



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, September 14, 2015
TIME: 11 a.m.
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Nicole Ludwig at 604.873.7191 or e.mail nicole.ludwig@vancouver.ca*
 - *Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>.*
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Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

The minutes of the July 6, 2015, meeting to be approved.

Approval of Motions

Review and approval of motions drafted July 27, 2015.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 800 Robson Street - Robson Square 11:10 - 11:40 am
DE418434
VHR 'A'

In October 2014 the Commission reviewed a proposal to improve the entry/access to the UBC's downtown campus and the lower plaza level and passed the following motion:

THAT the Vancouver Heritage Commission supports the Development Permit Application for 800 Smithe Street - Robson Square, as presented at its meeting on October 20, 2014, to add new entryways to improve access to the University of British

Columbia's (UBC) downtown campus, public plaza and ice rink and, in particular, the Commission supports the concept that the new entryways be distinguishable, reversible, transparent and constructed of high quality materials, including stainless steel and glass;

FURTHER THAT the Commission recommends future design development to add a stronger horizontal element that reflects the historic design of Robson Square and that celebrates the geometric intent of the initial design.

Since then the design/proposal has been revised based on discussion and input from the Urban Design Panel. The revised proposal is being presented to the Commission for information.

Applicants:

- Doug Hamming, Architect, Stantec Architecture
- Robert Lemon, Architect, Heritage Consultant

Attachments: SOS and drawings

Staff:

- Marco D'Agostini, Senior Heritage Planner

(b) 22 East 5th Avenue - Cemco Electrical Factory
DE419206 (HRA and Designation)
VHR 'C' (proposed)

11:40 - 12:10 pm

The Cemco Electrical Manufacturing Company Factory was built in 1942 to assemble electronics for the war effort. It was designed by architect H.H. Simmonds who created a number of well known "deco" buildings in the City, including those at the PNE such as the Livestock Building (1929), the Women and Fine Arts Building (1931) and the Forum (1933). Many of Simmonds' buildings, including movie theatres and churches, utilized large, board-formed concrete shells for their main halls. This construction technique was an affordable way to achieve "molded" deco detailing and aesthetic interest during the lean years of the 1930s and 1940s. Simmonds used this technique to case modest details into the façade of the otherwise utilitarian Cemco factory building.

The application proposes to retain the façade on the north and west sides and to construct a new building behind them containing industrial and service uses, and offices. The existing internal structure of the factory cannot be retained for typical development in I-1, and has been found to be very inadequate in some areas in any event.

The site is zoned I-1 which is a primarily an outright industrial zoning. Although a number of historic houses exist in the Mount Pleasant I-1 area, only two industrial sites are currently listed on the Heritage Register. 22 East 5th Avenue would be the third and the first industrial building subject to a designation by-law/ HRA in the I-1 zone. Allowances for additional office use and above grade parking areas form the main variances of benefit to the owner. The site has a significant cross slope and the floor levels of the original building create challenges with respect to aligning new floors and ramps behind the facades.

Zoning Summary- Zone: I-1

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	Approximately 1.0 FSR	3.0 FSR for all uses combined	3.0 FSR combined
Office Use	-	Maximum 2.0 FSR subject to some conditions	2.6 FSR
Height	Variable (one to two storeys)	60 feet maximum	80 feet (highest point)

On July 28, 2014, the Vancouver Heritage Commission supported the addition of 22 East 5th Avenue to the Vancouver Heritage Register in the 'C' category.

Issues:

- Conservation Plan; and
- New openings in façade.

Applicants:

- David Fawley, Owner's Representative
- Nick Bray, Applicant

Attachments: SOS, Conservation Plan, and drawings

Staff:

- James Boldt, Heritage Planner
- Marie Linehan, Development Planner

(c) 3760 Quebec Street - McMillan House
3780 Quebec Street - Heise House
DE418928 / DE418929 (Designation only)
VHR 'C' (proposed)

12:10 - 12:40 pm

The McMillan House was built in 1910 and first occupied by Herbert McMillan in 1912. It is a good example of craftsman housing built during the Edwardian building boom which lasted from 1910 to 1913. It is one of three nearly identical houses built on the block, all of which survive, including the Heise House, built at the same time for Annette Heise.

The respective applications propose to convert the existing buildings to two Dwelling Units each. The existing square footages of the buildings are non-conforming, but no additions are proposed. The zoning is RS-7. The applications do not propose to vary use or density for the site (multiple Conversion Dwelling is a permitted use) and therefore an HRA and a proforma review are not required in this case. The RS-7 guidelines permit strata titling but only on larger parcels. The permission to allow the units to be strata titled is the benefit to the owner in exchange for the rehabilitation and designation of the houses.

On December 8, 2014 the Vancouver Heritage Commission supported the addition of the two sites to the Vancouver Heritage Register in the 'C' category and requested revisions be made to the Statements of Significance for both (which have been done).

Issues:

- Conservation Plan

Applicant:

- Bradley Dore, applicant
- Donald Luxton, heritage consultant

Attachments: SOS, Conservation Plan, and drawings

Staff:

- James Boldt, Heritage Planner

(d) 2836 West 14th Avenue - 'Beer Residence'
DE419101 (Designation only)
VHR 'C' (proposed)

12:40 - 1:10 pm

The Beer Residence was constructed in 1914 and is a one and one-half storey, wood-frame house designed in the Craftsman style and is characterized by its cross-gabled roof and full-width front verandah. The application proposes to rehabilitate the heritage building in return for additional bonus density. Since the proposed density does not exceed 10% over the maximum permitted in the zoning, an HRA and a proforma have not been required. The Director of Planning has not required a Conservation Plan in this case due to the modest benefit being sought.

The main zoning items are noted below:

Zoning and Parking Summary- Zone: RS-5

Site Area: 4,026 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	-	0.75 FSR maximum with retention (3,012 sq. ft.)	0.83 FSR (3,342 sq. ft.)
Dwelling Unit Density	1	2 maximum (with Secondary Suite) Up to 3 with Laneway House	2

On February 23, 2015 the Vancouver Heritage Commission supported the addition of the Beer Residence to the Vancouver Heritage Register in the 'C' category and requested revisions be made to the Statement of Significance (which have been done).

Issues:

- Overall scheme

Applicants:

- Annaliese Kelly

Attachments: SOS, and drawings

Staff:

- James Boldt, Heritage Planner

3. Heritage Action Plan Update 1:10 - 1:25 pm

Staff will provide a brief update on the Heritage Action Plan, including a short recap of work underway and activities planned for coming months.

Staff:

- Marco D'Agostini, Senior Heritage Planner
- Tanis Knowles Yarnell, Heritage Planner

4. Statement of Significance and Vancouver Heritage Register 1:25 - 1:35 pm

Subcommittee Report Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of August 31, 2015, will be presented.

5. New Business 1:35 - 1:50 pm

Next Meeting:

DATE: October 5, 2015
TIME: 11 a.m.
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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