



Heritage Vancouver

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February 20, 2018

City of Vancouver
453 West 12th Avenue, Vancouver, BC V5Y 1V4

Re: Public Hearing – 6 West 17th Avenue (Turner Dairy)

Mayor and Council,

We are writing on behalf of our membership **to support the proposed adaptive reuse project** at 6 West 17th Avenue, also known as the Turner Dairy complex. We are pleased to see that the applicant has carried out a thorough review of the significance of this important remnant of Vancouver's industrial heritage and has proposed a detailed heritage conservation and rehabilitation plan.

On top of this good work we strongly recommend the following additional efforts:

- Ensure that these type of projects **continue to support the character of the Main Street area** as a diverse, mixed income area through affordability.
- **Require the heritage designation of this property** as a condition of the rezoning and redevelopment process in order to help protect this important site into the future.
- **Include interpretive signage** or other means of communicating both the rich history and commendable rehabilitation efforts carried out by the proponent.

We are strongly encouraged to see that the proponent is honouring the existing streetscape, materials and internal site organization while also making an effort to provide energy and envelope upgrades appropriate to a contemporary residential project. We are also pleased to see that the historic elevator and truss structure is being rehabilitated as much as is feasible.

The Turner Dairy complex has a long history of supporting industrial and manufacturing uses in the heart of a single family neighbourhood. We note that in recent years this type of manufacturing use has declined due to a number of pressures, perhaps most notably the changing character of the Main Street neighbourhood from a historically mixed-income, mixed-use working class area into a wealthier single/multifamily residential area.

While we recognize that maintaining the overall character of a neighbourhood is not the responsibility of single project we highly encourage the City to require an affordable aspect for these type of projects so as to help maintain the historic mixed-income character of these historically diverse neighbourhoods such as around Main St. and Mount Pleasant. We are encouraged that the proponent has included a variety of unit types with multiple bedrooms, which hopefully will help maintain the vibrancy and diversity of the neighbourhood.

We appreciate your consideration of our comments.

Respectfully submitted,

Stewart Burgess
Heritage Vancouver Society