



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, March 23, 2015  
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](mailto: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>.
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Roll Call 11:00 - 11:20 am

Introduction of New Commission Members

Election of Chair and Vice Chair (2015)

The Meeting Coordinator will conduct the election for Chair and Vice-Chair for 2015

Appointment of Liaisons to the DPB and FSADP (2015)

The Commission to appoint liaisons to the Development Permit Board and First Shaughnessy Advisory Design Panel

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held February 23, 2015.

1. Business Arising from the Minutes 11:20 - 11:25 am
2. Statement of Significance and Vancouver Heritage Register Subcommittee Report 11:25 - 11:45 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of March 2, 2015, will be presented (note: the standard agenda is being varied to allow for the Subcommittee report prior to the conservation reviews as the SOS of one item under (3) below was reviewed at the last Subcommittee meeting).

3. Conservation Review

11:45 - 12:30 pm

- (a) 1060 West 15<sup>th</sup> Avenue - James Northey Residence  
 VHR 'B' proposed (to be confirmed)  
 DE418661

The James Northey Residence at 1060 West 15th Avenue is a 1½ storey craftsman building situated in the Fairview neighbourhood just outside of the First Shaughnessy district. It was built in 1913 for James Northey, a real estate broker whose company, the "Mill Cut Homes & Lumber Company" which was active in the City from 1920 to 1948, primarily in Kitsilano. West 15<sup>th</sup> Avenue west of Oak Street still contains a large number of stately homes built during the Edwardian building boom of 1910 - 1913, many in nearly original condition, and almost all converted to rooming houses (rental buildings) since their original construction. The James Northey Residence was converted to a rooming house in the 1940s.

The zoning for the area is RT-2, which permits duplexes on lots less than 668 m<sup>2</sup> in area, and apartments on larger lots (strata or rental). The proposal is to convert the house to contain four dwelling units and to construct an infill building at the rear of the site. Infill is not a permitted use in the zoning (likely because of the age of district schedule which primarily anticipated consolidation of parcels and the construction of apartment buildings).

The main zoning items are noted below:

Density and Parking Summary

Site Area: 6,698 sq. ft. (622 m<sup>2</sup>)

Item	Existing	Permitted or Required	Proposed
Density	392 m <sup>2</sup> (4,217 sq. ft.) 0.63 FSR	373 m <sup>2</sup> (4,019 sq. ft.) 0.60 For duplexes (on lots <668 m <sup>2</sup> ); or  467 m <sup>2</sup> (5,024 sq. ft.) 0.75 FSR For Multiple Dwellings maximum	564 m <sup>2</sup> (6,070 sq. ft.) 0.91 FSR
Use	Multiple Conversion Dwelling (MCD)	Infill use not permitted	MCD and infill use.
Dwelling Unit density (total for the site)	Not noted	3.85 maximum (62 units per hectare)	5
Off Street Parking	Not noted	1 per dwelling unit (5)	3

The Vancouver Heritage Commission SOS- Sub-Committee reviewed the SOS for the site on March 2, 2015. A report will be brought forward prior to the conservation review.

Applicant: Jim Bussey, Architect  
 Matt Mauza, Architect  
 Bryan Scully, Architect  
 Elana Zysblat, Heritage Consultant

Attachments: SOS, Conservation Plan, and drawings  
 Staff: James Boldt, Heritage Group

(b) 1106 West 15<sup>th</sup> Avenue - McArthur Residence  
 VHR 'C' proposed  
 DE418783

12:30 - 1:15 pm

The McArthur Residence at 1106 West 15th Avenue is a craftsman building situated in the Fairview neighbourhood just outside of the First Shaughnessy district. It was built in 1910 for Duncan McArthur who lived in the house until 1924. West 15<sup>th</sup> Avenue west of Oak Street still contains a large number of stately homes built during the Edwardian building boom of 1910 - 1913, many in nearly original condition, and almost all converted to rooming houses (rental buildings) since their original construction (the McArthur Residence was converted in 1950). The house has been clad in vinyl siding but many original features survive, including wood sashes.

The zoning for the area is RT-2, which permits duplexes on lots less than 668 m<sup>2</sup> in area, and apartments on larger lots (strata or rental). The proposal is to convert the house to contain three dwelling units and to construct an infill building beside the existing house which is to contain two Dwelling Units. Infill is not a permitted use in the zoning (likely because of the age of district schedule which primarily anticipated consolidation of parcels and the construction of apartment buildings).

The main zoning items are noted below:

**Density and Parking Summary**

Site Area: 6,706 sq. ft. (623 m<sup>2</sup>)

Item	Existing	Permitted or Required	Proposed
Density	340 m <sup>2</sup> (3,657 sq. ft.) 0.55 FSR	373 m <sup>2</sup> (4,023 sq. ft.) 0.60 For duplexes (lots less than 668 m <sup>2</sup> ); or  467 m <sup>2</sup> (5,029 sq. ft.) 0.75 FSR For Multiple Dwellings maximum	581 m <sup>2</sup> (6,254 sq. ft.) 0.93 FSR
Use	Multiple Conversion Dwelling (MCD)	Infill use not permitted	MCD and infill use.
Dwelling Unit density (total for the site)	3	3.9 maximum (62 units per hectare)	5
Off Street Parking	2	1 per dwelling unit (5)	6

The Vancouver Heritage Commission SOS Sub-Committee reviewed the SOS and Register Evaluation for the site on June 23, 2014. On July 7, 2014 the Vancouver Heritage Commission supported the addition of the building to the VHR in the 'C' category and requested changes/revisions be made to the SOS.

Applicant: Timothy Ankenman, Architect  
Donald Luxton, Heritage Consultant  
Christin Doeinghaus, Heritage Consultant

Attachments: SOS, Conservation Plan, and drawings  
Staff: James Boldt, Heritage Group

(c) 1177 Jervis Street (1301-1325 Davie Street)  
DE418742

1:15 - 1:45 pm

This development permit application proposes to develop this site with a 19 storey building that includes social housing, market condos and one commercial unit at grade. The proposal includes the following:

- 62 market residential units, 28 market housing units and 1 commercial unit;
- 114 vehicle stalls in 3 levels of underground parking accessed off the lane;
- Maximum height of approximately 58 m (190 ft.);
- Total floor space ratio of 6.61;
- Total floor area of 10,620 sq. m. (114, 372 sq. ft.)

The site is currently occupied by four buildings on the site including three houses which have had Statements of Significance reviewed in the Commission in September 2014. 1301 Davie could be eligible to be "B" in the evaluation category and 1305 and 1315 Davie Street could be eligible to be "C" in the evaluation category.

The site is located in the West End Plan corridors which contemplates development opportunities and the loss of these buildings while retaining the majority (117 of 124 character dwellings) within the existing West End neighbourhood. Given the permitted development that could be achieved under the existing zoning, retention of the existing structures would not be viable.

Applicant:  
David Jacobson, Director of Development, Intracorp  
Tom Staniszki, NSDA Architects  
Willem Doesburg, NSDA Architects

Attachments: SOS and drawings  
Staff: Marco D'Agostini, Heritage Group

4. Heritage Action Plan

1:45 - 2:15 pm

Staff and consultants will review the information presented at recent public consultation events for the Heritage Action Plan, and will summarize feedback heard to date. Open House information display panels are available on the City's website at the following link: <http://vancouver.ca/files/cov/heritage-action-plan-feb-2015-open-house-information-displays.pdf>. It is requested that Commission members review this material prior to the meeting.

Comments or recommendations from the Commission are welcome on the following focus areas and will be reported to Council at the end of April together with the public feedback received:

- Heritage Conservation Program
  - Draft Vision and Goals
- Character Home Zoning Review
  - First Shaughnessy District
  - Single Family Discretionary Zones (RS-3/3A, RS-5)

Staff:

Marco D'Agostini, Senior Heritage Planner

Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

Attendees:

Donald Luxton, Donald Luxton & Associates Inc., Lead Consultant Heritage Action Plan

#### 4. New Business

Next Meeting:

DATE: April 13, 2015  
TIME: 11 am  
PLACE: **Town Hall Meeting Room**  
Main Floor, Vancouver City Hall

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