



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 14, 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 Donald Kinloch at 604.873.7050, donald.kinloch@vancouver.ca, or Tina Hildebrandt at 604.873.7268, tina.hildebrandt@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 - 11:05 am

Leave of Absence Requests

Approval of Minutes - February 22, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 am - Noon
 - (a) 6158 E Boulevard Street - Kirkland's Metal Shop
E419324 (HRA)
VHR 'B' (proposed)

The Kirkland's Metal Shop building, constructed in 1926, is known for its longstanding occupancy by Kirkland's Metal Shop, as well as its design features including metal work by the original owner, John Kirkland, who lived in one of the two upper floor apartments. Kirkland's Metal Shop existed in the building from 1920 to 2012. On May 26, 2014, the Commission supported the addition of the site to the Register in the 'B' category and referred the SOS back to the consultant for revisions.

Staff asked the developer to consider retention of the whole structure or the main two storey portion, but concluded, after many reviews of various options, that this was not viable given the density and uses permitted in the underlying zoning (C-2) and the results of the pro forma analysis, which has been completed. A table of what is proposed is provided below:

Regulations of the C-2 District Schedule	Required or Permitted	Proposed
Section 4.3.1(b) Height (for portions of the building at least 6.1 metres but not more than 10.7 metres from the rear property line)	10.7 metres (35.10 feet) Maximum	17.3 metres (56.75 feet) (south-east corner of roof over fifth floor covered terrace)
Section 4.3.1(c) Height (for portions of the building at least 10.7 metres from the rear property line)	13.8 metres (45.28 feet) Maximum	19.8 metres (65.12 feet) (roof over entry to the south-east private terrace)
4.7.1(a) Overall Density	2.50 FSR 2892 m ² (31,135 square feet)	3.09 FSR 3577 m ² (38,501 square feet)
4.7.1(b) Overall Dwelling Density (when in conjunction with other uses)	2.15 FSR 2487 m ² (26,776 square feet)	2.83 FSR 3269 m ² (35,191 square feet)
4.7.1(b) Dwelling Density Above the First Storey	1.75 FSR 2025 m ² (21,795 square feet)	2.57 FSR 2970 m ² (31,972 square feet)

Staff ask that the Commission provide comments regarding specific details of the application given the constraints of the project.

Issues: Retention and rehabilitation details.

Applicants: Bryce Rositch, Rositch Hemphill Architects
 Anca Hurst, Rositch Hemphill Architects
 Leon Bogner, Bogner Kerrisdale Developments
 Donald Luxton, Donald Luxton & Associates

Staff: James Boldt

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report **Noon - 12:20 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of February 15, 2016, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business

Next Meeting:

DATE: April 4, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
 Main Floor, Vancouver City Hall