



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 10, 2017
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Bonnie Kennett at 604.873.7269, bonnie.kennett@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 - 11:05 am

Leave of Absence Requests

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 2205 - 2291 West 45th Avenue 11:10 am - 12:10 pm
2165 - 2195 West 45th Avenue
Ryerson United Church
VHR 'A' Rezoning Application (CD-1)

Built in 1911, Ryerson United Church is one of the City's most prominent Gothic Revival buildings. The site is listed on the Vancouver Heritage Register in the 'A' category. The rezoning application is comprised of two sites, separated by Yew Street. On the site occupied by the church, the existing stone church building is to be retained and conserved, and a new community activity centre and affordable market housing block constructed on the west side of the site. On the east site, which is currently owned by the church, the existing Memorial Community Centre and other structures are to be demolished to allow for construction of a new 40 unit market residential complex. The church building would be protected by a Designation By-law and possibly also a Heritage Revitalization Agreement.

West Site

	Proposed
Church	13,338 sq. ft.
New Activity Centre	19,131 sq. ft.
New Affordable Market Rental Block (36 units)	25,008 sq. ft.
Density	57, 477 sq. ft. (1.78 FSR)

East Site

	Proposed
New Market Development (40 Units)	79,802 sq. ft. (2.47 FSR)

Issues:

- Conservation of the stone church building; and
- Integration with the new Activity Centre.

Staff: James Boldt, Heritage Group

Applicant: Malcolm Elliot, Endall Elliot Associates
Alan Endall, Endall Elliot and Associates
Gordon Esdau, Dunbar Ryerson United Church

Attachments: Drawings
Statement of Significance and Conservation Plan

(b) 619-675 West Hastings Street
Royal Bank Building - VHR - "A"
Rezoning Application RZ-2016-00028

12:10-12:55 pm

The City of Vancouver has received an application to rezone the consolidated site at 619-675 West Hastings Street from DD (Downtown District) to a new CD-1 district to allow for a new 28-storey office building. The proposal is as follows:

- Overall height of the proposed new tower is 108 m (353 ft.)
- Proposed density of 25.5 FSR
- Floor area of 14,756 m² (158,837 sq. ft.)
- Five levels of underground parking with 67 vehicle parking spaces
- Seismic upgrade and stabilization of some exterior components of the Royal Bank Tower
- Heritage designation of the exterior of the Royal Bank Tower

The Royal Bank Tower located at 675 West Hastings is an 18-storey office building listed under category "A" on the Vancouver Heritage Register. The building has exceptional interiors; in particular, Upper Banking Hall, Lower Banking Hall, Banking Hall Entryway and some other features, all identified as character-defining elements. The new tower which is proposed for the adjacent 619 West Hastings Street parcel will be structurally attached to the historic building (to its east elevation) thus providing seismic bracing to its heritage structure. Due to the nature of the proposed design, the new tower will be considered a modern addition to the historic building. The three other historic facades will be retained, exterior building components preserved and some features rehabilitated. The heritage interiors are not proposed to be designated.

This rezoning application is being considered under the Rezoning Policy for the Central Business District (CBD) and CBD Shoulder, the Metro Core Jobs and Economy Land Use Plan and the Downtown (Except Downtown South) Design Guidelines. In preparation for the project, a Statement of Significance has been developed and the conservation plan prepared. The applicant will present the proposal and the conservation plan, and will explain the technical solution for the proposed heritage seismic upgrade and its impact on the historic building, including the interior. Staff will be available to answer questions.

Issues:

- Design development of the proposed addition (tower),
- Interior designation has not been proposed,
- Limited nature of the proposed exterior conservation work (conservation work does not include extensive seismic stabilization of the Royal Bank Tower envelop; only some architectural features will be stabilized)

Applicant: Mark Thompson, Architect, Musson Cattell Mackey Partnership
Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc.

Staff: Zlatan Jankovic, Heritage Planner
Michael Naylor, Rezoning Planner
Marie Linehan, Development Planner

Attachments: project brochure consisting of reduced architectural drawings,
statement of significance and conservation plan

(c) 2733 Franklin Street - Ross Residence 12:55-1:25 pm
VHR 'B'
DP-2016-02948 (Designation)

The Ross Residence built in 1913, was one of a pair of Craftsman bungalows in the Hastings-Sunrise neighbourhood built by local contractors, the Hogg Brothers, shortly after the amalgamation of the Hastings Townsite with the City of Vancouver (in 1911). It is representative of the pre-war development that took place in the area following extension of streetcar lines and completion of other services. It features a partial-width porch with decorative boardwork in the gable and prominent bay windows at the front and sides. The heritage building has an association with the Ross family spanning more than 40 years: Robert Ross, a carpenter and millwright, lived here until his death in 1917 and Matilda Ross remained here until 1939, at which time it was passed along to their daughter. The Statement of Significance (SOS) was reviewed by the SOS Subcommittee on March 27, 2017.

Present alterations underway and approved by permit include setting the house on a new foundation and installing a lower-level garden entry at the front. The new application proposes to open up the attic to allow for an additional 512 square feet of living area. The only exterior alteration proposed is the installation of skylights. The house will be rehabilitated using all existing materials, with windows and doors being retained and restored.

This alteration will increase FSR to 0.77 (10% over permitted). As such, the Director of Planning is seeking heritage designation for the additional floor area.

Issues: Conservation of the heritage building

Applicant: Jason Skladan, Skladan Design, Architecture & Interiors

Staff: Hugh McLean, Heritage Planning Analyst
Ryan Dinh, Development Planner

Attachments: Drawings, Statement of Significance

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:25 - 1:35 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings of March 6, 2017, and March 27, 2016 will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. Heritage Awards 1:35-1:45 pm

Staff will update the Commission on the outcome of the deliberations of the Heritage Awards Jury held on March 1, 2017.

5. New Business 1:45-1:55 pm

Next Meeting:

DATE: Monday, May 1, 2017
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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