



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, May 27, 2013  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, 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 - 11:05 am**

**Leave of Absence Requests**

**Approval of Minutes**

The minutes of the April 29, 2013, meeting to be approved.

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

**2. Conservation Review** **11:10 - 12:10 pm**

**(a) 231 E. Pender Street  
DE416681  
M**

The development application was received to redevelop this municipally designated site located within the Chinatown HA-1 area. The site has been used as a parking lot and accommodates an original one-storey service station building. The proposal was presented to construct an eight storey mix-use building with retail on the ground floor and 60 residential units on upper floors. There are two levels of underground parking accessible from the north lane. The proposed height of 74.9ft is within permitted building height in HA-1 of 75ft, provided that specific criteria regarding context and urban design are met.

Although not listed on the Vancouver Heritage Register the service station building has certain heritage values, as described in the Statement of Significance.

Based on a professional structural assessment, the applicant has determined that it is not economically viable or physically possible to retain the structure. It has been found that the building deteriorated beyond repair, resulting with the proposal to replace it. The conservation strategy has been developed to enable preservation of some exterior elements, such as: the folding wood doors, the decorative wood brackets and the original yellow color. Identified components will be restored and functionally incorporated within the new development. These elements, together with an explanatory plaque, will find their place as a part the new ground floor elevation articulation, facing the adjacent west lane. In this way, the memory of the place will be preserved, together with some of its authentic heritage fabric, and the significant part of the original building's front elevation will be re-used and brought back into public view.

The applicant and staff will present the proposal and provide more information. The application was presented to CHAPC on May 14, 2013 and generally supported; subject to further design development of its facades (*please see attached CHAPC meeting minutes for more details*). Staff will also provide more information related to the replacement of the mural located on adjacent building to the east, which would eventually be covered by the new development.

Issues:

- (i) Compliance of the proposed new development with the HA-1 Design Guidelines and the Chinatown character;
- (ii) Conservation strategy for the service station building;
- (iii) The strategy to address the mural loss

Applicant: Bingham Hill Architects; John Bingham, Architect  
Porte Development Corp.; David Porte, Developer

Attachments: reduced application drawings and CHAPC meeting minutes

Staff: Zlatan Jankovic, Heritage Planner  
Paul Cheng, Development Planner

**(b) 1920 SW Marine Drive, Casa Mia  
VHR A  
Rezoning Application**

**12:10 - 1:10 pm**

This application proposes to rezone this site from RS-1 to CD-1 to permit the development of a 92 bed Community Care Facility - Class B (long term care). The proposal involves retention and conversion of Casa Mia and development of a new 3-storey addition with underground parking and loading facilities replacing the existing garage. It is proposed that Casa Mia will be designated (including some interior features) as part of this application.

The application includes the following statistical information:

Site Area: 65,613 sq. ft.

|                                      | <b>Existing</b> | <b>Permitted (under RS-1 zoning)</b> | <b>Proposed</b>                   |
|--------------------------------------|-----------------|--------------------------------------|-----------------------------------|
| Total FSR                            | 0.34            | 0.60                                 | 0.93                              |
| Total Floor Area                     | 22,089 sq. ft.  | 39,368 sq. ft.                       | 61,001 sq. ft.                    |
| Total Site Coverage                  | 12%             | 40%                                  | 35%                               |
| Height                               | 46.45 ft.       | 35.10 ft.                            | 36.38 ft. (for proposed addition) |
| Front Yard Setback                   | 160.17 ft.      | 57.12 ft.                            | 28.05 ft.                         |
| Rear Yard Setback                    | 22.9 ft.        | 78.35 ft.                            | 22.9 ft.                          |
| Side Yard Setback (east)             | 34.45 ft.       | 45.9 ft.                             | 34.45 ft.                         |
| Side Yard Setback (west below grade) | 24.8 ft.        | 45.9 ft.                             | 0.17 ft.                          |
| Side Yard Setback (west above grade) | 24.8 ft.        | 45.9 ft.                             | 13.42 ft.                         |

The Commission previously reviewed an enquiry for this rezoning in April 2012, and passed the following motion:

THAT the Vancouver Heritage Commission supports the enquiry for the preservation, restoration and rezoning of 1920 SW Marine Drive, Casa Mia, as presented at the April 16, 2012, meeting.

FURTHER THAT the Commission looks forward to seeing a detailed application including an updated Statement of Significance, Conservation and Maintenance Plan.

FURTHER THAT the Commission looks forward to seeing design development for the addition that will enhance its subordinate nature compatibility to the heritage building.

Staff will report on public consultation and feedback received on the application at the meeting.

Issues:

- (i) Statement of Significance and Conservation Plan;
- (ii) Overall proposal and compatibility of the new addition with the heritage building

Applicant: Stuart Howard, Stuart Howard Architects  
Don Luxton, Donald Luxton & Associates

Attachments: Statement of Significance, Conservation Plan, and drawing package

Staff: Marco D'Agostini, Senior Heritage Planner  
Grant Miller, Rezoning Planner

**(c) Heritage Program Review**

**1:10 - 1:40 pm**

On May 15, 2013, City Council approved the following motion:

WHEREAS

1. Heritage buildings are highly valued by Vancouver residents, and are an important component of neighbourhood character;
2. There are many pressures on retention of both commercial and residential buildings in Vancouver;
3. The City of Vancouver is required to compensate building owners for heritage designations by the Province under the provisions of the Vancouver Charter;
4. The City has tools in place, such as Heritage Revitalization Agreements and Heritage Density Transfers, to protect heritage buildings;
5. The Vancouver Heritage Register has not been updated since it was adopted in 1986.

THEREFORE BE IT RESOLVED THAT staff report back to Council on:

- The role of the City in retaining or protecting privately-owned heritage buildings;
- Existing heritage retention programs and information on how they are performing;
- The use of deconstruction, both to preserve heritage features and divert waste from the landfill;
- How heritage is defined for the purposes of these programs;
- Potential improvements to these programs, based on best practices in other cities.

Staffs are seeking the Commission's input as to how they would like to be involved in this work.

**3. Sub-Committee Reports**

**1:40 - 2:00 pm**

Report from SoS/VHR Sub-Committee.

**4. New Business**

**Next Meeting:**

DATE: June 17, 2013  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, Vancouver City Hall

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