



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 8, 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>.*
-

Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

The minutes of the June 17, 2013, meeting to be approved.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
 - (a) 1060 West 15th Avenue - Northey Residence
VHR B (proposed)
DE416755

The Northey Residence at 1060 West 15th Avenue was built in 1912-14 by James L. Northey, a builder/developer who constructed hundreds of houses on the west side of Vancouver over a span of 50 years. The house was designed by Franklin Cross, one of the first members of the Architectural Institute of B.C. The house is a good example of a craftsman-inspired house intended for upper middle class residents of British ancestry. It features many robust craftsman details including stained glass windows, wood brackets and trims, wood shingles, and stone piers. Many interior features also survive.

On September 13, 2010, the Vancouver Heritage Commission reviewed the SOS and the Register Evaluation for the site and resolved the following:

- A. THAT the Vancouver Heritage Commission supports the Statement of Significance for 1060 West 15th Avenue (The Northey Residence) as presented at the September 13, 2010 meeting.
- B. FURTHER THAT the Commission supports the addition of 1060 West 15th Avenue (The Northey Residence) to the Vancouver Heritage Register as a B evaluation noting that the Commission requests staff to review the Heritage Register Evaluation as a potential higher rating in the B evaluation category.

The application proposes to rehabilitate the house, designate it, and convert it into three dwelling units, and to construct an Infill Two-Family Dwelling at the rear of the property. Multiple Conversion Dwelling is a permitted use under the existing RS-2 zoning but Infill is not a listed use. A zoning summary is provided below:

Density and Parking Summary Site Area: 621 m² (6,690 sq. ft.)

Item	Existing	Permitted or Required	Proposed
Density	401 m ² (4,316 sq. ft.) 0.64 FSR	373 m ² (4,014 sq. ft.) 0.60 FSR maximum	509 m ² (5,486 sq. ft.) 0.82 FSR
Dwelling Unit density (total for the site)	6 (rental)	3 maximum (62 units per hectare rounded down)	5 (strata)
Off Street Parking	2	5 minimum	4

Issues:

- (i) Conservation of existing elements with the conversion to three units of the heritage building;
- (ii) Compatibility of infill development; and
- (iii) Overall proposal

Applicant: Eszter Csutkai, Architect

Attachments: Statement of Significance, Conservation Plan, and drawings

Staff: James Boldt, Heritage Group

(b) 475 Howe Street - former Stock Exchange Building
 A (M) (I)
 DE 416842

11:50 - 12:40 pm

A rezoning application for the site was previously reviewed by the Commission in December 2011, at which time the following motions were approved:

THAT the Vancouver Heritage Commission requests the Statement of Significance and proposed Heritage Conservation Plan for 475 Howe Street, the former Stock Exchange

Building, as presented at the December 12, 2011, meeting, be refined by the new consultant.

THAT the Vancouver Heritage Commission requests that the proposed Heritage Revitalization Agreement contain a designation of the elevator lobby interior.

THAT the Vancouver Heritage Commission requests that the effect of the massing of the proposed new building be reduced to lessen the impact on the former Stock Exchange Building.

The rezoning of the site was approved by Council in November 2012, and included the heritage designation of the building and the interior elevator lobby.

A development permit application has now been submitted and as per the rezoning approval it proposes to retain, preserve and rehabilitate the former Stock Exchange building and build a new 31 storey office tower which is to be located on the adjacent parcel to the west and be connected to and extend over the heritage building. The application proposes retention of the entire building including seismic upgrading, rehabilitation of the original storefronts, retention of the original entry canopy on Howe Street, recreating the Stock Exchange trading floor similar to the original configuration, and rehabilitation of the historic areaways.

Issues:

- (i) Revised SOS and conservation plan
- (ii) Integration of the new building with the former Stock Exchange Building (is the new building compatible with, subordinate to and distinguishable from the heritage building?)

Applicant: Peter Hildebrandt, Iredale Group Architecture
Donald Luxton, Donald Luxton & Associates

Attachments: Development Permit Information Submission including Statement of Significance and Heritage Conservation Plan

Staff: Marco D'Agostini, Senior Heritage Planner

3. Density Bank Update and Transfer of Density Policy 12:40 - 1:20 pm

At the meeting held June 17, 2013, this item was postponed to the next meeting due to time constraints.

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

4. **Sub-Committee Reports**

1:20 - 1:45 pm

Report from SoS/VHR Sub-Committee.

5. **New Business**

Next Meeting:

DATE: July 29, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, Vancouver City Hall

* * * * *