



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, June 15, 2015
TIME: 11 am
PLACE: **Town Hall Meeting Room**
Main Floor, Vancouver City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Bonnie Kennet at 604.873.7269 or e.mail bonnie.kennet@vancouver.ca.
 - Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>.
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Roll Call 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held May 25, 2015.

1. **Business Arising from the Minutes** 11:05 - 11:10 am

2. **Conservation Review**

(a) **Burrard Street Bridge** 11:10 - 12:10 pm

The City of Vancouver is planning to carry out necessary structural repairs and maintenance to the Burrard Bridge in 2016/17. In coordination with this work, safety improvements at the Burrard and Pacific intersection, improved connections that enable people to walk on both sides of the bridge, and replacement of aging sewer and water infrastructure are proposed.

The Burrard Bridge is one of the most significant heritage resources in the City of Vancouver. For the last several years, staff have worked with a heritage consultant, Don Luxton, to develop solutions that best respect the heritage value of the bridge.

The project website is <http://vancouver.ca/burrardbridgenorth> , and the details can be reviewed at <http://vancouver.ca/files/cov/burrard-bridge-pacific-street-intersection-upgrades-open-house-information-displays.pdf> and the detailed intersection design at <http://vancouver.ca/files/cov/burrard-bridge-and-pacific-street-intersection-upgrades-map.pdf> .

Attendees:

Paul Storer, Engineering Services
Dane Doleman, Engineering Services
Shane Cook, Associated Engineering, consultants
James Emery, Iredale Architecture

(b) **616 Princess Avenue - McNair Residence**
DE418869
VHR 'C' (proposed)

12:10 - 1:00 pm

Built in 1902 for Agnes McNair, the house is representative of middle class housing built in the Strathcona neighbourhood just prior to the peak of the Edwardian building boom. The house is a substantial two storey building with a full-width front porch. The house was featured in a Vancouver Daily Province article entitled "Handsome Residences of the East End", October 29, 1905.

The application proposes to rehabilitate the heritage building, which has been stuccoed, and to convert it to two dwelling units as outlined below:

Zoning and Parking Summary- Zone: RT-3

Site Area: 3,050 sq. ft.

Item	Existing	Permitted or Required	Proposed
Overall Floor Space Ratio (FSR)	0.95 FSR (2,896 sq. ft.)	0.75 FSR maximum - may be relaxed on corner sites	1.11 FSR (3,396 sq. ft.)
Dwelling Unit Density	1	2 maximum - may be relaxed on corner sites	2
Off-street parking spaces	1	2 minimum	1

The RT-3 zoning allows the Director of Planning to relax any regulation in the *RT-3 Zoning District Schedule* for corner sites, which is often done to allow for denser development on flanking streets which is in many cases compatible with historic development. As the site has a property boundary separating it from the property to the north, the site is technically not a corner site. An HRA is proposed to vary the relaxation provisions to allow for the site to be considered a corner site, which staff feel is, in principle, consistent with the intent of the zoning provision.

The SoS Subcommittee reviewed the SOS on June 1, 2015 and concluded the SOS needed extensive revisions and requested additional information be submitted which would assist in the evaluation of the site. The subcommittee, however, concluded on a score of 24 (C-listing) based on the current SOS, but noted this score could be raised with the submission and review of additional information.

Issues:

- Conservation Plan; and
- Overall conservation scheme.

Applicants:

- Sandra Moore, Birmingham and Wood Architects Planners [smoore@bwarc.ca]

Attachments: SOS, Conservation Plan, and drawings

Staff:

- James Boldt, Heritage Group

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:00 - 1:10 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of June 1, 2015, will be presented.

4. Heritage Awards Sub-Committee 1:10 - 1:30 pm

Heritage Awards consultant has provided a summary to staff and Heritage Awards Planning Subcommittee has reviewed. A report on 2015 Heritage Awards from staff will be presented.

5. New Business 1:30 - 1:45 pm

Next Meeting:

DATE: July 6, 2015
TIME: 11 am
PLACE: **Town Hall Meeting Room**
Main Floor, Vancouver City Hall

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