

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

DATE: Monday, November 19, 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.

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

Minutes of the September 10, 2012, meeting to be approved.

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

2. Motions for Approval **11:10-11:30 am**

The attached motions for approval regarding:

- (a) Presentation from Vancouver School Board of Education (VBE);
- (b) 2806 - 2850 Cambie Street and 454 West 12th Avenue;
- (c) Burrard Bridge;
- (d) Statement of Significance and Heritage Register Sub-Committee
 - 824 East Pender Street, Menchions House
 - 325 Carrall Street
 - 501 Main Street, Bank of Commerce
 - 1489 McRae Avenue, Hycroft
 - 2901 East Hastings Street, Livestock Building, Hastings Park
 - 3091 West 3rd Avenue
 - 1170 Barclay Street
 - 2574 West 5th Avenue
 - 1937 East 3rd Avenue, St. Pierre House
 - 663 East 26th Avenue, Coen House
 - 1358 Graveley Street, Roth-Calogero House
 - 1521 Salisbury Drive, Madsen House

(e) Heritage Awards Planning Sub-Committee; and

(f) Statement of Significance and Heritage Register Evaluation Reviews

- 1733 Kitchener Street, The Scott House
- 1008 Homer Street - The Bogardus Wickens & Begg Building.

3. Conservation Review

(a) **1677 East 22nd Avenue, The H.J. Friend House** **11:30-12:30 pm**
Proposed VHR C
DE415911

The building at 1677 East 22nd Avenue was built in 1927 and is a good example of a speculatively-built bungalow constructed in the Cedar-Cottage Neighbourhood in the 1920s. The house is valued for its surviving form, details, and materials, and for its association with the development of vacant lands between town sites which grew up along rail and Interurban stops, streetcar lines, and other major intersections along Kingsway and other major streets during the Edwardian building boom, and in some cases earlier. In the case of the H.J. Friend House, the area between Epworth (associated with the Epworth Interurban Station which was located approximately where the Croatian Cultural Centre is today) and neighbourhoods to the west began to be developed in the 1920s and 1930s as the economy recovered after the First World War. Today this area is noted for containing a number of homes from this period of development.

The application proposes to add the existing building to the Vancouver Heritage Register in the C category, designate it, and subdivide the property to allow for the construction of a new Two-Family Dwelling (duplex) on a newly created parcel to the north of the house. The zoning applicable to the site is RT-10 which permits infill development and Small House Duplex Development on some sites. A variance of the Subdivision By-law is proposed through the HRA to allow for the proposed parcel configuration. A variance of density is also proposed. The main zoning items are listed below:

Site Area: 5,704 square feet

Item	Existing	Permitted	Proposed
Overall density for the lands	0.49 FSR (2,797 sq. ft.)	Up to 0.75 FSR (4,278 sq. ft.) or 0.80 FSR for Small House Duplex Development (not proposed)	0.86 FSR (4,912 sq. ft.)
Use	One-Family Dwelling	One- and Two-Family Dwellings, infill development, and Small House Duplex development	Heritage Building: One- Family Dwelling New Building: Two- Family Dwelling
Site Area	5,704 sq. ft.	3,292 sq. ft. minimum for a One- or Two-Family Dwelling, or any of these in combination with an infill building	2,813 sq. ft. for the heritage building parcel and 2,504 sq. ft. for the new building parcel
Number of Dwelling Units	1	3 maximum	3 total for the site (not a variance)

The Statement of Significance Sub-Committee recently reviewed the Statement of Significance for 1677 East 22nd Avenue and the Register Evaluation for the site in advance of the application and found the information incomplete. No resolution has been brought forward. Therefore, the revised Statement of Significance and Register Evaluation are proposed to be reviewed at this meeting along with the application.

Issues

- (i) Statement of Significance, Register Evaluation, and Conservation Plan; and
- (ii) Overall proposal and compatibility of the new infill building.

Applicants: James Burton, Birmingham & Wood Architecture Planning
Paul Preto, Dwell Projects
Attachments: Statement of Significance, Register Evaluation, Conservation Plan,
and drawing package
Staff: James Boldt, Heritage Planner

- (b) **6405 Prince Edward Street, Proposed addition to the VHR** **12:30-1:00 pm**

The site at 6405 Prince Edward Street is not listed on the Vancouver Heritage Register. The owner is preparing submissions for a possible Heritage Revitalization Agreement (HRA) / designation application. However, at this point in time, some urgent roof repairs are required in advance of an application. The owner wishes to seek the Commission's advice on roofing material options in advance of an application and preparation of a Conservation Plan.

Issues

- (i) Re-roofing of house in advance of an HRA/ Conservation Plan application.

Applicant: James Wallace, owner
Attachments: Draft Statement of Significance
Staff: James Boldt, Heritage Planner

- 4. **Sub-Committee Reports** **1:00-1:30 pm**
Statement of Significance and Heritage Register Sub-Committee

At its meeting on October 22, 2012, the Statement of Significance / Heritage Register Subcommittee reviewed three Statements of Significance. The attached report summarizes those comments and a draft recommendation will be presented to the Commission.

5. New Business

6. Next Meeting

Monday, December 10, 2012, 11:00 am
Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

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