



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 24, 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 Tina Hildebrandt at 604.873.7268 or e.mail tina.hildebrandt@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

Approval of Minutes

Minutes of the meeting held January 13, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) Cambie Street Heritage Boulevard Designated Landscape Resource 11:10 - 11:30 am

The central median of the Cambie Street between King Edward Avenue and Southwest Marine Drive is a designated Landscape feature under the Heritage By-law and therefore any alterations require approval of a Heritage Alteration Permit. A rezoning application for Oakridge Centre is proposing some alterations to the median and the advice of the Heritage Commission in regard to those alterations is being sought.

Oakridge Centre is situated at the southwest corner of Cambie Street and 41st Avenue, immediately adjacent to the Oakridge-41st Avenue Canada Line station. The site is 11.5 hectares (28.3 acres) in size, roughly equivalent to eight city blocks. The site is currently developed with 745,000 square feet of retail and office space. The site also houses the Oakridge Branch of the Vancouver Public Library, as well as the Oakridge Seniors Centre. The site is located at the convergence of two transit lines; the Canada Line rapid transit line as well as high frequency bus service on 41st Avenue.

To date staff have advised that moving the house, and rain screening, are not supportable given the unique features of the house, and that it should be rehabilitated *in situ* in a manner which does not trigger required building envelope upgrades.

Issues:

- Support for the form of development as it relates to the retention of the heritage building and its siting; and
- The Conservation Plan and alterations to the rear of the house.

Applicant: Konning Tam, W.T. Leung Architects
 Donald Luxton, Donald Luxton & Associates
 David Mooney, owner

Staff: James Boldt, Heritage Group

Attachments: Reduced architectural drawings, SOS, and Conservation Plan

(c) 731 East 22nd Avenue - The Emily Durie House 12:10 - 12:50 pm
 HRA
 VHR 'B'

The house at 731 East 22nd Avenue, which is listed in the 'B' category on the Vancouver Heritage Register, is assumed to have been built in 1911 based on the water services application records, although recently uncovered evidence suggests the house may have been built earlier, between 1895 and 1911. The house in its form appears to be of a vernacular more common before the Edwardian building boom. The house has been altered considerably in the last couple of decades. Photographs from the 1980s show the house to have been intact with original features, including windows, until recently, which is likely why it was assigned a 'B' value at the time the property was added to the Register.

The proposal is to subdivide the site into two parcels: a parcel containing the heritage house in its current location, and a "pan-handle" parcel at the rear to contain a new duplex. An addition to the heritage house is proposed on the west side. The current zoning is RS-1. A summary is provided below:

Table 1: Comparison (Net)

Item	Unencumbered lands if developed as is under the current zoning	Unencumbered lands if subdivided into two parcels with new development under the current zoning*	HRA as proposed with "net" variances over the lands
Floor Space Ratio	Up to 0.91 FSR with a Laneway House	Up to 0.86 FSR with Laneway Houses	0.85 FSR total (blended)
Number of Dwelling Units	Up to 3 non-strata	Up to 6 non-strata	2 strata (duplex) and 2 non-strata (heritage house)
Number of parcels	1	2	2

* The subdivision under this scenario would require the Approving Officer to exercise discretionary provisions under the Subdivision By-law.

The SOS has been reviewed by the SOS sub-committee who recommended some changes and improvements.

Issues:

- Support for the form of development;
- The compatibility of the addition with the house; and
- The Conservation Plan

Applicant: Adam Steinberg, owner
Jason Skladan, designer

Staff: James Boldt, Heritage Group

Attachments: Reduced architectural drawings, SOS, and Conservation Plan

3. Sub-Committee Reports

- (a) Downtown Eastside (DTES) 12:50 - 1:10 pm
Local Area Planning Program (LAPP) - Update

Tom Wanklin, DTES Senior Planner, has provided an update on the status of the DTES LAPP process, including an overview on the emerging directions, on November 18, 2013. The Commission (VHC) received the presentation and recommended that a Vancouver Heritage Commission Sub-committee be formed to review the heritage component of the plan including a detailed inventory of the current heritage building stock together with their current uses. The Sub-committee review meeting was conducted on February 13, 2014.

Staff will update the Commission on the feedback received from the Sub-committee and present the final draft DTES Local Area Planning Program, including the next steps following the consideration by Council in March, 2014.

Staff: Tom Wanklin, Senior DTES Planner
Zlatan Jankovic, Heritage Planner

- (b) Heritage Action Plan Update 1:10 - 1:25 pm

Staff will provide an update at the meeting.

- (c) SOS Subcommittee Report 1:25 - 1:40 pm

4. New Business

Next Meeting:

DATE: March 17, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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