

HERITAGE VANCOUVER

1020 Denman St., PO Box 47036 Denman Place, Vancouver, BC V6G 3E1

September 26, 2013

Mayor and Vancouver City Council
Vancouver City Hall, 453 W. 12th Ave.
Vancouver, BC, V5Y 1V4

Mayor and City Council Members;

Re: Development Applications for 2827 & 2837 West 43rd

It has come to the attention of Heritage Vancouver that there is a very real threat to two linked homes in Kerrisdale, both of which are listed as category B on Vancouver's Heritage Register. 2827 West 43rd is the subject of a development application; it is reported that 2837 will follow shortly if one has not already been filed. They are a distinctive mirror image pair of houses in an attractive treed setting, sharing a common driveway. It could be argued that the two together are worth more than the sum of the parts. We are only too well aware of the current threats to Heritage Register sites. For the first time in 25 years we have recently lost one A category building, the Safeway at 70th/Granville, with the Legg House, also an A under imminent threat.

A high listing on the Register should trigger negotiations to ensure the continued survival of significant heritage buildings. In view of the fact that register buildings seem to be coming under increased threat, Heritage Vancouver recommends that the City of Vancouver carry out the following actions:

- Establish a policy that no building on the Register should be demolished or significantly changed without the development of a Statement of Significance, reviewed by the City's Heritage Commission. This should be required immediately for the "Two Dorothies," as these buildings have been described.
- One of the original pillars of Vancouver's Heritage Program was a "Green Door" policy that expedited heritage applications; this policy should be revived. Prolonged delays can thwart projects, or cause additional costs that make the final project less affordable. Such a policy would encourage owners of heritage buildings to maintain their buildings.

It is our hope that a sound assessment of the heritage value of the "Two Dorothies" will provide an opportunity for the development of alternative proposals for their future. Many such homes have been respectfully adapted to contemporary requirements, gaining awards from the City in the process.

Yours truly,



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Vancouver Heritage Commissioners