

**NOTICE OF MEETING  
VANCOUVER HERITAGE COMMISSION  
A G E N D A**

DATE: Monday, January 23, 2012  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, City Hall (453 West 12<sup>th</sup> Avenue)

PLEASE NOTE: Agendas and Minutes are available on the City of Vancouver Civic Agencies' website at [www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm](http://www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm)

*Note revised contact if you are unable to attend the meeting, please call Pat Boomhower at 604.873.7015 or e-mail at [pat.boomhower@vancouver.ca](mailto:pat.boomhower@vancouver.ca)*

---

Adoption of Minutes 11:00-11:05 am

Minutes of the December 12, 2011 meeting to be approved.

1. Business Arising from the Minutes 11:05-11:10 am

2. Conservation Review

(a) 611 Main Street - Rezoning Application 11:10-11:45 am  
LAN#2011030

The rezoning application was received to develop a 17 storey mixed-use commercial and residential development with an underground parking garage in a non-designated area of Chinatown. The proposed development is comprised of 9,225.9 square feet (875.1 square metres) of ground floor retail, 16 floors of residential with 26 units of senior housing and 145 units of market housing, and 1,828.9 square feet (169.9 square metres) of amenity space. Proposed height is 150 feet and the proposed FSR is 7.88.

This application is the first one to follow the recently approved Rezoning Policy for Chinatown South (HA-1A). The intent of this policy is to provide guidance on rezoning related to proposals for additional height beyond provisions in the Zoning and Development By-law (27.4 metres / 90 feet). In addition, "the development of higher buildings in this area shall balance the opportunity for additional growth and resulting public benefits with preserving the important heritage and cultural character of Chinatown."<sup>1</sup>

---

<sup>1</sup> Rezoning Policy for Chinatown South; COV; April 19, 2011.

The Chinatown Historic Area Planning Committee (CHAPC) reviewed the application on November 8, 2011, and generally supported it. The CHAPC requested further design development of building facades in order to achieve more compatibility with Chinatown historic character. It was requested that the rezoning application be brought back prior to presentation to Council for CHAPC's review of the design details and community amenity contributions.

Staff and the applicant will introduce the project and explain how it responds to applicable policy. Electronic copies of related policy documentation will be shared with committee members prior to the meeting. More information on related policy framework will be available at the meeting.

Issues:

- (i) Land use, built form, scale, character objectives for the area - have they been met?
- (ii) Compatibility with urban design provisions of the Rezoning Policy for Chinatown South (HA-1A);
- (iii) Compatibility with the Chinatown HA-1A Design Guidelines

Applicant: W.T. Leung Architects Inc.  
Ian Duke, Westbank, owner  
Attachments: Reduced application drawings  
Staff: Dwayne Drobot, Rezoning Planner  
Allison Dunnet, Policy Planner, DTES Neighborhoods Group  
Zlatan Jankovic, Heritage Planner

- (b) 1872 Parker St (1015 Victoria Drive) 11:45-12:20 pm  
Proposed VHR B  
DE415235

The Brookhouse Residence was constructed in 1909 in the Grandview-Woodlands neighbourhood at a time when the area was becoming a prestigious suburb of the City. It is a good example of the Edwardian estate-like housing built in the area such as the Victorian 'Odlum House' and 'The Ramsay Residence', these stately houses often incorporated late Queen Ann and Victorian design elements, as is the case with 'The Brookhouse Residence'. Many original features survive on the exterior and interior of the house. The building is not listed on the VHR but is proposed to be added in the 'B' category. The proposal is to rehabilitate and convert the house to four dwelling units and to construct a Two-Family Infill Dwelling at the rear of the site. Infill use and strata titling is permitted in the zoning. The primary conservation challenge for the site will be environmental upgrade requirements under the Vancouver Building By-law (including rain-screen).

## Zoning Summary of Major Zoning Items

### Zone: RT-5

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.60 FSR 4,835 sq. ft. including basement of heritage building	0.75 FSR 6,044 sq. ft. Permitted	0.91 FSR 7,335 sq. ft. including basement of the heritage building
Number of Dwelling Units	5	5.55 (rounds down to 5) Permitted	6
Number of parcels	2	2 Permitted	1

#### Issues:

- (i) Statement of Significance and Register Evaluation and eligibility for addition to the Vancouver Heritage Register;
- (ii) Conservation Plan; and
- (iii) Compatibility of the proposed infill building with the heritage building.

Applicant: Robert Lemon, Robert Lemon Architect Inc.  
Attachments: Statement of Significance, Conservation Plan and drawings  
Staff: James Boldt, Heritage Planner

- (c) 1975 West 15<sup>th</sup> Avenue 12:20-12:55 pm  
Proposed VHR B  
DE415168

The Macken Residence was constructed in 1911 in the Kitsilano neighbourhood and is a good example of a large Arts and Crafts house built during the Edwardian period in the area. It is valued for its aesthetic features and expressive wood details. The house was occupied by members of the Macken family for over fifty years, which is also of note and likely contributed to the house's survival and ongoing maintenance.

The application for the site is currently being processed for development as permitted under the zoning. After discussions with Planning staff, the owner decided to revise the scheme to propose protection of the house and zoning variances through an HRA. The primary intent of this review is to establish the heritage value of the house, and a Statement of Significance and Register Evaluation from have been provided. A Conservation Plan has not yet been completed. However, plans of what is proposed have been submitted and staff welcome any comments on the proposal at this time. The Conservation Plan will be brought forward at a subsequent meeting.

The revised proposal is to convert the heritage building into four units (two in the basement) and to construct a One-Family Infill Dwelling at the rear of the site. The primary conservation challenge for the site will be environmental upgrade requirements under the Vancouver Building By-law (including rain-screen).

**Zoning Summary of Major Zoning Items**  
**Zone: RT-8**

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.50 FSR 3,151 sq. ft. including basement of heritage building	0.75 FSR 4,687 sq. ft. permitted	0.88 FSR 5,544 sq. ft. including basement of the heritage building
Number of Dwelling Units	1	4.29 (rounds down to 4) Permitted	5

Issues:

- (i) Statement of Significance and Register Evaluation and eligibility for addition to the Vancouver Heritage Register; and
- (ii) Overall proposal.

Applicant: Jim Bussey, Formwerks Architectural  
Donald Luxton, Donald Luxton & Associates  
Attachments: Statement of Significance, Register Evaluation and drawings  
Staff: James Boldt, Heritage Planner

(d) 345 North Boundary Road 12:55-1:30 pm  
VHR B  
DE415235 and DE415236

The Girvan House was built for John Girvan in 1930 (who named the house the 'Dalriada' which is an ancient Gaelic name). Mr. Girvan is associated with Girvan Studios, an important interior decorating firm which designed the interiors of several of the Province's most significant theatres. The house is also associated with the architectural firm Townley and Matheson who designed some of Vancouver's most important buildings, including Vancouver City Hall. The house has many fine features and some unique interior elements. The application proposed to retain the heritage building with minimal changes (mostly at the rear) and subdivide the site in order to construct a new house on a newly created parcel to the south.

**Zoning Summary of Major Zoning Items**  
**Zone: RS-1**

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.38 FSR (3,253 sq. ft.)	Up to 0.70 FSR (5,915 sq. ft.)	0.73 FSR (6,114 sq. ft.)
Above Grade Floor Area	0.25 FSR (2,105 sq. ft.)	Up to 0.45 FSR (3,802 sq. ft.)	0.48 FSR (4,064 sq. ft.)
Number of parcels	2	2	2 (irregular)

Issues:

- (i) Statement of Significance and Conservation Plan; and
- (ii) Additions to the rear of the heritage building.

Applicant: Don Stuart, Don Stuart Architect Inc.  
 Donald Luxton, Donald Luxton & Associates  
 Attachments: Statement of Significance, Conservation Plan and drawings  
 Staff: James Boldt, Heritage Planner

(e) 658 Keefer Street 1:30-2:00 pm  
 VHR B (M)(H)  
 DE415218

The house at 658 Keefer Street was constructed in 1906 and is a good example of Edwardian housing built in the Strathcona neighbourhood during the first decade of the 20<sup>th</sup> century. Built by John W. McMeekin, the house is named after the Chan family in recognition of Mary and Walter Chan and their important role in the grass roots activism against the urban renewal plans of the 1950s and 60s and the preservation of the character of Gastown and Chinatown today.

The 'Chan House' is protected by a Designation By-law and is subject to an Heritage Revitalization Agreement (HRA), which was approved approximately six years ago. The owners now wish to revise the scheme to improve the conservation of the house; previously, additions to the house were approved and the current proposal proposes an infill building instead in order to reduce impacts on the house. Staff reviewed the proposal and concluded that it could be considered and that the HRA can be amended as provided for in Section 592(4) of the Vancouver Charter (which requires Council approval). A comparison of the major zoning items is provided below. The primary conservation challenge for the site will be environmental upgrade requirements under the Vancouver Building By-law (including rain-screen).

**Zoning Summary of Major Zoning Items**  
 Zone: RT-3

Item	Existing	Permitted or Required	Previously Approved	Current Proposal
Overall Floor Space Ratio (FSR)	0.76 FSR 2,897 sq. ft. including basement of heritage building	0.75 FSR (2,859 sq. ft.)	0.90 FSR (3,430 sq. ft.) including basement of the heritage building	0.89 FSR (3,425 sq. ft.) including basement of the heritage building
Number of Dwelling Units	2	2	4	3

Issues:

- (i) Statement of Significance and Conservation Plan;
- (ii) Current scheme versus the scheme previously approved; and
- (iii) Compatibility of the infill building with the heritage building.

Applicant: Stephen Brouwers, Stephen Brouwers design + research  
Attachments: Statement of Significance, Conservation Plan and drawings  
Staff: James Boldt, Heritage Group

3. Sub-committee Reports

4. Other Business

5. Next Meeting

Monday, February 13, 2012, 11:00 am  
Strathcona Meeting Room  
Subground, City Hall (453 West 12<sup>th</sup> Avenue)

\* \* \* \* \*