



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 7, 2014
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 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 February 26, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 2820 W 41st Avenue - 'The Dorothies' 11:10 - 11:30 am
DE417732 (HRA)
VHR 'B'

The Dorothy M. and Dorothy S. Residences were built in 1931-1932 and are excellent examples of the Tudor Revival style which was popular during the 1920s and 1930s. Although built for developer Scott Keenlyside (the designer is unknown), the houses have been known as the "Dorothies" over the years, a reference to Dorothy MacMillan and Dorothy Smith, who lived in the Dorothy M. and Dorothy S. houses respectively for a couple years from 1939 - 1940. The two buildings are nearly identical "mirrors" of each other. They were originally located at 2827 and 2837 West 43rd Avenue, but were moved to 2820 West 41st Avenue in early 2014 to allow for the redevelopment of the West 43rd sites.

Features of the houses include steeply pitched roofs with half-timbering detailing in clipped gable ends, modest shed roof dormers, half-timbering details, "catslide" roofs over arched openings, and side entry porches with square columns, elongated vertical brackets, and open scroll-cut balustrades. The buildings also feature a variety of original windows including

multi-paned double-hung wooden sash and casement assemblies, three arched multi-paned windows on the front façades with central keystones, and four-part cross-lead casement assemblies. The buildings also have original doors, hardware, and red-brick chimneys. The Dorothy M. and Dorothy S. Residences are listed in the 'B' evaluation category on the Vancouver Heritage Register.

The lot is unusual in that it extends past the partially dedicated lane at the rear of the site (see plans). The proposal is to restore each of the two heritage houses and convert them to contain two Dwelling Units each, and to construct two Infill Two-Family Dwellings at the rear of the site, for a total of eight dwelling units. A couple accessory structures are proposed to be built on the south side of the site on the other side of the lane right-of-way. A technical summary is provided below:

Regulations of the RS-5 district schedule	Required or Permitted	Proposed, with Variances
Section 4.7.1 - Overall Floor Space Ratio (FSR)	0.86 FSR maximum with new development and lane dedication	A maximum floor area of 14,513 sq. ft. which is approximately 1.02 FSR in total based on the existing site area
Number of Dwelling Units	Up to six non-strata if subdivided into two new parcels	8 strata

Issues:

- Conservation Plan (SOSs have been reviewed by the Sub-Committee)
- Compatibility of the new development; and
- Overall support for the project.

Applicants:

- Robert Chetner, owner
- Timothy Ankenman, architect
- Don Luxton, heritage consultant

Staff:

- James Boldt

Attachments: SOS and reduced plans

(b) 6306 Prince Albert Street - 'The S. B. Bennett House'
DE417530 (HRA)
VHR 'A'

11:30 - 11:50 am

The S. B. Bennett House was built in 1910 by Ennis Pope but occupied shortly thereafter by Samuel B. Bennett, an Engineer with the Municipality of South Vancouver (who, according to a permit, built a chicken house on the site, which still exists). The house is a prominent Edwardian residence in the neighbourhood, retaining many of its original features on the exterior and interior. Most notable is the octagonal entrance verandah with turned columns accessing an angled front entrance. The house is listed on the VHR in the 'A' category.

The heritage building currently straddles two legal parcels in the RS-1 zone, and is small in terms of floor area, and is at considerable risk of demolition. The application proposes to move the house to an inside parcel and construct an Infill One-Family Dwelling behind it. The heritage house would have a Secondary Suite. Two One-Family Dwellings are proposed to be constructed on the corner parcel, one with a Secondary Suite. A subdivision variance is being considered to “wrap” the property line around the existing porch. The heritage building is proposed to be moved because it would encroach on the boulevard if moved to the corner, and otherwise sites in the middle of the current site. A list of the main variances is provided below.

Regulations of the RS-1 district schedule	Required or Permitted	Proposed, with Variances
Section 4.7.1 - Overall Floor Space Ratio (FSR)	A maximum floor space ratio of 0.86 may be permitted on both parcels with demolition of the heritage building	A maximum floor area of 4,217 sq. ft. which is approximately 1.05 FSR in total
Section 4.8.1 - Site Coverage	40% maximum	47%
Number of Dwelling Units	Up to six non-strata in total (3 on each)	Six total - four strata (bare land)

Note: the Statement of Significance may not have been reviewed by the SOS Sub-committee at the time of the review. Therefore the SOS is provided in the package. Due to the application timing and existing building’s risk, in this case, a Conservation Plan has not been required and staff will rely on the submission drawings to conduct the conservation review, noting that most of the building’s aesthetic features are known.

Issues:

- SOS and conservation objectives;
- Compatibility of the new development; and
- Overall support for the project.

Applicants:

- John Iacobazzi, applicant
- Franco Tessari, architect
- Kuldip Deo, owner

Staff:

- James Boldt

Attachments: SOS and reduced plans

3. SOS Subcommittee Report

11:50- 12:00 pm

Two reports from the SOS Subcommittee Meetings of February 11 and March 6, 2014 will be presented.

4. New Business

Next Meeting:

DATE: April 28, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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