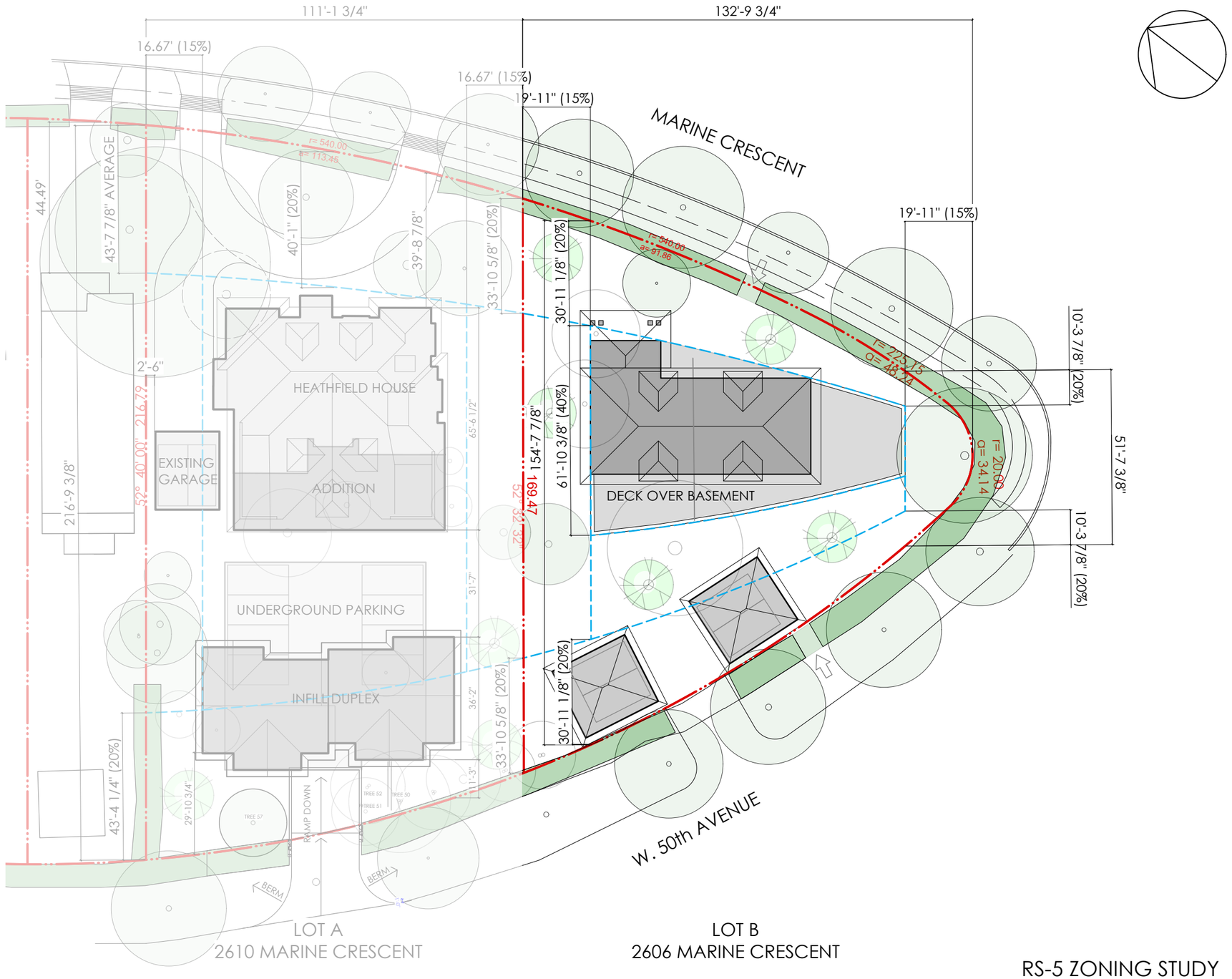
	FSR EXCLUSIONS:	**PERMITTED**	**PROPOSED:**
10.33.1	EXCLUSION FOR EXTERIOR WALL THICKNESS BASEMENT:	2%	-0 sqft
10.33.1	EXCLUSION FOR EXTERIOR WALL THICKNESS ABOVE GRADE:	2%	-78 sqft
4.7.3a	EXCLUSION FOR BALCONIES AND DECKS:	-1119 sqft	-350 sqft
4.7.3e,f	EXCLUSION FOR CEILINGS LESS THAN 1.2m:	NA	-500 sqft
4.7.3g	EXCLUSION FOR COVERED PORCHES (MAX. .05 FLOOR AREA):	-699 sqft	-250 sqft
4.7.3h	EXCLUSION FOR ATTIC SPACE BETWEEN 4.0' AND 7.5'	-112 sqft	400 sqft

	FLOOR SPACE RATIO	**PERMITTED**	**PROPOSED:**
4.7.1a	TOTAL FSR:	0.70	0.71
	AREA	9,788 sqft	**9,900 sqft**
	ABOVE GRADE FSR:	3,993 sqft	3,992 sqft

	SITE COVERAGE:	**PERMITTED**	**PROPOSED:**
4.8.1(B)	RATIO	0.45	0.36
	AREA	6,292 sqft	**5049 sqft**

	IMPERMEABILITY:	**PERMITTED**	**PROPOSED:**
4.8.4	RATIO	0.60	0.54
	AREA	8,390 sqft	**7549 sqft**

DWELLING UNIT DENSITY	**NUMBER OF UNITS**
DUPLEX, EACH WITH SECONDARY SUITE	4



RS-5 ZONING STUDY
LOT B

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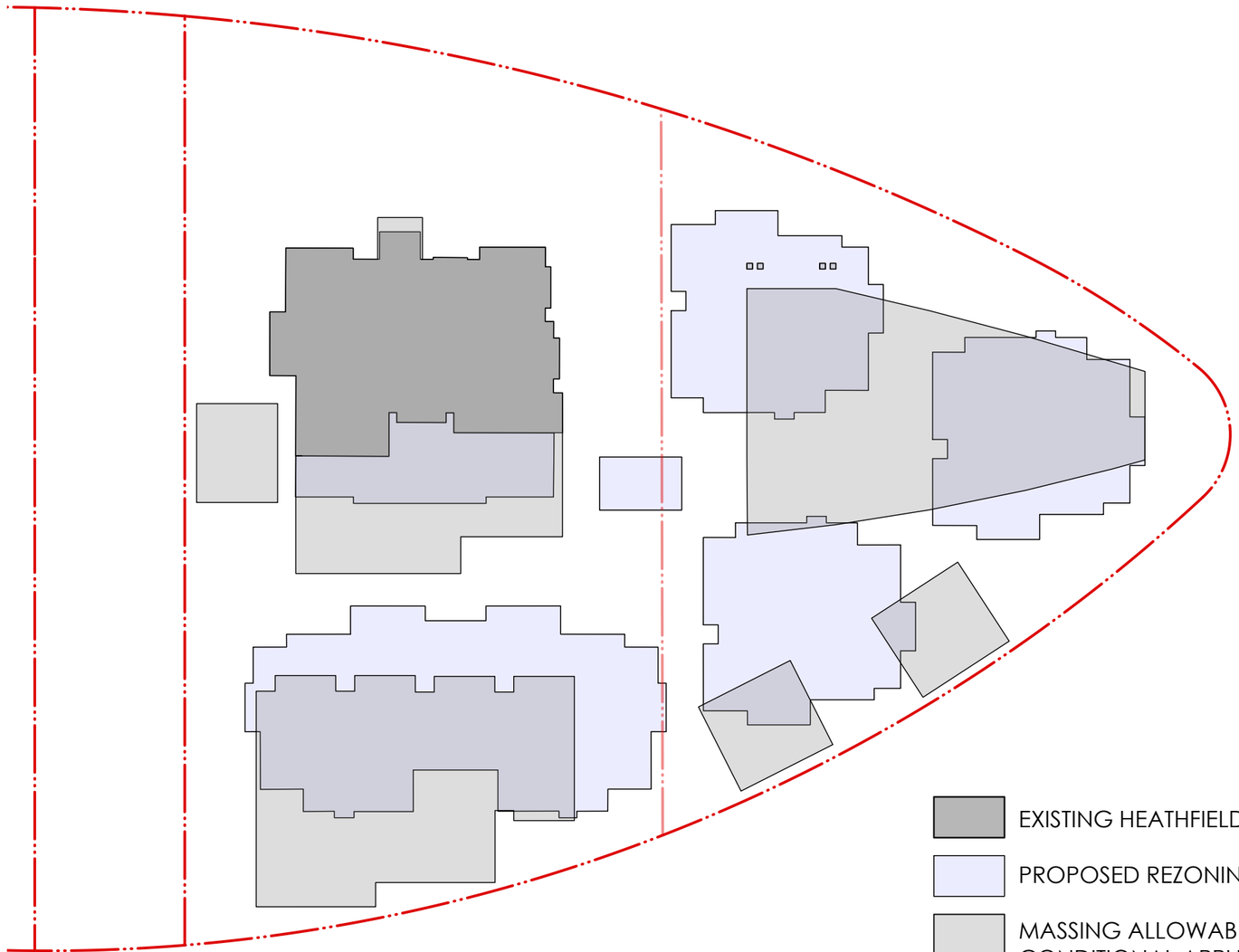
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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

11b



EXISTING HEATHFIELD HOUSE

PROPOSED REZONING MASSING

MASSING ALLOWABLE UNDER RS-5 CONDITIONAL APPLICATION AND RS CHARACTER HOUSE RETENTION GUIDELINES

MASSING COMPARISON

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HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

Statement of Significance

Heathfield House, 2610 Marine Crescent, Vancouver, BC



Description of Historic Place

Heathfield House is a two storey Tudor Revival house set in an expansive garden that occupies two lots on the south side of Marine Crescent at the intersection of West 50th Avenue, in the Kerrisdale neighbourhood of Vancouver, BC

Heritage Value

Built in 1927, Heathfield House is significant as a representative example of the estate-like homes established above SW Marine Drive in the early part of the 20th Century, it is aesthetically important for its Tudor Revival style and its setting within an extensive and intact early garden landscape.

Heathfield House is valued as an example of the development in the early part of the 20th Century which saw the southern edge of Kerrisdale overlooking Marine Drive and the Fraser River farmlands developed with estate-like properties by owners migrating away from older neighbourhoods such as the West End.

Architect Bernard Cuddon Palmer used the popular TudorRevival style, based on broad reinterpretations of English manor houses and folk cottages, for Heathfield House which is valued as an example of Palmer's work exhibiting the influence of his time working in the Maclure and Fox office.

Additionally, significance is found for its association with its second owner George and Juliet Thompson who developed much of the garden plan including rose garden with rose varieties from England and the grass tennis court. Brick walkways allowed Juliet to enjoy the garden when she was confined to a wheelchair.

Character Defining Elements

The elements that define the character of Heathfield House are:

- continuous residential use since its construction
- residential form, scale and massing as expressed in its Tudor Revival form, two storey height, hipped roof, small entry porch, original window openings with sash and casement assemblies containing original leaded glass panes
- set back from the street with horseshoe drive framed by brick gate posts
- Half timbering with stucco panels on the upper storey with shallow bays at each corner 'supported' on mock beam ends, over the ground floor which is clad in wide lap siding
- a nine light, one and a half storey window assembly of leaded glass panels os set to the left of the entrance
- pair of shallow flat roofed square bays on the east side
- open soffits
- prominent chimney on the east side

Interior elements include:

- decorative ceiling plaster work, pointed arched doorways , oak panelling, door trim and grand staircase, oak floors feature intricate marquetry border details

The Garden:

- key defining element of Heathfield House is the garden which includes a trellised walk below a tennis lawn, a formal 'sun dial' rose garden, flowering cherry trees and brick and stone pathways and steps

Statement of Significance 2610 Marine Crescent, Vancouver BC | John Atkin History + Research

STATEMENT OF SIGNIFICANCE

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HEATHFIELD HOUSE
2606-2610 MARINE CRESCENT
2022-07-04

12a

Maps



The property shown in 1979 prior to a renovation that added a pair of dormers facing Marine crescent and demolished the sun room on the east side.



The property shown in 2013

Research Findings

Civic Address
2610 and 2606 Marine Crescent, Vancouver, BC

Legal Address
District lot 315 Block3 Lots B and C

Construction Date
Building permit issued June 2, 1927

Builder
Dominion Construction

Original Occupant
F. R. Arkell and his wife Winnifred

Research Resources
Newspapers: Vancouver Sun, Daily Province, Daily World
Vancouver Directories
Ancestry.com
Canadian Census for 1911 and 1921
Biographical Dictionary of Canadian Architects

Occupants
F. R. Arkell 1927 - 30
G. W. Thompson 1930 - 1946, his widow Julia lived in the house until 1948
Sidney Garfield 1949 - 1969, his widow Hannah lived in the house until 1974

Background
In progress

Photographs

Heathfield House from Marine Crescent

Statement of Significance 2610 Marine Crescent, Vancouver BC | John Atkin History + Research

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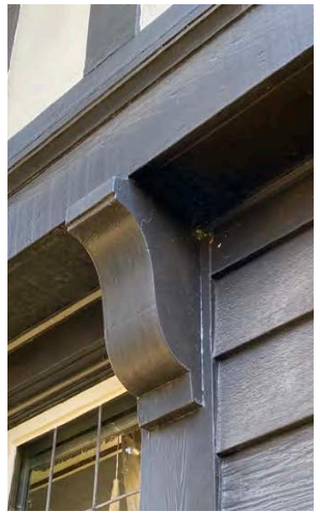
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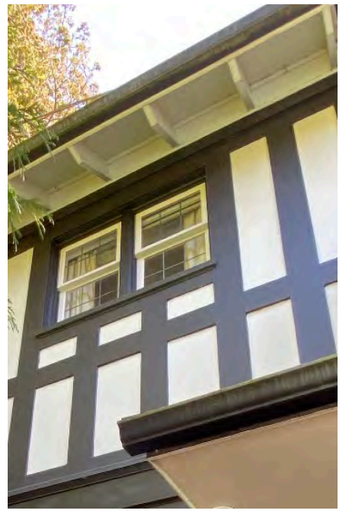
HEATHFIELD HOUSE
2606-2610 MARINE CRESCENT
2022-07-04





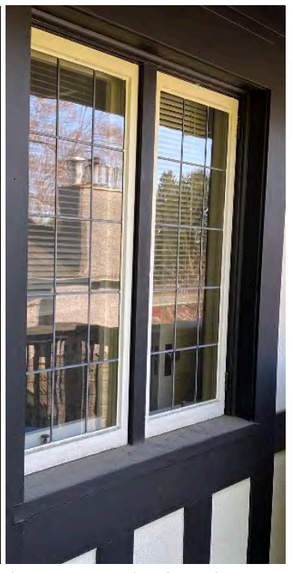


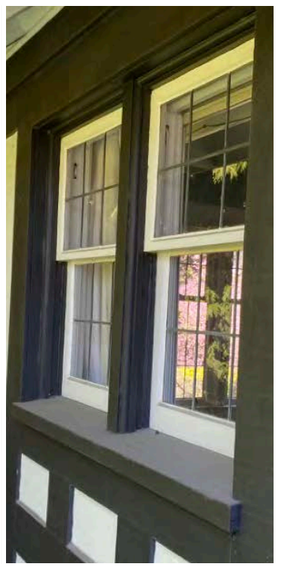




Left: Bracket details. Right: open soffits







Left: window in the stairwell. Right: leaded casements and sash windows

Statement of Significance 2610 Marine Crescent, Vancouver BC | John Atkin History + Research

STATEMENT OF SIGNIFICANCE

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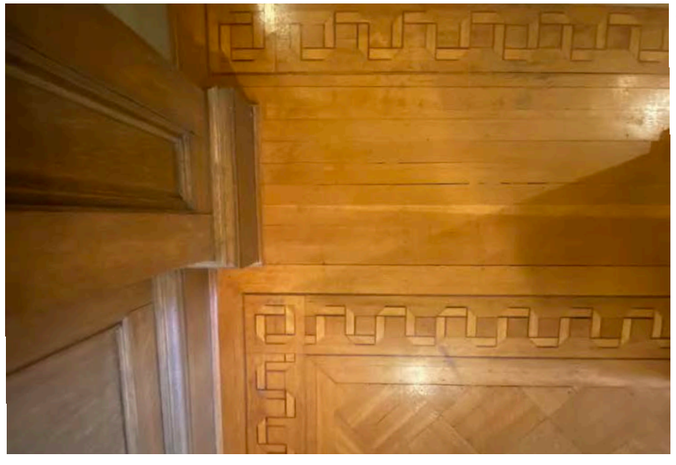
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HEATHFIELD HOUSE
2606-2610 MARINE CRESCENT
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Top: Grand hall, staircase, beamed ceiling and pointed arch doorway

Left: floor detail







The garden

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HEATHFIELD HOUSE
2606-2610 MARINE CRESCENT
2022-07-04

Heathfield House

2610 Marine Crescent Vancouver, BC



Conservation Approach

Description

Heathfield House is a two and half storey Tudor Revival house situated on two lots on Marine Crescent at West 50th. Avenue in the Kerrisdale neighbourhood of Vancouver, BC.

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. The main rooms of the house are oriented to the view over the Fraser River and Gulf Islands. The property slopes to the south away from Marine Crescent to West 50th Avenue and the house was situated just below road grade to be both seen and obscured from Marine Crescent through its gated horseshoe-shaped driveway.

Alterations

Over the years a number of owners have added and taken away various elements of the house without compromising its overall form or style. In the 1990s the house had a major

renovation which included the addition of two centrally placed street facing dormers, decorative ceramic flues added to the chimney, a reconfigured attic with a deck under an extended dormer, along with a large addition off the kitchen at the rear. All of these blend with the existing house.

Earlier renovations demolished the sun room at the south east corner of the house and filled a covered a porch at the rear of the house.

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 driveway and entry porch

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.

Given the heritage streetscape, there are no interventions planned for the Marine Crescent elevation. On the east elevation the only planned intervention is for access to the garden patio for the ground floor unit.



An illustration of the house in the 1970s showing the sun room at the south east corner of the house

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.

Mindful of the heritage streetscape, infill residences have roof forms that pick up on the Tudor vernacular but are intentionally modern in form so they do not compete or diminish the original through imitation.

The contours of the property allow the infill dwellings to be positioned so that they reside within the landscape of trees and hedges so as not to overwhelm the established sense of openness the corner lot currently possesses.

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PROJECT DATA

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**

PROJECT DATA SHEET

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UNIT SIZES

SEE FLOOR AREA AND FSR CALCULATIONS ELSEWHERE

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

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

UNIT COUNT AND PARKING SUMMARY

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FLOOR AREA CALCULATIONS

	FLOOR AREA ROWHOUSE:	**PROPOSED:**	
	AREAS:		
	FLOOR 1	3,831 sqft	
	FLOOR 2	4,033 sqft	
	FLOOR 3	3,297 sqft	
	BALCONIES AND DECKS	718 sqft	
	PATIOS AND ROOF DECKS	0 sqft	
	ENTRIES, PORCHES AND VERANDAHS	498 sqft	
	GROSS TOTAL:	**12377 sqft**	
	RELAXATIONS:	**PROPOSED:**	**MAX RELAXATIONS PER RS5**
	< 4.0'	1,574 sqft	NA
	>4.0', <7.5' (RS5 MAX 10%)	299 sqft	1,238 sqft
	STORAGE	160 sqft	160 sqft
	BAY WINDOWS (RS5 MAX 1%)	14 sqft	124 sqft
	BALCONIES AND DECKS (RS5 MAX 8%)	718 sqft	990 sqft
	PATIOS AND ROOF DECKS	0 sqft	NA
	ENTRIES, PORCHES AND VERANDAHS (RS5 13% MAX INCLUSIVE OF BALCONIES AND DECKS)	498 sqft	891 sqft
10.11	EXTERIOR WALL THICKNESS	261 sqft	NA
10.15A	ZERO EMISSIONS MECH EQUIPMENT FOR HEATING AND HW (MAX 25 SQFT/UNIT)	0 sqft	100 sqft
	TOTAL:	**3524 sqft**	
	NET TOTAL ROW HOUSING:	**8853 sqft**	
	FLOOR AREA DUPLEX (DUPLEX #1):	**PROPOSED:**	
	AREAS:		
	FLOOR 1	1,950 sqft	
	FLOOR 2	2,014 sqft	
	FLOOR 3	1,972 sqft	
	BALCONIES AND DECKS	254 sqft	
	PATIOS AND ROOF DECKS	0 sqft	
	ENTRIES, PORCHES AND VERANDAHS	186 sqft	
	GROSS TOTAL:	**6376 sqft**	
	RELAXATIONS:	**PROPOSED:**	**MAX RELAXATIONS PER RS5**
	< 4.0'	533 sqft	NA
	>4.0', <7.5' (RS5 MAX 10%)	262 sqft	638 sqft
	STORAGE	160 sqft	160 sqft
	BAY WINDOWS (RS5 MAX 1%)	14 sqft	64 sqft
	BALCONIES AND DECKS (RS5 MAX 8%)	254 sqft	510 sqft
	PATIOS AND ROOF DECKS	0 sqft	NA
	ENTRIES, PORCHES AND VERANDAHS (RS5 13% MAX INCLUSIVE OF BALCONIES AND DECKS)	186 sqft	575 sqft
10.11	EXTERIOR WALL THICKNESS	157 sqft	NA
10.15A	ZERO EMISSIONS MECH EQUIPMENT FOR HEATING AND HW (MAX 25 SQFT/UNIT)	0 sqft	100 sqft
	TOTAL:	**1566 sqft**	
	NET TOTAL DUPLEX #1:	**4810 sqft**	
	FLOOR AREA DUPLEX (DUPLEX #2 & #3):	**PROPOSED:**	
	AREAS:		
	FLOOR 1	1,950 sqft	
	FLOOR 2	2,014 sqft	
	FLOOR 3	1,948 sqft	
	BALCONIES AND DECKS	252 sqft	
	PATIOS AND ROOF DECKS	0 sqft	
	ENTRIES, PORCHES AND VERANDAHS	163 sqft	
	GROSS TOTAL:	**6327 sqft**	

	RELAXATIONS:	**PROPOSED:**	**MAX RELAXATIONS PER RS5**
	< 4.0'	726 sqft	NA
	>4.0', <7.5' (RS5 MAX 10%)	344 sqft	633 sqft
	STORAGE	160 sqft	160 sqft
	BAY WINDOWS (RS5 MAX 1%)	14 sqft	63 sqft
	BALCONIES AND DECKS (RS5 MAX 8%)	252 sqft	506 sqft
	PATIOS AND ROOF DECKS	0 sqft	NA
	ENTRIES, PORCHES AND VERANDAHS (RS5 13% MAX INCLUSIVE OF BALCONIES AND DECKS)	163 sqft	571 sqft
10.11	EXTERIOR WALL THICKNESS	157 sqft	NA
10.15A	ZERO EMISSIONS MECH EQUIPMENT FOR HEATING AND HW (MAX 25 SQFT/UNIT)	0 sqft	100 sqft
	TOTAL:	**1816 sqft**	
	NET TOTAL PER DUPLEX:	**4511 sqft**	
	FLOOR AREA HEATHFIELD HOUSE:	**PROPOSED:**	
	AREAS:		
	FLOOR 1	3,551 sqft	
	FLOOR 2	2,451 sqft	
	FLOOR 3	2,065 sqft	
	FLOOR 4	1,805 sqft	
	BALCONIES AND DECKS	1,368 sqft	
	PATIOS AND ROOF DECKS	0 sqft	
	ENTRIES, PORCHES AND VERANDAHS	192 sqft	
	GROSS TOTAL:	**11432 sqft**	
	RELAXATIONS:	**PROPOSED:**	**MAX RELAXATIONS PER RS5**
	< 4.0'	883 sqft	NA
	>4.0', <7.5' (RS5 MAX 10%)	327 sqft	1,143 sqft
	STORAGE	120 sqft	160 sqft
	BAY WINDOWS (RS5 MAX 1%)	25 sqft	114 sqft
	BALCONIES AND DECKS (RS5 MAX 8%)	1,368 sqft	915 sqft
	PATIOS AND ROOF DECKS	0 sqft	NA
	ENTRIES, PORCHES AND VERANDAHS (RS5 13% MAX INCLUSIVE OF BALCONIES AND DECKS)	192 sqft	118 sqft
10.11	EXTERIOR WALL THICKNESS	197 sqft	NA
10.15A	ZERO EMISSIONS MECH EQUIPMENT FOR HEATING AND HW (MAX 25 SQFT/UNIT)	0 sqft	100 sqft
	AMENITY AREA	426 sqft	
	TOTAL:	**3112 sqft**	
	NET TOTAL HEATHFIELD HOUSE:	**8320 sqft**	
	SITE FSR		
	ROW HOUSE	**8853 sqft**	
	DUPLEX 1	**4810 sqft**	
	DUPLEX 2	**4511 sqft**	
	DUPLEX 3	**4511 sqft**	
	HEATHFIELD HOUSE	**8320 sqft**	
	TOTAL NET FLOOR AREA FOR SITE	**31,005 sqft**	

RS-5	**FLOOR SPACE RATIO:**	**PERMITTED***	**PROPOSED:**
4.7.1.(G)	RATIO	0.85	0.86
	AREA	0 sqft	**31,005 sqft**

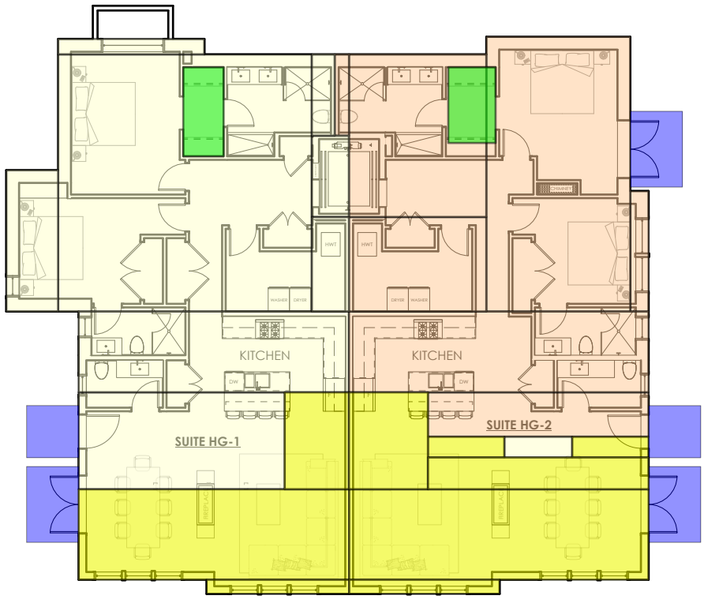
AREA CALCULATIONS

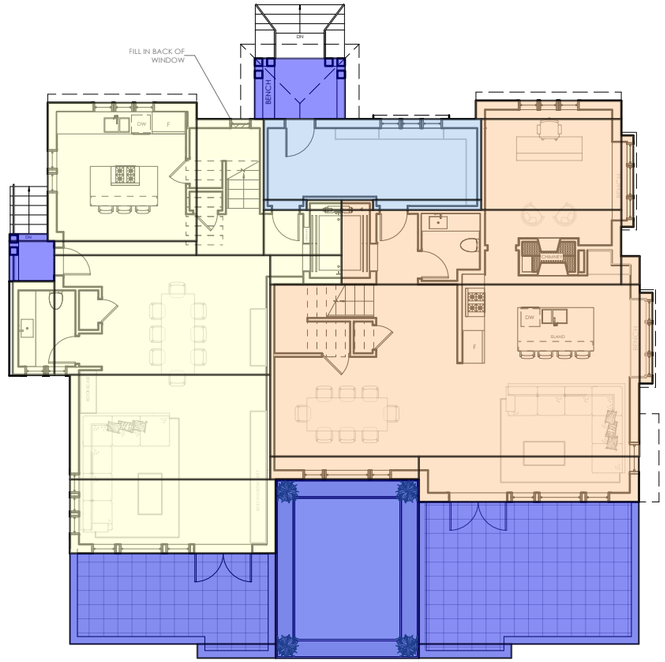
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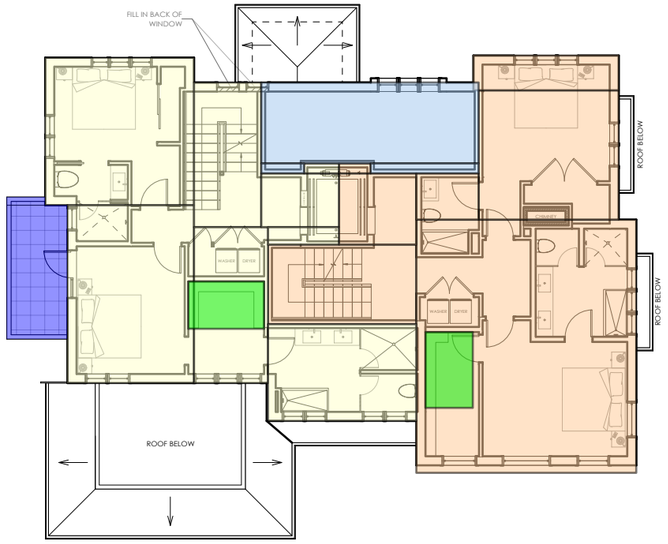
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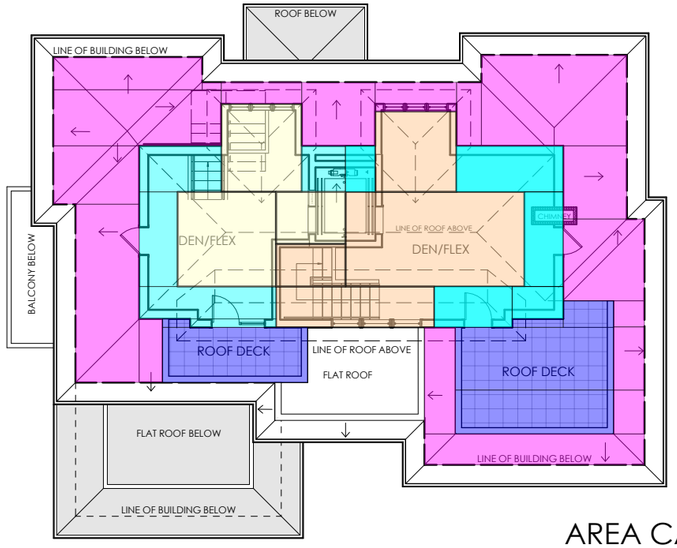
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- ENLOSED AREA UNDER 4.0'
- AREA UNDER MINIMUM 7/12 PITCH BETWEEN 4.0' AND 7.5'
- FLOOR AREA
- ROOF DECK, PATIO, ENTRIES AND PORCHES
- STORAGE SPACE
- ADDITION TO HEATHFIELD HOUSE
- AMENITY AREA (NOT INCLUDED IN CALCULATIONS)

AREA CALCULATION GRAPHICS

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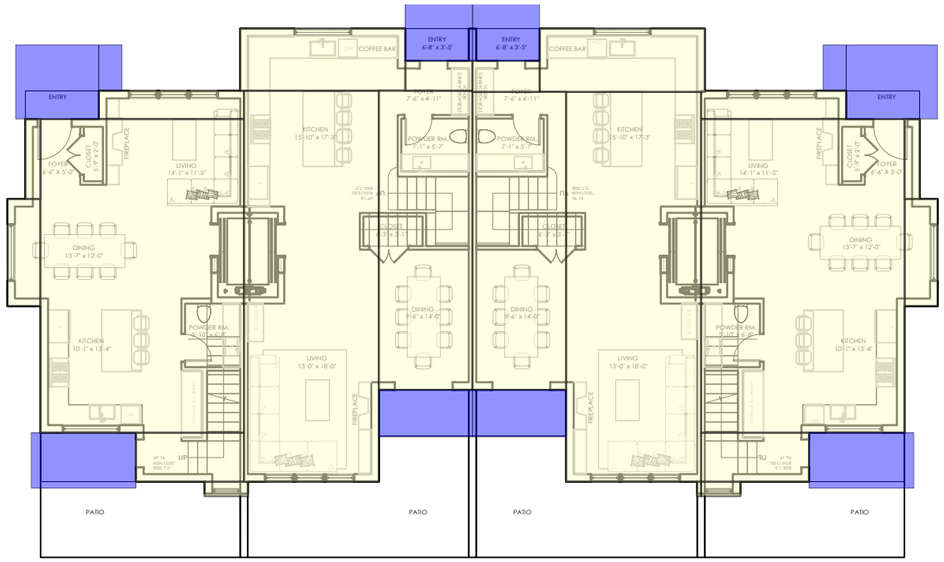
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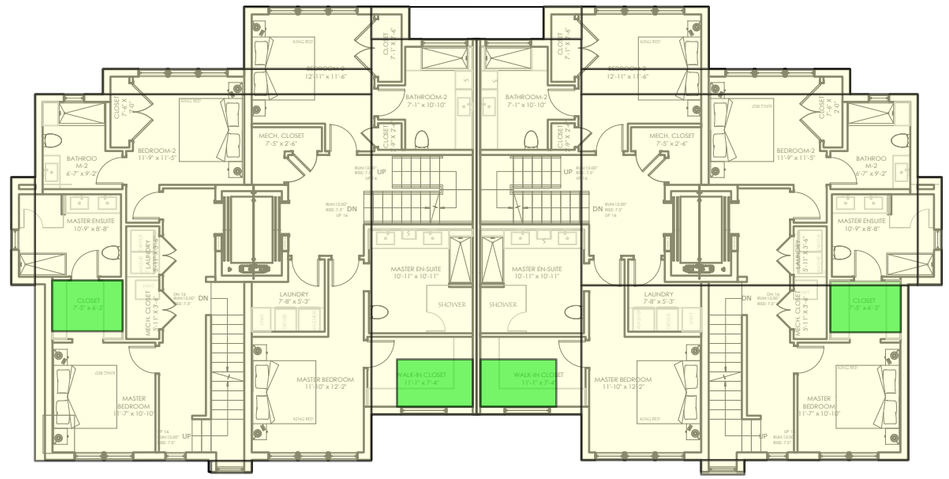
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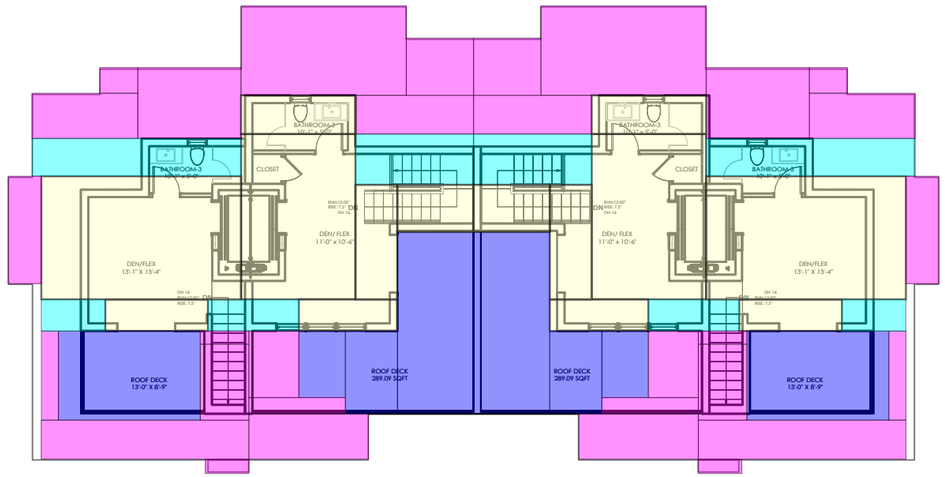
HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04

17a







- ENLOSED AREA UNDER 4.0'
- AREA UNDER MINIMUM 7/12 PITCH BETWEEN 4.0' AND 7.5'
- FLOOR AREA
- ROOF DECK, PATIO, ENTRIES AND PORCHES
- STORAGE SPACE
- ADDITION TO HEATHFIELD HOUSE
- AMENITY AREA (NOT INCLUDED IN CALCULATIONS)

AREA CALCULATION GRAPHICS

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DIAMOND GROUP ARCHITECTURE Inc
410 - 119 W Pender Street
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Project Contact: Craig Mercs, Architect AIBC
C: 604 786 2138

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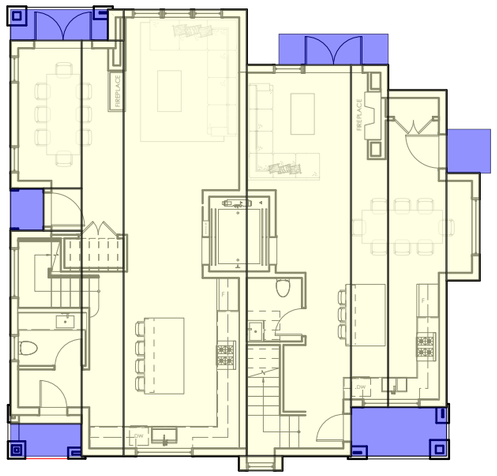
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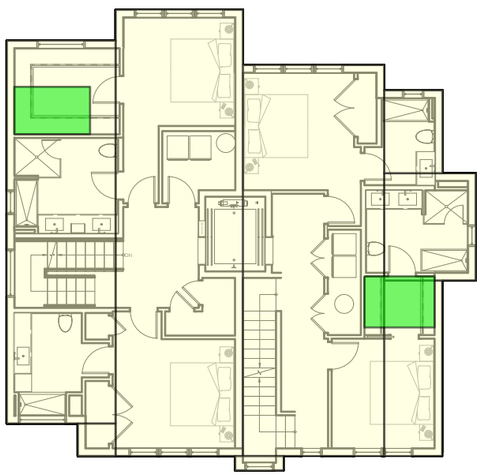
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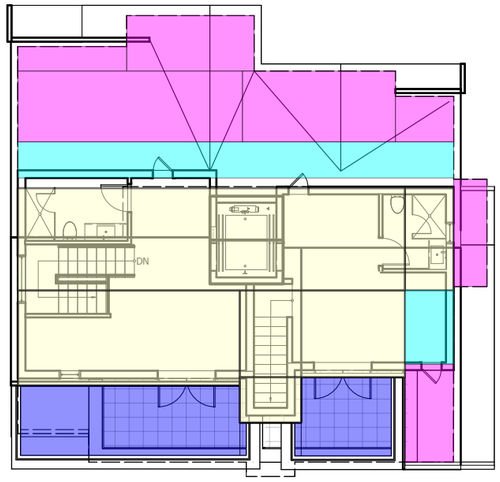
HEATHFIELD HOUSE

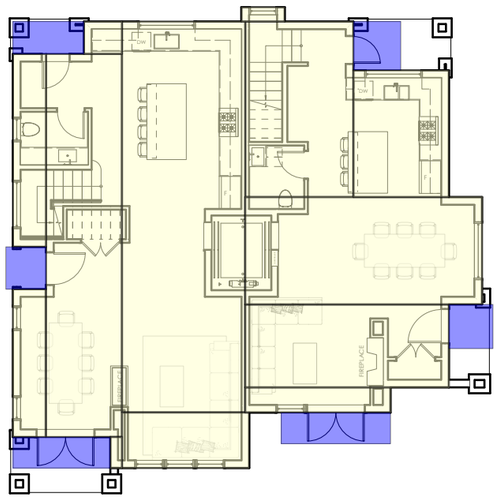
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2022-07-04

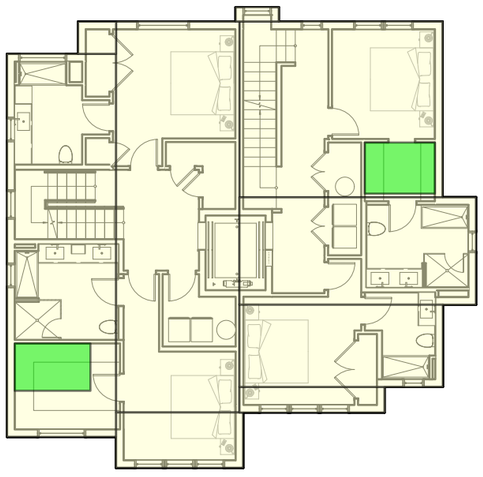
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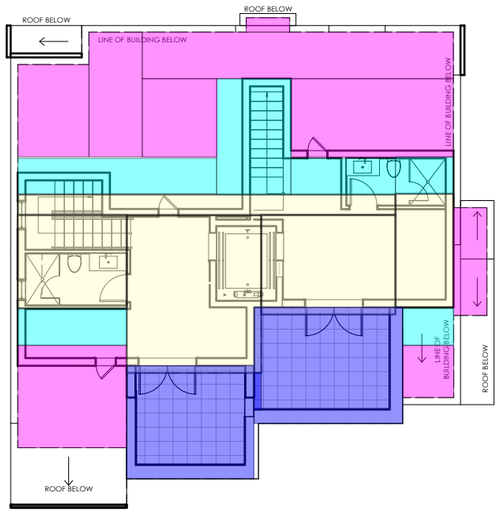












- ENLOSED AREA UNDER 4.0'
- AREA UNDER MINIMUM 7/12 PITCH BETWEEN 4.0' AND 7.5'
- FLOOR AREA
- ROOF DECK, PATIO, ENTRIES AND PORCHES
- STORAGE SPACE
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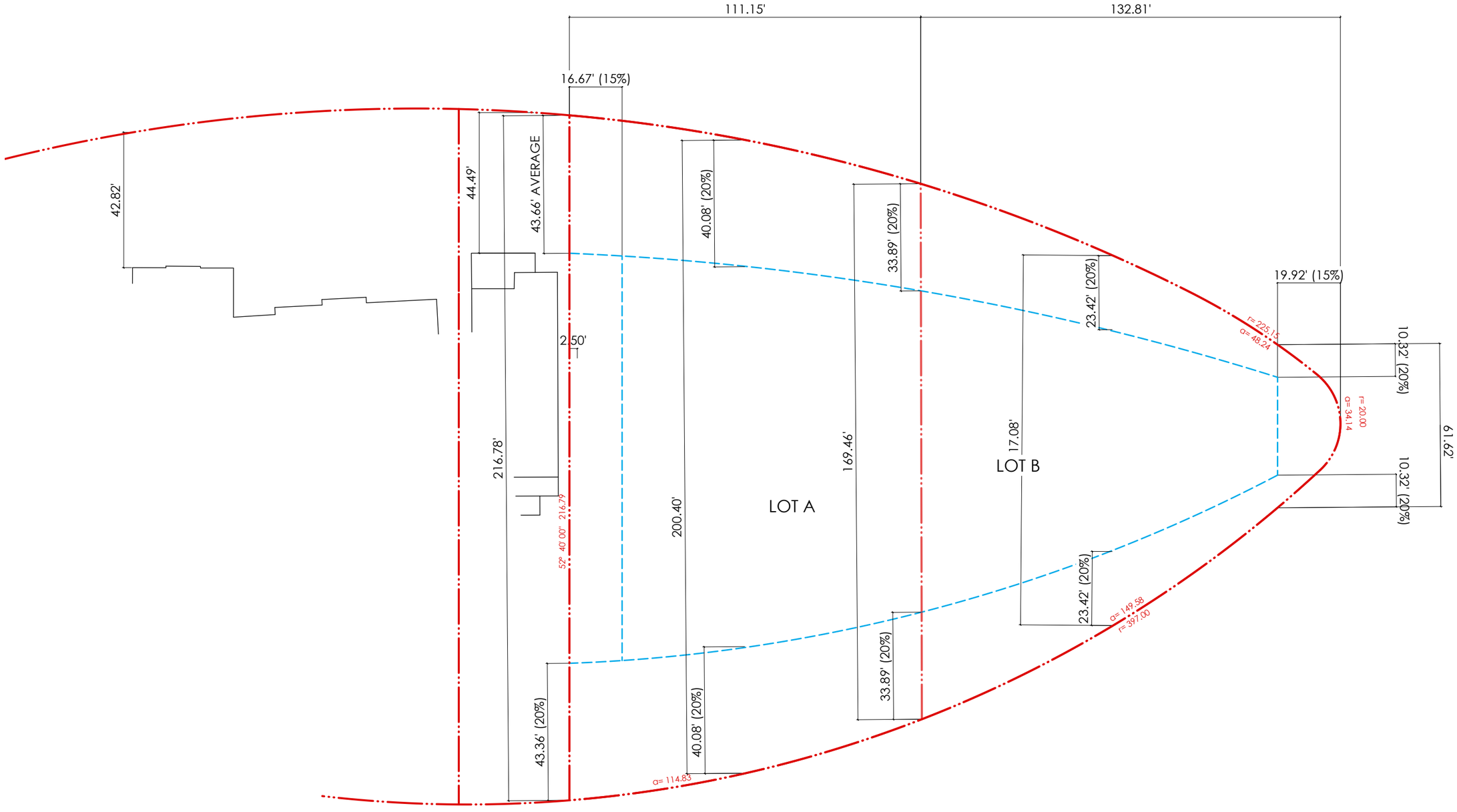
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17c



RS-5 ZONING SETBACKS PLAN

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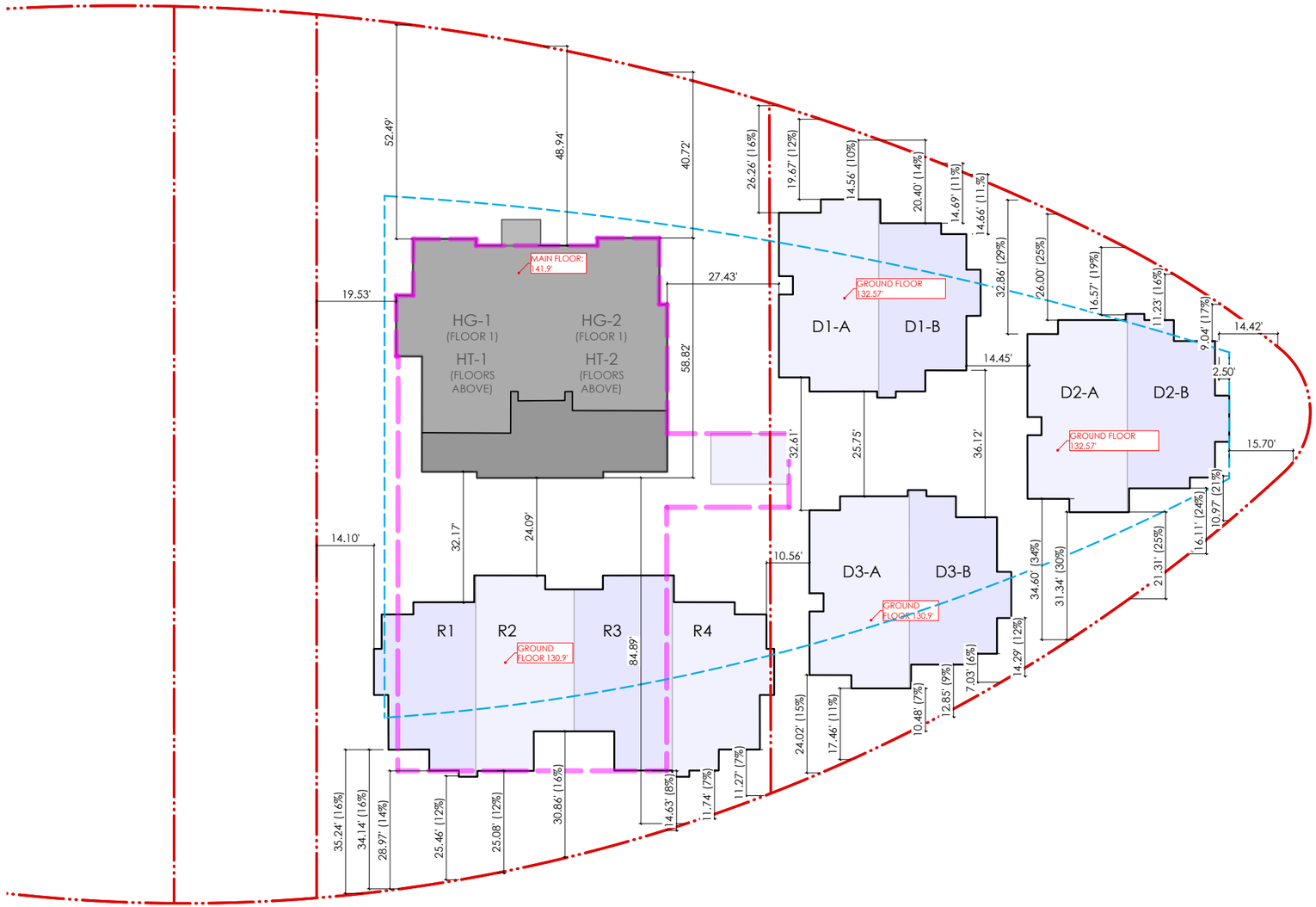
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BUILDING SETBACKS PLAN

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HEATHFIELD HOUSE

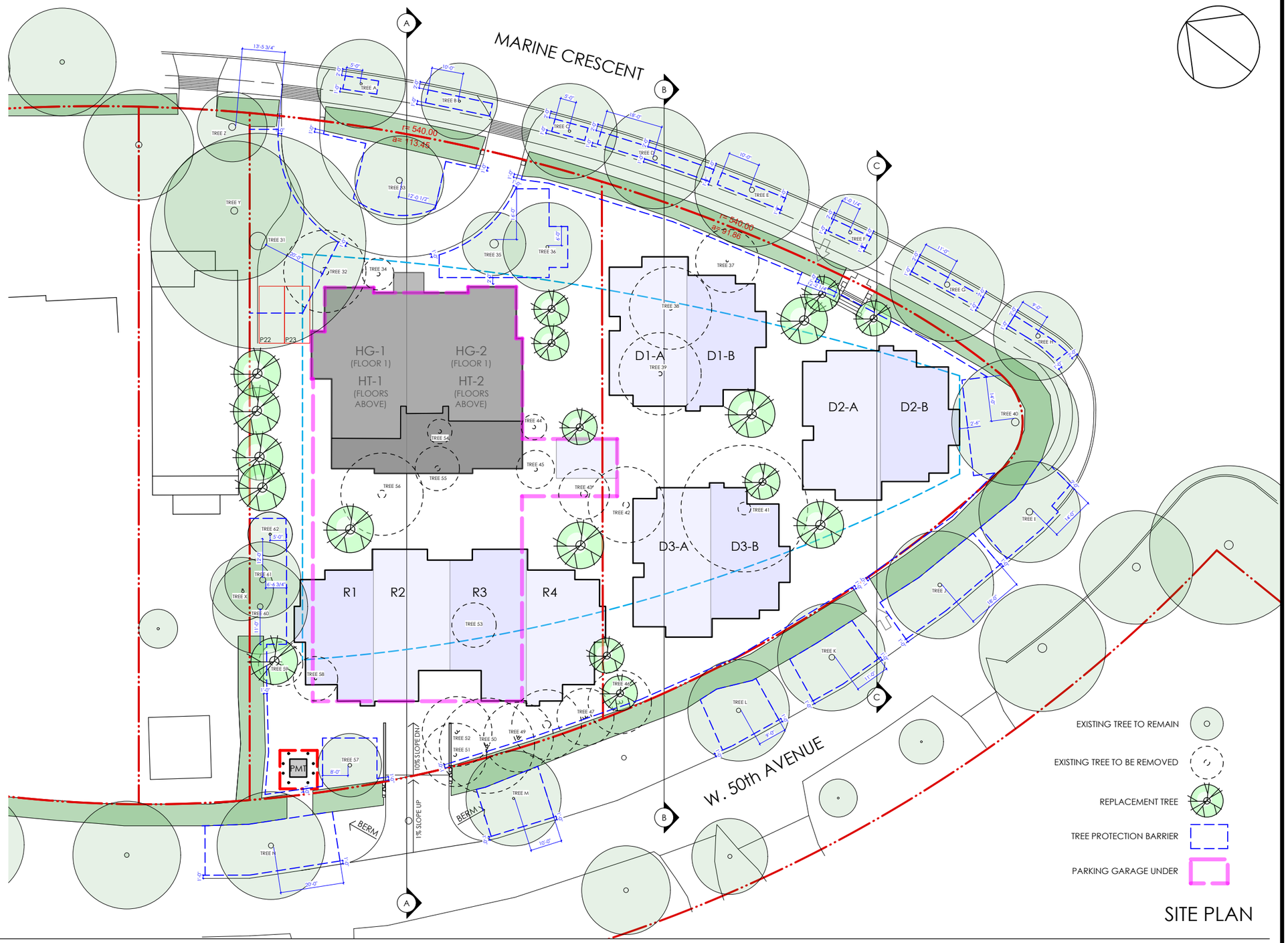
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EXISTING CONDITION ON AND AROUND SITE



SITE PLAN

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HEATHFIELD HOUSE

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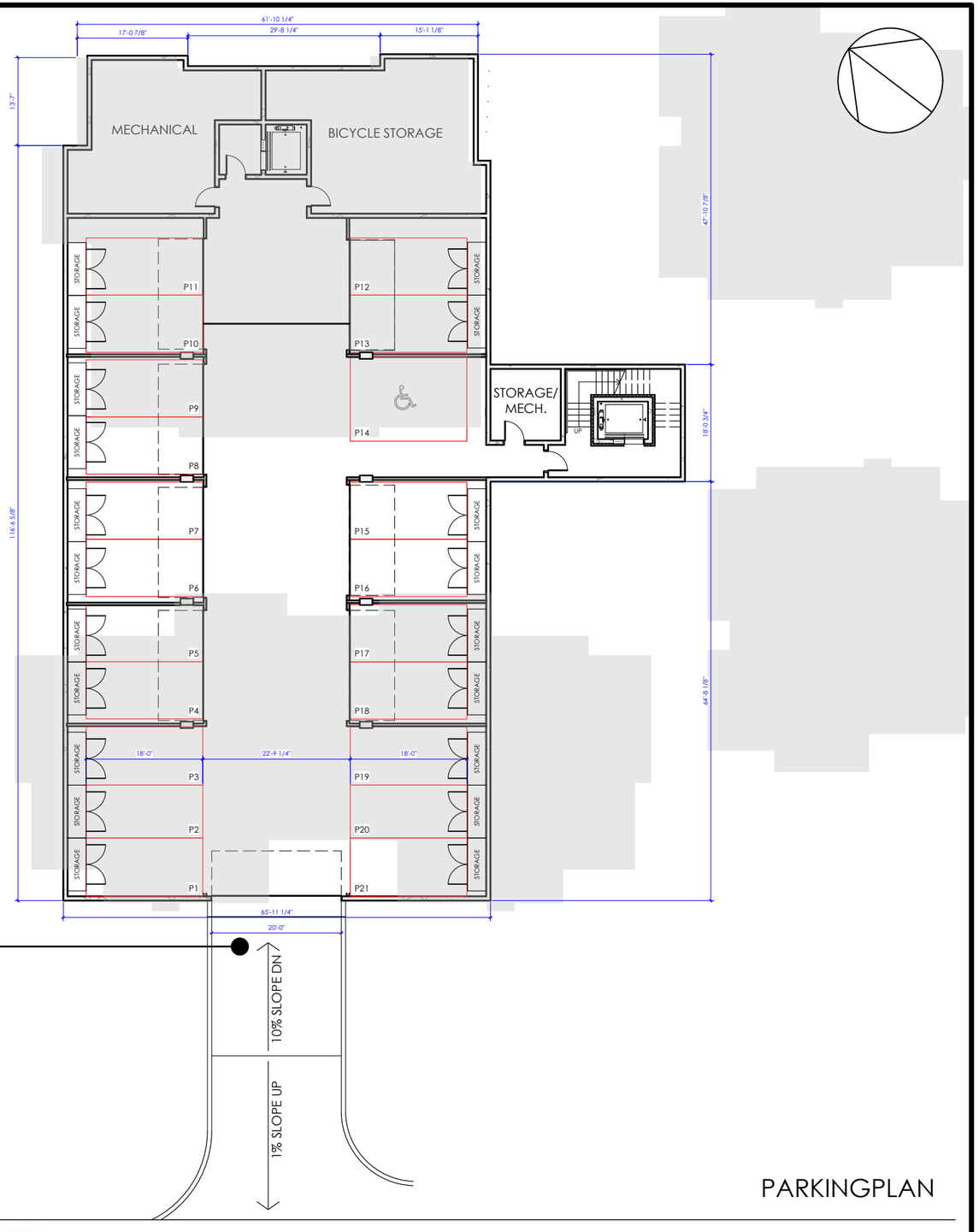
PARKING CALCULATIONS

	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



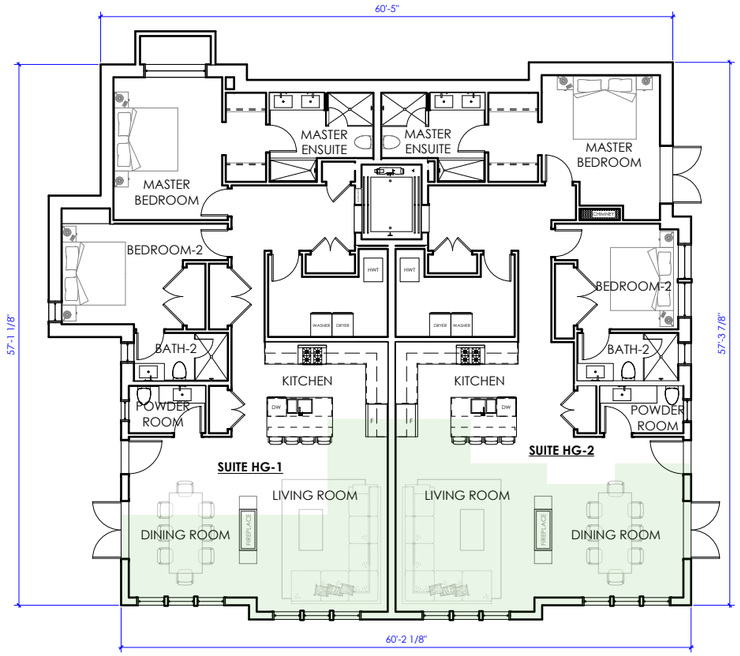
PARKINGPLAN

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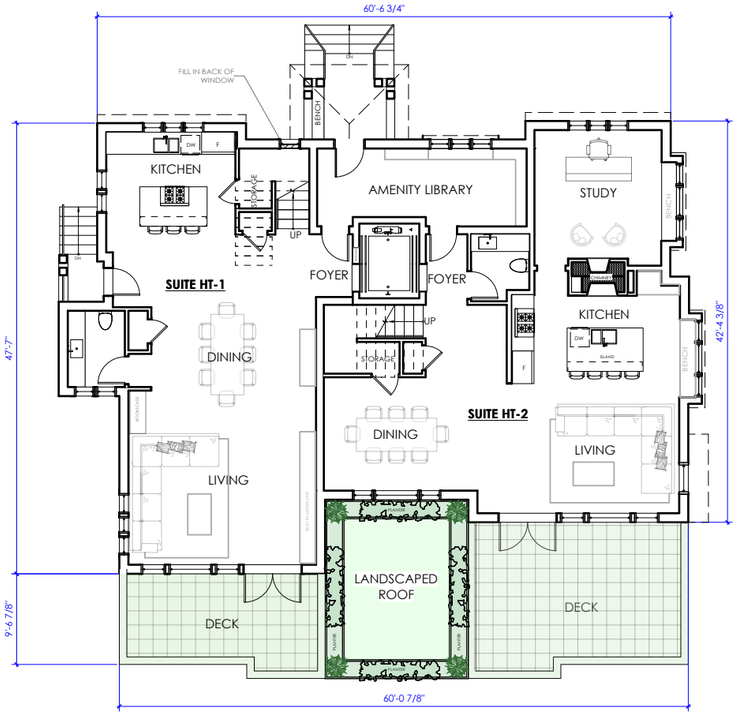
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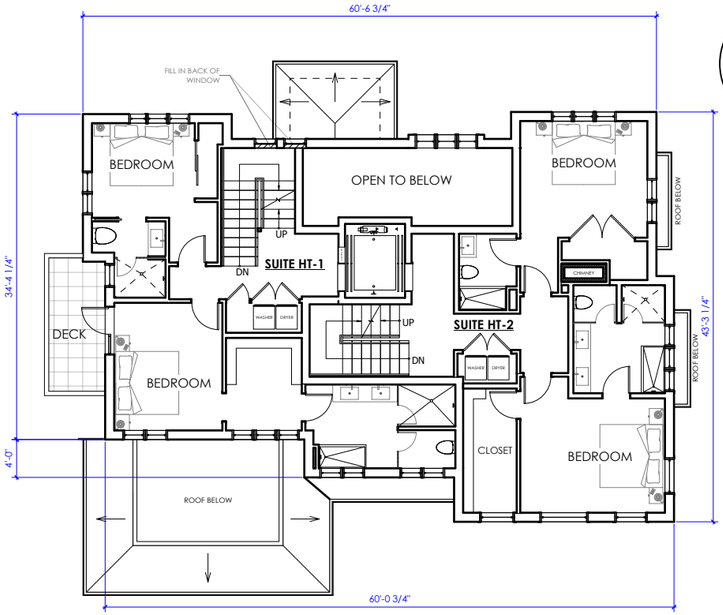
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FLOOR 1
Scale: 1/16" = 1'-0"



FLOOR 2
Scale: 1/16" = 1'-0"



FLOOR 3
Scale: 1/16" = 1'-0"

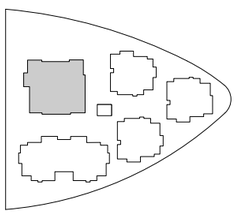
AREA - NEW ADDITION



INTERIOR FEATURES TO BE RETAINED FROM EXISTING HOUSE







HEATHFIELD HOUSE PROPOSED PLANS

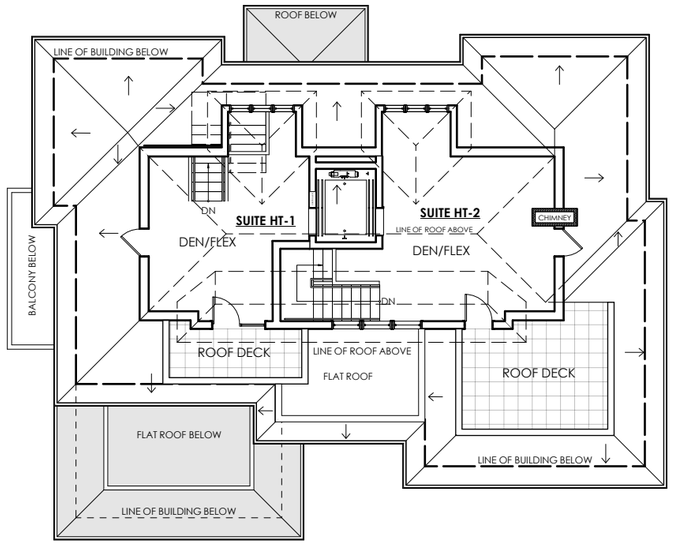
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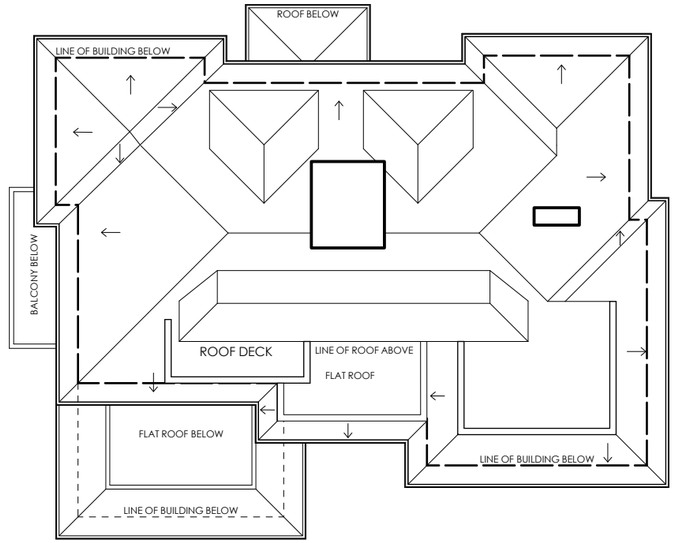
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HEATHFIELD HOUSE
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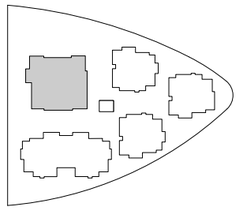
FLOOR 4

Scale: 1/16" = 1'-0"



ROOF PLAN

Scale: 1/16" = 1'-0"



HEATHFIELD HOUSE PROPOSED PLANS

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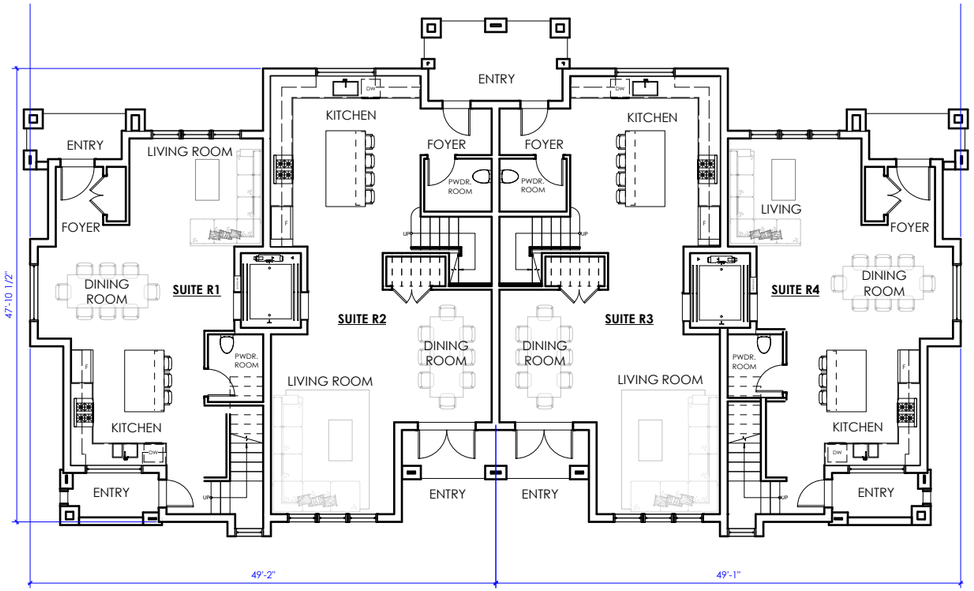
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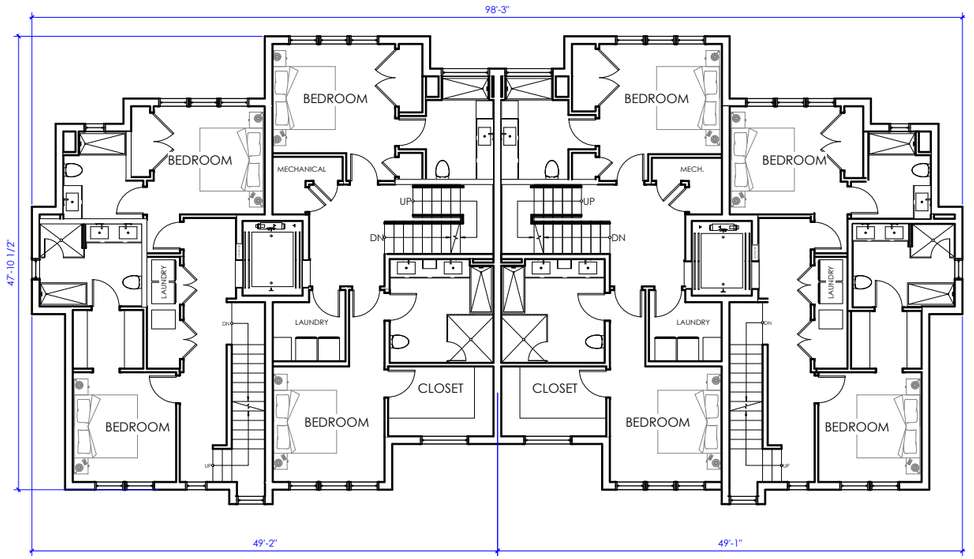
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22b



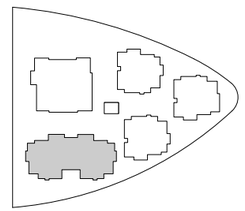
FLOOR 1

Scale: 1/16" = 1'-0"



FLOOR 2

Scale: 1/16" = 1'-0"



ROWHOUSE PROPOSED PLANS

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Vancouver BC V6B1S5
Project Contact: Craig Mercs, Architect AIBC
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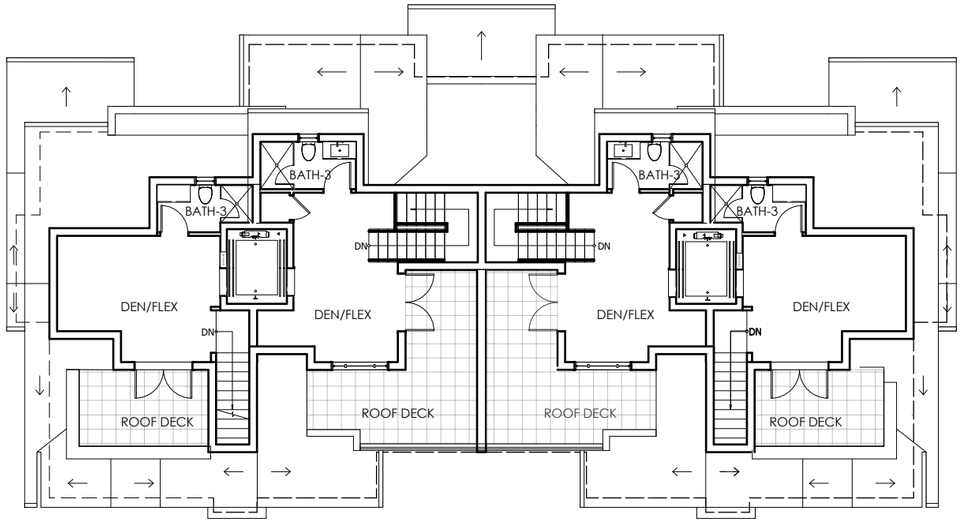
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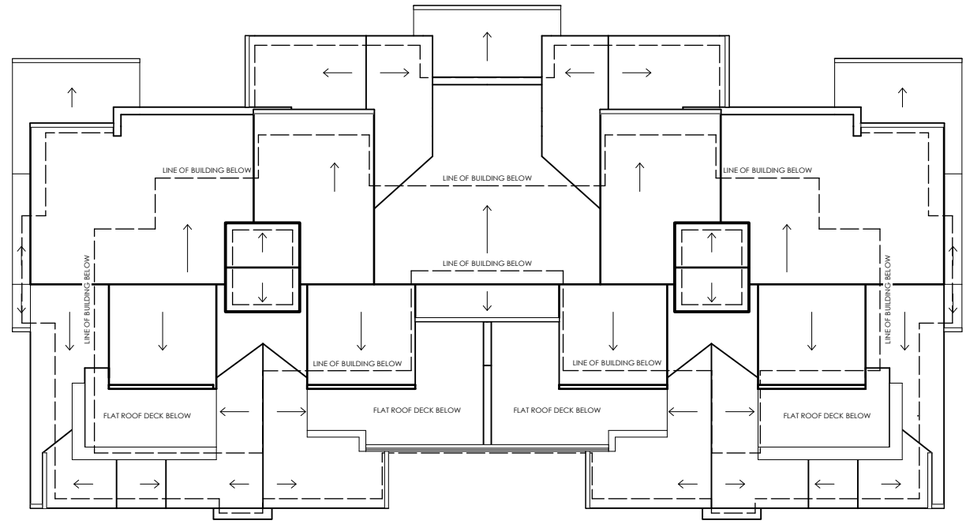
HEATHFIELD HOUSE

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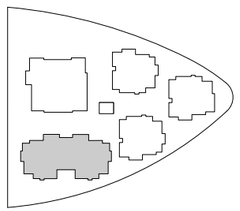
ROWHOUSE: PROPOSED FLOOR 3 PLAN

Scale: 1/16" = 1'-0"



ROWHOUSE: PROPOSED ROOF PLAN

Scale: 1/16" = 1'-0"



ROWHOUSE PROPOSED PLANS

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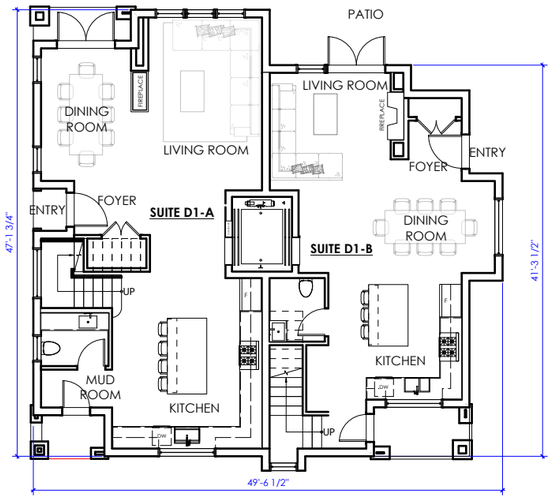
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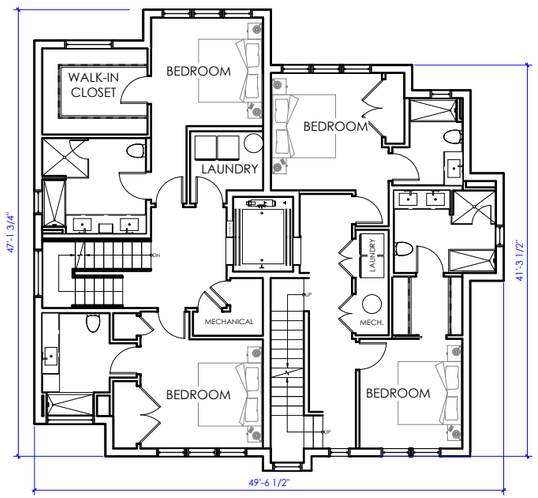
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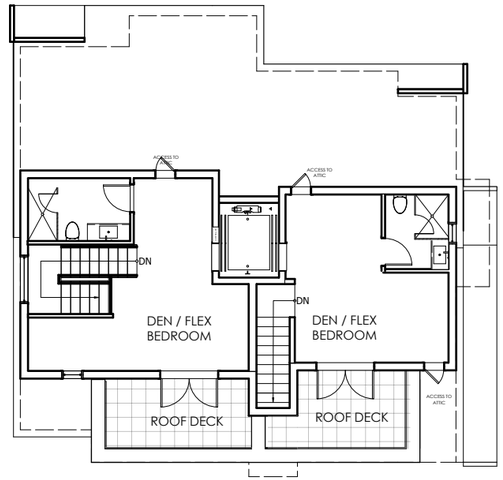
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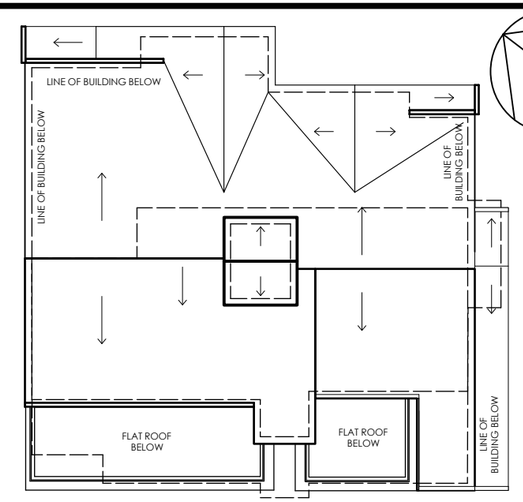
D1 FLOOR 1
Scale: 1/16" = 1'-0"



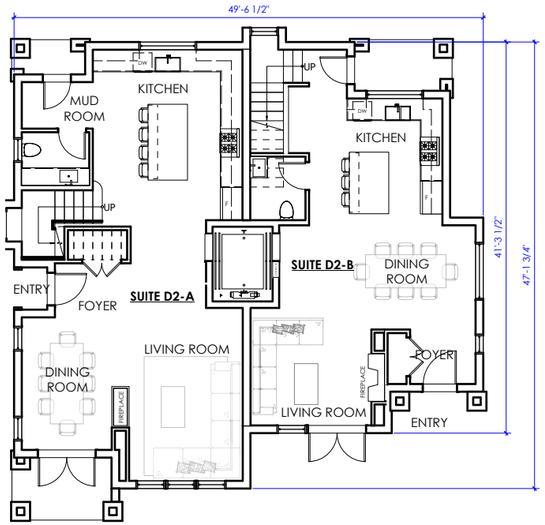
D1 FLOOR 2
Scale: 1/16" = 1'-0"



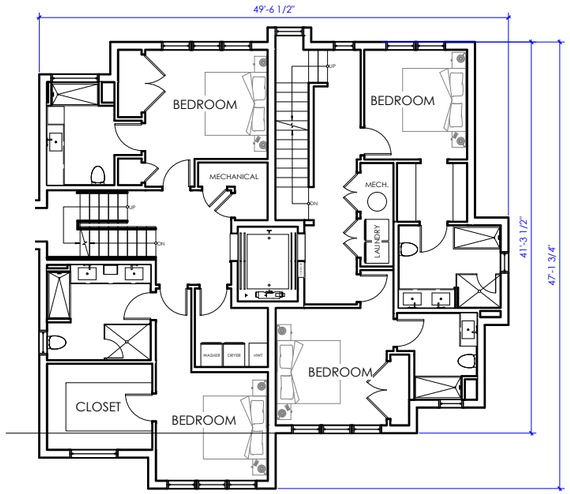
D1 FLOOR 3
Scale: 1/16" = 1'-0"



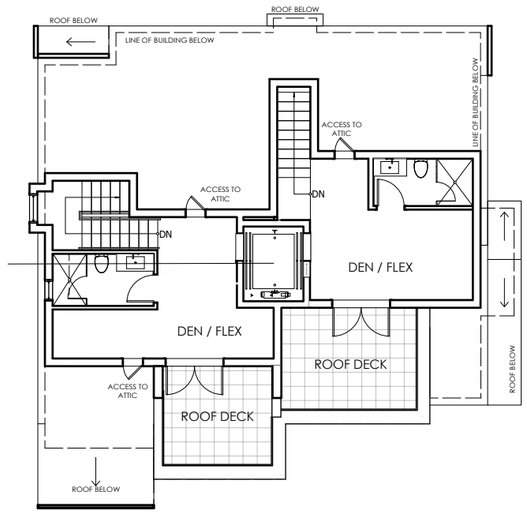
D1 ROOF PLAN
Scale: 1/16" = 1'-0"



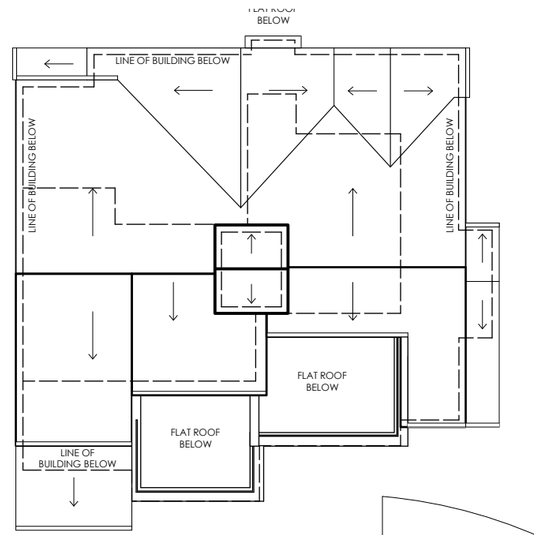
D2-3 FLOOR 1
Scale: 1/16" = 1'-0"



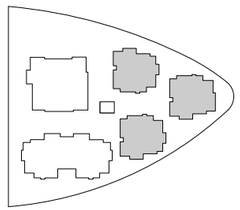
D2-3 FLOOR 2
Scale: 1/16" = 1'-0"



D2-3 FLOOR 3
Scale: 1/16" = 1'-0"



D2-3 ROOF PLAN
Scale: 1/16" = 1'-0"



DUPLEX PROPOSED PLANS

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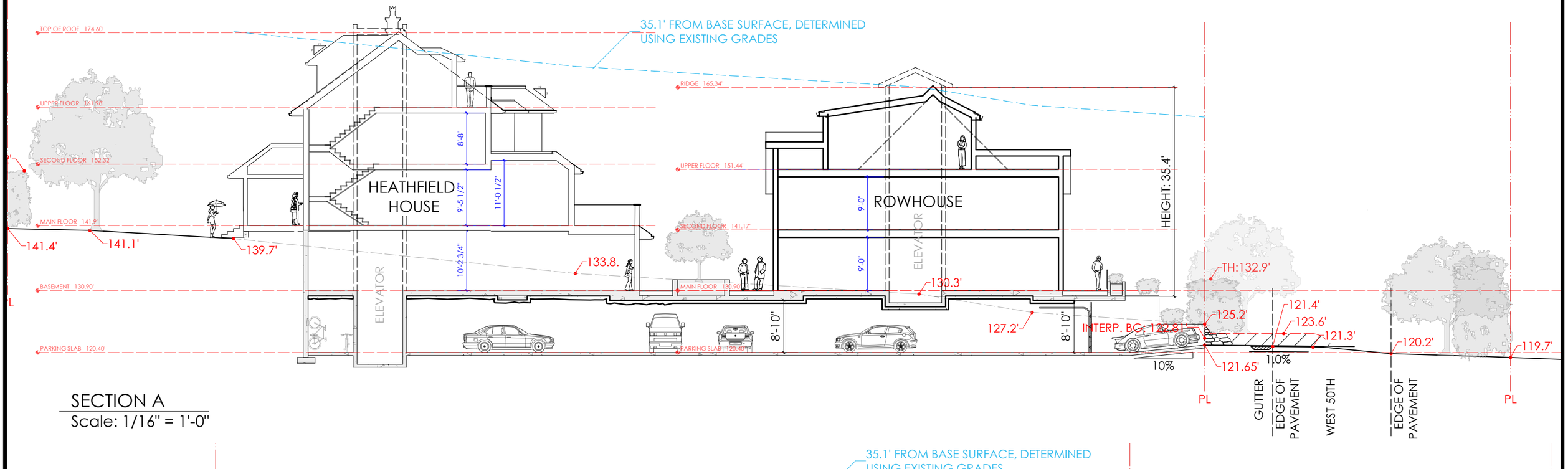
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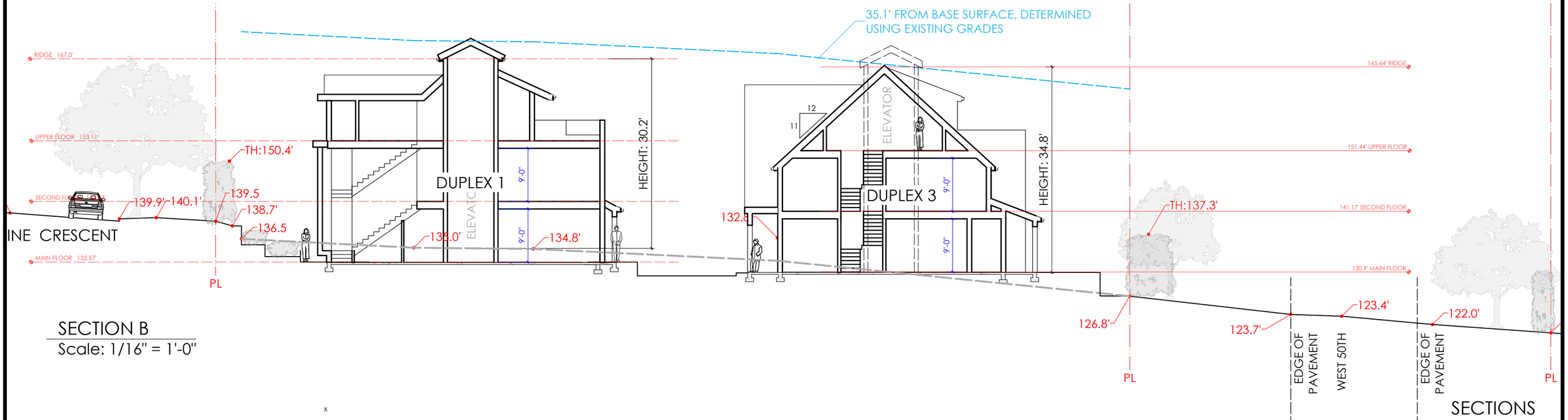
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T. 604.228.4000

HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04



SECTION A
Scale: 1/16" = 1'-0"



SECTION B
Scale: 1/16" = 1'-0"

SECTIONS

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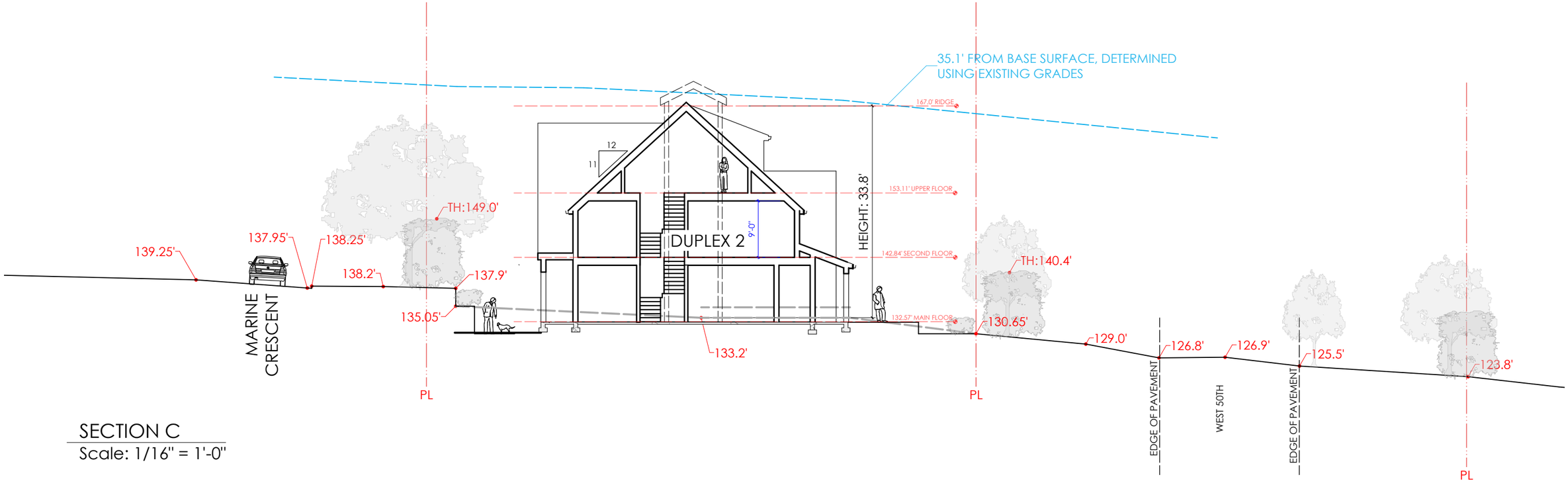
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25a



SECTION C
Scale: 1/16" = 1'-0"

SECTIONS

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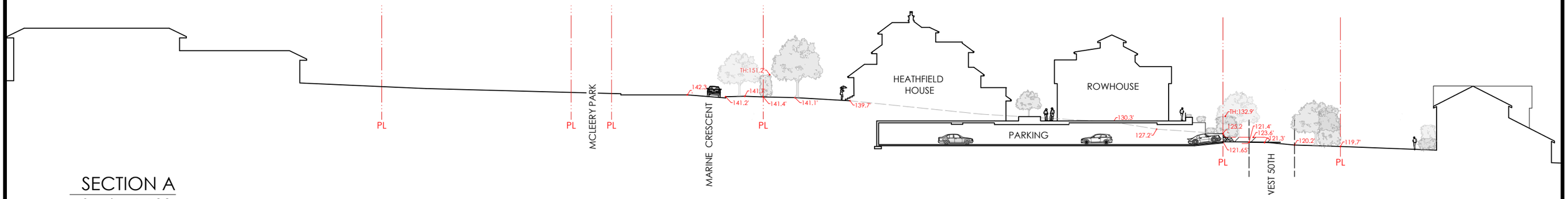
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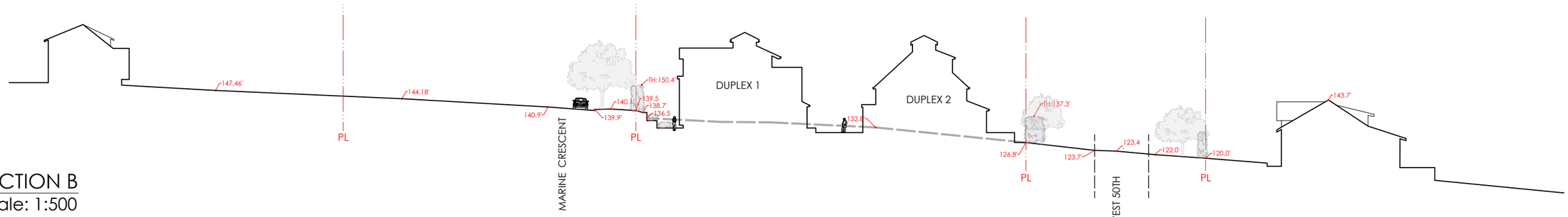
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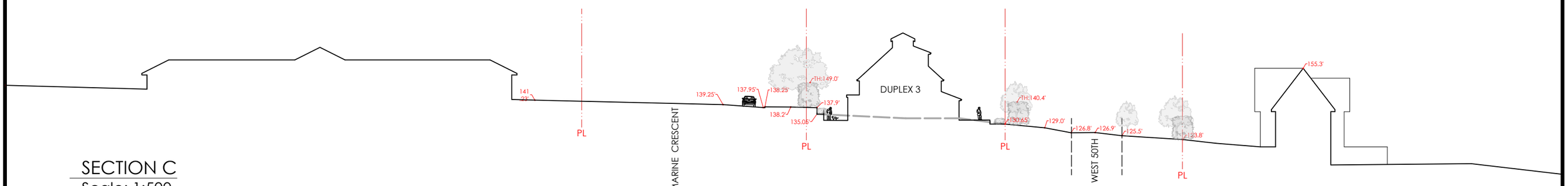
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2022-07-04



SECTION A
Scale: 1:500



SECTION B
Scale: 1:500



SECTION C
Scale: 1:500

SITE SECTIONS

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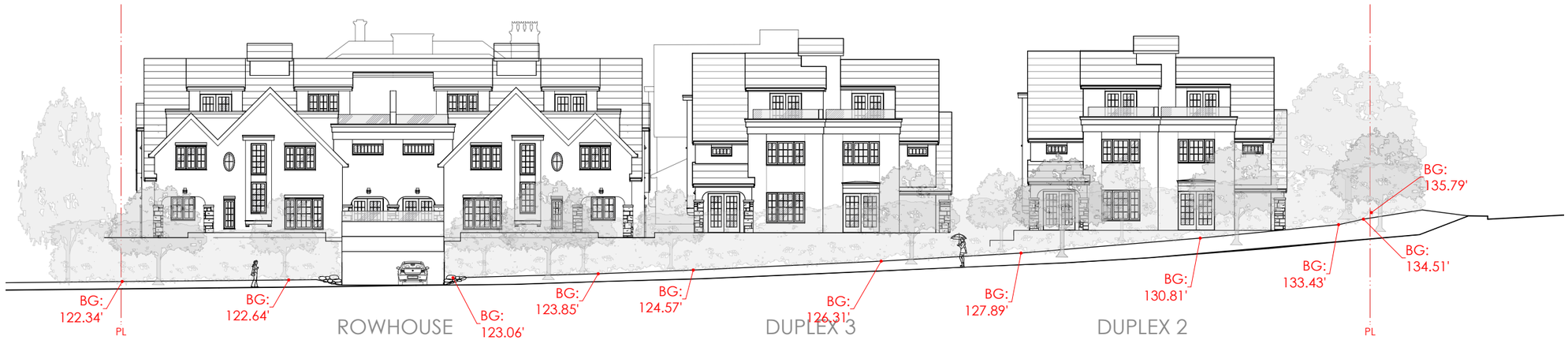
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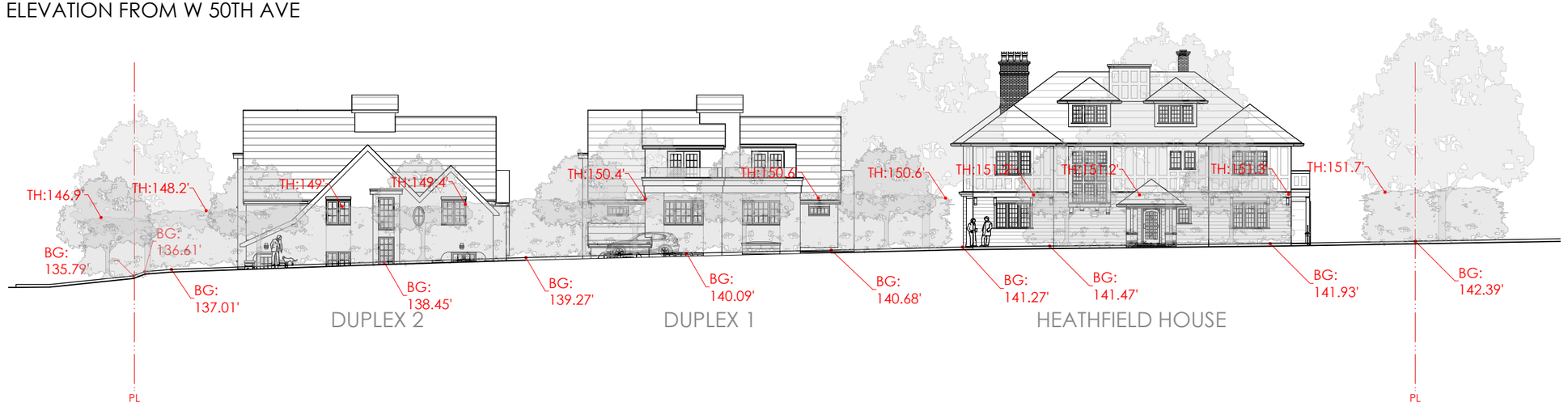
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ELEVATION FROM W 50TH AVE



ELEVATION FROM MARINE CRESCENT

STREETVIEW ELEVATIONS

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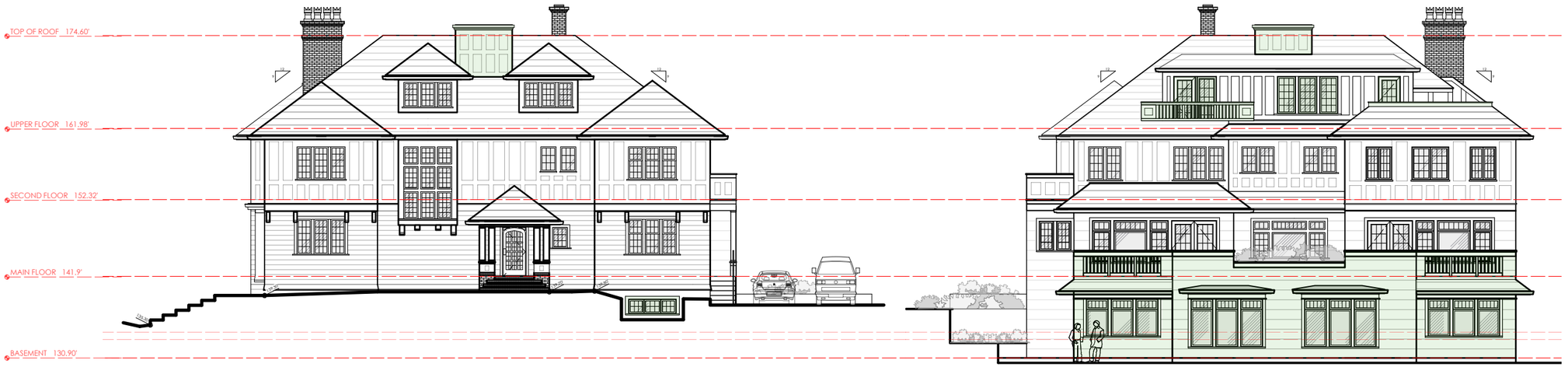
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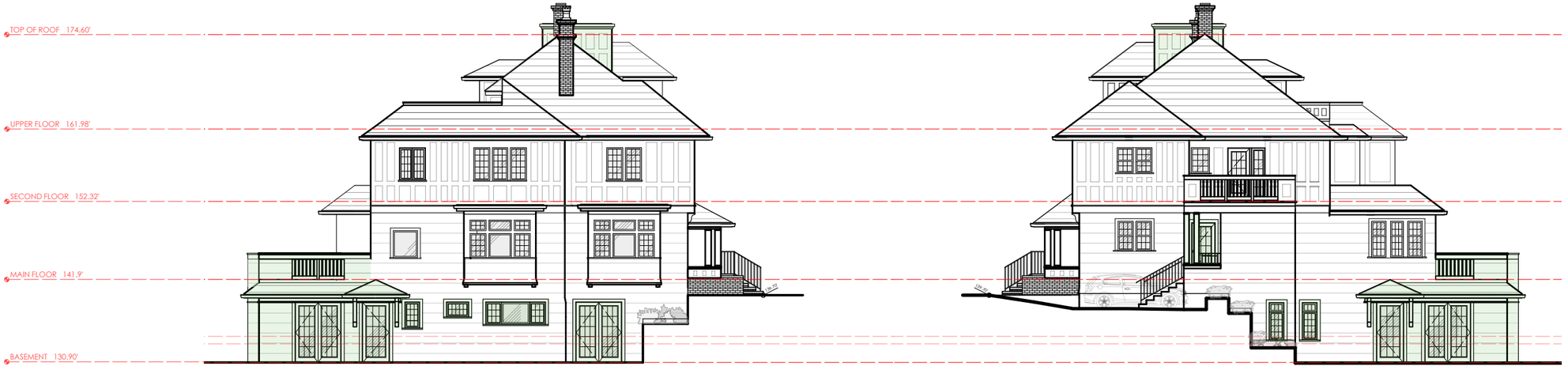
HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2022-07-04



NORTH ELEVATION
Scale: 1/16" = 1'-0"

SOUTH ELEVATION
Scale: 1/16" = 1'-0"



EAST ELEVATION
Scale: 1/16" = 1'-0"

WEST ELEVATION
Scale: 1/16" = 1'-0"

HEATHFIELD HOUSE ELEVATIONS

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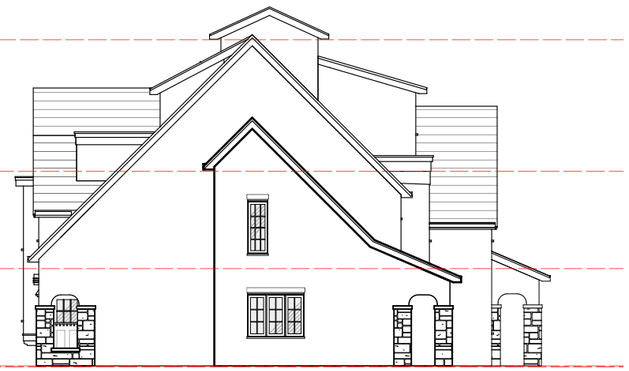
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WEST ELEVATION
Scale: 1/16" = 1'-0"



NORTH ELEVATION
Scale: 1/16" = 1'-0"



EAST ELEVATION
Scale: 1/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/16" = 1'-0"

ROWHOUSE ELEVATIONS

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2606-2610 MARINE CRESCENT
2022-07-04



EAST ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION
Scale: 1/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



NORTH ELEVATION
Scale: 1/16" = 1'-0"

DUPLEX ELEVATIONS

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A



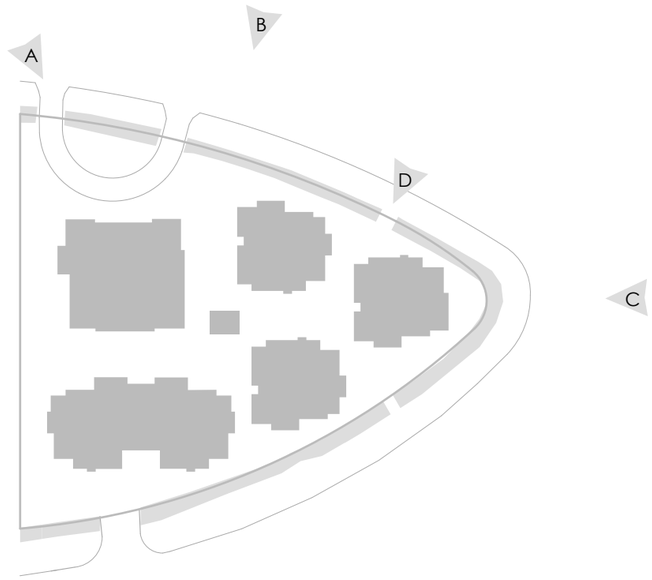
B



C



D



RENDERINGS

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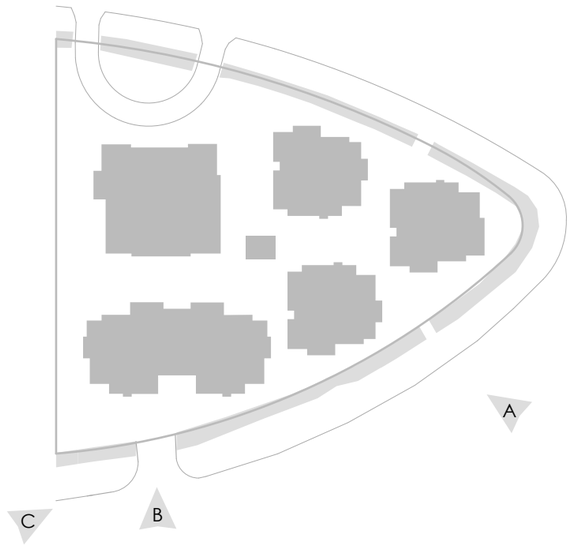
HEATHFIELD HOUSE

2606-2610 MARINE CRESCENT
2023-01-31


A


B


C



RENDERINGS

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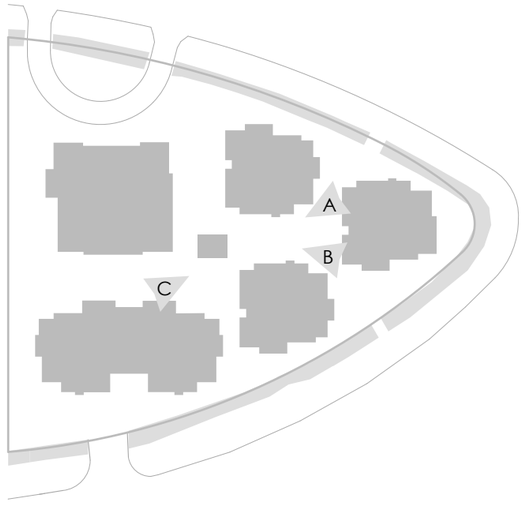
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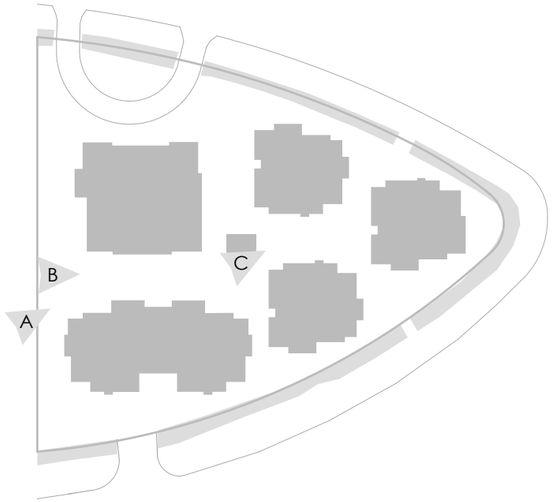
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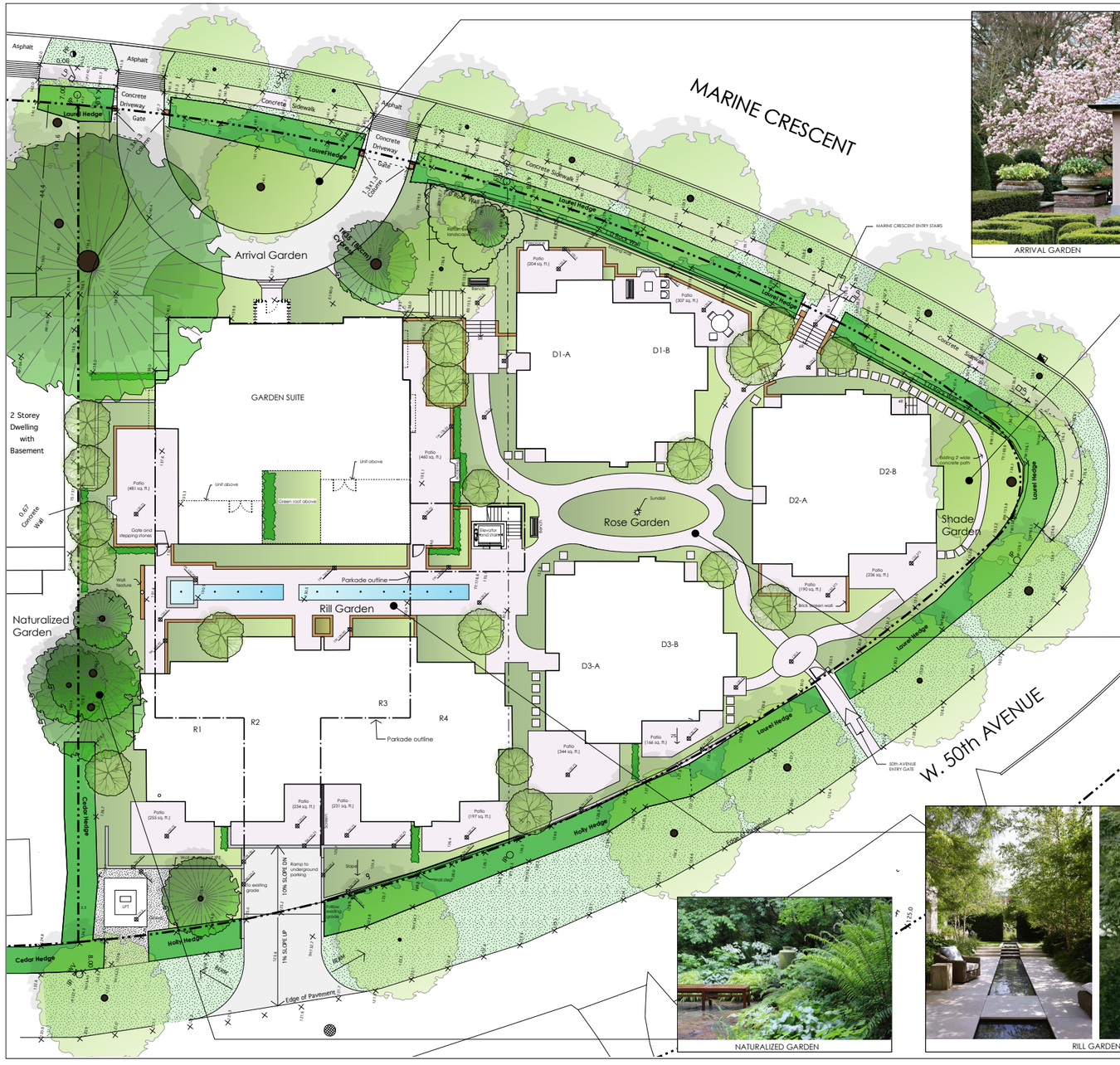
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ARRIVAL GARDEN

LEGEND:

EXISTING SURVEY GRADE

PROPOSED FINISH GRADE

TOP OF WALL

TOP OF BOULDER

TOP OF STAIRS

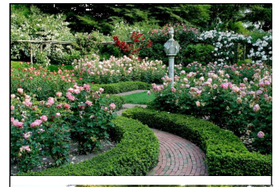
EXISTING TREES

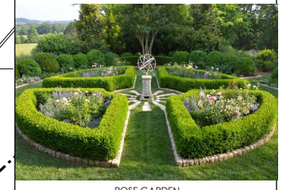
NEW TREES

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



SHADE GARDEN





ROSE GARDEN

NATURALIZED GARDEN



RILL GARDEN

Professional Seal

DONNA CHOMICHUK
LANDSCAPE ARCHITECT
1662 West 75th Avenue Vancouver B.C. V6P 6G2
Tel. 604.736.3836 dclast@outlook.com

Project Title

HEATHFIELD HOUSE
2606 - 2610 Marine Crescent
Vancouver, BC

Drawing Title

LANDSCAPE PLAN

Project Manager	Project ID 2022-05
Drawn By DC	Scale 1/8"
Reviewed By	Drawing No. L1
Date 2021-02-04	of 2

LANDSCAPE PLAN

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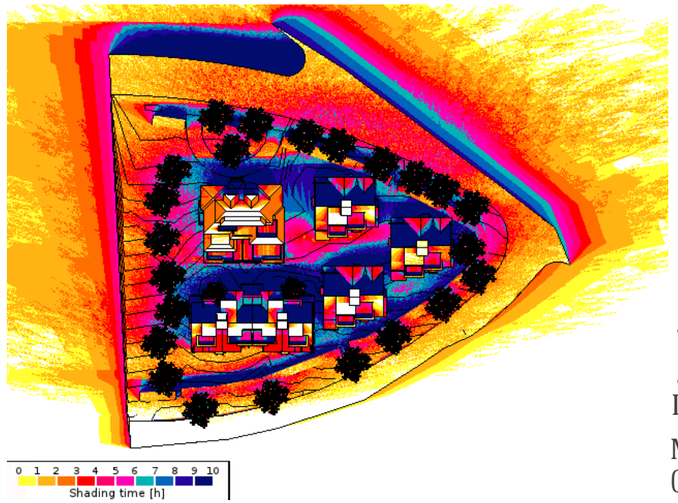
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Shadow Analysis

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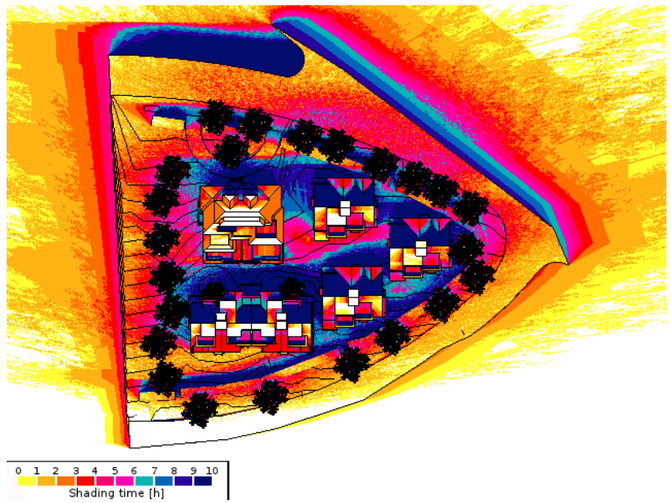
2606, 2610 Marine Crescent, Vancouver
June 30th, 2022

Spring



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

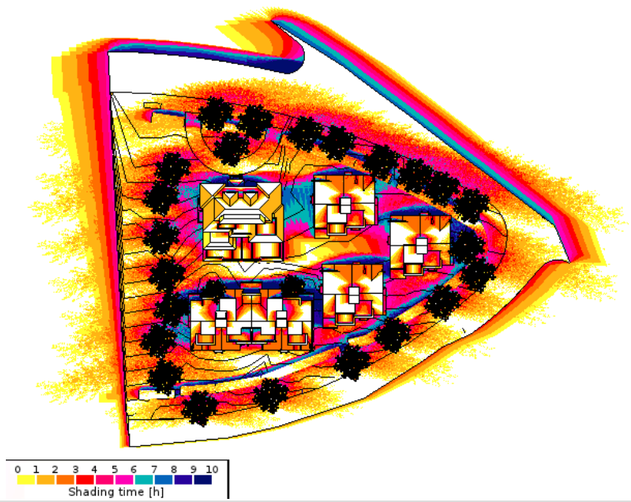
Fall



N

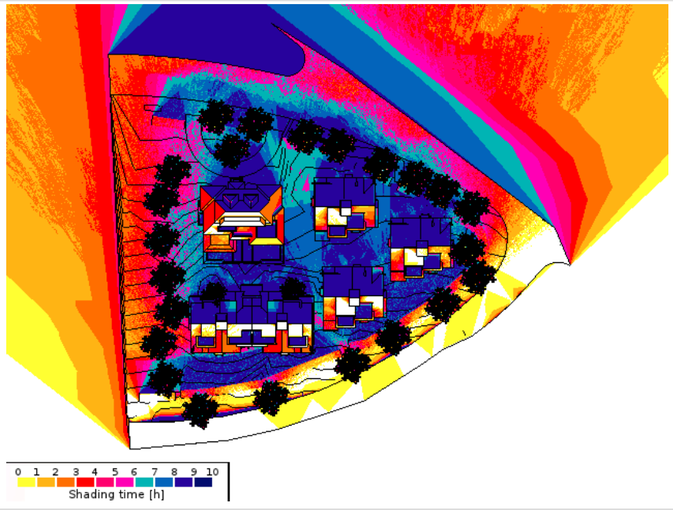
±7:00 AM
±7:00 PM
Day length: ± 12 hrs.
Min: 12°C Max: 17°C
(Hist. avg data)

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)

SHADOW STUDIES

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