



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, September 11, 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) 2040 Columbia Street - Lougheed House
VHR: 'C' (proposed)

The Lougheed House at 2040 Columbia Street was built in 1909 and is one of the dwindling number of houses built in the early twentieth century to survive in the Mount Pleasant industrial area, which was rapidly transformed from a residential neighbourhood into an industrial area through the 1940s and 1950s. The Lougheed House was once part of a set of four end of block houses. The other three to the north were demolished in the 1960s and 1970s.

The area was once a strong Japanese Canadian community associated with the mills and factories along False Creek until 1942. The Lougheed House was owned by a Japanese family from 1938 until 1943.

The site is very small (30.5 feet by 97 feet) and has no lane. The current applicable zoning is I-1 which allows up to 3.0 FSR of industrial and office uses. The building is currently used by Pyrrha, a jewelry design and manufacturing company who wish to expand their facilities on the site. A new infill building is proposed which is amalgamated with the heritage building. Due to the challenges faced with the small site and incorporating the small wood framed structure into a viable jewelry manufacturing facility, the owner and the applicant have looked at rehabilitation in a more interpretative and instructive way as opposed to physically rehabilitating the original layout and internal structure of the building.

Below is a technical summary of the project:

Table 1

Site Area: 2,592 sq. ft.

Item	Permitted or Required	Proposed
Use	Industrial uses including Jewelry Manufacturing	Jewelry Manufacturing
Floor Space Ratio	3.0	3.3 FSR (10% Bonus)
Floor Area	8,871 sq. ft.	9,758 sq. ft.
Height	60 feet maximum	78.83 feet
Parking/ Loading	1 Class B loading + 8 off-street parking + 1 bicycle stall	1 Class A loading and 30 bicycle stalls

Due to the summer break, the SOS has not been reviewed by the SOS Sub-committee yet. It is provided here for the Commission review but will be brought to the Sub-committee in the near future for comments and refinements.

Issues:

- Eligibility for addition to the Vancouver Heritage Register; and
- Overall Conservation Plan and integration of the structures.

Staff: James Boldt

Applicants: Sandra Moore, Birmingham and Wood Architects Planners
Omar Arbel, Omar Arbel Office

Attachments: Drawings, SOS, and Register Evaluation

3. 2017 Heritage Awards 12:40-1:00 pm

A report on the 2017 City of Vancouver Heritage Awards will be presented by staff, outlining the specific recommendations brought forward by the Consultant, Awards Jury and Awards Planning Subcommittee.

Staff: Hugh McLean, Heritage Planning Analyst

Attachments: Report to Heritage Commission

4. New Business 1:00-1:15 pm

Next Meeting:

DATE: Monday, October 2, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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