



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 18, 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 October 21, 2013.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
 - (a) 2975 Oak Street - The Van Arsdel
VHR B
DE#417330

'The Van Arsdel', also known as the "The Sante Fe" (as it was re-named in 1945), was completed in 1928 and was designed by the important architectural firm of Townley and Matheson. The building was commissioned by Captain Arthur Wellesley Davison who had captained two of the CPR's most important vessels- the *Empress of Russia* and the *Empress of Asia*, and who later became the Marine Superintendent for the CPR in Hong Kong. Captain Davison likely constructed the apartment building as a convenient home for his family, including his wife Eva Van Arsdel (after whom he named the building), as he frequently travelled back and forth between Asia and Canada. The family lived in various units in the building until 1942 when they moved to a house on West 33rd Avenue.

The building is a striking example of the Period Revival style which was popular during the 1920s and 1930s. Equally striking is that, with the exception of the windows and the lanterns on the pillars at the entrance, most of the original features of the building have survived. The structure of the building consists of a concrete shell with a heavy timber interior frame. A shallow but wide original garage existed on the site until recently.

The site is located in an area zoned RM-3 which permits medium density towers "outright" (i.e. without discretionary approvals required). A summary is provided below:

Zoning and Parking Summary Site Area: 12,489 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	1.2 FSR (14,000 sq. ft.)	Up to 1.9 FSR (23,780 sq. ft.)	2.8 FSR (34,883 sq. ft.) 50% over permitted
Dwelling Units	14	N/A	50
Off-street parking spaces	Not known	20 minimum	25
Height	40 feet	120 feet maximum	112.17 feet

Options to add to the building and or construct infill at the rear of the site were explored with the developer as well as the previous owner. It was concluded that retention of the internal structure, at least in whole, was not viable. The current proposal seeks to retain the south and east facades and develop a parking underground and an eleven storey apartment. The entire project will be comprised of residential rental units. The zoning permits towers of the height proposed. The proposed density is 2.8 FSR which is 50% over the permitted density. A preliminary Real Estate proforma analysis was completed which suggested that approximately 2.65 FSR could be financially supported, subject to final refinement/analysis. The higher value will be looked at as part of the application review.

Due to timing issues related to the review of the application, the SoS is to be reviewed at the November 18, 2013, Commission meeting as opposed to being reviewed by the Sub-Committee ahead of time.

Issues:

- (i) SoS, Conservation Plan; and
- (ii) Overall scheme and compatibility of new development.

Applicant: Donald Luxton, Donald Luxton & Associates
Kevin Hoffman, Aquilini Development & Construction Inc.
Mark Mazzone, Acquilini Development & Construction Inc.
Nick Bevanda, CEI Architecture Planning Interiors
Robert Cesnik, CEI Architecture Planning Interiors

Attachments: Statements of Significance, Conservation Plan, and drawings

Staff: James Boldt, Heritage Planner

3. 2550 West 10th Avenue - Kitsilano Secondary School VHR B 11:50 - 12:20 pm

Staff and the Heritage Consultant will provide an update on the application for the seismic mitigation project at Kitsilano Secondary School. As background, on September 10, 2012, the Vancouver Heritage Commission reviewed the Conservation Plan submitted for the RFP and resolved the following:

THAT the Vancouver Heritage Commission supports the Conservation Plan for Kitsilano Secondary School, with particular reference to the rehabilitation strategy for the existing windows, the salvaging and reuse of interior features and notes the significance of such existing design features as the north corridor.

FURTHER THAT the Commission supports the three options as presented in the Conservation Plan for a strategy for a sensitive transition between the old and new buildings.

FURTHER THAT the Commission supports and commends the Landscape Conservation Plan as presented at the September 10, 2012, meeting.

Reduced packages are provided for reference. Staff will bring a couple RFP packages for reference. No resolutions are being sought by staff (this review is for information only), although Commission may wish to bring forward motions related to the project if the Commission so desires. The application is to be referred to the Director of Planning for approval. Council approval is not required.

Attachments: Heritage conservation implementation plan and reduced drawings.

Heritage Consultant: Don Luxton

Staff: James Boldt, Heritage Group

4. Downtown Eastside (DTES) Local Area Planning Program (LAPP) 12:20 - 1:00 pm

Tom Wanklin, DTES Senior Planner, will provide an update on the DTES LAPP process, as follows:

- Brief overview of the progress and timelines going forward
- Overview of the major directions proposed in the LAPP
- Brief presentation of the main Heritage proposals
- Questions for clarity and discussion

Staff will be in attendance to offer additional information and answer related questions.

Staff: Tom Wanklin, Senior DTES Planner
Wesley Joe, DTES Planner
Zlatan Jankovic, Heritage Planner

5. Heritage Program Review 1:00 - 1:45 pm

Council has requested staff to prepare a report to review and improve protection of Vancouver heritage buildings. Staff will present an overview of findings and proposed directions for discussion.

6. Sub-Committee Reports 1:45 - 2:00 pm

Report from SoS/VHR Sub-Committee.

7. New Business

Next Meeting:

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

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