



CITY OF VANCOUVER

**CITY OF VANCOUVER**  
**SPECIAL COUNCIL MEETING MINUTES**  
**OCTOBER 28, 2008**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 28, 2008, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the heritage by-laws.

**PRESENT:** Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY MANAGER'S OFFICE:** James Ridge, Deputy City Manager

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

**COMMITTEE OF THE WHOLE**

MOVED by Councillor Louie  
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the heritage by-laws.

**CARRIED UNANIMOUSLY**

- 1. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:  
212 East 38<sup>th</sup> Avenue**

An application by Ernie Ho, FUHO Design was considered as follows:

Summary: To retain the heritage building, listed in the "C" evaluation category on the Vancouver Heritage Register, on a separate parcel and construct two duplexes on the remaining lands. If approved, the proposed Heritage Revitalization Agreement (HRA) and Heritage Designation By-law will secure

the conservation and protection of "The Lawson/Logie Residence" heritage building at 212 East 38<sup>th</sup> Avenue, vary the Subdivision By-law to create two new parcels, and allow variances in density and other regulations on both parcels in excess of what is permitted in the zoning.

The Director of Planning recommended approval subject to conditions set out in the resolution proposed for Council's adoption.

### Staff Opening Comments

Marco D'Agostini, Senior Heritage Planner, responded to questions.

### Summary of Correspondence

Two letters opposing the application had been received since referral to public hearing.

### Speakers

The Mayor called for speakers for and against the application and there were none.

### Council Decision

MOVED by Councillor Anton

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for "The Lawson/Logie Residence" located at 212 East 38<sup>th</sup> Avenue, to:
  - secure the rehabilitation, protection, and on-going maintenance of this "C" category Vancouver Heritage Register building;
  - vary the Subdivision By-law to permit subdivision of the lands at 212 East 8<sup>th</sup> Avenue to create two new parcels, one of which would contain the heritage building, and the other which would be used for the construction of two new two-family dwellings ("duplexes"); and
  - vary the RT-2 District Schedule of the Zoning and Development By-law to permit densities for the heritage building and the new buildings in excess of what is permitted and other variances.
- B. THAT "The Lawson/Logie Residence", currently listed in the "C" evaluation category on the Vancouver Heritage Register at 212 East 38<sup>th</sup> Avenue, be designated as protected heritage property.
- C. THAT the Director of Legal Services bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building as protected heritage property.

CARRIED UNANIMOUSLY

**2. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:  
3409 Arbutus Street**

An application by Sandra Moore, Birmingham & Wood Architects & Planne was considered as follows:

Summary: To retain the heritage building, listed in the "B" evaluation category on the Vancouver Heritage Register, on a separate parcel and to construct a new one-family dwelling on a new parcel at the rear of the site. If approved, the proposed Heritage Revitalization Agreement (HRA) and Heritage Designation By-law will secure the conservation and protection of "The Curry Residence" located on 3409 Arbutus Street, vary the Subdivision By-law to create two new parcels, and allow variances in density and regulations on both parcels in excess of what is permitted in the zoning.

The Director of Planning recommended approval subject to the conditions set out in the resolution proposed for Council's adoption.

**Summary of Correspondence**

No correspondence had been received since referral to public hearing.

**Speakers**

The Mayor called for speakers for and against the application.

Al Robinson (*brief submitted - on file*) noted concerns with the application.

**Council Decision**

MOVED by Councillor Capri

- A. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement for "The Curry Residence" located at 3409 Arbutus Street, to:
- secure the rehabilitation, protection, and on-going maintenance of this "B" category Vancouver Heritage Register building;
  - vary the Subdivision By-law to permit subdivision of the lands at 3409 Arbutus Street to create two new parcels, one of which would contain the heritage building, and the other which would be used for the construction of a new house; and
  - vary the RS-1 District Schedule of the Zoning and Development By-law to permit densities for the heritage building and the new house in excess of what is permitted and other variances.

- B. THAT "The Curry Residence", currently listed in the "B" evaluation category on the Vancouver Heritage Register at 3409 Arbutus Street, be designated as protected heritage property.
- C. THAT the Director of Legal Services bring forward for enactment a by-law to authorize the Heritage Revitalization Agreement and a by-law to designate the building as protected heritage property.

CARRIED UNANIMOUSLY

**3. HERITAGE REVITALIZATION AGREEMENT (HRA) / HERITAGE DESIGNATION:  
1062 & 1080 Richards Street**

An application by Lawrence Doyle, Lawrence Doyle Young and Wright Architects was considered as follows:

Summary: To relocate and rehabilitate two existing houses on Richards Street (1062 Richards Street and 1080 Richards Street) to the corner at Richards Street and Helmcken Street to create an "historic end of block" representation of early Edwardian residential development in the area. The two houses would be protected through designations and through a Heritage Revitalization Agreement (HRA).

The Director of Planning recommended approval subject to conditions set out in the resolution proposed for Council adoption.

**Staff Opening Comments**

Rob Jenkins, Assistant Director of Current Planning, responded to questions.

**Summary of Correspondence**

No correspondence had been received since referral to public hearing.

**Speakers**

The Mayor called for speakers for and against the application and there were none.

## Council Decision

MOVED by Councillor Ball

- A. THAT the buildings currently located at 1062 Richards Street and 1080 Richards Street be added to the Vancouver Heritage Register in the "C" evaluation group, and to designate them as protected heritage properties.
- B. THAT Council authorize the Director of Legal Services to prepare and sign on the City's behalf a Heritage Revitalization Agreement (Option 1 Development Cost Levy Variation) for the buildings located at 1062 Richards Street and 1080 Richards Street to:
  - secure the rehabilitation, protection, and on-going maintenance of the buildings; and
  - vary the Development Cost Levy (DCL) By-law to set the rate for the development site at 1098 Richards Street to \$6.44 per square foot.
- C. THAT Council instruct the Director of Legal Services to bring forward for enactment by-laws to authorize the Heritage Revitalization Agreement referred to in B, above, and by-laws to designate the buildings located at 1062 Richards Street and 1080 Richards Street as protected heritage properties.
- D. THAT the agreements and related by-laws referred to in B and C, above, shall be prepared, completed, registered, and given priority, to the satisfaction of the Director of Legal Services and the Director of Planning.

CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Anton

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ball

SECONDED by Councillor Ladner

THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring forward the necessary by-law amendments.

CARRIED UNANIMOUSLY

The Special Council adjourned at 7:53 p.m.

\* \* \* \* \*