

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Thursday, October 13, 2016 12:55 PM
To: Public Hearing
Subject: FW: Public Hearing - October 18th - 2655 Maple Street - F. Haynes & Company Building Development DE419817
Attachments: Development Application Information, 2001 W 11th Avenue - DE419817.htm; Pasted Graphic.pdf; Pasted Graphic 2.pdf; Heritage Commission Notice of July 18th 2016 Re 2655 Maple Street meeting .pdf

From: Veronica Ross s.22(1) Personal and Confidential
Sent: Thursday, October 13, 2016 11:42 AM
To: Correspondence Group, City Clerk's Office
Subject: Public Hearing - October 18th - 2655 Maple Street - F. Haynes & Company Building Development DE419817

Dear Mayor Gregor Robertson and Council,

Re: 2655 Maple Street - F. Haynes & Company Building Development DE419817

On the city's website (<http://development.vancouver.ca/pc2001w11th/index.htm>) Development Application Information, 2001 W 11th Avenue under Design Rationale it states:

“Element One - Existing Heritage Building to be Retained”

This heading leads people to believe that this site had some type of heritage status, when in fact it never did. It is a very misleading phrase and yet the city allowed the developer to identify the proposed development in this manner on the city's website. We were directed to this website to find information pertaining to the proposed application.

We were led to believe the dilapidated building east of the Bessborough Armoury already had existing heritage status. If the building had Heritage status the developer could then erect a 7-storey building beside it on the same property with a height of 80 ft. (more than double the allowable C-7 height of 40 ft.) and 2.48 FSR (more than 3 times the allowable C-7 FSR of 0.75). Without this Heritage designation the developer would have to remain within the boundary of it's C-7 zoning guidelines of a maximum height of 40 ft. and a maximum FSR of 0.75 for the entire development.

The developer is now trying to seek a formal heritage status for the sole purpose of receiving the extra height and floor space for its proposed development. See second paragraph (attached below) of the minutes from the Heritage Commission meeting July 18th, 2016, which states: “The proposal is to retain the original block of the heritage building and construct a new mid-rise residential building as permitted under the C-7 zoning which allows a height variance for heritage retention (but not additional density)”.

Below is a picture of the building that heritage status is being requested for. Underneath it is a picture of the proposed development. You can find these pictures in the same link above or by clicking on <http://development.vancouver.ca/pc2001w11th/documents/streetscape.pdf>.

Clearly as illustrated from the pictures provided below, and on the city's website, this development proposal belongs elsewhere. Not only will it greatly diminish the Bessborough Armoury's security by towering over the gymnasium and having full visual access of the activities inside, it will also take away from the charming heritage character the Bessborough Armoury provides to our neighbourhood. A newly proposed 66.3-foot building erected directly next door to the Armoury will overshadow and dwarf the heritage character of this part of our neighbourhood. The Armoury brings to our neighbourhood a sense of pride and honour. To build any

structure more than twice as tall as the Bessborough Armoury and within such close proximity to it would be completely out of character for our neighbourhood as well as lesson the historic nature of the Bessborough Armoury itself.

The dilapidated building on the site at 2655 is not a heritage building. If it were it would have been designated long ago. The developer should have done his research before purchasing the site to know that if it weren't heritage it would not be granted the variances. Instead it appears he has tried to mislead his neighbours into thinking it was of heritage status.

I hope that the Mayor and Council can see that this is not the way to conduct business in our city and that residents should be treated fairly and not misled.

The F. Haynes & Company Building is not of heritage status and never has been. It should not be designated Heritage status for the sole purpose of enabling a profit for the developer.

Sincerely,

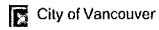
Veronica Ross

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Proposed development with twice the amount of allowable height and 3 times the amount of allowable FSR that would otherwise be allowed under C-7 zoning.

[Skip to content](#)



2001 West 11th Avenue - DE419817

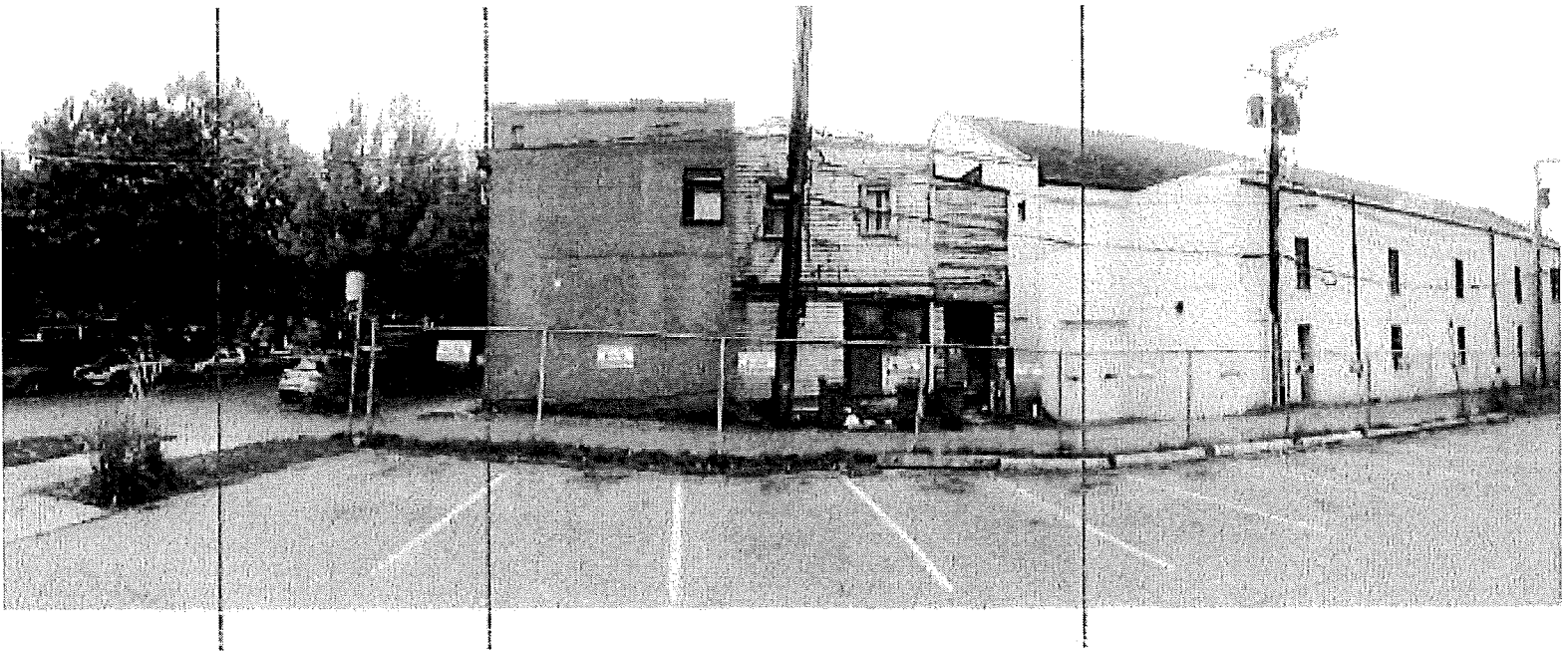
- [Notification Letter](#) · (93kb)
- [Design Rationale](#) · (118kb)
- [Streetscape](#) · (3,691kb)
- [Site Plan](#) · (773kb)
- [Elevations](#) · (1,231kb)
- [Landscape](#) · (538kb)

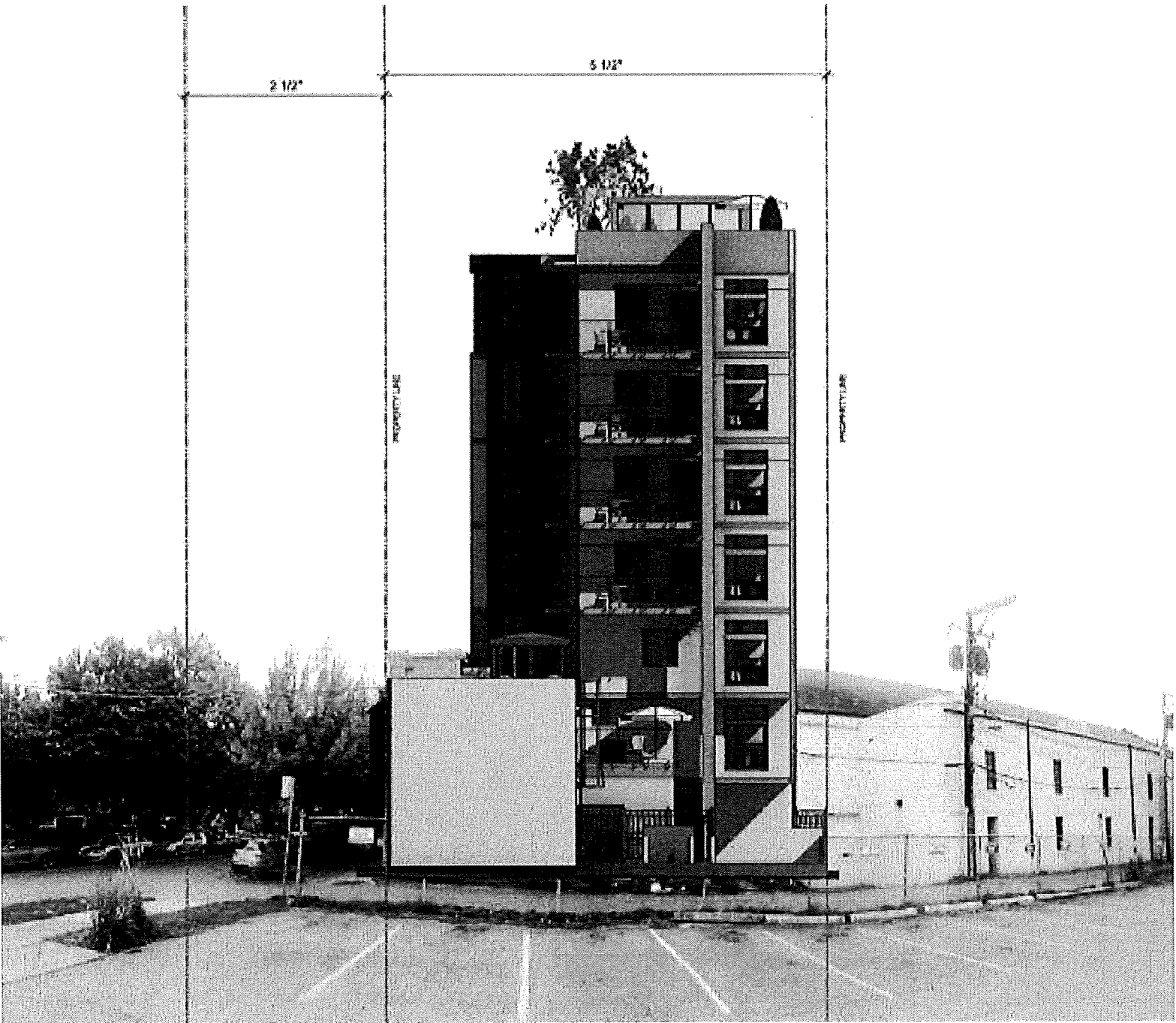
Contact: Vaughan Kopy, Project Coordinator, vaughan.kopy@vancouver.ca, 604.871.6536

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NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 18, 2016
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, 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>

Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes - June 27, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 2655 Maple Street - F. Haynes & Co. Building 11:10 -11:50 am
VHC 'C' (proposed)
DE419817 (Designation Only)

The F. Haynes & Co. Building was built in 1929 by Frank Haynes for his construction company. He and his wife lived in the upstairs apartment until the late 1940s. It was designed in the Mission Style, one of a number of historic referential styles popular in the 1920s to 1940s. While the building is modest, its architectural style is apparent and the building is well known in the area for its distinctive appearance (crenellated parapet, bays, and wood storefronts). The balance of the site and the rear of the building have seen a number of additions over the years.

The proposal is to retain the original block of the heritage building and construct a new mid-rise residential building as permitted under the C-7 zoning which allows a height variance for heritage retention (but not additional density). A summary is provided below:

Zoning Summary

Item	Permitted	Proposed
Height	Up to 80 feet with heritage retention	80 feet
FSR	2.25 maximum	2.48 FSR (10% over maximum permitted)

Hildebrandt, Tina

From: Correspondence Group, City Clerk's Office
Sent: Friday, October 14, 2016 10:57 AM
To: Public Hearing
Subject: FW: Comments for development application # DEA419817 - 2655 Maple St from concerned neighbour.

From: Kyle Beauliv s.22(1) Personal and Confidential
Sent: Thursday, October 13, 2016 5:31 PM
To: Robertson, Gregor
Subject: Comments for development application # DEA419817 - 2655 Maple St from concerned neighbour.

Hello Mayor and Councillors,

I agree strong heartly with my neighbour regarding the development application for 2655 Maple St.

With a new school to be built and the armoury just steps away I think we need to consider how this development will look, now and in the future. I believe the proposal for heritage designation and the increase in height to be ridiculous. If the school that stands mere steps from the site that is well over 100 years old is to be turn down and not consider a piece of our history, then how can we consider this run down block of builds historical.

I support all the comments made by my neighbour Veronica Ross as stated below.

On the city's website (<http://development.vancouver.ca/pc2001w11th/index.htm>) Development Application Information, 2001 W 11th Avenue under Design Rationale it states:

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This heading leads people to believe that this site had some type of heritage status, when in fact it never did. It is a very misleading phrase and yet the city allowed the developer to identify the proposed development in this manner on the city's website. We were directed to this website to find information pertaining to the proposed application.

We were led to believe the dilapidated building east of the Bessborough Armoury already had existing heritage status. If the building had Heritage status the developer could then erect a 7-storey building beside it on the same property with a height of 80 ft. (more than double the allowable C-7 height of 40 ft.) and 2.47 FSR (more than 3 times the allowable C-7 FSR of 0.75). Without this Heritage designation the developer would have to **remain within the boundary of it's C-7 zoning guidelines of a maximum height of 40 ft. and a maximum FSR of 0.75 for the entire development.**

The developer is now trying to seek a formal heritage status for the sole purpose of receiving the extra height and floor space for its proposed development. See second paragraph (attached below) of the minutes from the Heritage Commission meeting July 18th, 2016, which states: “The proposal is to retain the original block of the heritage building and construct a new mid-rise residential building as permitted under the C-7 zoning which allows a height variance for heritage retention (but not additional density)”.

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The dilapidated building on the site at 2655 is not a heritage building. If it were it would have been designated long ago. The developer should have done his research before purchasing the site to know that if it weren't heritage it would not be granted the variances. Instead it appears he has tried to mislead his neighbours into thinking it was of heritage status.

I hope that the Mayor and Council can see that this is not the way to conduct business in our city and that residents should be treated fairly and not misled.

The F. Haynes & Company Building is not of heritage status and never has been. It should not be designated Heritage status for the sole purpose of enabling a profit for the developer.

I live less than 50 meters from this building and am happy to see it recreated into something new and needed within our neighbourhood but this monster building planned by the developer is not something this area wants or needs.

Sincerely,
Kyle Beauliv

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A large rectangular area of the document is redacted with a solid grey fill, obscuring the sender's contact information and any other text that might have been present.