

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

DATE: Monday, January 21, 2013  
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 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 10, 2012, meeting to be approved.

1. **Business Arising from the Minutes** **11:05-11:10 am**
  
2. **Introduction of Commission Members** **11:10-11:20 am**
  
3. **Election of Chair and Vice-Chair** **11:20-11:25 am**

The clerk will conduct election of the Chair and Vice-Chair for 2013.  
In addition, liaisons to the Development Permit Board and the First Shaughnessy Advisory Design Panel are to be appointed.

4. **Conservation Review**
  - (a) **2050 SW Marine Drive, The Wilmar Residence  
and the Wilmar Coach House  
VHR B  
DE416466** **11:25-12:10 pm**

Designed by the prominent architectural firm of Benzie Bow and completed in 1925, the Wilmar Residence is one of Vancouver's most important grand estates. Built in the Tudor Revival style, the house features extensive period detailing, as does a small coach house located beside the house. The site is also associated with the Kitchen family, which occupied the house from its construction in 1925 until very recently.

The zoning applicable to the site is RS-1. The application proposes to rehabilitate the Wilmar Residence, as well as the small coach house (the 'Wilmar Coach House'), and

to construct five Infill One-Family Dwellings on the north side of the site. The Wilmar Residence is proposed to be converted to two dwelling units. Both the main house and the coach house are retained in their current locations and the driveway configuration, along with the existing porte cochere, are to be retained. A bare land strata plan would ultimately be proposed for the site. The main zoning items are listed below:

**Zoning Summary (RS-1)**

**Site Area: 7,875 m<sup>2</sup> (84,739 sq. ft.)**

	Existing	Permitted or Required*	Proposed
Overall density for the land	0.12 FSR 965 m <sup>2</sup> (10,383 sq. ft.) Including parking areas and coach house	0.70 FSR 5,513 m <sup>2</sup> (59,317 sq. ft.) maximum for new development	0.34 FSR 2,651 m <sup>2</sup> (28,528 sq. ft.) Including all parking areas and the coach house
Above grade floor area	610 m <sup>2</sup> (6,560 sq. ft.)	1,835 m <sup>2</sup> (19,748 sq. ft.) maximum	1,829 m <sup>2</sup> (19,679 sq. ft.)
Overall dwelling unit density	1	Up to 6** Non-strata	8 Strata
Number of principal or infill buildings	1 (not including the coach house which is currently an accessory building)	Up to 4***	7 (including the coach house, which is to be converted to contain a dwelling unit)
Off-street parking	5	8 minimum (1 per dwelling unit)	15

\* Assumes the site is subdivided into two roughly equal sized properties and developed outright under the RS-1 zoning.

\*\* A One-Family Dwelling with Secondary Suite and a Caretaker dwelling unit on each new parcel created from a hypothetical subdivision of the site as noted above. Laneway Housing (LWH) is permitted in the RS-1 zoning, but the site would not meet the criteria for LWH and therefore this type of unit has not been included in this summary.

\*\*\* A single family house (principal building) and a Caretaker infill building on each parcel created under a hypothetical subdivision of the site as noted above.

It is proposed that the coach house also be designated along with the house. This would require it to be added to the Register in order to allow for the approval of an associated designation by-law. It is not proposed to re-assess the site in terms of the current Register Evaluation criteria and therefore it is proposed that the Wilmar Coach House be added to the Register in the same category as the house ('B'). The application requires an HRA and Council Approval at a public hearing.

4 (a) - *continued*

Issues:

- (i) Statement of Significance and Conservation Plan;
- (ii) Overall proposal and compatibility of the new infill buildings; and
- (iii) Addition of the Wilmar Coach House to the Vancouver Heritage Register

Applicant: James Evans, owner representative  
R.J. McCulloch, Donald Luxton & Associates  
Megan Faulkner, Donald Luxton & Associates  
Attachments: Statement of Significance, Conservation Plan, and drawing package  
Staff: James Boldt, Heritage Planner

(b) 8 West Pender - DE416362 12:10-1:00 pm  
VHR A, (M)

The proposal was received to rehabilitate the façade of this Chinatown municipally designated heritage building listed under the category "A" in the Vancouver Heritage Register. The historic building, also known as the Sam Kee Building, was constructed in 1913. The Guinness Book of Records recognizes it as the "shallowest commercial building" in the world and it is associated with Chang Toy, the wealthy Chinatown merchant and his business, the Sam Key Company.

The developed conservation plan is a combination of preservation, restoration and rehabilitation. All three building facades will receive a thorough conservation treatment. There is a significant new addition proposed for the principal façade - the glass enclosure on the ground floor. The enclosure was designed to provide for internal connection between eastern and western portions of the building, since the layout of this extremely narrow building does not allow it. The intent was to rehabilitate the entrance while improving internal communication corridors, horizontally and vertically, in a least intrusive manner. The proposed conservation plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and the Chinatown HA-1 Design Guidelines.

The applicant has applied through the Heritage Façade Rehabilitation Program requesting two façade grants of \$50,000 each. The project was presented to the Chinatown Historic Area Planning Committee on January 08, 2013 and was generally supported. The CHAPC expressed some concerns about the design development of the glass enclosure and requested further improvements. The application will be taken to City Council for approval of façade grants once the Development Permit is issuable and three quotes for the proposed heritage work received.

Issues:

- (i) Design development of the glass enclosure

Applicant: Soren Rasmussen Architects Inc.  
Attachments: Reduced drawings and conservation plan in electronic form  
Staff: Zlatan Jankovic, Heritage Planner  
Paul Cheng, Development Planner

(c) **750 Burrard Street** **1:00-1:45 pm**  
**A - Municipally Designated**

This application is proposing modifications to a portion of the ground floor of the former Vancouver Public Library building to accommodate a new ground floor tenant. The proposal includes the installation of new scrim system behind the existing glass façade, except for the principal corner (at Burrard and Robson) to maintain visual transparency. New video displays located inside and facing the exterior as well as new signage are also proposed.

Issues:

- i) How well do the proposal alterations respond to the character defining elements and specifically the openness/curtain wall at the street corner?

Applicants: Doug Hamming, Principal, Stantec Architecture Ltd.  
Samantha Steele, Design Manager, Limitedbrands Store  
Design & Construction  
Mary Langan, O'Neil Langan Architects, Design Architect  
for project  
Joe Webber, Project Manager, Limitedbrands Store  
Design & Construction

Attachments: Booklet with project description and drawings  
Statement of Significance

Staff: Marco D'Agostini, Senior Heritage Planner

**5. Sub-Committee Reports**

**6. New Business**

**7. Next Meeting**

DATE: Monday, February 18, 2013  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, City Hall (453 West 12<sup>th</sup> Avenue)

\* \* \* \* \*