

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 9:56 AM
To: Public Hearing
Subject: FW: HERITAGE DESIGNATION: 2655 Maple Street (F. Haynes & Company Building)

From: Ms. Colleen Lee s.22(1) Personal and Confidential
Sent: Saturday, October 15, 2016 5:34 PM
To: Correspondence Group, City Clerk's Office
Subject: HERITAGE DESIGNATION: 2655 Maple Street (F. Haynes & Company Building)

Re: Heritage Designation: 2655 Maple Street (F. Haynes & Company Building)

Dear Mayor and Council

As a current resident of the area that will be directly impacted by this proposed designation, and ensuing development, I write to object to the proposal. In C-7 Zoning 3.2.1 it is written that the Council will consider **“the effect of the conversion on adjacent properties and the character of the area.”**

The area already has 3 registered Heritage buildings and a mix of residential buildings with only one being 5 stories. This proposed 7 story plus roof deck building is out of character by its description alone. Views of the proposed street scape provided from the developer are all ‘tight’ shots that fail to place this large out of character building in the context of the entire neighbourhood itself. There is significant **impact on the character of the area from the 7 story plus roof deck building that this Heritage designation will allow.**

Three existing Heritage buildings are directly impacted by this proposal – **Bessborough Armoury** (2 stories), **Jones Tent & Awning** (across the street from the Armoury on West 11th - 4 stories) and **Lord Tennyson Elementary** (to the East - 2 stories). These buildings are well below this proposed building in height and situation. **All 3 existing Heritage buildings’ situation and environment will be affected by the building permitted due to the Heritage designation.**

Your own city report cites that this proposal includes 3 bedroom suites which the city is encouraging. However, maintaining the current designation – without the heritage variance – can still provide 3-bedroom suite opportunities. **The ability to provide 3-bedroom suite opportunities has nothing to do with Heritage designation and should not be a factor in any consideration of its approval.**

The previous owner made no attempt at heritage designation, **nor did the local citizens act to add this building to the register.** The proposal claims some sort of ‘musical heritage’ and adds that “musicians still use the building”. In fact, they took up residence after the building was sold and were present for about 2 months before the developer gutted the buildings and any signs of their using it was gone.

I have to conclude that the **designation appears to be only critical for the developer and not the area.** Without this Heritage designation the developer would have to remain within the boundary of it's C-7 zoning

guidelines. I trust that the City will consider the effect of the conversion on adjacent properties and the character of the area in denying this request.

Colleen Lee

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 9:58 AM
To: Public Hearing
Subject: FW: Public hearing Oct 18 2016 2655 Maple Street

From: JSIBC s.22(1) Personal and Confidential
Sent: Sunday, October 16, 2016 8:04 PM
To: Correspondence Group, City Clerk's Office
Cc: Boldt, James
Subject: Public hearing Oct 18 2016 2655 Maple Street

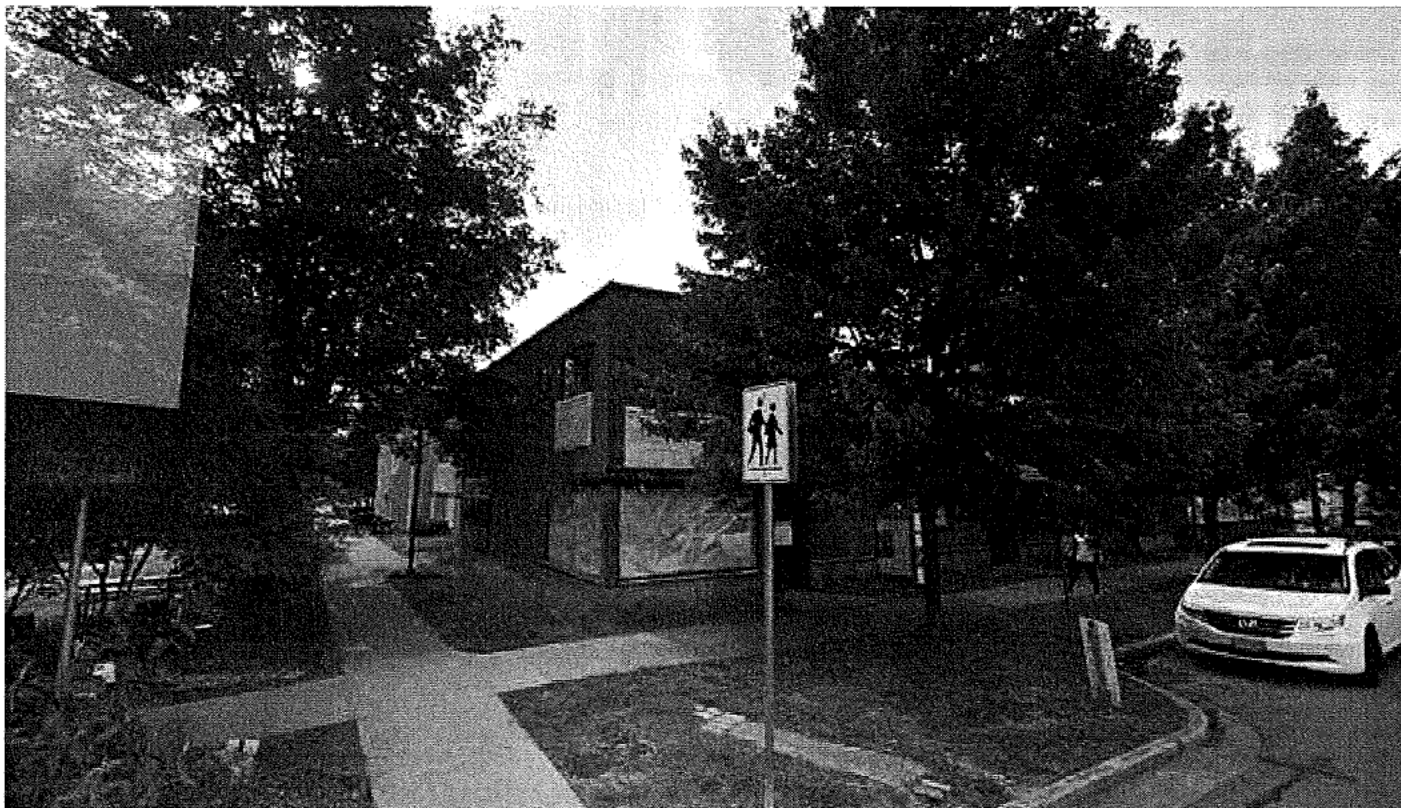
Mayor and Council:

We are writing with respect to the October 18, 2016 Public hearing on 2655 Maple Street- F. Haynes & Company Building.

Specifically, we are opposed to designating the exterior as protected heritage and the consequent extra floors that may be approved if it is designated heritage. As we understand it, it is not in the heritage registry and for good reasons. It is a stucco box that is not lovely and the only interest in designating it such is for the extra floors. A seven story building on this corner adds nothing to the neighbourhood and in our opinion detracts from the area. We are aware that there is a seven story building at Maple and Broadway and another building South of it on Maple that is under construction and may also be seven stories. Arguably these are adjacent to a commercial corridor, although most buildings along this stretch of Broadway appear restricted to five stories.

The photo below shows the sight most pedestrians are greeted by. The heritage red herring is a piece of developer legerdemain that ought not to be supported for the obvious reasons illustrated in the photo.

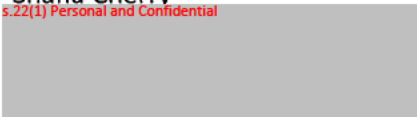
We are also concerned about parking which is abysmal in the area. Regardless of the end decision, parking must be off-street and at a ratio of 2 spaces per unit. The area simply cannot accommodate another vehicle on the street. Residents are already competing for scarce spaces with commuters who arrive early and block on-street spaces for the entire day to avoid parking fees downtown. We do not support the heritage designation or a seven story height.



Dave Jones

Shana Cherry

5.22(1) Personal and Confidential



Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 10:01 AM
To: Public Hearing
Subject: FW: DE419817, 2655 Maple St. - F. Haynes & Co. Building - Application for Heritage Designation

From: Janet Nitins s.22(1) Personal and Confidential
Sent: Sunday, October 16, 2016 9:21 PM
To: Correspondence Group, City Clerk's Office
Subject: DE419817, 2655 Maple St. - F. Haynes & Co. Building - Application for Heritage Designation

Dear Mayor Robertson and Council,

Please register my opposition to the application for admission to the Vancouver Heritage Registry of the F. Haynes and Co. building at 2655 Maple St.

Calling the Haynes building one with a mission style, crenellated parapets and bay windows as the applicant for this heritage designation is attempting to do, is reaching for straws. Anyone looking closely at the building can see that it really doesn't effectively express these features. Tacking a small look-alike section of the original Hanes building style onto the bottom corner of a seven story tower as the applying developer proposes to do is, in any case, just making a mockery of the heritage registry. This proposed development if it goes ahead will also actually interfere with truly legitimate heritage features of our neighbourhood such as the Bessborough Armory's East facing windows.

It makes sense for council to grant heritage status to relevant buildings with obvious merit when they are brought forward by community members and historians after careful study. When developers cynically pursue last minute heritage designations because they are simply in pursuit of height relaxations and enhanced profits, then these applications should be seen for what they are and rejected.

Yours Truly,

Janet Nitins s.22(1) Personal and Confidential

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Monday, October 17, 2016 11:28 AM
To: Public Hearing
Subject: FW: DE419817 2655Maple St. Application for Heritage Designation

From: bill henry s.22(1) Personal and Confidential
Sent: Monday, October 17, 2016 11:07 AM
To: Correspondence Group, City Clerk's Office
Subject: Re: DE419817 2655Maple St. Application for Heritage Designation

Dear Mayor Robertson and Council,

I am writing to state my opposition to the recent application for heritage designation of the F. Haynes and Company building at 2655 Maple St.

To understand the merit of the architectural features of the building cited in this application I requested the assistance of a well known Vancouver architect. We walked around the building together and I asked him to comment on the alleged heritage features cited by the developer.

a) Wood Front

This is a common feature. There are many and better examples of wood fronts in the region.

b) Bay Windows

The so called "bay windows" on the building are extremely poor examples and have possibly been altered a number of times.

c) Crenellated Parapets

The building has an irregular roof line but is not an example of one with crenellated parapets. Crenellated parapets are battlements in defensive architecture found mainly on medieval castles. The parapet alternates between chest and head height and was designed to protect archers in times of battle. An example in Vancouver can be found on the Beatty Street Armory - an class "A" heritage building.

d) An example of Spanish Mission Style

"There is always a dominant curved parapet which specifically defines this style."

(www.vancouverheritagefoundation.org - 16-10-16). No such parapet is visible on the Haynes building. Although the structure was built at the time when the mission style was popular, the only concession the building seems to have made to this style is a few faux Spanish roofing tiles.

Overall, the architect I was consulting felt that this building was not of major architectural significance and did not warrant heritage status.

In considering the *cultural heritage* merit of the Haynes building, the applicant states that significant Canadian musicians **may** have resided in the building during the 1970s. Unfortunately the applicant was unable to name any of them. No one else in the neighbourhood appears to know of them either. Weren't we all significant Canadian musicians in the 70's?

The first time I heard the word "heritage" being mentioned, in reference to the Haynes building, was at a presentation put on by the developer himself last November 23. But as mentioned above, a closer and more informed look at its purported "Heritage Features" reveals them to be flimsy at the best. A last minute plea by an interested party who stands to gain financially by such a designation should be seen as suspect.

Granting heritage status to the F. Haynes building would, I believe, make a mockery of the other genuinely designated heritage buildings in the area and it might make many Vancouverites begin to question the validity of the registry itself.

There are many fine examples of registered historical buildings within this neighbourhood, the Bessborough Armoury being the most significant in this area, it being the only example in Canada of a large scale armory built in the art deco style. One of its most outstanding features is its massive East facing windows. If a heritage designation is granted to the F Haynes and Co. building and a large tower permitted because of this, these magnificent windows will be obscured from public view. Granting heritage status to a small dubious chunk of an adjacent building and in the process negatively affecting a significant registered heritage structure that is still used for its original purposes would truly be sad.

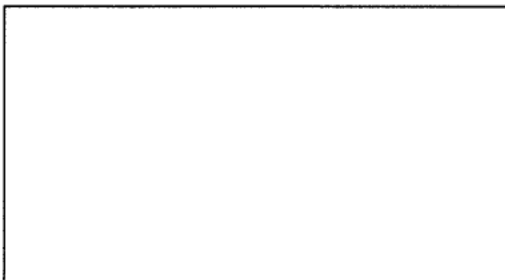
We have now realized that it is to the financial benefit of developers to achieve heritage designations as this enables them to add significant height to their projects regardless of neighbourhood or other impacts.

Please do not grant heritage status to this building.

Yours Truly,

Bill Raikes

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Vancouver Heritage Foundation

www.vancouverheritagefoundation.org

Who We Are. Vancouver Heritage Foundation is a registered charity supporting the conservation of heritage buildings and structures in recognition of their ...