



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, December 9, 2013
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.
 - 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 November 18, 2013.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
 - (a) 1920 SW Marine Drive (Casa Mia)
VHR A
Rezoning and HRA Application

The proposal for the site is to retain Casa Mia and designate it as a protected heritage property, and to construct an addition to the house and convert it along with the addition to a community care Class B facility. The applicant and staff will present a revised scheme for the Casa Mia site. The height of the addition has been reduced from three to two storeys and the FSR from 0.93 FSR to 0.70 FSR. The number of beds proposed has been reduced 99 to 62. The current scheme retains the garage.

Previously the Commission reviewed a proposal for the site on May 27, 2013, and passed the following motion:

- A. THAT the Vancouver Heritage Commission supports the restoration and retention of Casa Mia.
- B. THAT Vancouver Heritage Commission does not support the rezoning application for 1920 SW Marine Drive as presented on May 27, 2013 due to:
- The scale of the proposed new building, which dominates the heritage building,
 - The poorly resolved connection between the old and new parts of the site, and
 - The loss of estate character in the neighbourhood

FURTHER THAT the Vancouver Heritage Commission does not support the proposal because of the institutional nature of the design of the new building which is not compatible with the National Guidelines;

AND FURTHER THAT the Vancouver Heritage Commission does not support the proposal because of the loss of the garage.

- C. THAT the Vancouver Heritage Commission refer the updated Statement of Significance (SoS) for Casa Mia (1920 SW Marine Drive) to the Commission's SoS/Vancouver Heritage Register Subcommittee for further examination and comment.
- D. That the Vancouver Heritage Commission commends the applicant for the restoration and maintenance of the existing of Casa Mia house.

Issues:

- (i) Compatibility and integration for the addition with the house; and
- (ii) Overall support for the project

Applicants: Donald Luxton, Donald Luxton & Associates
Orianne Johnson, Stuart Howard Architects

Attachments: Statements of Significance, Conservation Plan, and drawings

Staff: James Boldt, Heritage Planner
Grant Miller, Rezoning Planner

3. Marpole Community Plan Report

11:50 - 12:20 pm

Staff will present the draft Heritage Chapter for the Marpole Community Plan report, and provide an update on the planning process.

Attachments: Draft Heritage Chapter

Staff: James Boldt, Heritage Group
Lil Ronalds, Planner, Community Visions

4. Heritage Amenity Density Update 12:20 - 12:30 pm

In July 2013, the Commission requested that updates on upcoming transfers of heritage amenity density be included in Commission agendas.

At the upcoming Public Hearing on December 17, 2013, City Council will be considering the following rezoning applications which include the purchase of heritage amenity density as part of the proposed public benefits:

- a) 1262-1290 Burrard Street and 1229-1281 Hornby Street
 - The applicants have offered to purchase heritage amenity density with a value of \$6,872,000, equivalent to approximately 105,723 sq. ft. of floor area as part of the proposed public benefits of this rezoning application.
- b) 5675 Manson Street, 665-685 West 41st Avenue, 5688 Heather Street
 - The applicants have offered to purchase heritage amenity density with a value of \$935,000, equivalent to approximately 14,385 sq. ft. of floor area as part of the proposed public benefits of this rezoning application.

Staff: Marco D'Agostini, Senior Heritage Planner

5. Heritage Action Plan 12:30 - 12:40 pm

On December 4, 2013 City Council will consider a staff report on this matter (link to report).
<http://former.vancouver.ca/ctyclerk/cclerk/20131204/documents/ptec8.pdf>.

Staff will provide an update.

6. Burrard Bridge 12:40 - 1:00 pm

The Burrard Bridge Subcommittee met on November 18, 2013, to receive an update from staff and the consultant team working on the rehabilitation of the Burrard Street Bridge. The Subcommittee will report on the meeting.

7. Sub-Committee Reports

Report from SoS/VHR Sub-Committee.

8. New Business

Next Meeting:

DATE: January 13, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall