



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 29, 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 July 8, 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) 304 East 28th Avenue - The Walden House
VHR B (proposed)
DE# 416757

The Walden House was built in 1909 in the Hillcrest neighbourhood (now Riley Park neighbourhood). It is a modest two storey wood frame structure located at the extreme west side (rear) of the subject lot, which is located at the intersection of Sophia Street and East 28th Avenue. The site has changed little in over a hundred years and while the house has seen some modifications, it is primarily in an original condition. In more recent years, it has fallen into disrepair.

The application proposes to rehabilitate the house, leaving it in its current location, and to subdivide the site and develop a new One-Family Dwelling at the front of the site as compensation to the owner for heritage costs. The zoning applicable to the site is RS-1. The main zoning and parking items are noted below.

Site Area: 4,884 sq. ft. (total)

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.33 FSR (1,600 sq. ft. approximately)	0.86 FSR maximum (0.70 + 0.16 for Laneway House)* (4,200 sq. ft.)	0.77 FSR (3,756 sq. ft.)
Number of Dwelling Units	1	Up to 3	2 fee simple, one with a secondary suite (3 total)
Off-street parking spaces	None (existing curb cut in disuse)	Minimum 2	2

** Note: currently a Laneway House could not be built as the lane is not open. However, in theory an unencumbered site could have the lane dedicated and opened and therefore the site's ultimate "value" would include the provision for a Laneway House which typically yields an addition 0.16 FSR to a site.*

On April 15, 2013, the SOS Sub-Committee reviewed a final draft SOS for the site. On April 29, 2013, the Vancouver Heritage Commission resolved the following:

THAT the Vancouver Heritage Commission supports adding 304 East 28th Avenue to the Vancouver Heritage Register as a B-listing.

Applicant: Marina Lok, Design Consultant
 Michael Hambrook, Owner
 Donald Luxton, Donald Luxton & Associates

Attachments: Statement of Significance, Conservation Plan, and drawings

Staff: James Boldt, Heritage Group

(b) 151 West Hastings Street
 C (M)
 DE 416793

11:50 - 12:40 pm

The application was received to redevelop the site at 151 West Hastings Street (Ormidale Block). The proposed intervention involves the construction of a new building structure with rooftop addition behind the retained front façade, which will be preserved.

It is proposed that the six-storey commercial development provide retail/restaurant use on the ground floor, basement and mezzanine levels, and office space on all upper floors. The total proposed FSR is 3,583 m² and maximum height is 25.9 m (permitted: 22.9 m). The proposal has introduced an access to a basement commercial space directly from the back lane and an animated, contemporary lane façade design.

The conservation plan for the preservation of the historic principal façade was developed by Donald Luxton & Associates. It consists of a number of conservation procedures including the storefront restoration, window rehabilitation, brickwork and terra cotta preservation, cornice restoration, reinstatement of missing windows on second floor and arched entryway restoration. The proposed façade conservation approach is generally consistent with

Standards and Guidelines for the Conservation of Historic Places in Canada, as well as HA-2 Design Guidelines.

The applicant will present the proposal, conservation plan and engineering report related to the assessment of the building's physical condition. Staff will be available to provide additional information, as required.

Issues:

- (i) Conservation Plan, as proposed;
- (ii) Height relaxation of 3m (requested: 25.90 m, permitted: 22.90m); and
- (iii) Parking relaxation (required: 31 spaces, proposed: 6 spaces pay-in-lieu, and 25 spaces to be relaxed based on hardship/heritage).

Applicant: Michael Wartman, B+H Architects
Brett Walsh, Century Group
Donald Luxton, Donald Luxton & Associates

Attachments: Conservation Plan and set of reduced DE drawings

Staff: Marco D'Agostini, Senior Heritage Planner
Paul Cheng, Development Planner

(c) **5805 Wales Street - former Avalon Dairy** 12:40 - 1:30 pm
VHR A
Rezoning Application

This application proposes to change the zoning of this site from RS-1 (One-family dwelling District) to CD-1 (Comprehensive Development District) to allow for a development with 68 housing units in a stacked townhouse form. Three of the residential units are proposed for the Farmhouse building which is to be retained, rehabilitated and designated as part of the application.

Key Development Statistics:

Site Area	50,841 sq. ft.
Proposed floor Area	62,080 sq. ft.
FSR	1.22
Height	35 feet (3 storeys)
Site Coverage	51%
Parking	75 spaces (73 underground and 2 at grade)

The application also proposes community gardens adjacent to the heritage building and enhancements to the greenway.

Issues:

- (i) Conservation Plan;
- (ii) Proposed form of development and its compatibility with the heritage building

Applicant: Howie Jones, Hywel Jones Architect
Donald Luxton, Donald Luxton & Associates

Attachments: Statement of Significance, Conservation Plan, and drawings

Staff: Marco D'Agostini, Senior Heritage Planner

3. Sub-Committee Reports 1:30 - 2:00 pm

Report from Heritage Awards Planning Sub-Committee.

4. New Business

Next Meeting:

DATE: September 9, 2013
TIME: 11:00 am
PLACE: **Town Hall Meeting Room**
Main Floor, Vancouver City Hall

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