



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, September 9, 2013  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, 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 July 29, 2013, meeting to be approved.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 12:00 pm
  - (a) 3572 Welwyn Street - The Crowe House  
VHR C  
DE416951

The site is located in the Cedar Cottage neighbourhood in an area zoned RS-2 which permits One- and Two-Family Dwellings, the conversion of existing buildings into suites and, in some cases, apartment buildings, townhouses, and infill development. Density up to a maximum of 0.75 floor space ratio (FSR) is permitted in the zoning without Council approval. The total area of the site is 374 square metres (4,024 square feet). A paved lane which varies between 4.3 metres (fourteen feet) and 6.0 metres (twenty feet) exists at the rear of the site.

The Crowe House at 3572 Welwyn Street is a craftsman bungalow built for Herman and Marie Crowe in 1914 at the edge of the burgeoning Epworth town-site (later part of the Cedar Cottage neighbourhood) which grew around the interurban stop on what is now the Victoria Diversion nearby. Marie Crowe owned a store (the building still exists) by the interurban stop until 1927. Herman Crowe worked in a nearby lumber yard, which supplied the building materials for the house, until he had a stroke in 1927. Both lived well into their nineties in the house. Milly Crowe, their eldest daughter, who was born in 1914, lived in the house for ninety years, sleeping in the same front bedroom the whole time. The house has remained remarkably unaltered as a consequence of the family's long ownership of the site.

The application proposes to retain and rehabilitate the Crowe House and to construct a new Infill One-Family Dwelling at the rear of the site. The main variances are noted below:

**Table 1: RS-2 District Schedule Variances**

Regulations of the RS-2 District Schedule	Required or Permitted	Proposed, with Variances
Section 4.3.1 - Site Area	The minimum site area shall be 929 m <sup>2</sup> for a multiple dwelling or infill.	The minimum site area for infill development is 374 m <sup>2</sup> (4,026 sq. ft.) which is the existing.
Section 4.7.1 - Floor Space Ratio (FSR)	The maximum permitted floor space ratio (FSR) is 0.75 FSR subject to certain provision, and up to 0.86 FSR with a Laneway House.*	A maximum of 0.83 FSR is permitted which is approximately 308.5 m <sup>2</sup> (3,318 sq. ft.)

\* The actual achievable density with a Laneway House is an addition 0.16 FSR- the area of a Laneway House does not formally count against floor area if it otherwise complies, but it is "real" permissible floor area.

**NOTE:** the SOS is proposed to be reviewed at this meeting, whereas normally this review would be done by the Sub-committee. In this case, due to the summer break and the timing of the application, this SOS is proposed to be reviewed as part of the application review.

**Issues:**

- (i) Statement of Significance and Conservation Plan; and
- (ii) Overall proposal and compatibility of the new infill building.

**Applicant:** Stefan Brunhoff, Architect  
 Andre Lessard, Heritage Consultant  
 Brad Hall, Owner

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

**Staff:** James Boldt, Heritage Group

**3. Sub-Committee Reports 12:00 - 12:30 pm**

Report from Heritage Awards Planning Sub-Committee.

**4. New Business**

**Next Meeting:**

**DATE:** September 30, 2013  
**TIME:** 11:00 am  
**PLACE:** Town Hall Meeting Room  
 Main Floor, Vancouver City Hall