



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 22, 2016
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 Tina Hildebrandt at 604.873.7268, tina.hildebrandt@vancouver.ca; or Donald Kinloch at 604.873.7050, donald.kinloch@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>
-

Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes - February 1, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
 - (a) 1150 Comox Street - Heritage Designation 11:10 - 11:40 am
VHC 'A' - Proposed
DE419153

The Gilmore House was constructed between 1901 and 1904 and was designed by local contractor John Phillip Matheson, whose son Robert became a partner in the architectural firm Townley & Matheson. The building is also associated with the historic Mole Hill neighbourhood.

The application proposes to construct an infill building and add to the existing building, which currently contains four residential units. The total number of dwelling units proposed is five.

Table 1: Density Summary

Item	Existing	Permitted or Required	Proposed
Floor space ratio (FSR)	0.63 2,723 sq. ft.	1.50 6,485 sq. ft.	1.63 7,027 sq. ft. (10% over permitted)
Residential Units	4	Not limited	5 (1 in the Infill)

On January 11, 2016, the Commission reviewed the application and resolved the following:

THAT the Vancouver Heritage Commission does not support the proposal for 1150 Comox Street, the Gilmore House, as presented on January 11, 2016, including the proposed addition to the existing building, noting the Commission believes that preservation of the heritage house should take precedence to minimizing development at the lane;

FURTHER THAT the Commission believes one of the most significant character defining elements of this house is its cottage style and nature; and

FURTHER THAT the Commission would support the Conservation Plan with the addition of density in the form of an application to build an infill building at the lane in which the massing is focused to the mid-point of the site, simple in expression, separate and distinguishable from the heritage house.

A revised scheme has now been submitted which seeks to address the Commission's comments. The variances proposed in the revised scheme are essentially the same as those noted in Table 1 above.

Issues: Revised Scheme and the response to the Commission's comments

Applicants: Jerry Rakhra, Owner
Timothy Ankenman, Architect
Donald Luxton, Heritage Consultant

Staff: James Boldt, Heritage Planner

Attachments: Revised Drawings
Conservation Plan

3. New Business

Next Meeting:

DATE: March 14 , 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall