



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, April 13, 2015  
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](mailto: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 - 11:10 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held March 23, 2015.

1. Business Arising from the Minutes 11:10 - 11:15 am

2. Committee Orientation 11:15 - 11:45 pm

At the February 2, 2015 meeting the Commission passed the following motion:

THAT the Vancouver Heritage Commission discuss media protocol and the results of the Urban Design Panel's decision on 555 West Cordova, at the first meeting of the new Commission.

The following reference documents are included to assist the Commission members in their discussions:

- Code of Conduct
- Excerpt from Draft Guidelines for Civic Agencies.

### 3. Conservation Review

- (a) **3171 West 5<sup>th</sup> Avenue - Juno Miller House** 11:45 - 12:15 pm  
**VHR 'C'**  
**DE418970**

The Juno Miller House, built in 1920, is a single-storey house with basement, a C-listing on the Vancouver Heritage Register. It is valued as one of a large collection of low-profile Craftsman bungalows in Kitsilano, and is associated with builder Fred Melton as part of a larger speculative venture of post-war houses built on several blocks of West 5<sup>th</sup> Avenue.

The zoning for the area is RT-7 which allows for one- and two-family dwellings. The proposal is to retain the house as a one-family dwelling with secondary suite and undertake minor alterations to improve liveability. The major alteration, as part of the development permit application, is to modify the rear of the house reconfiguring living space on the main floor and adding a second floor. The new second floor is being set as far back as possible to minimize the view from the street. Since strata titling is not proposed, the conservation of the house will be straightforward. In exchange for a modest amount of additional floor area, the Director of Planning is requiring heritage designation of the Juno Miller House.

The main zoning item is density, as noted below:

Zoning Summary		Site Area: 4,400 sq.ft. (409 m <sup>2</sup> )	
Item	Existing	Required or Permitted	Proposed
Floor Space Ratio (FSR)	0.55 FSR (225 m <sup>2</sup> / 2420 sq.ft.)	0.6 FSR (245 m <sup>2</sup> / 2,640 sq.ft.)	0.66 FSR (270 m <sup>2</sup> / 2,903 sq.ft.)

The Vancouver Heritage Commission SoS/VHR Subcommittee reviewed the SoS on March 2, 2015 and reported to the Commission on March 23, 2015.

Issues:

- (i) Compatibility of modest changes to the exterior, in particular the addition of a second floor set at the rear.
- (ii) Colour scheme - not proposed as part of the application

Applicant: Derek Breen, Kerr Construction  
John Atkin, Heritage Consultant

Staff: Hugh McLean, Heritage Group  
David Lee, Development Planner

Attachments: SoS and Drawings

- (b) **1749 Waterloo Street - Morrison Residence** 12:15 - 12:45 pm  
**VHR 'B' (proposed)**  
**DE#419964**

The house at 1749 Waterloo Street was built in 1911 and is a good example of craftsman housing built during the Edwardian building boom (circa 1910 - 1913). Over the years, the porch was partially enclosed and the house stuccoed but many original details and materials

survive. The proposal is to rehabilitate the house to its original appearance, including restoration of the original porch. A number of photographs from 1912 confirm the house's original appearance and have been used for the rehabilitation program where surviving details are no longer extant.

The rehabilitation work had been approved under permit and the work begun (see SOS) - during this time it was discovered that the third dwelling unit in the basement had never been legalized by previous owners. The Dwelling unit density for the site (which is small) would allow at most two dwelling units for the site (RT-8 zoning). An application was subsequently made seeking this variance and the Director of Planning is now prepared to relax the Dwelling Unit density (to three) subject to the designation (protection) of the house. No other variances are sought.

Due to the urgency in completing the work already approved, it is proposed to have the Commission review the SOS, which was recently completed, at the April 13<sup>th</sup> regular meeting instead of being referred to the sub-committee for review on the 20<sup>th</sup>. The Director of Planning has not required a Conservation Plan but the plans will be reviewed with respect to appropriate rehabilitation notes and details.

Issues:

- (i) SOS and proposed addition to the VHR and designation; and
- (ii) Proposed rehabilitation.

Applicant: Matthew Halverson

Staff: James Boldt, Heritage Group

Attachments: SOS (with Register Evaluation) and drawings

(c) 4406 West 10<sup>th</sup> Avenue  
VHR 'C'  
DE#418692

12:45 - 1:30 pm

The building at 4406 West 10<sup>th</sup> Avenue was built in 1920 and is a good example of commercial development on 10<sup>th</sup> Avenue dating back to the earliest development of the immediate neighbourhood. Features include its articulated parapet, cornices, brackets, and sills, transom windows, and original storefront configuration. A well preserved ghost sign (Point Grey Coal and Wood Company) may still exist on the west side (visible in the 1980s but covered up when the building next door was constructed). A covered verandah at the rear is visible on older photographs and fire insurance maps. The building is listed on the VHR in the 'C' category.

The zoning applicable to the site is C-2, which permits commercial and residential uses in a four storey form. Retention of a small commercial building on a single parcel is extremely challenging (and rare) in such zones, but Staff directed the owner to pursue a retention option. Originally it was thought that the heritage building could be retained separately from a new residential building at the rear but the Director of Planning concluded the height of a new building should be compatible with the building next door (which is 50 feet tall) which in turn meant that density had to extend out and over the heritage building. Instead of having a new building "grow" out of a façade, the new building is designed to be separate and lifted off of the heritage building, and setback on the north and east sides.

**Zoning and Parking Summary      Site Area: 7,317 sq. ft.**

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.28 FSR 2,041 sq. ft.	Up to 2.5 FSR (18,293 sq. ft.)	3.18 FSR (23,250 sq. ft.) 27% over permitted
Height	2 storeys	Up to 45 feet measured from a horizontal datum (height is relaxable)	Approximately 51 feet measured from base surface
Rear Setback	76.1 feet	Minimum 0 feet for the first storey, 20 feet for the 2 <sup>nd</sup> and 3 <sup>rd</sup> storeys, and 35 feet for the top storey (excluding decks and balconies) where residential uses are proposed	6 feet for the first storey, and variable 5.5 to approximately 12 feet on the storeys above (excluding decks and balconies)

The proposal was recently reviewed by the Urban Design Panel who supported the application. One concern of the Panel was possible impact on the properties to the south in terms of overlook, and several members suggested “sliding” the new massing forward on the site to create more of a setback at the rear, but noting that this would change the relationship of the addition to the front of the building (note: high UDP scheduling demand necessitated the project going to the UDP before the VHC in this case).

The retention program proposes to stabilize the building and excavate underneath it. Staff had suggested that it would be preferable to not excavate under the building and instead create an additional parking level (accessed by the car elevator) at the rear but the applicant concluded upon analysis that this was too expensive.

Issues:

- (i) Conservation Plan;
- (ii) Suggestion by the UDP to move the addition forward (north) on the site; and
- (iii) Ways to integrate, retain, or replicate the rear verandah of the heritage building while still allowing for reasonable functionality of the middle/ interior of the site.

Applicant:      Amela Brudar (GBL Architects)  
                       James Burton (Birmingham and Wood Architects)

Staff:             James Boldt, Heritage Group  
                       Marie Linehan, Planning

Attachments: SOS, Conservation Plan, and drawings

**4.      Heritage Action Plan**

**1:30 - 2:00 pm**

Staff and consultants will provide an update on the Heritage Action Plan including the Consultant’s recommendations on the Character Home Zoning Review for First Shaughnessy District and single family zones, as well as next steps for reporting to Council.

Comments or recommendations from the Commission are welcome on the following focus areas and will be reported to Council with the public feedback received:

- Heritage Conservation Program
  - Draft Vision and Goals
- Character Home Zoning Review

- First Shaughnessy District
- Single Family Discretionary Zones (RS-3/3A, RS-5)

Please, note the Open House information display panels are available on the City's website at the following link: <http://vancouver.ca/files/cov/heritage-action-plan-feb-2015-open-house-informationdisplays.pdf>. It is requested that Commission members review this material prior to the meeting, if they have not already.

**Staff:**

Marco D'Agostini, Senior Heritage Planner

Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

**Attendees:**

Donald Luxton, Donald Luxton & Associates Inc., Lead Consultant Heritage Action Plan

5. **Statement of Significance and Vancouver Heritage Register Subcommittee Report** 2:00 - 2:10 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of March 30, 2015, will be presented.

6. **Heritage Awards Jury Report** 2:10 - 2:20 pm

Memo is included for the Commission's consideration.

7. **New Business** 2:20 - 2:30 pm

**Next Meeting:**

DATE: May 4, 2015  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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