

NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 24, 2014

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 Tina Hildebrandt at 604.873.7268 or e.mail tina.hildebrandt@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.

Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held January 13, 2014.

1. Business Arising from the Minutes

11:05 - 11:10 am

- 2. Conservation Review
- (a) Cambie Street Heritage Boulevard Designated Landscape Resource

11:10 - 11:30 am

The central median of the Cambie Street between King Edward Avenue and Southwest Marine Drive is a designated Landscape feature under the Heritage By-law and therefore any alterations require approval of a Heritage Alteration Permit. A rezoning application for Oakridge Centre is proposing some alterations to the median and the advice of the Heritage Commission in regard to those alterations is being sought.

Oakridge Centre is situated at the southwest corner of Cambie Street and 41st Avenue, immediately adjacent to the Oakridge-41st Avenue Canada Line station. The site is 11.5 hectares (28.3 acres) in size, roughly equivalent to eight city blocks. The site is currently developed with 745,000 square feet of retail and office space. The site also houses the Oakridge Branch of the Vancouver Public Library, as well as the Oakridge Seniors Centre. The site is located at the convergence of two transit lines; the Canada Line rapid transit line as well as high frequency bus service on 41st Avenue.

The proposed rezoning would permit the construction of eleven towers and three mid-rise buildings over two floors of retail and service uses containing 2914 residential units (including affordable housing), an increase in office and retail space from 745,000 square feet to 1,800,000 square feet, and a civic centre containing a new community centre, expanded library, seniors centre, and a 69 space child care facility.

As part of the rezoning, a revised vehicular access is proposed on 44th Avenue. This revised access is required to manage the truck movements and vehicular traffic for the redeveloped Oakridge Centre. The current access at 43rd Avenue would be closed, while the access between 42nd and 43rd Avenue would be maintained. Additional turning lane capacity would be created between 42nd and 45th Avenue while the boulevard between 45th and 46th Avenue would be restored. Staff are working with the applicant to confirm that the trees impacted by this proposal are new plantings and not aged trees.

If the changes are approved, there would be a net gain of green space to the boulevard of over 800 square feet of reclaimed space. Staff have been in initial discussions with the Cambie Heritage Boulevard Preservation Society regarding the changes to the boulevard, and would like to have them work with the applicant to come up with a tree planting proposal that complements the existing heritage of the boulevard.

Attachments: SOS for Cambie Boulevard

Diagram illustrating proposed changes

Staff: Dwayne Drobot, Rezoning Planner

(b) 587 West King Edward Street Rezoning application and HRA VHR 'B'

11:30 - 12:10 pm

The James Residence was built in 1942 for William H. James, a CNR foreman, and his family. It was designed by architect Ross Lort based on an idea of Agnes Lea, the wife of the house's builder, Brenton Lea, to create an "Ann Hathaway" house. The design was first used to build a house at 3979 W Broadway (The Lea Residence, now a protected heritage building), which the Lea family lived in. Following its sale, the plans were used by Mr. Lea to construct the James House, and later an identical house in West Vancouver (all three houses survive). The James Residence is an excellent example of the Storybook Style popular from the 1920s to the 1940s. A striking feature is the shingle "Cotswold" roof, which Mr. Lea built single-handed using a technique, later described by his daughter Mary, which he created for the Lea Residence.

The current zoning for the block is RS-5, which permits single family dwellings with densities up 0.91 FSR with a Laneway House. The site is in an area where the Cambie Corridor Plan anticipates rezoning applications for four-storey residential buildings. Projected rezoning densities are in the range of 1.25 to 1.75 FSR.

The rezoning application is for an assembly of four parcels with a total area of 26,892 square feet (2,498 m²). Twenty townhouse units are proposed with an overall density of 1.39 FSR. The James Residence is proposed to be retained on the site and rehabilitated. It will remain a single residential unit on the site.

The townhouse form is not anticipated for this area of the Cambie Corridor. However, in consideration of the retention of the James Residence, the proposed form is being considered as it provides better integration with the house.

To date staff have advised that moving the house, and rain screening, are not supportable given the unique features of the house, and that it should be rehabilitated *in situ* in a manner which does not trigger required building envelope upgrades.

Issues:

 Support for the form of development as it relates to the retention of the heritage building and its siting; and

• The Conservation Plan and alterations to the rear of the house.

Applicant: Konning Tam, W.T. Leung Architects

Donald Luxton, Donald Luxton & Associates

David Mooney, owner

Staff: James Boldt, Heritage Group

Attachments: Reduced architectural drawings, SOS, and Conservation Plan

(c) 731 East 22nd Avenue - The Emily Durie House 12:10 - 12:50 pm HRA VHR 'B'

The house at 731 East 22nd Avenue, which is listed in the 'B' category on the Vancouver Heritage Register, is assumed to have been built in 1911 based on the water services application records, although recently uncovered evidence suggests the house may have been built earlier, between 1895 and 1911. The house in its form appears to be of a vernacular more common before the Edwardian building boom. The house has been altered considerably in the last couple of decades. Photographs from the 1980s show the house to have been intact with original features, including windows, until recently, which is likely why it was assigned a 'B' value at the time the property was added to the Register.

The proposal is to subdivide the site into two parcels: a parcel containing the heritage house in its current location, and a "pan-handle" parcel at the rear to contain a new duplex. An addition to the heritage house is proposed on the west side. The current zoning is RS-1. A summary is provided below:

Table 1: Comparison (Net)

Item	Unencumbered	Unencumbered lands if	HRA as proposed
	lands if developed	subdivided into two	with
	as is under the	parcels with new	"net" variances
	current zoning	development under the	over the lands
		current zoning*	
Floor Space Ratio	Up to 0.91 FSR with	Up to 0.86 FSR with	0.85 FSR total
	a Laneway House	Laneway Houses	(blended)
Number of Dwelling	Up to 3 non-strata	Up to 6 non-strata	2 strata (duplex)
Units			and 2 non-strata
			(heritage house)
Number of parcels	1	2	2

^{*} The subdivision under this scenario would require the Approving Officer to exercise discretionary provisions under the Subdivision By-law.

The SOS has been reviewed by the SOS sub-committee who recommended some changes and improvements.

Issues:

Support for the form of development;

- The compatibility of the addition with the house; and
- The Conservation Plan

Applicant: Adam Steinberg, owner

Jason Skladan, designer

Staff: James Boldt, Heritage Group

Attachments: Reduced architectural drawings, SOS, and Conservation Plan

3. Sub-Committee Reports

(a) Downtown Eastside (DTES)
Local Area Planning Program (LAPP) - Update

12:50 - 1:10 pm

Tom Wanklin, DTES Senior Planner, has provided an update on the status of the DTES LAPP process, including an overview on the emerging directions, on November 18, 2013. The Commission (VHC) received the presentation and recommended that a Vancouver Heritage Commission Sub-committee be formed to review the heritage component of the plan including a detailed inventory of the current heritage building stock together with their current uses. The Sub-committee review meeting was conducted on February 13, 2014.

Staff will update the Commission on the feedback received from the Sub-committee and present the final draft DTES Local Area Planning Program, including the next steps following the consideration by Council in March, 2014.

Staff: Tom Wanklin, Senior DTES Planner

Zlatan Jankovic, Heritage Planner

(b) Heritage Action Plan Update

1:10 - 1:25 pm

Staff will provide an update at the meeting.

(c) SOS Subcommittee Report

1:25 - 1:40 pm

4. New Business

Next Meeting:

DATE: March 17, 2014

TIME: 11 am

PLACE: Town Hall Meeting Room

Main Floor, Vancouver City Hall

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