



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 14, 2016
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, 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>*
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Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held October 24, 2016.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 1417 East 10th Avenue 11:10 - 11:40 am
Heritage C (Proposed)
DE 2016-00120

The Phillion Residence at 1417 East 10th Avenue, constructed in 1935, is a good example of modest housing built during the interwar period, in this case with many craftsman inspired details such as decorative barge boards with beam caps, gabled front porch with clipped ends, tapered wood columns, dentil coursings, wood soffits and a variety of distinctive wood sash windows with arched tops and stained glass. The house is in nearly original condition. Previously the Commission had supported addition of the site to the Heritage Register in the 'C' category.

The proposal is to add to the house and convert it to contain two Dwelling Units, and to construct an Infill One-Family Dwelling at the rear of the site. The zoning applicable to the site is RT-5.

Variations of the RT-5 Zoning District Schedule

Site Area: 4,032 sq. ft.

Regulation	Required or Permitted	Proposed, with Variations
Height	A maximum building height of 10.70 metres (35.10 feet) and 2 storeys is permitted	9.42 metres (30.9 feet) for the principal building and 5.8 metres (19.4 feet) for the infill building
Floor Space Ratio (FSR)	Up to 0.75 FSR maximum is permitted which is 287 square metres (3,083 sq. ft.)	A maximum of 0.87 FSR is permitted which is approximately 326 square metres (3,508 sq. ft.)

Issues:

- additions to the house and Conservation Plan; and
- compatibility of the design of the infill building.

Applicant: Carman Kwan, Architect

Staff: James Boldt, Heritage Planner

Attachments: Reduced drawings, including an Statement of Significance and Conservation Plan

(b) 1170 Barclay Street, the 'Florida'
Heritage B (proposed)
DE418401

11:40 - 12:25 pm

The building at 1170 Barclay Street, known as "The Florida", was built in 1926 and is a good example of apartment housing in the West End constructed on "double-lot" sites (two thirty-three foot wide parcels) during the 1920s when both modern and nostalgic design influences became prominent. In August, 2012, the Heritage Commission supported the addition of the building to the register in the 'B' category with recommended changes to the Statement of Significance.

Previously, the development application proposed to add three partial storeys to the building with a total proposed density of 2.36 FSR through an Heritage Revitalization Agreement. On July 27, 2015, the Commission reviewed the application and resolved the following:

THAT the Vancouver Heritage Commission does not support the proposal to redevelop 1170 Barclay Street as presented to Commission members on July 27, 2015, expressing the following concerns:

- the ceiling heights in the new upper floors lead to excessive height of the addition and contribute to an overbearing quality of the addition vis-à-vis the heritage building;
- increasing the setback to the addition would mitigate the impact of it on the heritage building;
- there is a lack of heritage retention in the rehabilitation of the existing apartment building;
- the design of the partial third storey addition adds to the sense that only the heritage façade is being retained;
- The use of replacement vinyl windows in the heritage portion is unacceptable.

FURTHER THAT the Vancouver Heritage Commission requests the applicant resubmit a new proposal.

CARRIED UNANIMOUSLY

The application has been revised in response to the Commission's comments. The particulars are noted below:

Variances of the RM-5B District Schedule		Site Area = 803.2 m ² (8646 sq. ft.)	
Item	Existing	Required or Permitted	Proposed
FSR	1.33	1.50 maximum (2.75 on larger lots)	2.07 FSR 1,664 m ² 17,909 sq. ft.
Height	2 storeys plus basement	18.3 metres (60 feet) outright (can be relaxed)	18.3 metres (60 feet)
Number of Dwelling Units	16	Not limited	28 (previously 35)
Off-Street parking	6	14	7

Issues:

- response to Commission comments and revised application; and
- revised Conservation Plan.

Applicant: Carman Kwan, Architect
 Andre Lessard, Dewhirst Lessard Consulting

Staff: James Boldt, Heritage Planner

Attachments: Reduced drawings, Statement of Significance, and Revised Conservation Plan

(c) 3750 Prince Edward Street - Gardiner Residence 12:25 - 12:55 pm
 VHR 'C'
 DP-2016-00570 (Designation)

The Gardiner Residence was built in 1912, one of a pair of Craftsman houses built in the Riley Park neighbourhood by local contractor Alex Mains and unusual as a modest house designed by architects Horel and Roberts. The house is also valued as an example of real estate development in this area tied to the expansion of infrastructure and streetcar service along Main Street, two blocks to the west. The Statement of Significance was reviewed by the Statement of Significance Subcommittee as presented to the Commission on September 14, 2015.

The application proposes to retain and rehabilitate the house, whereby all existing materials will be retained and restored. There is a small addition at the rear and south side proposed totalling 56.6 square feet. The zoning is RS-1, which allows up to 0.7 FSR overall (not including a lane house); current FSR (0.75) is already slightly over permitted, and the addition will increase it to 0.77. It is worth noting that this site does not qualify for a lane house due to its limited rear yard. Therefore, the proposal is an acceptable compromise whereby floor area that, on a deeper lot, would be have been achieved in a lane house, is instead added to the house in a respectful manner.

The Director of Planning is seeking heritage designation in exchange for the additional floor area.

Issues:

- conservation of the heritage building

Applicant: Charles Fawkes

Staff: Hugh McLean, Heritage Planning Analyst
Susan Chang, Development Planner

Attachments: Drawings, Statement of Significance

3. New Business

Next Meeting:

DATE: Monday, December 5, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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