



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, December 8, 2014
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 Bonnie Kennett at 604.873.7269 or e.mail 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 November 17, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 325 West 11th Avenue - Wakefield Residence 11:10 - 11:50 am
DE418458
VHC 'B'

The Wakefield Residence was built in 1911 and is a prominent and well known building located in the Mount Pleasant neighbourhood. It is also part of an intact block of large Edwardian Houses, several which are now protected heritage buildings.

The development permit application proposes to conserve and protect the building and construct a new infill building at the rear. The Wakefield residence is to be retained as a single family house. However, a proposal to vary the provisions for Bed and Breakfast use to allow additional rooms to be rented in the house is sought as a variance, in addition to floor space ratio. The house has been operated as a bed and breakfast residence for many years (currently the Windsor House). A zoning summary is provided below:

Table 1: Zoning Summary (RT-6)

Item	Permitted or Required	Proposed
FSR Section 4.7.1 - Overall Floor Space Ratio (FSR)	Up to 0.75 FSR maximum is permitted which is 533 square metres (4,685 sq. ft.)	A maximum of 0.92 FSR is permitted which is approximately 533 square metres (5,735 sq. ft.)
Section 11.4.1* Bed and Breakfast	A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.	A maximum of ten bedrooms accommodating a maximum of twenty bed and breakfast guests.
Number of Dwelling units	4 maximum*	2

* *Note: Up to eight bed and breakfast beds could be licensed on the site (2 in each unit) under existing provisions, although this is unlikely. The restriction is per dwelling unit, not per building.*

The house is proposed to be repaired- no major alterations or removals are proposed. Because of the high level of retention proposed, staff have waived the requirement for a Conservation Plan. The SOS was prepared in 2012 and reviewed by the SOS Sub-committee at that time, who supported it with some recommendations for improvements. The format differs from current practice with regard to format but it has not been re-drafted at this stage.

Issues:

- i) Overall support for the proposal including compatibility of the infill building.

Attendees:

- Alexandre Ravkov, Architect

Staff:

- James Boldt, Heritage Planner

Attachments:

- Drawings
- Statement of Significancy

(b) 4062 Commercial Street - Florence Anderson House
 DE418487
 VHC 'B' (proposed)

11:50 - 12:30 pm

The small Florence Anderson House was built in 1910 in the Cedar Cottage neighbourhood. The site is nearly intact after over a century and is an excellent example of modest Edwardian development in nearly original form. The house, which still has its original coal burning flue, has been occupied by the Anderson family from 1919 until very recently. Florence Anderson, who was five at the time her family moved into the house, lived in the house for 95 years (to 2014). She has been interviewed a number of times on early life in the Cedar Cottage neighbourhood. The house is also featured in "Lucky to Live In Cedar Cottage", a book put out by the VSB in the mid 1980s, co-edited by Carol Miller, who lived for over 90 years in her family house at 3572 Welwyn Street nearby (the subject of a recent heritage application)

The development permit application proposes to conserve and protect the building and construct a new infill building at the rear of the site. The context is unusual in that the site is “double fronting” with two streets on either end of the parcel. The existing houses around the Florence Anderson House face different directions along the block- a legacy of different construction eras and builders’ preferences. As was common along Westminster Road (now Kingsway), side streets featured a mix of commercial and residential buildings. Today, The Williamson’s Feed and Livery building a block to the south still exists as does a commercial building a few lots to the north of the Florence Anderson House (both converted to residential use).

A zoning summary is provided below:

Table 1: Zoning Summary (RT-10)

Item	Permitted or Required	Proposed
Floor Space Ratio (FSR)	0.75 FSR maximum 2,903 sq. ft.	0.80 FSR 3,052 sq. ft.
Building separation	16 feet minimum	16.2 feet
Number of Dwelling units	2 maximum for smaller sites (strata permitted)	2 (i.e. two One-Family Dwellings)

The Statement of Significance has been reviewed by the Statement of Significance Sub-committee and was supported with comments on improvements. The Statement of Significance notes the name ‘Auld House’, after the builder, but staff recommend naming the building after Florence Anderson to acknowledge her long sojourn in the house.

Issues:

- i) Overall support for the proposal including compatibility of the infill building; and
- ii) Conservation of the heritage building.

Attendees:

- Mike Lemon, Architect

Staff:

- James Boldt, Heritage Planner

Attachments:

- Drawings
- Statement of Significance and Conservation Plan

(c) Waterfront Tower - 555 West Cordova Street
 (601 West Cordova Street)
 DE418532

12:30 - 1:30 pm

The development permit application has been received to construct a mixed-use office tower on a site immediately east of the CPR Station building at 555 W. Cordova St. The proposal is to construct a 26-storey tower with 37,953 m2 of commercial/office space. Although a new construction, this proposal will be presented to Vancouver Heritage Commission because of its proximity to Gastown, and its potential impact on adjacent heritage buildings and the historic character of the area.

The proposal was initially presented to the Vancouver Heritage Commission on January 13, 2014, at the pre-application stage. The Commission generally supported it and recommended further design consideration to enclosing the northwest courtyard, and creating greater separation between CPR Station and the "origami" elevation of the tower.

This application has been presented to Gastown Historic Area Planning Committee on November 18, 2014, when the motion of support was deferred due to the current issue with the height of the proposed tower and its protected view cone encroachment. GHAPC recommended that as the design process continues, further consideration be given to the following:

- The project's impact on the cultural landscape of the area, particularly in the pedestrian realm;
- A greater setback from the CPR Heritage Class A building; and
- Given the requirements for the lower tower height, a review of the overall massing of the building; and
- That the Committee looks forward to seeing the project again if significant changes are made to the built form of the tower.

The recently identified issue of tower height has been resolved and the tower height adjusted. The project presentation package, including reduced architectural drawings and heritage impact assessment, has been sent to Commission members for review. Applicant and staff will present the proposal and provide additional information, as required.

Issues:

- i) Has the proposal addressed issues identified during the initial presentation at the pre-application stage?

Applicant: Adrian Smith + Gordon Hill Architecture, Laura Jimenez, Architect
B+H Architect, Matthieu Grady, Architect
Robert Lemon, Heritage Consultant
Jimmy Sun, Cadillac Fairview

Staff: Zlatan Jankovic, Heritage Planner
Sailen Black, Development Planner

Attachments: Waterfront Tower - 601 West Cordova Street
Project package, including reduced drawings

3. Heritage Action Plan

1:30 - 2:00 pm

Staff will present an overview of the Heritage Action Plan, including progress to date and work program schedule for 2015. Background information on the Heritage Action Plan can be found online at the following links:

Heritage Action Plan to Update Vancouver's Heritage Conservation Program:
<http://former.vancouver.ca/ctyclerk/cclerk/20131204/documents/ptec8.pdf>

Heritage Action Plan - Steps to Enhance Protection of First Shaughnessy and Pre-1940's Character Houses:

<http://former.vancouver.ca/ctyclerk/cclerk/20140610/documents/rr1a.pdf>

Presenter: Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

Staff: Marco D'Agostini, Senior Heritage Planner

4. **Statement of Significance and Vancouver Heritage Register Subcommittee Report** 2:00 - 2:20 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of November 24, 2014, will be presented.

5. **Heritage Awards Subcommittee Report** 2:20 - 2:30 pm

Next Meeting:

DATE: January 12, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

* * * * *