



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 23, 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
 - (a) 33 W. Cordova Street 11:10 am - 12:10 pm
Stanley Hotel VHR "B", Mand New Fountain Hotel VHR "B", M
DE419722

This is a revised submission to develop the site with a 10 storey mixed use building with retail on the ground floor, restaurant use on the ground floor and the basement, 80 secured non-market rental units and 62 market rental units.

The site consists of two heritage buildings listed in the VHR under "B" category and municipally designated. Both buildings offer Single Room Accommodation (SRO) and shelter beds, and both are in poor physical condition. The proposal is to demolish heritage buildings while retaining principal facades, and to construct 46,730 sf of social housing and 42,455 sf of market rental space. The proposed total FSR is 7.26. New pedestrian mews will connect West Cordova Street with the Blood Alley Square which is currently being redesigned. The retained heritage facades will be fully integrated with building design. The proposed height of 107 ft although lower than originally proposed (110 ft) exceeds the max allowed height for HA-2 zoning district of 75 ft. (Note: The Development Permit Board may permit the height increase with respect to any development in Gastown provided the applicant first consult with any advisory group approved by Council for the area, taking into account the effects of the proposed design.)

The initial proposal was presented to the VHC on September 7, 2016, at the joint workshop with the UDP and GHAPC. The Commission expressed concerns over the proposed form of development and demolition of two designated heritage buildings, but generally supported the plans for proposed housing options on this site. In addition, the Commission expressed concerns regarding partial retention of only the facades and a lack of integration with the new structure, and the proposed 600-seat performance venue.

The applicant will present the revised proposal and explain how it differs from the earlier version. The Heritage Impact Assessment and the Conservation Plan will also be presented. Staff will be available to answer policy related questions.

Issues:

- Proposed demolition of designated heritage buildings;
- Proposed built form and massing, proposed height;
- Compatibility with the HA-2 Design Guidelines;
- Façade grant claim (note: one of the HFRP eligibility criteria is that the proposed work “must comply with all heritage conservation standards”;
 - Does the facade only retention approach meet this criterion?
- Featured Heritage Impact Assessment;
- Proposed Conservation Plan

Applicant: Henriquez Partners Architects, Rui Nunes, Architect
Provincial Rental Housing Corporation, Mathew Brodie, Owner
Westbank Projects Corp., Ian Gillespie, Developer
Donald Luxton & Associates Inc., Don Luxton, Heritage Consultant

Staff: Paul Cheng, Senior Development Planner, COV Planning Dep.
Helen Ma, Downtown East Side Policy Planner, COV Planning Dep.
Lisa King, Project Facilitator, COV Planning Dep.
Zlatan Jankovic, Heritage Planner, COV Planning Dep.

Attachments: Project booklet including Conservation Plan and Heritage Impact Assessment

(b) Blood Alley Square and Trounce Alley Redesign Update 12:10 - 12:55 pm

The project was launched in 2016 and concept design options were prepared and presented to the community for comments in summer/fall 2016. The City of Vancouver engaged Enns Gauthier Landscape Architects to assist with this project. The initial presentation of the concept design to the VHC was conducted on September 12, 2016. The City of Vancouver is redesigning Blood Alley Square and Trounce Alley to:

- Update the space to increase its usability and accessibility for formal and informal gatherings
- Propose new ways for managing commercial dumpsters and waste
- Create a stewardship plan that involves the local community
- Maintain the richness in materials and texture of the original 1970's design

At this time staff and the consultant would like to present an update to the concept design as well as to provide more information on its integration with the 33 W. Cordova development proposal. Further design development will continue in winter 2017 and there will be more

opportunities for public comments to the design. More information of the project can be found on the City's webpage: vancouver.ca/bloodalleysquare

Consultant: Bryce Gauthier, Lead Consultant, Enns Gauthier Landscape Architects

Staff: Tom Warren, Project Manager, COV Engineering Dep.
 Paul Cheng, Senior Development Planner, COV Planning Dep.
 Helen Ma, Downtown Eastside Policy Planner, COV Planning Dep.
 Zlatan Jankovic, Heritage Planner, COV Planning Dep.

Attachments: Project brochure

(c) 2425 West 5th Avenue - Tunstall House 12:55 - 1:25 pm
 VHR 'C' (proposed)
 DP-2017-00502

The Tunstall House at 2425 West 5th Avenue was built in 1911, an example of an early Craftsman house in Kitsilano. Architects George Grant & Alexander Henderson were commissioned by Dr. Simon J. Tunstall to design this house for his daughter Marjorie Browne. It has features typical of a house of this era, designed in a simple manner; for example, its full-width porch has shingled posts rather than more decorative turned or squared columns. It is unusual for a house in this area, and of this simple style, to have been architect-designed.

The Statement of Significance and Heritage Register evaluation were reviewed by the SoS/VHR Subcommittee and reported to the Heritage Commission on October 3, 2016, which endorsed a recommendation that the Tunstall House be added to the Heritage Register as a C-listing.

The zoning is RT-8, and a single-unit infill dwelling is proposed to be developed at the rear of the property with retention of the heritage house and conversion to two units. An infill dwelling would not normally be proposed on a site with less than a 16-foot side yard as per the RT-8 Guidelines. However, due to the side yard orientation of the multi-family building on the property immediately to the east, such a form of development was considered more appropriate than expanding the heritage house, and it has proceeded to application.

The proposed density is slightly above permitted, and the height is existing non-conforming when measured as the number of storeys. Actual height will not change as a result of this proposal. The Director of Planning is seeking addition to the Heritage Register and heritage designation in exchange for the infill proposal.

The technical summary of the project is as follows:

Item	Permitted or Required	Proposed
Floor Space Ratio	0.75	0.77
Height	2 storeys 10.7 m (35 ft.)	3 storeys * 10.6 m (34.8 ft.)
Coverage	35% for infill 45% overall	37.8% for infill 40% overall
Side Yard	16 feet	14.46 feet

** Height of heritage house conforms when measured in metres/feet, but when measured as number of storeys, is defined as a 3-storey due to the above-grade basement and the proposed top floor.*

Staff is seeking input from the Heritage Commission on the degree of conservation and the proposal to designate, along with exterior changes to the house.

Issues:

- Degree of conservation, and specifically certain design “upgrades” to the house such as the sleeping porch, new gable brackets and replacement windows;
- Infill building with respect to compatibility with the heritage house and siting on the property in context of neighbouring properties.

Staff: Hugh McLean, Heritage Planning Analyst
Ben Ostrander, Development Planner

Applicant: Alexander Ravkov, Architect

Attachments: Drawings, SoS, VHR Evaluation

3. Heritage Action Plan Update 1:25 - 1:35 pm

Staff will provide a brief, verbal update on the Vancouver Thematic Framework, Heritage Register Systems Plan and Heritage Strategy. The summary will include initial results from the open houses and public survey in June-July 2017, and next steps for completion including the involvement of the Vancouver Heritage Commission and other advisory committees.

4. New Business 1:35 - 1:45 pm

Next Meeting:

DATE: Monday, November 20, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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