



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 20, 2014
TIME: 11:00 am
PLACE: Cityscape Conference Room
Room 511
Crossroads, 507 West Broadway

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 September 28, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 1014 West 11th Avenue - 'The Muir House' 11:10 am - 11:55 am
VHR 'C' (proposed)
DE418220

The Muir House was built in 1910 by Archibald Muir and is a good example of craftsman housing built during the Edwardian building boom which lasted from 1910 to 1913. The building was converted to a rooming house in the early 1950s at which time the exterior was most likely stuccoed. On June 16, 2014, the Vancouver Heritage Commission reviewed the Statement of Significance and Register Evaluation for the site, and the proposed addition to the Vancouver Heritage Register, and supported the house's addition to the Vancouver Heritage Register in the 'C' category, and requested revisions to the SOS.

A maximum density is not prescribed in the RM-3 zoning applicable to the site but a site of this size and location would typically achieve a maximum of 1.2 FSR. The existing building could be demolished and redeveloped up to this density without Council approval. The total density proposed is 1.23 FSR.

Figure 2: Zoning and Parking Summary

Item	Existing	Permitted or Required	Proposed
Use	Multiple Conversion Dwelling	Multiple Conversion Dwelling or Multiple Dwelling permitted (infill use is not permitted)	Multiple Conversion Dwelling and Infill Multiple Dwelling
Overall Floor Space Ratio (FSR)	5,038 sq. ft. approximate (0.90 FSR)	6,750 sq. ft. (1.20 FSR) maximum	6,910 sq. ft. (1.23 FSR) 3% over permitted
Off Street Parking Spaces	1	5 minimum	6 equivalent (1 car share and 1 small space)

Five rental Dwelling Units exist in the heritage building. The proposal retains these and adds six additional rental Dwelling Units in the new infill building for a total of eleven rental Dwelling Units. The *Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts* does not apply to the project but the units are proposed to remain rental.

Issues:

- (i) Conservation Plan; and
- (ii) Compatibility of the new development.

Applicant: James Todd, Owner's Representative
 Thomas Lee, Architect
 Don Luxton, Heritage Consultant

Staff: James Boldt, Heritage Planner

Attachments: SOS, Conservation Plan, and drawings

(b) 800 Smithe Street - Robson Square
 VHR 'A'

11:55 am - 12:40 pm

This development permit application proposes to add a new entryway (north of Robson Street) to improve access to UBC's downtown campus, public plaza and ice rink located at the lower level of Robson Square. The proposed entryway will be constructed of steel and glass and will include extended glass features at the lower level plaza to address sound mitigation issues. A second glass vestibule is also proposed south of Robson Street. In addition, a new signage program is proposed which will include removal of the existing banner poles.

Issues:

- (i) Compatibility of the proposed additions

Applicant: Doug Hamming, Architect, Stantec Architecture
 Robert Lemon, Architect, Heritage Consultant

Staff: Marco D'Agostini, Senior Heritage Planner

Attachments: SOS and drawings.

3. **SOS Subcommittee** 12:40 pm to 12:50 pm

Report from the Statement of Significance Subcommittee Meeting of October 6, 2014 will be presented.

4. **Heritage Awards Subcommittee** 12:50 pm to 1:00 pm

Next Meeting:

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

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