



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, July 17, 2017  
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 Denise Swanston at 604.871-6399, [denise.swanston@vancouver.ca](mailto:denise.swanston@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 11:00 - 11:05 am

#### Leave of Absence Requests

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
  - (a) 1550 Comox Street  
VHR 'B'  
DP-2016-00565

The house at 1550 Comox Street is a two-and-a-half storey vernacular-style dwelling located in the West End. Built in the later Edwardian era in 1907, it features vertical massing, a bellcast gabled roof and multiple bays. As early as 1912 it provided rental units, which continues to this day. The exterior remains largely intact.

An infill dwelling is proposed to be developed at the rear of the property. On January 12, 2015, the Commission resolved the following:

THAT the Vancouver Heritage Commission requests any infill applications adjacent to potential heritage buildings in the West End, rental or not, be brought to the Commission for review. While the Commission understands that the zoning may not require a Heritage Revitalization Agreement, the Commission requests that the Director of Planning require a Statement of Significance and a Conservation and Maintenance Plan for the potential heritage building and that the Director of Planning require registration and designation when appropriate.

The house is proposed to be modified, primarily on the interior, to allow for five rental units, along with three units in the infill. The house will have dormers added on both sides to

improve livability of the top floor, and the fire escape at the rear will be removed. Under the infill provisions for RM-5, the Director of Planning can require an appropriate level of conservation. In the case of 1550 Comox Street, the applicant has brought forward the proposal to designate the building as part of the consideration for approval. An HRA is not necessary and FSR provisions do not apply specifically to infill as part of the West End "Laneway 2.0" provisions. Approval is based on design guidelines and context.

Staff is seeking input from the Heritage Commission on the degree of conservation and the proposal to designate, along with exterior changes to the house. The Statement of Significance, attached, has been reviewed by the SoS/VHR Subcommittee and finalized as per comments to the consultant. Since the exterior requires only a minimal degree of rehabilitation, a Conservation Plan was not considered necessary. However, a Conservation Report was prepared for the applicant, which will form the basis for the conservation approach and prior-to conditions will require detailed retention drawings.

Issue: Additions to the house to accommodate revised floor plans and exiting

**Applicant:** Robert Salikan, Salikan Architecture

**Staff:** Hugh McLean, Heritage Planning Analyst  
Jason Olinek, Development Planner

**Attachments:** Drawings, Statement of Significance, Conservation Report (Donald Luxton & Associates)

**(b) 1523 Davie Street - Gabriola Mansion** **11:50 am - 12:40 pm**  
**VHR 'A'; Municipally Designated**  
**Application for CD-1 Text Amendment**

The Gabriola Mansion, built in 1900-1901, is a well-known estate house characterized by its Gabriola Island sandstone block construction and numerous surviving details and elements including stained glasswork by Henry Bloomfield and Sons and stonework by John Wills Bruce. Besides its aesthetic features, it is also valued for its association with the early development of Vancouver's West End neighbourhood and its ownership by the Rogers family and, later, the Bentall family. It is one of the oldest surviving buildings in the West End and, along with its estate grounds, the last mansion estate of its type in the neighbourhood which was once an upper class residential area.

The exterior of the mansion and the grounds are protected by a Designation By-law, and the current zoning is CD-1. Having been operated as a restaurant for many years, the mansion has been vacant for a number of years and has suffered some fire and water damage. Previous owners of the site, and the current owner, have concluded that a restaurant use on the site is no longer viable. Residential use is permitted under the CD-1 By-law; however, the current owner has proposed to provide further protection of certain areas on the interior of the building, as well as secured rental accommodation, in return for being able to add a four-unit townhouse development on the site, each unit with three bedrooms. The mansion is to be converted to contain sixteen rental Dwelling Units, which is permitted in the CD-1. While the current West End Plan contains provisions which exclude CD-1 sites from further re-zoning applications, and noting that the site is protected by a Designation By-law, in this case, in the interest of securing additional interior protection in conjunction with secured rental accommodation in exchange for limited infill development on the site, staff concluded that the application would be considered. Parking is provided for off-site under an older agreement.

**Issues:**

- Interior designation (proposed = main entrance lobby and fireplace, the “library” and associated access, and the staircase assembly up to the second floor level); and
- Infill building with respect to maintaining estate character and in terms of architectural expression.

**Applicant:** Timothy Ankenman, Architect

**Staff:** James Boldt, Heritage Group (rezoning staff will also be available for questions)

**Attachments:** Drawings, SOS, and Conservation Plan

**3.2017 Heritage Awards**

**12:40-1:00pm**

A report on the 2017 City of Vancouver Heritage Awards will be presented by staff.

**Staff:** Hugh McLean, Heritage Planning Analyst

**Attachments:** Report to Heritage Commission

**4. Statement of Significance and Vancouver Heritage Register Subcommittee Report**

**1:00- 1:10 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of June 26, 2017, will be presented.

**Staff:** Hugh McLean, Heritage Planning Analyst

**5. New Business**

**1:10-1:15 pm**

**Next Meeting:**

**DATE:** Monday, September 11, 2017  
**TIME:** 11:00 am  
**PLACE:** Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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