



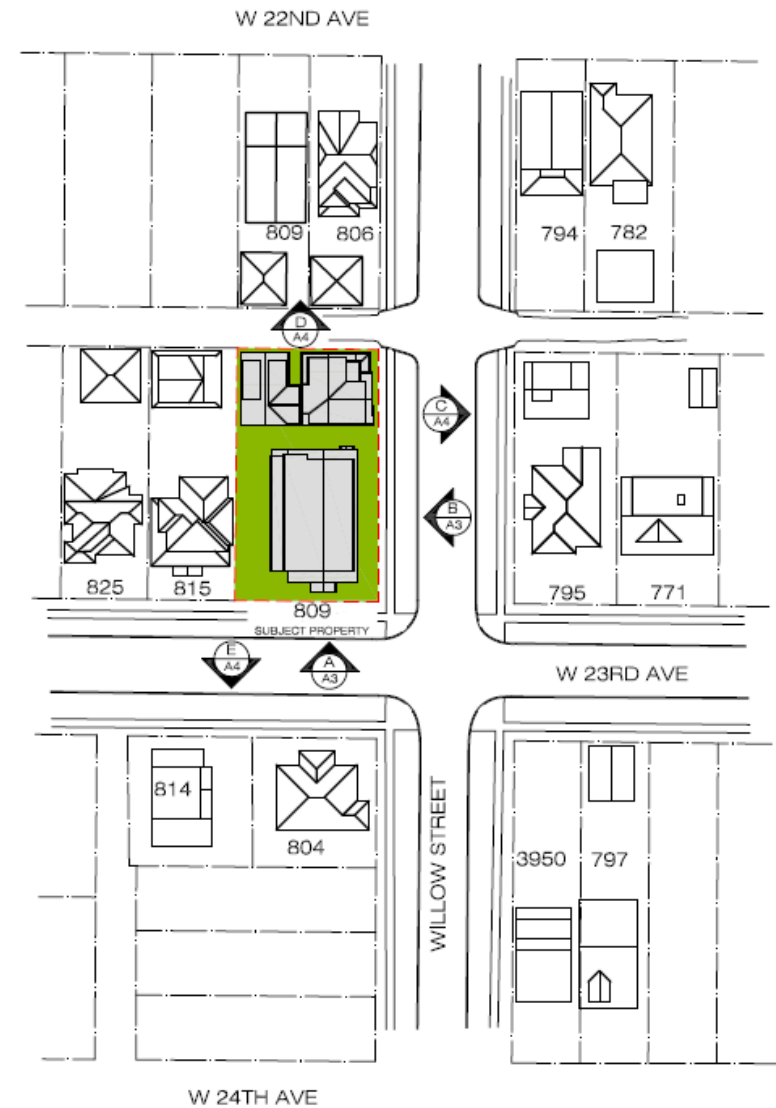
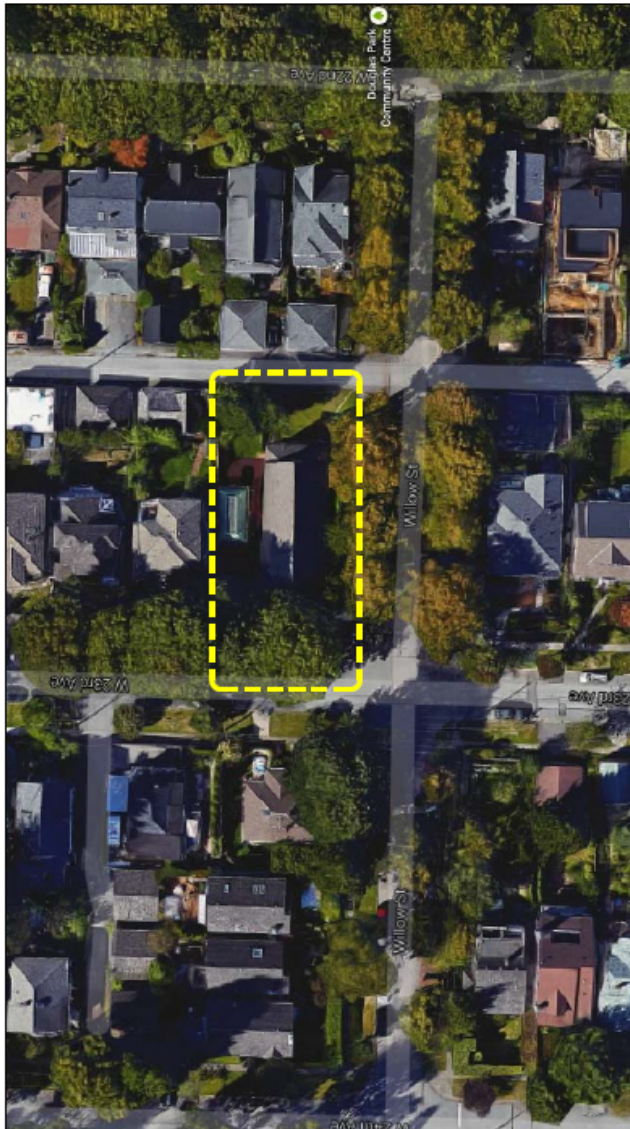
Opening of AMORC Temple, September 14, 1952

CD-1 Rezoning and Heritage
Designation: 809 West 23rd Avenue
Public Hearing | June 13, 2017

Site and Context



Proposal





6 Residential Units

- 2 two-bedroom units
- 4 four-bedroom units

Parking

- 4 vehicles
- 6 bicycles

Height

- 3 storeys
- 11.4 m (38 ft.)

Density: 1.14 FSR

Heritage Policies and Guidelines

- Protection of C-listed eligible heritage building

Riley Park/South Cambie Community Vision

- Support for heritage protection
- Support for infill housing and townhouses

Cambie Corridor Phase 3 Planning – Interim Rezoning Policy

- Allows consideration of projects during planning that further citywide policies including heritage

Heritage Significance

- 1927 - Oak Street United Church constructed
- 1928 – Changed name to Douglas Park United Church
- 1937 – Converted to Douglas Park Regular Baptist Church
- 1952 – Vancouver Lodge of the Ancient and Mystical Order of the Rosae Crucis (AMORC)
- Heritage Statement of Significance - Eligible for C category on the Heritage Register
- Oct 5, 2015 – Supported by the Vancouver Heritage Commission



- Pre-application open house – Jan 28, 2015
 - 35 people attended
- Initial rezoning application – 10 units, 1.19 FSR
 - City hosted open house – Sept 29, 2015, 131 attendees, 207 responses
 - Lack of neighbourhood fit
 - Existing building doesn't merit heritage consideration
 - Privacy and overlook concerns for adjacent neighbour
 - Precedent
 - Support for additional density for family-oriented units
- Revised rezoning application – 6 units, 1.14 FSR
 - City hosted open house – Nov 7, 2016, 92 attendees, 88 responses
 - Concern about loss of rental lock-off units
- Douglas Park Neighbours Association
- Riley Park/South Cambie Community Vision Group

- Heritage protection of existing C-listed eligible building (estimated heritage costs to applicant - \$1,082,500)
- CAC policy
 - Exemption for smaller proposals under 1.35 FSR
 - Application submitted on May 22, 2015
 - CAC policy amended for applications received after June 1, 2016

Conclusion

