



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 16, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Teresita Burke at 604.871.6399 or email teresita.burke@vancouver.ca.
 - Agendas and minutes are available on the City of Vancouver civic agencies' website at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>.
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Roll Call 11:00 am - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held October 26, 2015.

1. **Business Arising from the Minutes** 11:05 am - 11:10 am
2. **Heritage Action Plan Update** 11:10am - 12:10pm

Staff and Consultants will provide an update on the implementation of the Heritage Action Plan, including the overall schedule and work program. Specific updates will also be provided on the following actions areas:

- **Heritage Register (VHR) Upgrade**
 - Evaluation Methodology Review & Input by SOS Sub-committee
 - Emerging Gap Analysis & Strategic Directions for Potential Additions
- **Single Family Zoning Review**
 - Overview of Analysis Conducted to Date, Issues and Options
 - Proposed Public Engagement Plan

- **Heritage Conservation Program Review**
 - Overview of Analysis Conducted to Date and Emerging Directions for Recommendations

Staff: Marco D’Agostini, Senior Heritage Planner
 Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

Consultant: Donald Luxton, Donald Luxton & Associates

3. Conservation Review

(a) 315 West 11th Avenue - ‘The Doerffler House’ 12:10pm - 12:40pm
VHR ‘B’ (proposed)
DE419411 (Designation)

The Doerffler House was constructed in 1921 and is a good example of early 1920s residential development, which is notably rare in the City compared to the preceding Edwardian Building boom and the late 1920s resurgence. The building is more modest in size compared to surrounding Edwardian buildings. While it is designed in a Craftsman-influenced style, it features material such as stucco, which was a harbinger of things to come. Locally it is often referred to as the “green house” based on its long-lived, current colour scheme.

The application proposes to rehabilitate the heritage building, convert it to three dwelling units, and to construct an Infill One-Family Dwelling at the rear of the site. The main items are noted below:

Zoning and Parking Summary- Zone: RT-6 Site Area: 6,246 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.47 FSR (2,926 sq. ft.)	0.75 FSR maximum (4,684 sq. ft.)	0.80 FSR (5,026 sq. ft.)
Dwelling Unit Density	4	4 maximum	4
Off-street parking spaces	1	4 minimum	4

In June, 2015, the Vancouver Heritage Commission reviewed the SOS and supported the addition of the building to the Register and referred the SOS back to the consultant with recommended improvements and changes.

Issues: Overall scheme and compatibility of new development.

Applicant: Wendy Andrews, The Andrews Architects Inc.
 <wendy@andrewsstudio.ca>

Attachments: SOS and drawings

Staff: James Boldt, Heritage Group

4. Chinese Society Legacy Program 12:40 - 1:00 pm

Planning staff will provide an update on the Chinese Society Legacy Program. This is a building rehabilitation program with a minimum budget of \$36 million, for the conservation of the twelve Society heritage buildings in Chinatown.

Staff: Helen Ma, Planner, Downtown Eastside Neighbourhoods Group

5. New Business

Next Meeting:

DATE: December 7, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall