



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, May 26, 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 Bonnie Kennett at 604.873.7269 or e.mail 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 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held April 28, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 3345 Collingwood Street - The Evans Residence 11:30 - 11:50 am
VHC 'C' (proposed)
DE417609

The Evans Residence was built on a five parcel estate at 3345 Collingwood Street (Lots 12 to 16) in 1929 for George Achilles Evans, who operated three restaurants which were well known in their time, including the Trocadéro Grill at 156 West Hastings Street, which operated for more than half a century. The existing house currently straddles three of the existing parcels (Lots 12,13, and 14). The Evans family owned the heritage building until recently and the site and existing building have remained little changed in over eighty years.

The Evans Residence is a good example of Craftsman-style design influences which remained prevalent into the 1940s. The existing house features a cross-gabled jerkin-headed roof, an original multi-pane front door and a variety of original multi-pane wooden windows. Architect William Marshall Dodd, who was responsible for the design of numerous buildings across Vancouver, including Douglas Lodge on the corner of Granville Street and West 12th Avenue, designed the Evans Residence. It is proposed to be added to the Vancouver Heritage Register in the 'C' evaluation category, which is supported by the Commission.

The development permit application proposes to relocated the Evans Residence to the south-east corner of the site and to develop a new parcel to the north of it for a new house. The heritage building is to be converted into three strata units. These two parcels will be covered by the HRA. The remaining three parcels will be developed under the current zoning and are not part of the HRA. A bonus density of 820 square feet has been concluded on as part of the proforma review and this density is allocated between the two parcels under the HRA. A zoning summary is provided below:

Table 1: Zoning Summary*

| Item | Existing | Permitted or Required | Proposed |
|---------------------------------|---|---|--|
| Overall Floor Space Ratio (FSR) | 0.46 FSR 455 m ² (4,900 sq. ft.) | 0.86 FSR maximum 845 m ² (9,093 sq. ft.)** | 0.94 FSR**** 924 m ² (9,940 sq. ft.) 9% over the permitted |
| Number of Parcels | 3 | 3 under the <i>Subdivision By-law</i> | 3 |
| Number of Principal Buildings | 1 | 3 maximum | 3 |
| Number of Dwelling Units | 1 | Up to 9 maximum*** | 8 (three strata) maximum |

* Based on the area of the subject site i.e. Lots 12, 13, and 14

** See Appendix D for a discussion on the maximum permitted FSR.

*** A One-Family Dwelling with a Secondary Suite and a Laneway House on each of three parcels.

**** If based on all five parcels, the proposed density would work out to 0.88 FSR or 2.5% over the permitted density.

Issues:

- Conservation Plan; and
- Overall proposal including relocation.

Attendees:

- Donald Luxton, Heritage Consultant
- Jim Bussey, Architect
- Andrew Cook, Architect
- Brad Mcpherson, Owner's Representative

Staff:

- James Boldt, Heritage Planner

Attachments: Drawings and Conservation Plan

(c) 256 Carrall Street (Boulder Hotel) - DE 417522
 B, (M)

11:50- 12:10 pm

In 2007, Council approved an incentive package for the rehabilitation of the Boulder Hotel and construction of the new building on adjacent Pig & Whistle site, 15 W. Cordova Street. The HRA was registered on title. However, since the SRA conversion dues were not paid the SRA Conversion Permit expired. At the same time, the development permit (DE) application process was not completed either, so the DE application expired too. As a result, the project did not proceed.

In 2013, the new owner applied for a DE permit to rehabilitate the Boulder Hotel in exchange for already approved incentives (existing HRA), and requested that the property tax exemption be added to the previously approved incentive package. The new Housing Agreement has been recently negotiated and agreed upon, in principle. The new SRA Conversion Permit will be required and the applicant will need to pay conversion dues.

The proposed Boulder Hotel conservation plan is similar to what was originally offered but it provides higher level of structural retention, no rooftop addition and no underground parking. The scope of work does not include adjacent Pig & Whistle site. The Real Estate Services conducted the shortfall cost analysis and confirmed the shortfall cost of approximately \$5.5-6.0 M. The Conservation plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada and HA-2 Design Guidelines. The heritage building will be structurally and seismically upgraded and building systems will be updated.

In exchange for heritage conservation the owner is asking that the existing incentive package of \$3,191,250 as per the previously approved HRA, be increased to approx. \$3,550,000 by adding a Property Tax Exemption incentive of approximately \$350,000.

| Incentives | 2007 Proposal | 2013 Proposal |
|-------------------------------|--------------------|--------------------|
| Façade grant | \$100,000 | \$100,000 |
| Bonus Density (58,000 sf) | \$2,900,000 | \$2,900,000 |
| Residual Density (3,825sf) | \$191,250 | \$191,250 |
| Property Tax Exemption | \$0 | \$350,000 |
| Total: | \$3,191,250 | \$3,550,000 |

This project requires an SRA Conversion/Demolition permit to remove 22 designated rooms from the SRA inventory and to convert them to eight one-bedroom rental units. The Housing Agreement would secure eight rental units for the life of the building and would ensure that units could not be stratified. The applicant would be required to pay the Conversion Levy of \$105,000. This application has been processed through the Heritage Building Rehabilitation Program.

The applicant and staff will present the project, conservation plan, associated housing arrangements and will provide information on the approval process. In addition to new development permit, the SRA Permit, Housing Agreement, Property Exemption By-law and amendment to the existing HRA (or a new HRA) would be required. The proposal is subject to Council's approval. It is planned that the application will be presented to City Council in July, 2014. This application was presented to the Gastown Historic Area Planning Committee Meeting on May 21, 2014.

- Issues:
- a) Is the proposed conservation plan compatible with the Standards and Guidelines for the Conservation of Historic Places in Canada, HA-2 Design Guidelines?
 - b) Requested incentive package.

Applicant: Aaron Keshow, property owner
 KC Mooney Architect, Architectural Consultant
 Jim Lehto, Conservation Consultant

Staff: Zlatan Jankovic, Heritage Planner

Attachments: Project rationale with drawings (sent out by mail)

3. Heritage Action Plan Update and Subcommittee 12:10- 12:30 pm

Staff will present a verbal update on the Heritage Action Plan including the proposed consultation process and the role of the Heritage Commission Subcommittee.

4. SOS Subcommittee Report 12:30- 12:50 pm

Reports from the SOS Subcommittee Meetings of April 25, 2014 will be presented.

5. New Business

Next Meeting:

DATE: June 16, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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