



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 19, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Denise Swanston at 604.871-6399, denise.swanston@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

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
 - (a) 1920 SW Marine Drive (Casa Mia)
VHR 'A'
Rezoning and Heritage Designation

"Casa Mia" at 1920 SW Marine Drive is a highly valued heritage resource known for its aesthetic features and association with the Reifel family and architect Ross Anthony Lort. It is listed in the 'A' category on the Vancouver Heritage Register. It contains a highly extant level of features on the exterior and interior, as well as walls and gates at the street.

A previous rezoning application for conversion to a Class B Seniors' Community Care Facility (which is a permitted use in the applicable RS-1 zoning) with 62 beds and a new wing on the north-east (front) side of the heritage building was referred to public hearing but was not brought forward, and eventually was withdrawn. A new rezoning application has been submitted for a 90 bed facility in a similar configuration. The reason for the increase is that the funding model was changed and an increase in the number of beds is required to make the facility viable (the applicant will provide information on this). The proposed number of publically funded beds is 58 and the number of privately funded beds is 32.

The permitted density is a maximum 0.70 FSR, or 0.75 FSR for an existing building. The previous scheme proposed a density of approximately 0.70 FSR. The new scheme proposes a density of 0.93 FSR. However, the new wing is lower than previously proposed (there is more basement area in the new wing). Interior designations will likely be required although the

exact areas are still to be negotiated. A proforma review will be required (the previous application was exempt under policy which has now been changed).

The previous scheme was reviewed by the Commission on December 9, 2013 and was supported but concerns over protection of interior features and the character of the addition were noted.

Issues:

- (i) Compatibility and integration for the addition with the house; and
- (ii) Overall support for the project

Applicants: Donald Luxton, Donald Luxton & Associates
Peter Lang, IBI Group

Staff: James Boldt, Heritage Planner

Attachments: Drawings, SOS, and Conservation Plan (boards and a model will be brought to the meeting).

(b) 6 West 17th Avenue (Turner Dairy) 11:50 am - 12:30 pm
Rezoning and Heritage Designation
VHC 'C' proposed

The Turner Dairy building, constructed in 1913-1914, is a rare surviving example of a purpose built dairy building, and as a bottling plant, retail location, and delivery-truck based distribution centre for dairy products from 1914 to 1931. Local dairies that operated from this premises were Turner's Dairy as well as Edenbank, Ayrshire, and Associated dairies. The facility became a jam manufacturing operation until 1946 when the Izen family purchased the site and manufactured leather goods under the name Durabilt for the next 50 years.

The building is valued as a good example of a vernacular, industrial building of the Edwardian period, with its simple, symmetrical, restrained appearance and straight fronts. Typical of the Edwardian era, the building features old-growth, wood-frame construction and finishings that reflect the wood products produced in local sawmills. Its industrial features include a hanging truss system to enable a large clear span for the purpose-built stable building, which later functioned as factory and warehouse space. While the exterior has been clad in vinyl siding and the windows replaced, the interior is mostly intact.

The proposal, a rezoning, is to convert the facility to residential uses and restore the center portion and front block. The rear block, which is believed to be a later addition, is to be reconstructed. The proposed FSR is 1.82 and the maximum permitted under the current RS-7 zoning is 0.70 FSR for new development and 0.75 FSR for existing buildings. A proforma analysis has not yet been completed.

Issues:

- Overall proposal and conservation strategy;
- Reconstruction of the rear block.

Applicants:

Inge Roecker, ASIR studio
Sandra Moore, Birmingham and Wood Architects

Staff:

James Boldt, heritage group

- c) **6825 West Boulevard Street (Twiss House) 12:30 - 1:10PM**
Rezoning and Heritage Designation VHR 'C'

The Twiss House at 6825 West Boulevard was built in 1912 and is an excellent example of larger Edwardian houses influenced by craftsman styles and details. Many prominent features survive. The site is also one of the increasing rare examples of original semi-rural estate properties in the area, which were marketed for the emerging upper middle class in the City. The site features the remnants of an orchard which once grew on the property.

The heritage building and site are listed in the 'C' evaluation category on the Vancouver Register but re-analysis of its heritage value suggests the site and house should really be valued in the "high 'B'" category.

The proposal is to add several buildings to the site and convert the heritage building to contain two Dwelling Units. The total number of proposed Dwelling Units on the site is nine (eight three bedroom units and one two bedroom unit). The total FSR is 0.60 FSR, which is the outright permitted density for the RS zoning currently applicable to the site. The proposal is generally consistent with the Community Vision for the area which would allow rezoning policy to be developed to permit alternative forms of housing along this section of West Boulevard. While the policy has yet to be developed, a rezoning involving heritage retention is permitted to be submitted in advance of such policy being put in place. A proforma analysis is required and has not yet been completed.

Issues

- Conversion of the heritage building to contain two Dwelling Units;
- Relationship to new infill development and compatibility of new development;
- Opportunities to retain sense of semi-rural estate character.

Applicant:

Andrew Cook, Formwerks Architectural

Staff:

James Boldt, Heritage group

- (d) **150 Robson Street - Northern Electric Company Building 1:10 - 1:50 pm**
Rezoning and Heritage Designation
VHR: 'B'

The existing building at 150 Robson Street, Constructed as the Northern Electric Company (NEC) Building, was built in two stages. The first block was constructed in 1928 and was designed by J.O. Despatie, NEC's company architect, and McCarter Nairne. The second block was constructed in 1947 and designed by McCarter Naire. In 1958 the building was purchased by the Catholic Archdiocese and the building was converted to the Catholic Charities Men's Hostel. The building is a good example of commercial vernacular architecture with art deco influences, motifs, and contemporary construction materials and methods. The interiors were extensively renovated and little original features exist on the interior. The entrances were also modified.

The current application proposes to retain the facades of the building and construct a new development on the site comprised primarily of a tower. Uses include residential, hotel, and commercial. The application is a rezoning (see the table below). The proforma review has not been completed. The current zoning is the Downtown District (DD) ODP. If the site is redeveloped, a new shelter space will be provided for the existing Catholic Charities shelter, as part of the agreement between the developer and Catholic Charities.

Table 1: Density

| Item | Permitted (Max.) | Proposed |
|-------------------------------|------------------|-----------------|
| Total Floor Space Ratio (FSR) | 5.5 | 10.1 |
| Residential FSR | 3.5 | 6.6 |
| Commercial FSR | 2 | 3.5 |
| Total Floor Area | 133,227 sq. ft. | 244,089 sq. ft. |

Existing drawings of the original building exist and will be used to guide the restoration of the facades. The facades are proposed to be protected by a Designation By-law.

Issues:

- Retention and rehabilitation of the facades.

Applicants:

- Blake Chartrand, Amacon
- GBL Architects
- Robert Lemon, Robert Lemon Architect Inc.

Staff:

- James Boldt, Heritage Group

3. Heritage Action Plan Update

1:50 - 2:20 pm

Staff are preparing a report to Council on proposed zoning changes and design guidelines in relation the Character Home Zoning Review. These proposed changes would provide owners of character homes with additional retention options. Information on the proposed directions is available here <http://vancouver.ca/home-property-development/character-home-zoning-review.aspx>. Staff will be seeking the Commission's comments on the proposed directions.

Additional work on the on the Heritage Action Plan is also underway. This includes recently held public open houses, emerging directions for the Vancouver Heritage Register update, and discussion of renewal of the Heritage Conservation Program. Staff will present this work at an upcoming meeting.

Staff: Marco D'Agostini, Senior Heritage Planner
Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

4. **Statement of Significance and Vancouver Heritage Register Subcommittee Report** 2:20 -2:30 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of June 5, 2017, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

5. **New Business** 2:30 - 2:35 pm

Next Meeting:

DATE: Monday, July 17, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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