



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 21, 2013
TIME: 11 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.*
 - *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

Minutes of the meeting held September 30, 2013.

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

2. Conservation Review 11:10 - 11:40 am

(a) Sinclair Centre - 757 West Hastings Street

The Sinclair Centre occupies an entire city block and is comprised of four heritage buildings listed on the Heritage Register: the former Post Office Building "A" (M); the Winch Building "A" (M); the former Customs Examining Building "A"; and the Federal B building "B". The buildings were rehabilitated and connected with an interior atrium and galleria completed in 1986.

A revitalization project is proposed and includes the following elements:

- Exterior lighting enhancements
- Removal of arched fabric awnings
- New entrance canopy at West Hastings Street
- New fabric banners at three of the four corners of the Sinclair Centre complex.

Issues:

- (i) Overall compatibility of proposed lighting and signs with the heritage buildings.

Applicant: Danny Wong, Architect, Public Works and Government Services Canada
 Tony Yip, Architect, Chernoff Thompson Architects

Attachments: Statements of Significance
 Drawing and illustration package

Staff: Marco D'Agostini, Senior Heritage Planner

- (b) 1451 Angus Drive - Reifel House 11:40 - 12:20 pm
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The site is located in First Shaughnessy, adjacent The Crescent, which is the most prominent location in this historic neighbourhood. The First Shaughnessy Official Development Plan (FSODP) prescribes a maximum floor space ratio (FSR) of 0.45 which includes dwellings and detached buildings including garage space. The total area of this site is 2,672 square metres (28,763 sq.ft.).

The Reifel House at 1451 Angus Drive in Shaughnessy was built in 1922. It is a good example of British Arts and Crafts design which continued into the inter-war period. It is also associated with the influential Reifel family, built for Henry and Annie Reifel. It was Henry Reifel who established a brewery empire and was successful even through the Prohibition era. The historical and architectural importance of this house is summarized in the attached Statement of Significance, which was reviewed by the SoS Subcommittee on November 26, 2012.

In exchange for rehabilitation, renovations and new construction, a modest amount of additional density is sought. The proposed form of development is to retain the house, add a wing on each side, relocate the front door with a new porte-cochere, and extend the rear to accommodate an attached two-car garage. There is also a detached three-car garage proposed at the rear of the property.

Zoning Summary

Zone: FSD

Site Area: 28,763 sq.ft.

Zone: FSD	Existing	Permitted	Proposed
FSR - House	8,470 sq.ft. 0.29 FSR	12,953 sq.ft. 0.45 FSR	13,532 sq.ft. 0.47 FSR
FSR - House and Garage *	9,253 sq.ft. 0.32 FSR		
Height	2-storey	2-storey	3-storey **

* Floor area of detached garage - existing 783 sq.ft., proposed 602 sq.ft. - is included as part of overall FSR calculations as per the FSD ODP.

** While the actual height of the house will not change, it will be viewed as 3-storey under the provisions of the FSODP which limits floor area of a half storey - in this case the additional floor area will exceed provision for a 2-storey by 270 sq.ft.

In exchange for the designation of the heritage house, a variance of the FSODP is proposed to allow for these additions on the site. The Director of Planning is seeking heritage designation in exchange for the additional floor area, and a Heritage Revitalization Agreement may also be necessary to vary other minor components of the development.

The application was presented to the First Shaughnessy Advisory Design Panel and the Minutes of February 16, 2012, are attached. The applicant has submitted the design rationale, also attached.

Issues:

- (i) Conservation Plan;
- (ii) Degree of retention and proposed alterations to front façade;
- (iii) Compatibility of new components, including wings, front dormer and rear; and
- (iv) Appropriateness of replicating new porte-cochere at front of house

Applicant: Jim Bussey, Formwerks Architectural
Donald Luxton and Associates, Heritage Consultant

Attachments: Statement of Significance, Conservation Plan with Drawings
First Shaughnessy Advisory Design Panel Minutes

Staff: Hugh McLean, Heritage Planning Analyst
Tim Potter, Development Planner

3. West End Community Plan 12:20 - 1:00 pm

At the previous meeting Community Planning staff presented an update on the West End Community Plan. At the meeting members requested that the draft plan be presented to the Commission prior to the plan being submitted to Council.

Accordingly, time has been set aside on this agenda for discussion. The plan will be released for public review and comment in the week of October 14, 2013. Once the plan is made available staff will forward links of the plan to the Commission.

Staff: Holly Sovdi, Planner, Community Planning

4. Heritage Amenity Density Update 1:00 - 1:10 pm

In July 2013, the Commission requested that updates on upcoming transfers of heritage amenity density be included in Commission agendas.

At the Public Hearing on October 24, 2013, City Council will be considering a rezoning application for 1400 Howe Street/1400 Granville Street in which the applicant has offered to purchase heritage amenity density with a value of \$2 million - equivalent to approximately 2,859 square metres (30,770 sq. ft.) of floor area as part of the proposed public benefits.

5. Sub-Committee Reports

1:10 - 1:30 pm

Report from SoS/VHR Sub-Committee.

6. New Business

Next Meeting:

DATE: November 18, 2013
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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