



**NOTICE OF MEETING
VANCOUVER HERITAGE COMMISSION
A G E N D A**

DATE: Monday, March 11, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

PLEASE NOTE: Agendas and Minutes are available on the City of Vancouver Civic Agencies' website at www.vancouver.ca/ctyclerk/civicagencies/civicindex.htm

If you are unable to attend the meeting please call Pat Boomhower at 604.873.7015 or e-mail at pat.boomhower@vancouver.ca.

Adoption of Minutes **11:00-11:05 am**

Minutes of the February 18, 2013, meeting to be approved.

1. Business Arising from the Minutes **11:05-11:10 am**

2. Conservation Review

(a) Hotel Vancouver **11:10-11:55 am**
900 West Georgia Street
A - Municipally Designated

This item is being presented for information.

The owners of the Hotel Vancouver are proposing a number of renovations in the following areas of the building:

- Main floor - breezeway, lobby, retail and restaurant and lounge areas
- Discovery floor - meeting/conference rooms
- Panorama roof
- Convention kitchen and service areas.

As part of the proposed work the owners have commissioned a Statement of Significance which has been vetted through the SOS Subcommittee. The proposed work is to take place largely in areas that have been renovated previously and therefore will not affect character defining elements.

Representatives from the ownership of the hotel and members of the project team will present the material as well as provide any clarifications or respond to questions.

Applicant: Mark Edwards, Vice President Asset Management, Cadbridge Asset Management
John Hendry, Vice President Capital Investment, Cadbridge Asset Management
Greg Key, Consultant Design and Construction, Cadbridge Asset Management
Dan Reid, Asset Manager, Cadbridge Asset Management
Anita Leonoff, Senior Associate, IBI/HB Group
Catherine Ramsey, Associate, Kasian Architecture
Robert Lemon, Principal, Robert Lemon Architect

Attachments: Information binder containing Statement of Significance and plans/project outlines and schedule of proposed work

Staff: Marco D'Agostini, Senior Heritage Planner

(b) 2840 Yukon Street - Annie Campbell Residence 11:55-12:40 pm
2850 Yukon Street - Howard and Idella Campbell Residence
VHR C (proposed, both buildings)
DE416234, DE416235, and DE416236

The two houses at 2840 and 2850 Yukon Street were built in 1909 by Isabella Campbell for her children Annie and Howard, and Howard's wife, Idella. Annie Campbell occupied the house at 2840 Yukon Street, and Howard and Idella Campbell occupied the house at 2850 Yukon Street, and the houses are proposed to be named accordingly. Both Howard and Annie passed away in 1969 and Idella remained in the house at 2850 Yukon Street until 1976. The properties remained in the Campbell family until the 1990s, and to this day remain single family houses.

Both houses are valued as good examples of Edwardian era Foursquare architecture and feature Craftsman style influences. The interiors of both houses are also mostly intact and feature some notable woodwork. The two houses are proposed to be added to the Vancouver Heritage Register in the 'C' evaluation category.

The application proposes to relocate the two heritage houses to face West 13th Avenue and rehabilitate them, and to construct a new Multiple Dwelling ("townhouse building") containing five dwelling units at the rear of the property. Multiple Dwelling use is permitted on the site under the current zoning. The property is to be consolidated and then subdivided such that each heritage house and the townhouse building are contained on separate parcels. Variances of the Subdivision By-law are necessary for this. An increase in permitted density is proposed. The maximum permitted density in the RT-6 zoning is 0.75 FSR. The density proposed under the HRA is 0.96 FSR, which is 28% over the maximum permitted density under the current zoning. The main zoning items are noted below:

Density and Parking Summary Site Area: 1,161 m² (12,498 sq. ft.)

Item	Existing	Permitted or Required	Proposed
Density (total for the site)	485 m ² (5,224 sq. ft.) 0.42 FSR	870 m ² (9,369 sq. ft.) 0.75 FSR maximum	1,113 m ² (11,980 sq. ft.) 0.96 FSR
Dwelling Unit density (total for the site)	2	9 maximum (74 units per hectare)	9
Off Street Parking	4	9 minimum	9

The variances are proposed to be granted through a Heritage Revitalization Agreement. Both Houses are to be designated as protected heritage properties and rehabilitated. While there are pros and cons to relocating the buildings versus leaving them facing Yukon Street, the Director of Planning preference is to relocate the buildings as proposed.

On December 12th, 2011, the Vancouver Heritage Commission reviewed the proposed addition to the Vancouver Heritage Register of the two existing buildings on the site and also reviewed some preliminary development options prepared by the applicant for advice and resolved the following:

THAT the Vancouver Heritage Commission supports the Statements of Significance and Register Evaluations for the buildings at 2840 Yukon Street and 2850 Yukon Street, as presented at the December 12, 2011, meeting, and that the buildings be added to the Vancouver Heritage Register in the 'C' evaluation category.

CARRIED UNANIMOUSLY

THAT the Vancouver Heritage Commission supports the retention of the two heritage houses at 2840 and 2850 Yukon Street, and asks that the applicant consider increasing permeability through the division of the infill blocks while reducing the Floor Space Ratio (FSR).

CARRIED UNANIMOUSLY

Issues:

- (i) Conservation Plan;
- (ii) Relocation of the two buildings;
- (iii) Compatibility of the townhouse building; and
- (iv) Support for the overall project.

Applicant: Eszter Csutkai
 Megan Faulkner, Donald Luxton & Associates
 R.J. McCulloch, Donald Luxton & Associates

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

3. Sub-Committee Reports

(a) SoS/VHR Subcommittee

The Statements of Significance / Heritage Register Subcommittee proposes the addition of seven buildings to the Vancouver Heritage Register as noted in the attached report to the Commission. In addition, a Statement of Significance and associated Heritage Register evaluation is recommended to be referred back to the consultant for further work.

(b) Review of Subcommittees for 2013

This item had been postponed from the previous meeting.

4. New Business

5. Next Meeting

DATE: Monday, April 8, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

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