



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 16, 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 May 26, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am

2. Conservation Review

(a) 690 Burrard Street (Christ Church Cathedral) 11:10 - 11:40 am

Proscenium Architecture staff will present plans for the replacement of the existing roofing material (which is only a few decades old but failing), including some seismic bracing of the roof, construction of a new bell tower on the site, and a new lighting plan for the exterior of the church. The work is being presented for information, but any advice or recommendations from the Commission are welcome.

Applicant: Ron Clay, Proscenium Architecture and Interiors Inc.
Staff: James Boldt, Heritage Group
Ann McLean, Urban Planning

Attachments: none

(b) 2546 West 3rd Avenue (Harrington House)
VHR 'C' (proposed)
DE417986

11:40 - 12:10 pm

The Harrington House was built in 1912 for Walter Harrington, possibly using plans from the architectural firm of Gamble and Knapp, as those house is identical to a couple others built in the city which are known to be designed by the firm, such as the Blair House at 2356 West 5th Avenue, which was protected a few years ago. The Harrington House is a good example of Arts and Crafts influenced housing, with many robust craftsman details surviving despite the building having been stuccoed in the past.

The application proposes to rehabilitate the heritage building, convert it to contain two dwelling units, and to construct an Infill One-Family Dwelling at the rear of the site. As with most RT zoned projects which are to be strata titled, Building By-law upgrades required by stratification, including rain-screens, will be a challenge with respect to conservation. The main zoning items are noted below (the required proforma review has not been completed yet):

Zoning and Parking Summary- Zone: RT-8

Site Area: 6,000 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	Approx. 0.71 FSR (4,253 sq. ft.)	0.75 FSR maximum (4,500 sq. ft.)	0.96 FSR (5,757 sq. ft.)
Dwelling Unit Density	Not noted	4	3
Off-street parking spaces	Not noted	3 minimum	4

NOTE: The SOS for the site has been reviewed by SOS sub-committee, who concluded that the site would warrant addition to the Register in the 'C' category. If a motion has not been brought forward ahead of time for consideration by the Commission in this regard, item (i) below would be applicable.

Issues:

- (i) Support for addition to Register if not brought forward beforehand;
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

Applicant: Alexandre Ravkov
Nicole Howell, Donald Luxton & Associates
Staff: James Boldt, Heritage Group

Attachments: SOS, Conservation Plan, and drawings

(c) 1836 West 12th Avenue (Fox House)
VHR 'C'
DE417990

12:10 - 12:40 pm

The Fox House was built in 1913 for Attwill Seymour Fox, a salesman for a local mill. At one time the house was owned by Poulough Pogue, a well-known journalist at the time, who later took up residence on Hollyburn Mountain and became an early advocate for skiing and hiking on the North Shore Mountains. The Fox House is a good example craftsman housing popular at the time. Many details survive including the house's prominent porch.

The application proposes to rehabilitate the heritage building, convert it to contain three dwelling units, and to construct an Infill One-Family Dwelling at the rear of the site. As with most RT zoned projects which are to be strata titled, Building By-law upgrades required by stratification, including rain-screens, will be a challenge with respect to conservation. The main zoning items are noted below (the required proforma review has not been completed yet):

Zoning and Parking Summary- Zone: RT-8

Site Area: 6,250 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	Approx. 0.72 FSR (4,207 sq. ft.)	0.75 FSR maximum (4,687 sq. ft.)	0.96 FSR (5,523 sq. ft.)
Dwelling Unit Density	Not noted	4	3
Off-street parking spaces	Not noted	4 minimum	4

NOTE: The SOS is to be reviewed by the SOS sub-committee, but may need to be moved to a later review due to the volume of SOSs recently received. If the SOS has not been reviewed ahead of time, staff ask that the Commission review the SOS along with the application as noted in (i) below.

Issues:

- (i) SOS, if not reviewed by the SOS Sub-committee ahead of time (see above);
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

Applicant: Alexandre Ravkov
Nicole Howell, Donald Luxton & Associates
Staff: James Boldt, Heritage Group

Attachments: SOS, Conservation Plan, and drawings

- (d) **1090 West Pender Street** **12:40 - 1:10 pm**
Recent Landmark B - not listed on Heritage Register
Rezoning Application

On April 28, 2014, the Commission passed the following motion when considering a report from the SOS Subcommittee:

THAT the Vancouver Heritage Commission respectfully requests with regards to 1090 West Pender Street, consideration be given to the retention and rehabilitation of this building as part of the larger development.

As a result the applicants have been invited to attend to present the proposed rezoning application for a new office building to be constructed on this site. The application materials propose that due to site constraints and technical issues related to the construction of the existing building, it will not be possible to retain the building. Opportunities to retain or recall some design features of the existing building will be explored in future design iterations (at the development permit application stage).

Applicant: Mark Thompson, MCM Architects
Donald Luxton, Donald Luxton and Associates
Staff: Marco D'Agostini, Heritage Group

Attachments: Summary rezoning package including SOS

3. Statement of Significance Subcommittee Report **1:10- 1:20 pm**

Reports from the Statement of Significance Subcommittee Meetings of May 29, 2014 will be presented.

4. New Business

Next Meeting:

DATE: July 7, 2014
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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