

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

DATE: Monday, November 14, 2011  
TIME: 11:00 am  
PLACE: Business Centre Meeting Room  
2<sup>nd</sup> Floor, 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)

*If you are unable to attend the meeting please call Bonnie Kennett at 604.873.7269 or e-mail at [bonnie.kennett@vancouver.ca](mailto:bonnie.kennett@vancouver.ca).*

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Adoption of Minutes 11:00-11:05 am

Minutes of the October 24, 2011 meeting to be approved.

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

2. Conservation Review

(a) 2627 West 7<sup>th</sup> Avenue, The Bielby Residence 11:10-11:40 am  
VHR C

The house at 2627 West 7<sup>th</sup> Avenue was built in 1911 for William Edward Bielby and is a good example of craftsman housing built during the Edwardian period. The house is also a part of a group of historic houses along West 7<sup>th</sup> Avenue. The application proposes to restore the building and add to the rear and east sides. A new Infill One-Family Dwelling is proposed for the site. Infill development in the RT-8 zone is generally limited to sites which have at least one side yard of an existing building equal to 16.1 feet or more. The maximum existing side yard of the house is less than this (see the table below). A proposed density is in excess of that permitted in the zoning by ten percent. These two variances provide an incentive to the owner to retain the heritage building. An HRA is not required (and therefore a Conservation Plan is not required in this case) but the Director of Planning is seeking designation of the heritage building as a condition of development application approval. The number of units proposed is less than that permitted in the zoning. The main zoning variances are summarized below:

Zoning Summary (RT-8)

Item	Existing	Permitted or Required	Proposed
FSR	2,512 sq. ft. 0.57 FSR	3,281 sq. ft. 0.75 FSR Maximum	3,552 sq. ft. 0.82 FSR (10% over permitted)
Side yard requirement for infill development	14.3 feet (east side yard)	16 feet minimum required on at least on side of an existing house	12.1 to 10.1 feet on east side, with additions.
Number of Dwelling units	1	3 maximum	2*

Issues:

- (i) Additions to the heritage building; and
- (ii) Statement of Significance

Applicant: Alexandre Ravcov, Architect  
Ahmad Kashani, owner  
Attachments: Statement of Significance, and drawing package  
Staff: James Boldt, Heritage Planner

- (b) 2435 West 5<sup>th</sup> Avenue, The Northey Residence 11:40-12:10 pm  
VHR B  
DE#415201

The house at 2435 West 5<sup>th</sup> Avenue was built in 1920 for William Gilbert Northey and is a good example of craftsman housing built immediately after the First World War. The house is also known for its association with the Vancouver Better Housing Scheme which, under the Soldier's Settlement Act, allowed for loans to be provided to returning veterans for building homes for themselves and their families. The Northey residence is one of 153 homes built under this program from 1919 to 1922.

The application proposes to restore the building, relocate it approximately a foot to the east and convert it to two units. A new Infill One-Family Dwelling is proposed to be built at the rear of the site. Infill development in the RT-8 zone is generally limited to sites which have at least one side yard of an existing building equal to 16.1 feet or more. The maximum existing side yard of the house is less than this (see the table below). The proposed density is in excess of that permitted in the zoning. These two variances provide an incentive to the owner to retain and rehabilitate the heritage building. An HRA is required as well as a Conservation Plan. The main zoning variances are summarized below:

Zoning Summary (RT-8)

Item	Existing	Permitted or Required	Proposed
FSR	2,512 sq. ft. 0.57 FSR	4,200 sq. ft. 0.75 FSR maximum	5,061 sq. ft. 0.90 FSR (20% over permitted)
Side yard requirement for infill development	15.7 feet (west side yard)	16 feet minimum required on at least on side of an existing house	16.2 feet on west side
Number of Dwelling units	1	4 maximum	3

Issues:

- (i) Overall proposal; and
- (ii) Statement of Significance and Conservation/ Maintenance Plan

Applicant: Vasko Pavlov, Applicant  
Christin Doeinghaus, Donald Luxton & Associates  
Attachments: Statement of Significance, and drawing package  
Staff: James Boldt, Heritage Planner

(c) 1906 West 11 Avenue, The Beard House  
Proposed VHR C

12:10-12:40 pm

The house at 1908 West 11<sup>th</sup> Avenue was built in 1911 and is a surviving example of craftsman housing built during the Edwardian period in the Kitsalano Neighbourhood. Although the house has been modified, including the infill of the front porch, and a number of excrescencies added to it over time, a number of original features survive. A Statement of Significant has been prepared by the heritage consultant as well as a Register Evaluation. A number of photos of details will be displayed at the Commission meeting in case there are any questions on the CDEs.

Issues:

- (i) Statement of Significance; and
- (ii) Addition to the Vancouver Heritage Register

Applicant: Ahmad Kashani, owner  
Megan Faulkner, Don Luxton and Associates  
Attachments: Statement of Significance and Register Evaluation form  
Staff: James Boldt, Heritage Planner

- (d) **1600 Beach Avenue /1651 Harwood Street** **12:40-1:25 pm**  
**Beach Towers**  
**Not listed on VHR but identified as a potential**  
**A in Recent Landmarks Study**  
**Rezoning**

An application to rezone 1600 Beach Avenue and 1651 Harwood Street from RM-5A (Multiple Residential) District to Comprehensive Development (CD-1) District under the Short Term Incentives for Rental (STIR) program was presented to the Heritage Commission in June 2011 at which time the following motion was passed:

THAT, the Vancouver Heritage Commission (VHC) does not support the application to rezone 1600 Beach Avenue and 1651 Harwood Street from RM-5A (Multiple Residential) District to Comprehensive Development (CD-1) District, as presented at the June 20, 2011, VHC meeting, noting the following items to be addressed:

Updating the Statement of Significance to include additional consideration of character-defining elements, the cultural landscape of the tower plaza and primary source materials such as the original drawings;

Including nomination to the Heritage Register and designation of the towers and site;

Establishment of a conservation and maintenance plan;

Revision of the new eight-storey tower to re-examine setbacks and height, and

Revisiting the design of the three-storey massing of the low-rise suites on Beach Avenue.

The applicants have submitted revisions to address these comments in the following manner:

- Updated Statement of Significance
- Increasing the distance/spacing between buildings on the site
- Reducing the total proposed floor space of new buildings by 4,254 sq. ft.
- Referencing heritage aspects of the site in the new building forms and details

The details of the proposed changes are included in the information package submitted by the applicants.

Issues:

- (i) Revised Statement of Significance; and  
(ii) Do proposed revisions address previous comments and the heritage values of the site.

**Applicant:** Martin Bruckner, IBI/HB Architects  
Robert Lemon, Robert Lemon Architect

**Attachments:** Submission booklet including revised Statement of Significance  
**Staff:** Marco D'Agostini, Senior Heritage Planner  
Karen Hoese, Rezoning Planner

**(e) Celebrate Vancouver 125/Mural Program 1:25-1:55 pm**  
**58 Powell Street C, (M) - Mural Proposal**  
**533 Hamilton Street B - Mural Proposal**

Celebrate Vancouver 125 is a year long celebration of Vancouver's 125<sup>th</sup> anniversary. The program includes a mural initiative that will see ten murals installed across Vancouver by the end of this year.

The Whispers Project was chosen by an independent assessment committee to be one of the ten mural projects commissioned through the 125<sup>th</sup> Anniversary initiative. Staff from Celebrate Vancouver and Cultural Services will present background information on the Celebrate Vancouver 125 Program, the 125<sup>th</sup> Mural Program, and Whispers lead artist Eli Horn, will provide insight into the goals and plans for the Whispers mural project as it pertains to this committee.

Staff will present two mural proposals. The first proposal is for 58 Powell Street. This mural is developed for its east, exposed party wall façade, facing the CPR Right-of-Way. The proposal would not affect heritage values of the site nor any of the character defining elements. 58 Powell Street site is listed under category "C" of the Vancouver Heritage Register and it is municipally designated site. The second proposal is for 553 Hamilton Street which is listed under category "B" on the VHR. Murals would not affect the principle facades of these buildings. In both cases the building heritage fabric would not be significantly impacted since the artwork would be applied on previously painted wall surfaces and it would involve a paint application only. The removal of murals, would likely have no adverse effects on building heritage fabric.

**Applicant:** Eli Horn, Artist  
**Attachments:** Celebrate Vancouver 125 - Program Information  
**Staff:** Krisina Copeland, Mural Program Coordinator - Celebrate Vancouver 125  
Marcia Belluce, Cultural Services, City of Vancouver  
Zlatan Jankovic, Heritage Planner

### **3. Sub-committee Reports**

### **4. Other Business**

**5. Next Meeting**

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

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