

WELCOME FROM VHF

On this year's tour, you can discover both the new and the old of living on the lane, and how a form of new development can support heritage and character in Vancouver's neighbourhoods.

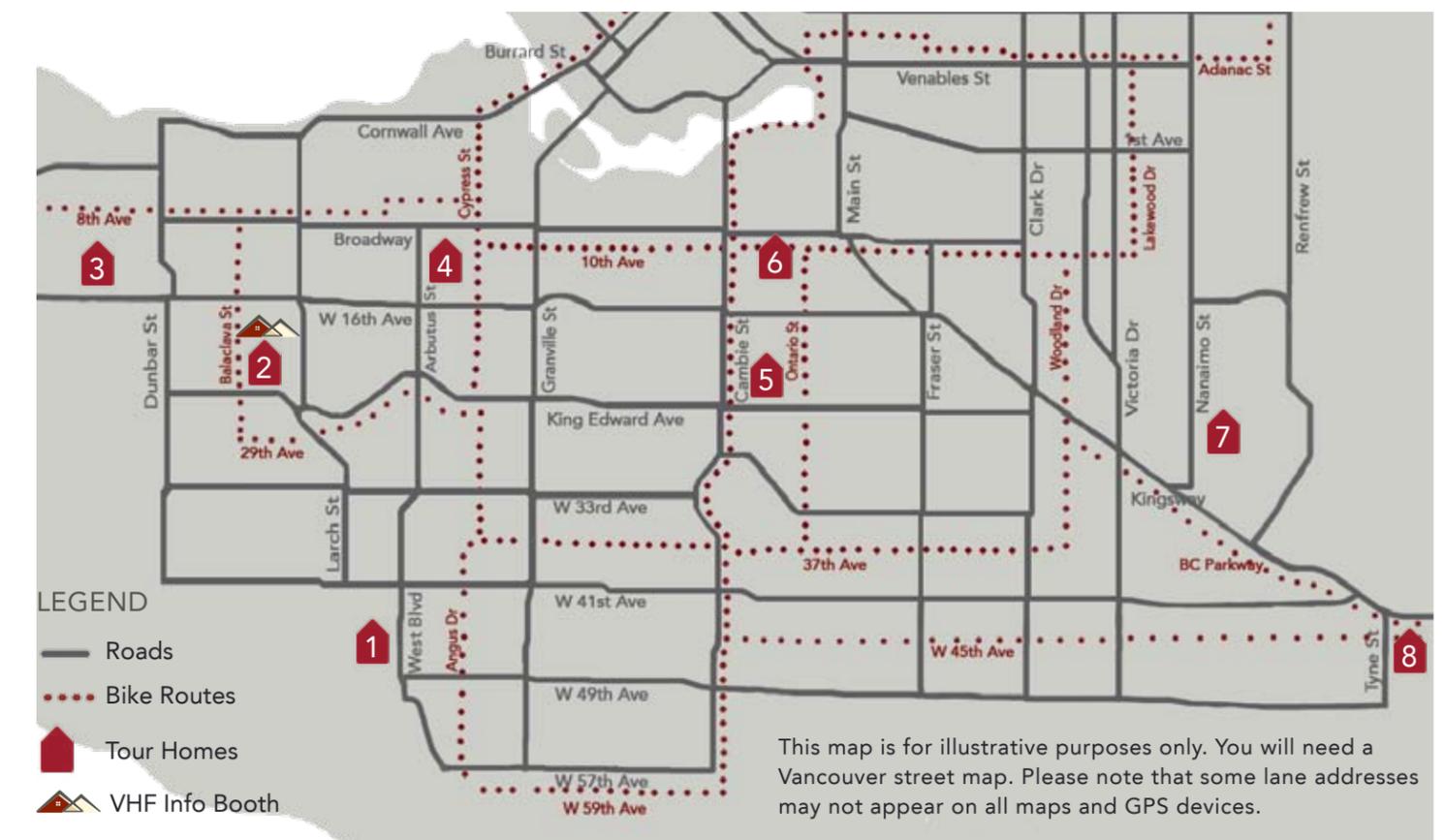
Lane housing is not a new concept in Vancouver but only in 2009 did it become a widespread option in the city's single family neighbourhoods. Also referred to as coach houses, carriage houses or infill, these smaller homes have existed on Vancouver's streets for over a century. In recent decades, they have appeared in multi-family zoned areas, adding density alongside existing homes, and since 2013 are an option in all RS single family zones.

Laneway housing and other forms of infill can be a useful tool for keeping older homes and unique streetscapes in Vancouver's neighbourhoods, adding density and housing options without demolition. For many years, they have been helpful in securing the retention or restoration of a heritage house as part of a heritage revitalization agreement (HRA). In some cases, zoning has also supported retention in a similar way.

VHF only opens lane homes that are built behind retained older homes and we do our best to include ones that complement the principal home. In addition to six new-build lane homes, be sure to see the 1990 infill house behind the original 1912 home and the lane house from the 1890s that pre-dates both the principal house and the lane.

Vancouver Heritage Foundation is a registered charity supporting the conservation of heritage buildings and structures in recognition of their contribution to the city's economy, sustainability and culture. Through educational tours, talks, workshops, special events and grants, VHF is helping create a city that repairs and reuses its older buildings. For more information we invite you to visit our website: www.vancouverheritagefoundation.org

MAP



THANK YOU

The Laneway House Tour is only possible through the tremendous effort of over 80 people who volunteer their time, expertise and homes. We appreciate all of their contributions to ensure the success of this tour.

Thank you to all our wonderful volunteers:
 Jack & Debbie Allen, Beryl Allen, Don Archibald, Christine Austin, Jen Baynes, Sehr Bokhari Latif, Christiane Bouchard, Gloria Burgess, Sheila Butt, Anna Camporese, Nicki Collingwood, Marlene Conway, Kim Davison & Myles Constable, Brenda Draney, Maureen Dyson-Berris, Lexie Evers, Katie Filek, Pamela Francis, Shahab Ghandhari, Imbi & Phillip Harding, June Harrison, Sheila Hill, Jeannette Hlavach, Laurie Holst, Heidi Hunchak, Allan Hunter, Caitlin Hurley, Joanne Ingledew, Jan Johnston, Misty Jorgensen, Sooz Klinkhamer & Richard Hartfiel, Anne Lidstone, Laverne MacFadden, Arianna Mao, Shirley McCall, Sam McFaul, Ina McLay, Stephanie McWilliams, Sara Mitchell, Karly Morgan, John Morse, Frank Norman, Ellen Pond, Elizabeth Reilly, Kate Rexin, Lindsay Salt, Isla Steele, Inna Suvarov, Sarah Taylor, Carolyn Taylor, Bev Taylor, Bonnie Thiele, Cara Wang and Lindsay Wilkinson.

Special thanks to all homeowners and Martin Knowles Photo/Media.

THIS BROCHURE IS YOUR 2014 TICKET

SATURDAY OCT. 25th 1pm - 5pm

2014 LANEWAY HOUSE TOUR

VANCOUVER HERITAGE FOUNDATION

IMPORTANT TOUR REMINDERS

- Wear slip-on shoes** that can be easily removed. You will be required to remove shoes at the entrance to every house.
- Bring a **Vancouver street map** to help you find the houses.
- Bring this brochure to every house to gain entry.** Ticket holders may only visit each home once.
- No photography or cell phone use on tour properties.** Anyone who does not adhere to this policy may be asked to leave.
- Access to homes is via the **lane only**.

GUIDELINES FOR VISITORS

- Houses are open from 1 - 5pm only, no earlybirds or latecomers.
- Photography is strictly prohibited on tour properties.
- All attendees must have a ticket & be at least 6 years of age (infants in front carriers are permitted without a ticket, no other exceptions).
- Please do not bring large bags and backpacks.
- No food, drink, smoking or pets on tour properties.
- Cell phone usage is not permitted inside homes.
- Do not park in driveways, or block lanes or streets.
- Refrain from touching furniture, art and household items.
- Expect a line-up outside some of the homes.
- No washroom facilities are provided in the houses.
- You will be asked to remove your shoes at each home.
- We regret the tour is not mobility device accessible.

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1

Just west of West Blvd.



Lot Size 6114 sq ft
Zoning RS - 5

2 bedrooms
735 sq ft + garage

This home features a flexible entertainment space inside and out, with open living space, deck, landscaping and 12' wide patio doors. The owner/architect lived in the main house for 17 years before downsizing and wanted to maintain the feel of a larger home. The interior has maximized ceiling heights in the living room, bedroom and office. The lane home and the 1927 principal home are connected through a similar colour palette and the use of slap dash stucco. Set around a carefully considered outdoor space they are a compatible pair.

2

Just north of King Edward Ave.



Lot Size 55' x 122'
Zoning RS - 1

1 bedroom + den
750 sq ft + garage

This newly completed lane home nestled into a sloping lot offers a modern, bright and open plan living concept with high ceilings and a glass stairwell running through the centre of the space. A rooftop deck creates a spacious feel with flow between the indoor and outdoor space. Energy efficiency was a priority with Energy Star appliances, a heat recovery air exchanger, high-efficiency on-demand gas boiler and radiant in-floor heating.

**3**

Just north of W 14th Ave.



Lot Size 48' x 122'
Zoning RS - 1

2 bedrooms
750 sq ft + garage

Built behind a 1924 principal home, this charming lane house features a minimized kitchen footprint with clever, custom millwork units giving the owners room to entertain. French doors leading to a rear patio create an indoor/outdoor connection and plentiful natural light. The master bedroom balcony takes in a spectacular view of the North Shore mountains. This home also has built-in energy efficiency with Energy Star appliances, heat recovery air exchange and in-floor radiant heat.

4

Just south of W 14th Ave.



Zoning RT - 8: Two-family zoning with consideration to retain neighbourhood character
1600 sq ft

Built in 1990 behind a 1912 character home, this Paul Merrick-designed home offers smart use of space with built-in storage throughout. Of special note are the numerous custom windows that flood the interior with light. This home is an example of strata-titled infill that is an option in some zoning areas, allowing the lane home and principal home to be owned separately. This area is known as Talton Place and there are other projects nearby that similarly support retention of older homes and street character.

5

Just east of Yukon St.



Lot Size 33' x 122'
Zoning RS - 1

1 bedroom
500 sq ft + garage

This property has been in the family since the main house was built and is now accommodating multiple generations with this newly completed lane house. The living area features double-height ceilings, large windows and high-end light fixtures to give the space a feeling of airiness. This home was included on the 2013 Laneway House Tour, however it has since been finished, furnished and landscaped.

6

Just east of Columbia St.



Built c. 1890s

1 bedroom
approx. 900 sq ft

Tucked away in leafy Mount Pleasant, this lane house offers a glimpse of Vancouver's historic development. Located in a neighbourhood where infill housing is not uncommon, this particular home has a unique form and history. This miniature 1890s Victorian is thought to have been moved from an adjacent lot in the early 1900s and pre-dates both the 1910 principal house and the lane. Many historic features have survived with little changed in over a century. It is an example of the small number of historic cottages and lane houses that can be spotted in Vancouver's oldest neighbourhoods.

7

Two blocks east of Nanaimo St.



Lot Size 50' x 108'
Zoning RS - 1

2 Bedrooms
1000 sq ft

This home aims for one of the highest Energuide ratings in the city at 92. The walls are rated R36 using prefab panels, the windows and doors are all triple-glazed, and the air source heat pump provides heating, hot water and A/C. This modern home is located behind a 100-year-old principal residence and takes advantage of the sloping lot to preserve views of the North Shore mountains. Natural stone cladding, window trim and soffit detailing speak to the character of the principal home.

8

One block south of E 46th Ave.



Lot Size 5710 sq ft
Zoning RS - 1

2 bedrooms
712 sq ft + garage

The owners of this new house created a comfortable and private smaller home to live in, choosing to rent out the 1967 principal residence. Maintaining the mountain view, privacy, openness and natural wood features were important to the owners as seen in vaulted ceilings, open living areas and access to the outdoors via three decks. A heat recovery ventilation system combined with radiant in-floor heating made for an energy efficient building.

