



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 17, 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.*
 - *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 May 27, 2013, meeting to be approved.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:40 am
 - (a) 623 Atlantic Avenue - The Peneway House
VHR C (proposed)
DE416572

Although modified a fair bit over the years, the Peneway House built in 1896 is a good example of a modest nineteenth century, pioneer cottage house, and one of the older houses in the neighbourhood. It is also associated with a long history of ownership by members of the Strathcona Italian community. On November 26, 2012, the Vancouver SOS Sub-committee of the Vancouver Heritage Commission reviewed the SOS prepared for the site and supported the addition of the site to the Vancouver Heritage Register in the C category, and asked the consultant to make some minor revisions, mainly in reference to the house's typology. The application proposes to rehabilitate the heritage building, convert it to two dwelling units and to construct a new accessory building at the rear of the site. One of the challenges is that initial investigation has shown that the original building, as well as more recent additions, are structurally inadequate, which is in part in keeping with the rudimentary

nature of the original house. As with most RT projects, there will also be challenges with Building By-law upgrades required from stratification, including rain-screens. The main zoning items are noted below:

Zoning and Parking Summary- Zone: RT-3 **Site Area: 3,125 sq. ft.**

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.69 FSR	0.75 FSR maximum (2,343 sq. ft.)	0.83 FSR (3,593 sq. ft.) (10% over)
Dwelling Unit Density	Not noted	2 maximum	2
Off-street parking spaces	2	2 minimum	2

Issues:

- (i) Conservation Plan; and
- (ii) Overall scheme

Applicant: Ryan Hultman, Lithic Vessel Residential Design
 Megan Faulkner, Donald Luxton & Associates
 R.J. McCulloch, Donald Luxton & Associates

Attachments: SOS, Conservation Plan, and drawings

Staff: James Boldt, Heritage Group

(b) 2856 West 3rd Avenue - The Logan House 11:40 - 12:10 pm
 VHR B
 DE416750

The Logan House was built in 1924 and is a good example of Craftsman influenced housing built just after the First World War. The application proposes to rehabilitate the heritage building, convert it to two dwelling units and to construct an Infill One-Family Dwelling at the rear of the site. Original windows in some locations, most notably the upper floors on the front, have been replaced with newer opening sizes. As with most RT projects, there will be challenges with Building By-law upgrades required by stratification, including rain-screens. The main zoning items are noted below:

Zoning and Parking Summary- Zone: RT-8 **Site Area: 3,985 sq. ft.**

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	Not noted	0.75 FSR maximum (2,388 sq. ft.)	0.91 FSR (3,636 sq. ft.)
Side yard required for infill development	5.75 feet	10 feet required on at least one side of an existing building	As per existing
Dwelling Unit Density	Not noted	3 maximum	3
Off-street parking spaces	Not noted	3 minimum	3

Issues:

- (i) New historically appropriate windows in non-original openings on front façade;
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

Applicant: Matt Mauza, Formwerks Architectural
Megan Faulkner, Donald Luxton & Associates
R.J. McCulloch, Donald Luxton & Associates

Attachments: Statement of Significance, Conservation Plan, and drawings

Staff: James Boldt, Heritage Planner

(c) 183 E. Georgia St. (633 Main St.) 12:10 - 12:40 pm
DE416715

The development application was received to develop a 15-storey, mixed-use residential-commercial building on this site in the HA-1A area of Chinatown. The application was reviewed by VHC in June 2012, as a rezoning application. The Commission generally supported the proposal but requested further design improvements and that the application be brought back to VHC at the development permit stage, as follows:

“THAT the Vancouver Heritage Commission supports in principle, the rezoning application at 633 Main Street, with regard to the form of development, scale and its preliminary response to the Chinatown Design Guidelines, as presented at the June 25, 2012, meeting.

FURTHER THAT the Commission requests the following:

- All of the concerns raised by the Chinatown Historic Area Planning Committee at their meeting on June 12, 2012, be addressed at the development permit stage;
- That there be further design development to the balconies recommending the balconies appear recessed rather than cantilevered;
- That there be design development to allow for diversity in size and shape of the commercial signage and that the applicant consider the use of neon in a way that enhances the sites’ gateway presence;
- That there be further design development to the commercial level and the applicant consider allowance for greater permeability;
- That the project be brought back before the Commission at the development permit stage; and
- That a further developed landscape plan be presented to the Commission at the development permit stage and asks that the applicant consider incorporating plants that complement the nature of Chinatown.”

The development permit application has now been received. The applicant and staff will present the proposal and explain how it responded to the Commission’s earlier inputs.

Issues:

- (i) Compatibility of the proposed development with the Chinatown historic character

Applicant: Chris Dikeakos Architects Inc.
Mark Kopinya, Bosa Blue Sky Properties

Attachments: set of reduced drawings

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

3. Presentation on Interim Rezoning Policy on affordable housing 12:40 - 1:10 pm

“The goal of the [Interim Rezoning Policy](#) is to use the tools the City has in order to encourage innovation and enable affordable housing choices on major streets near transit. Your feedback on how we can improve the Interim Rezoning Policy will assist Council on the future review of the policy.”

Presenter: Doug Robinson, Assistant Director, Development Services
Dan Garrison, Planner III, Housing Policy

4. Density Bank Update and Transfer of Density Policy 1:10 - 1:40 pm

Staff have undertaken a review on the current status of the density bank and are preparing a report to Council on proposed amendments to policies that would facilitate heritage conservation in the city. Staff have prepared a presentation for the Commission on the findings and emerging directions and are seeking the Commission’s input.

Staff: Marco D’Agostini, Senior Heritage Planner

5. Sub-Committee Reports 1:40 - 2:00 pm

Report from SoS/VHR Sub-Committee.

6. New Business

Next Meeting:

DATE: July 08, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, Vancouver City Hall

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