



Gerry McGeough, Senior Planner  
Heritage Group, Community Services  
City of Vancouver  
453 W. 12th Ave  
Vancouver, BC V5Y 1V4

September 3, 2003

Dear Mr. McGeough

**Re: 1826 Blanca - Potential HRA for 'B' Register site**

We understand that a development permit is currently being processed for the demolition of this B-listed single family dwelling straddling two lots, and its replacement with two new single family dwellings which would be permitted outright. We are very concerned about the potential loss of a significant heritage property because of the economics of a double lot, and the apparent insufficiency of available heritage incentives in this kind of situation.

However we are also aware that an individual wishing to retain the existing structure under a potential HRA has an accepted offer to purchase the site from the present applicants, with subjects. Those subjects apparently include financial viability of the potential project. We understand this could involve significant additional development on the site including new infill dwellings and adding units to the existing structure. While we recognize that it might be challenging to get this project to work from all perspectives, including heritage and urban design, we wish to go on record as supporting a robust and creative application of incentives to help allow retention and rehabilitation of this fine Craftsman house. We do not wish to suggest that urban design or heritage values be sacrificed in this exercise. However, we do hope the City will signal its willingness to consider every possible option to make a heritage project doable on this site.

Thank you in advance for your consideration.

Sincerely,

Donald Luxton  
Advocacy Committee  
Heritage Vancouver

Cc.

Larry Beasley, Director, Current Planning  
Jeannette Hlavach, Heritage Planner  
Yardley McNeill, Heritage Planner  
David Murphy, Subdivision & Strata Title Co-ordinator  
Rick Michaels, Manager, Enquiry Centre

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