

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

DATE: Monday, February 13, 2012

TIME: 11:00 am

PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

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

If you are unable to attend the meeting please call Bonnie Kennett at 604.873.7269 or e-mail at bonnie.kennett@vancouver.ca.

Approval of Minutes **11:00-11:05 am**

Minutes of the January 23, 2012 meeting to be approved.

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

2. Conservation Review

(a) 674 Granville Street - The Bay Department Store **11:10-11:50 am**
VHR A, Municipally Designated
Enquiry

The owners of the building are proposing renovation of the storefronts including the canopy of this municipally designated building. The work is to include:

- replace the existing canopy with a new glass canopy
- re-instate 4 entrance canopies at store entries
- retain and make good most existing storefronts
- some selected storefronts to be modified including installing two new storefronts for new tenant (on Granville Street)
- remove existing lighting and install new lighting
- remove existing signs and install new signs.

Issues:

- (i) Statement of Significance; and
- (ii) Compatibility of proposed canopy and storefront interventions with this municipally designated heritage building.

Applicant: Don Hutchison, HBC, Thomas Toepke, HBC
Richard Hamori, HBC
Alan Boniface, Dialog Architects
Don Chow, Dialog Architects
Robert Lemon, Robert Lemon Architect Inc.

Attachments: Application package including drawings, Statement of Significance,
and Conservation Measures

Staff: Marco D'Agostini, Senior Heritage Planner

**(b) 1600 Beach Avenue/1651 Harwood Street -- Beach Towers
Not listed on VHR but identified as a potential A 11:50-12:15 pm
in Recent Landmarks Study Rezoning**

The rezoning application for this site has been reviewed by the Commission on two previous occasions (see minutes from June 2011 and November 2011 meeting attached). During those reviews the proposed infill/enclosure at the base of the towers was not formally presented. This application is being brought back to the Commission to receive comments specifically on this issue.

Issues:

(i) Proposed infill/enclosure at the base of the towers

Applicant: Martin Bruckner, IBI Architects
Robert Lemon, Robert Lemon Architect Inc.

Attachments: Drawing package submitted by applicants; Statement of Significance; minutes from previous Commission meetings

Staff: Marco D'Agostini, Senior Heritage Planner

**(c) 431, 437, and 445 Vernon Drive (project address 499 Vernon Drive)
VHR B, C, and C respectively 12:15-1:00 pm
DE #: 415255, 425254, and 415250 respectively**

The site at 499 Vernon Drive contains three buildings listed on the Vancouver Heritage Register, as noted above. The house at 431 Vernon Drive was likely built in 1903, and the other two houses in 1908 or 1909 (it is not known if the house at 431 Vernon Drive was moved to allow for the construction of the other two houses, but it is a possibility, as in 1908 the 'B' house appears to have been addressed as 1179 East Pender Street). The site is associated with the early development of the Strathcona neighbourhood and reflects a common end-of-block development pattern at the time. The house is also associated with the history of working class peoples of diverse backgrounds who occupied the house as tenants (the property has remained under single ownership until very recently).

The proposal is to subdivide the site into three parcels facing Vernon Drive. The two 'C' buildings are to be contained on their own fee simple parcels and converted to One-Family Dwellings with Secondary Suites. The small 'B' building has been highly

modified over the last few decades and it is proposed to be demolished and replaced with two new buildings on the third newly created parcel, on the basis that the house cannot be meaningfully retained and allow for the project to be financially viable. An HRA is proposed to grant the variances and the two 'C' buildings are to be designated (NOTE: a separate SOS has not been provided for 431 Vernon Drive, as the applicant has concluded that almost all CDEs have been lost. The SOSs for the other two houses contain info on the 'B' house, as well as the site, and at this time this information is proposed as sufficient for review purposes - a separate SOS for the 'B' house can be completed if necessary).

Zoning Summary of Major Items

Zone: DEOD

Item	Existing	Permitted or Required	Proposed
Floor Space Ratio (FSR)	Not provided	0.95 FSR (6,462 sq. ft.) maximum	1.01 FSR (6,879 sq. ft.)
Number of Parcels	2	2 maximum	3
Number of Dwelling Units	Not provided (rental)	7 units @ 108 units per hectare maximum	7 units

Issues:

- (i) Statement of Significances and Conservation Plans;
- (ii) Demolition of the B building; and
- (iii) Compatibility of the design of the new buildings

Applicant: Scott Kennedy, Cornerstone Architecture
 Donald Luxton, Donald Luxton & Associates
 Attachments: Staff Register Evaluation, Statement of Significance, Conservation Plan, drawings
 Staff: James Boldt, Heritage Planner

- (d) 2930 Glen Drive -The Garrison Residence 1:00-1:15 pm
 Proposed VHR C

The house at 2930 Glen Drive was built in 1913 in the Mount Pleasant Neighbourhood. It is a good example of craftsman housing built in the Edwardian period. The house has a number of original features such as the front porch with wood turned columns, brackets, exposed rafters, wood soffits, wood sashes, pointed bargeboards, clapboard siding, original front door assembly, and cedar shingle bell-cast details. The building is not listed on the Vancouver Heritage Register and is proposed to be added in the 'C' category.

Issues:

- (i) Support for additional to the Vancouver Heritage Register
- (ii) Statement of Significance and Register Evaluation

Applicants: Carman Kwan, Hearth Architectural Inc.
 Donald Luxton, Donald Luxton & Associate
 Attachments: Statement of Significance and Register Evaluation form
 Staff: James Boldt, Heritage Planner

(e) 2594 Eton Street and 2598 Eton Street 1:15-1:50 pm
 Both VHR B
 DE415365 and DE415376

The Woodside House (2594 Eton St) is one of the earliest dwellings in the local area, built in 1908. It is also significant for its historical association with Frank Woodside, Alderman from 1911 to 1928 representing the local area historically known as Hastings Townsite. Beacon Hill Grocery (2598 Eton St), built in 1911 on the same property, is also historically significant for its association with the amalgamation of Hastings Townsite with the City of Vancouver in 1911. Frank Woodside led this effort and kept his office here, and it was also here where the referendum to join the City was held.

A Statement of Significance and a Conservation Plan have been prepared for each of the two buildings.

The proposal is to subdivide the parcel into two 33-foot lots, and to construct an infill house on both the west and east lots. As the entire site is zoned C-1 Neighbourhood Commercial, zoning variances will be necessary to address existing non-conformities and to treat the proposed west lot as single family (RS-1) by way of an HRA. The integrity of both buildings is good: minor rehabilitation consists of restoring the front stairs on the house and reinstating historically appropriate windows to the corner store/apartment. Re-cladding the west side of the apartment may also be necessary as a result of subdivision. This building will remain as rental, the number of units unchanged. The ground floor unit will remain residential, but retain the corner store appearance, so that that should it revert to retail use, it will have all the necessary components in place.

Zoning Summary of Major Zoning Items:
 Zone: C-1

1) 2594 Eton Street - Woodside House

Item	Existing (based on lot subdivided to 33' frontage)	Permitted or Required	Proposed
4.3 Height	35 ft.	30 ft.	35 ft.
4.7.1. Overall Floor Space Ratio (FSR)	0.59 FSR (2396 sq.ft.)	0.75 FSR [for dwelling uses]	Eliminate the commercial component that permits an overall FSR of up to 1.2, and limit to 0.71 FSR (2906 sq.ft.)

Note: other C-1 provisions which do not reflect the conditions of the proposed west lot will be adjusted accordingly in the HRA to reflect a form of development more in keeping with RS-1 provisions, including any existing non-conformities.

2) 2598 Eton Street - Beacon Hill Grocery

Item	Existing (based on lot subdivided to 33' frontage)	Permitted or Required	Proposed
3.2.DW - Uses	Entire portion of ground floor of building has been converted to residential	No portion of first storey of building to depth of 10.7 m from front wall shall be used for residential purposes except for entrances	Entire portion of ground floor of building is proposed to remain as residential with the option left open for conversion back to neighbourhood commercial
4.3 Height	36 ft.	30 ft.	36 ft.
4.7.1. Overall Floor Space Ratio (FSR)	1.01 FSR (4160 sq.ft.)	1.2 FSR overall but 0.75 for dwelling uses (3069 sq.ft.)	1.19 FSR for dwelling (4881sq.ft.)
Parking	N/A	6 spaces	4 spaces

Issues:

- (i) Statement of Significance and Conservation Plan
- (ii) Compatibility of the infill buildings with the heritage buildings

Applicant: Birmingham and Wood Architects
 Attachments: Statement of Significance, Conservation Plan and Drawings
 Staff: Hugh McLean, Heritage Planning Analyst
 Marie Linehan, Development Planner

3. Sub-Committee Reports 1:50-2:00 pm

Statement of Significance/Heritage Register Sub-Committee report from meeting of January 23, 2012.

4. Other Business

5. Next Meeting

Monday, March 5, 2012, 11:00 am
 Strathcona Meeting Room
 Subground, City Hall (453 West 12th Avenue)