



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 16, 2017
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 - December 5, 2016

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| 1. | Business Arising from the Minutes | 11:05 - 11:10 am |
| 2. | 1775-1795 West 16th Avenue
DP-2016-00231
VHR: as noted below
Type: HRA | 11:10 - 11:40 am |

The proposal involves the restoration of three houses which currently sit on three separate parcels in an area zoned RT-5 between Burrard Street and Granville Street. The houses are as follows:

- 1795 W 16th Av (built 1913): proposed VHR B
- 1785 W 16th Av (built 1919): proposed VHR C
- 1775 W 16th Av (built 1919): proposed VHR C

The proposed VHR additions were supported by the Commission at its meeting on February 1, 2016, as part of the SoS/VHR Subcommittee Report. Infill development is proposed at the rear of two of the houses. The maximum permitted density in the zoning is 0.75 FSR. An overall aggregate FSR of 0.83 FSR is proposed (on a consolidated site), which is 10% over the maximum permitted density.

Site Area: 18,756 sq. ft. (approximately 6,250 sq. ft. each parcel)

	Lot	Proposed (sq. ft.)	FSR (sq. ft.) on each original parcel
1795 W 16 th Av	20	4,568	0.73
1785 W 16 th Av	19	4,403	0.70
Infill	19	987	0.16
1775 W 16 th Av	18	4,494	0.72
Infill	18	1,113	0.18
TOTAL	-	15,565	-
Aggregate FSR	-	-	0.83

Issues:

- The house at 1795 West 16th Avenue, which has a stone base around the porch, is proposed to be raised;
- The house at 1775 West 16th Avenue is proposed to be raised three feet; and
- Additions and changes to the houses, in particular 1775 West 16th Avenue.

Applicant: Andrew Cook, Formwerks Architectural Inc.

Staff: James Boldt, Heritage Planner

Attachments: Drawings and SOSs

**3. 604 East 23rd Avenue
VHR 'B'
DP 419627
HRA**

11:40 am -12:10 pm

The Mitchell Residence was constructed in 1911 at the height of the Edwardian building boom which lasted from 1910-1913. Although Fraser Street is the oldest north-south street to cover what is now Vancouver, development along Fraser Street only began to intensify once the streetcar route was established and associated businesses began to be built along it. Today, it is the only surviving Edwardian-era house on the south side of the 600 Block of East 23rd Avenue.

The house has a number of details and features not found in other surrounding Edwardian and Victorian houses in the neighbourhood south of Mount Pleasant, including surviving stained glass windows. Originally built for the Mitchell family, who resided in the house until 1921, by 1957 the house had been divided into three suites, which is what currently exists. The site is listed on the Vancouver Heritage Register in the 'B' category. The SoS/VHR Subcommittee Report was presented to the Commission at its meeting on December 7, 2015.

The existing zoning is RS-1. The site is approximately 49.5 feet wide (the prevailing pattern is 25 foot wide parcels). The proposal is to convert the house to contain two dwelling units and to construct an Infill One-Family Dwelling at the rear of the site in a contemporary vocabulary. Strata titling of the site is also proposed. The site could be subdivided into two approximately 25 foot wide parcels under the provisions of the Subdivision By-law. A zoning summary is provided below:

Table 1 (Site Area = 6,030 sq. ft.)

Item	Existing	Permitted or Required as a single parcel*	Permitted or Required if subdivided outright*	Proposed
Uses	One-Family Dwelling	One Family Dwelling with Secondary Suite and a Laneway House	One Family Dwelling with Secondary Suite and a Laneway House on each parcel	Multiple Conversion Dwelling (2 units) and an Infill One-Family Dwelling
Density	0.54 FSR 3,280 sq. ft.	Up to 0.86 FSR 5,186 sq. ft.	Up to 0.86 FSR 5,186 sq. ft.	0.81 FSR 4,822 sq. ft.
Number of Dwelling Units	3	Up to 3 maximum (non-strata)	Up to 6 maximum (non-strata)	3 (strata)

* Assumes construction of a Laneway House as permitted in the zoning, and all new construction for the principal building.

Issues:

- Conservation Plan and conversion to two Dwelling Units.
- Design of the new infill building.

Applicant: Sandra Moore Architect

Staff: James Boldt, Heritage Group

Attachments: SOS, Conservation Plan, and drawings.

4. Character Home Zoning Review Update (Heritage Action Plan) 12:10 - 12:40 pm

Staff will provide an update on the Character Home Zoning Review, being conducted as part of the Heritage Action Plan. The update will include an overview of options being explored, public consultation undertaken to date, and next steps for the study. Background information and Open House information display boards can be found online on the project website: vancouver.ca/characterhomereview

Staff: Marco D'Agostini, Senior Heritage Planner
 Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

5. New Business 12:40 - 1 pm

Next Meeting:

DATE: Monday, February 6, 2017
 TIME: 11 am
 PLACE: Town Hall Meeting Room
 Main Floor, Vancouver City Hall