



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 26, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Teresita Burke at 604.871.6399 or e.mail teresita.burke@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

Minutes of the meeting held October 5, 2015.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 5010 Cambie Street - 'Milton and Fei Wong House
VHR 'A' (proposed)
Rezoning Application 11:10 - 11:40 am

Completed in 1956, the Milton and Fei Wong House is a very good example of the West Coast Modern style characterized by the use of natural, local materials, and expansive glazing. The West Coast Modern style prevailed in the Lower Mainland between 1945 and 1970, during an era of postwar prosperity and growth. Designed by architect Duncan McNab and one of Canada's most distinguished landscape architects, Cornelia Hahn Oberlander, this project is characterized by the dramatic volcanic rock outcropping on which the house is located, one of the most prominent remnants of the volcano visible outside the park which was, prior-to the arrival if Europeans, a hunting area for Coastal Salish peoples, and a natural vantage. The front façade of the house is characterized by its significant glazing, its simple form, and its front-gabled roof structure, all of which screen the larger structure behind.

The house is also associated with Milton Wong (1939-2011) who is recognized for his many philanthropic endeavors and his work for charitable causes. The Wong family has lived in the house since it was constructed.

The proposal is to retain the house in-situ and to construct a 7 storey residential building on the north side of the site under the Cambie Corridor Plan. The overall proposed density is 2.46 FSR which is approximately 58,100 sq. ft. of floor area including the proposed heritage building (5,100 sq. ft.). The proposal also includes retention and designation of the exposed portion of the volcanic rock outcropping in addition to the house.

In June 2015 the Draft SOS was review by the SOS Sub-committee and the Commission subsequently supported addition of the site to the Register in the 'A' category and referred the SOS back to the consultant with comments.

Issues:

- Support for designation of the house and the volcanic outcropping; and
- Overall conservation plan and scheme.

Applicant:

- Michael Brown, Developer
- Donald Luxton, Heritage Consultant

Attachments: SOS, Conservation Plan, and drawings

Staff:

- James Boldt, Heritage Planner

(b) 2088 Charles Street - 'Carlsen Residence'
VHR 'C'
DE419160 (HRA)

11:40 - 12:10 pm

The Carlsen Residence is a one and one-half storey, wood-frame house located in the Grandview-Woodland neighbourhood of Vancouver. The Tudor style residence was constructed in 1932 and is characterized by its side-gabled roof with off-centre gabled wall dormer with half-timbering detailing, and its hipped-roof portico with arched openings.

The zoning is RT-4. The application proposes to retain the existing house, and construct a new infill on a new parcel created by a subdivision variance through an HRA. Although an HRA is required to create the subdivision variance, the project overall complies with the *Heritage Proforma Review - Interim Policy* and a proforma review is not required. As the overall density is les then 10% in excess of the maximum density permitted, and as the house is in good shape and only minimal repairs etc. are required, and no substantial changes are proposed, a Conservation Plan has not been required.

Density Summary

Item	Permitted	Heritage House Parcel	New House Parcel	Overall (+10%)
Overall Floor Space Ratio (FSR)	0.60 maximum	2,467 sq. ft. 0.65 FSR	1,146 sq. ft. 0.68 FSR	0.66 3,613 sq. ft.

The SOS for the site was reviewed in May 2015 by the SOS Sub-committee and the Commission subsequently supported the addition of the Carlsen Residence to the Register and referred the SOS back to the consultant for minor amendments.

Issues:

- Overall scheme and compatibility of new development.

Applicant:

- Nicola Kozakiewicz

Attachments: SOS and drawings

Staff:

- James Boldt, Heritage Group

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:10 - 12:20 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of October 13, 2015, will be presented.

4. New Business 12:20 - 12:35 pm

Next Meeting:

DATE: November 16, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

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