



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 5, 2015
TIME: 11 a.m.
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Nicole Ludwig at 604.873.7191 or e.mail nicole.ludwig@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

The minutes of the September 14, 2015, meeting to be approved.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 809 West 23rd Avenue - AMORC Temple 11:10 - 11:40 am
Rezoning
VHR 'C' (proposed)

Originally named the Oak Street United Church in 1927 and then the Douglas Park United Church in 1928, the site was operated by the Douglas Park Regular Baptist Church from 1937 until 1952 at which time the Vancouver Lodge of the Ancient and Mystical Order of Rosae Crucis (AMORC) took over the building until it was sold in 2010. The site is also associated with the Chown United congregation, which still exists, on Cambie Street- the original congregation moved there from 809 West 23rd Avenue at the time the Baptists took over in 1937.

The church building is built in a simple and orderly vernacular style reflecting early Methodist and Presbyterian influences in the United Church movement. The features of the building remained intact until at least 1937. In the 1950s AMORC began modifying the church for their purposes. The major modifications were the removal or boarding up of windows, and the

complete reconfiguring of the interior, which was re-designed and decorated along the lines of other Rosicrucian sites in the United States.

The application proposes to restore the church to its 1937 condition (based on photographs and on-site analysis). The exact condition of the windows and/or opening won't be known until the current stucco and interior finishes are removed. The name of the building is proposed to be the AMORC Temple despite the restoration to the pre-1937 condition. A rezoning is proposed with heritage designation. The site consists of two residential sized parcels for a total site area of 8,435 sq. ft. The current zoning is RS-5. The main variances are listed below (please note this table has been updated and corrected as of October 2, 2015):

Item	Existing	Permitted/Required	Proposed
Total Floor Space Ratio (FSR)	0.53	0.86 to 0.91 with Laneway House	1.19
Above Grade Square Footage	2,331 sq. ft. (0.28 FSR)	6,227 sq. ft. (0.74 FSR)	7,055 sq. ft. (0.84 FSR)
Below Grade Square Footage	2,141 sq. ft. (0.25 FSR)	1,084 sq. ft (0.13 FSR)	2,985 sq. ft. (0.35 FSR)
Number of Dwelling Units	None	Up to 6	10 (6 units and 4 lock-off suites)
Off-Street Parking Spaces	4 spaces	2 spaces	5 spaces

On February 23, 2015 the Vancouver Heritage Commission supported the addition of the site to the register in the 'C' category and referred the SOS back to the consultants for revisions.

Issues:

- Conservation Plan;
- Balance of new openings for livability etc. with re-using original openings/windows, as well as dormer additions; and
- Compatibility of the infill building.

Applicant:

- Paul Philips (EDG Homes)
- Donald Luxton, Donald Luxton & Associates

Attachments: SOS, Conservation Plan, and drawings

Staff:

- James Boldt, Heritage Group
- Michelle McGuire, Rezoning Planner

3. Heritage Action Plan Update

11:40 - 12:25 pm

Staff and Consultants will provide an update on the implementation of the Heritage Action Plan, including:

- Brief status update on the Character Home Zoning Review
- Presentation on the Heritage Register Upgrade & Heritage Conservation Program Review, including an overview of content in development, consultation process, and discussion of best practices from other communities.

Staff:

- Marco D'Agostini, Senior Heritage Planner
- Tanis Knowles Yarnell, Heritage Planner

Consultant:

- Donald Luxton, Donald Luxton & Associates

4. Statement of Significance and Vancouver Heritage Register 12:25 - 12:35 pm

Subcommittee Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of September 21, 2015, will be presented.

5. New Business 12:35 - 12:40 pm

Next Meeting:

DATE: October 26, 2015
TIME: 11 a.m.
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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