



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, September 29, 2014  
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 Lori Isfeld at 604.873.7269 or e.mail [bonnie.kennett@vancouver.ca](mailto:bonnie.kennett@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

Minutes of the meeting held July 28, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
  - (a) 1600 Beach Avenue /1625 Harwood Street (Beach Towers) 11:10 - 11:55 am  
Not listed on VHR but identified as a potential "A" in Recent Landmarks Study  
DE418163 and DE418164

The Commission reviewed the rezoning application for this site on several occasions in 2011 and 2012 (see Attachment for Beach Towers for motions).

Development permit applications have now been submitted and will be presented for the Commission's review. The applications propose to develop 133 secured market rental residential units including:

- 21 units in a 2 and 4 storey townhouse building on Beach Avenue
- 97 units in a 9 storey building at Cardero and Harwood Streets
- 15 units in a 2 and 3 storey buildings on Harwood Street
- infill around the base of the four existing towers
- a new amenity structure at Beach and Cardero.

Issues:

- are the proposed new buildings visually compatible with, subordinate to and distinguishable from the heritage resources?
- does the proposed infill at the base of the existing towers respond to the Heritage Commission's motion of February 2012?

Attachments:

- previous Commission motions
- drawing package including Statement of Significance

Applicants:

- Martin Bruckner, Architect, IBI/HB Architects
- Zev Shafran, Owner
- Robert Lemon, Heritage Consultant
- Cameron Owen., Landscape Architect

Staff:

- Marco D'Agostini, Senior Heritage Planner

- (b) **826 East Georgia Street - Thomas & Jessie Crawford House** **11:55 - 12:25 pm**  
**VHR 'C' (proposed); Streetscape "A"**  
**DE417865**

The Thomas and Jessie Crawford House was built in 1892 as one of the earliest houses in the east end of Strathcona, which at that time was along the eastern fringe of the city. It is associated with Thomas Crawford, builder and first resident, who arrived in Vancouver prior to 1886 and was among the first to serve with the Vancouver Police when it was established that year. The house is also of value for its simple gabled vernacular style, typical of early houses in Strathcona. Based on this, it is proposed to be added to the Vancouver Heritage Register as a C-listing. The site is also noted in the Strathcona-Kiwassa RT-3 Guidelines as part of a Streetscape "A", indicating an important streetscape where buildings are intact and should be retained.

The application proposes to rehabilitate the heritage building, placing it on a new foundation, raising it by one foot to improve livability in the lower level, adding modest dormers to the upper floor, and constructing a new garage at the rear. The overall floor area is not proposed to change, although a reconfiguration of some living area is proposed. Strata titling is not proposed, which will make the conservation of the house more straightforward. The main zoning items are noted below, all of which are existing non-conforming conditions:

**Zoning Summary - Zone: RT-3**

**Site Area: 3,050 sq.ft.**

Item	Required or Permitted	Proposed
Side Yard	0.76 metres (2.5 feet)	West Side 0.58 metres (1.9 feet) * East Side 0.49 metres (1.6 feet) *
Rear Yard	20 metres (65.6 feet)	18.9 metres (62.2 feet) *
Floor Space Ratio (FSR)	0.75 FSR (212.8 m <sup>2</sup> / 2,291 sq.ft.)	0.825 FSR * (233.7 m <sup>2</sup> / 2,516 sq.ft.)
Site Coverage	45% (1372 sq.ft.)	52% (1580 sq.ft.) *

\* Existing non-conforming - no change between existing and proposed, although for FSR, some floor area will be re-allocated between lower and upper levels.

Issues:

- (i) Conservation Plan
- (ii) Compatibility of modest changes to the exterior, including the recessed entry to the lower level suite at the front

Attachments:

- Statement of Significance, Conservation Plan and Drawings

Applicants:

- Mike Lemon, Birmingham & Wood Architects
- Elana Zysblat, Heritage Consultant

Staff:

- Hugh McLean, Heritage Group

**3. Planning and Development Chronology of Vancouver 12:25 - 12:45 pm**

The Vancouver City Planning Commission (VCPC) is initiating a project to prepare a Planning and Development Chronology in Vancouver. Members of the VCPC will attend to describe the project and seek assistance from the Heritage Commission.

Attendees:

- Karenn Krangle, Chair, VCPC
- Elizabeth Ballantyne, Manager, VCPC

**4. Statement of Significance Subcommittee Report 12:45 - 1:05 pm**

Report from the Statement of Significance Subcommittee Meeting of September 15, 2014 will be presented.

**5. Heritage Awards Subcommittee 1:05 - 1:10 pm**

The Commission is requested to establish a sub-committee in order to begin planning for the 2015 Heritage Awards.

**6. Heritage Action Plan Update 1:10 - 1:15 pm**

Staff will provide an update on the hiring of a consultant and the Advisory Committee.

**7. New Business**

**Next Meeting:**

DATE: October 20, 2014  
TIME: 11 am  
PLACE: Cityscape Conference Room  
Room 511  
Crossroads, 507 West Broadway