



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: February 02, 2007
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Meeting Date: February 13, 2007

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: Vancouver Heritage Register - Annual Update for 2007

RECOMMENDATION

- A. THAT the Vancouver Heritage Register be amended to include the two publicly nominated heritage buildings listed in Appendix A.
- B. THAT the Vancouver Heritage Register be amended by deleting the addresses of three buildings demolished/destroyed in 2006, the addresses of two buildings demolished prior to 2006, and one building for which alterations have compromised its character, listed in Appendix B.
- C. THAT the Vancouver Heritage Register be amended to change the addresses of four buildings listed in Appendix C.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B and C.

COUNCIL POLICY

On September 23, 1986, Council resolved that the Vancouver Heritage Register (formerly the Vancouver Heritage Inventory) be kept up to date and that amendments be referred to Council on an annual basis.

PURPOSE

This report recommends that Council adopt amendments to the Vancouver Heritage Register including the addition of publicly-nominated buildings and deletion of buildings demolished over the past year. Also recommended in this report is the deletion of two buildings from the Heritage Register that records indicate were demolished in 2001 and 2004, and an additional deletion of a substantially altered building, and address changes for consistency of administration.

BACKGROUND

The Vancouver Heritage Inventory was adopted by Council in August 1986. In December 1994, Council approved the motion that the Inventory be continued as the Vancouver Heritage Register under the provisions of new provincial legislation.

The Heritage Register is the basis by which buildings may be considered for protection through heritage designation or a Heritage Revitalization Agreement (HRA), including incentives to encourage retention and restoration. In 2006, a total of 28 heritage buildings received heritage protection; of these, 2 had select interior features protected and 7 benefited from an HRA. By comparison, in 2005 there were 20 buildings protected, 2 of which had parts of interiors protected, of which 12 included an HRA.

There has been one separate amendment to the Heritage Register since Council received the last administrative report on April 4, 2006. The Evergreen Building at 1285 West Pender Street was added as an A-listing as part of a heritage designation and heritage revitalization agreement. This report includes the buildings that have been nominated to the Heritage Register since that time, and those that were demolished or have had address changes in 2006.

DISCUSSION

Nominations to the Heritage Register

It is recommended that two buildings listed in Appendix A, be added to the Heritage Register, two C-listings. The buildings were evaluated against established criteria which include architectural, historical and contextual significance, and its integrity.

These nominations are supported by the Vancouver Heritage Commission. The buildings are:

- 125 Boundary Road, known as the Beckett House, built in 1928, important for its association with long-term residents, the Beckett family, and for its representation of a working-class family home on the east side of Vancouver, as a C-listing.
- 135 Keefer Street, known as the Vancouver Gas Company Warehouse, has heritage value for its historical association with the Vancouver Gas Company, and for its architectural value as a quality industrial building designed by leading architects Sharp and Thompson. It also has heritage value for contributing to our understanding of the evolving historical geography and demographics of Vancouver and more specifically of Chinatown.

The nominations were initiated by the owners.

Deletions From the Vancouver Heritage Register

Between January 1, 2006 and December 31, 2006, a total of three demolition permits were issued for buildings listed on the Heritage Register. Two were destroyed by fire in August while a third was demolished upon redevelopment of the property.

It was also discovered that two demolitions occurred, one in 2001 and the other in 2004, as part of redevelopment of the properties once all options for heritage retention had been exhausted. These had not been included in last year's comprehensive report to Council on the Heritage Register. Finally, one house added to the Heritage Register in 2002 on the owner's request as a marginal C-listing had been renovated last year by that same owner. Those renovations did not bring back original design, and in response to the owner's request staff are recommending its removal from the Heritage Register.

The loss of these six buildings represents 0.28% of a total of 2157 buildings listed on the Heritage Register as of April 2006.

Council is requested to approve the removal of the six address listings from the Heritage Register, as summarized in Appendix B.

Address Changes

A number of address changes have taken place over the past year. In order to maintain consistency with Enquiry Centre data, it is recommended that Council amend the Heritage Register by adopting the address changes of the four buildings listed in Appendix C.

Summary of Additions and Deletions

The recommended changes to the Heritage Register are as follows:

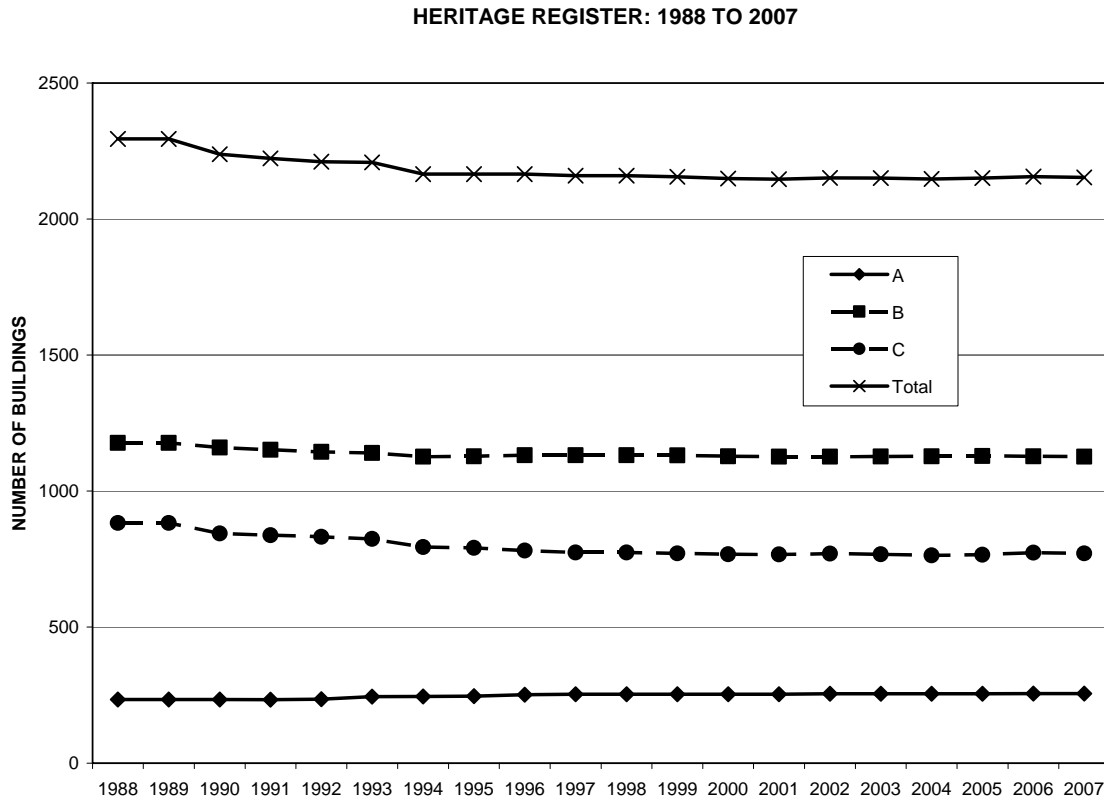
<i>Heritage Register Listing</i>	<i>Buildings on Heritage Register *</i>	<i>Buildings Added to Heritage Register April 18, 2006</i>	<i>Buildings Proposed to be Added to the Heritage Register</i>	<i>Buildings Proposed to be Removed from the Heritage Register</i>	<i>Revised Total **</i>
"A"	255	1	—	—	256
"B"	1128	—		2	1126
"C"	773	—	2	4	771
Total	2156	1	2	6	2153

* Numbers as presented to Council on April 4, 2006 (Report RTS5541 dated March 16, 2006).

** Subject to Council's approval of recommendations

The Heritage Register was established by Council in 1986 (then known as the Heritage Inventory). Between 1986 and 1988 there was a policy revision which affected the number of C-listings. Since 1988, the net number of buildings on the Heritage Register has declined by 143 (-6.2%). By category, the net changes are as follows: A-listings, +22 (+9.4%); B-listings, -51 (-4.3%); C-listings, -114 (-12.9%). The increase in the number of A-listings is attributable in large part to the addition of 16 Post-1940s Recent Landmarks in the 1990s.

The following graph summarizes the annual trends of the Heritage Register since 1988.



FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

It is recommended that the Heritage Register be amended to add two publicly nominated buildings, to delete six buildings, and to amend four addresses that have changed or been supplemented to the City’s street files over the past year.

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PUBLIC NOMINATIONS TO BE ADDED TO THE VANCOUVER HERITAGE REGISTER

	ADDRESS	SPECIFICS
EVALUATION GROUP A	NONE	
EVALUATION GROUP B	NONE	
EVALUATION GROUP C	125 Boundary Road 135 Keefer	Beckett House Vancouver Gas Company Warehouse

DELETIONS FROM THE VANCOUVER HERITAGE REGISTER

EVALUATION GROUP	ADDRESS	SPECIFICS
EVALUATION GROUP A	NONE	
EVALUATION GROUP B	4195 Alexandra 312 Union St	Little Flower Academy demolished in early 2006 Destroyed by fire August 2006
EVALUATION GROUP C	2958 East 2 nd Ave 3654 West 7 th Ave 1843 East 22 nd Ave 2833 Adanac St	Demolished in June 2001 Alterations have compromised its character Substantially destroyed by fire in August 2006 Demolished in January 2004

ADDRESS CHANGES FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

ORIGINAL ADDRESS	SPECIFICS	REVISED ADDRESS
322-326 W Cordova and 328-330 W Cordova	322-326 W Cordova and 328-330 W Cordova are not two buildings, but one building on two tied lots.	Delete 328-330 W Cordova, and change 322-326 to 326 W Cordova
540 Beatty St 522 Beatty St 1920 Wylie Street	Address change from 380 W 1 st Ave to 368 West 1 st Ave	546 Beatty St 528 Beatty St

ADDRESS CORRECTIONS FOR BUILDINGS ON THE VANCOUVER HERITAGE REGISTER

PRIMARY ADDRESS	SPECIFICS
NONE	

ADDITIONAL ADDRESSES ASSIGNED TO OR REMOVED FROM BUILDINGS ON THE VANCOUVER HERITAGE REGISTER DOCUMENT

SECONDARY ADDRESS	SPECIFICS	NEW ADDRESS
NONE		