



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, May 29, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Denise Swanston at 604.871-6399, denise.swanston@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

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10-11:55 am
 - (a) 1550 West 29th Avenue - "Electric House"
Proposed to be added to Vancouver Heritage Register as an 'A' building
DP 2017-00257

In December 2014 a development application to demolish the existing house and build a new house on this property was submitted. In early 2016, public concerns were raised about the proposed demolition and in response City Council approved a temporary protection order for a period of 120 days to allow for a heritage evaluation and assessment to be completed for the house on this property on May 31, 2016. An SOS and draft heritage evaluation was completed and confirmed the house to have sufficient heritage value to be added to the VHR in the 'A' evaluation category (approved by the Heritage Commission on July 18, 2016, subject to some revisions).

Since that time the applicant and owner have been working with city staff on a proposal to retain and add to the existing house. A development application has now been submitted. The proposed development would relocate the house forward on the site and add the existing house. The proposed floor area includes an increase of 10% above the permitted floor area and the floor area which could be built in a laneway house (see Table 1 below). An exemption of the floor area for parking would be required. Additional variances/relaxations proposed are noted in the table below.

Table 1: **Site Area: 11,809 sq. ft.**

Zoning Item	Required/ Permitted	Proposed
Total FSR	8857 sq. ft. (0.75 FSR)	11,941 sq. ft. (1.01 FSR) (including parking area of 1,683 sq. ft.); or 10,258 sq. ft. (0.86 FSR) (if parking area excluded)
Above Grade FSR	5905 sq. ft.	6629 sq. ft.
Cellar FSR	2952 sq. ft.	4885 sq. ft.
Site Coverage	4724 sq. ft.	5011 sq. ft.
Rear Yard	18.34 ft.	16.61 ft.
# of Parking Spaces	5	6

Issues:

- Proposed level of heritage conservation
- Compatibility of proposed addition

Staff: Marco D'Agostini, Senior Heritage Planner

Applicant: Malcolm McSporran, Quinkatla Development Planning Inc.

Attachments:

- Drawings
- Design Rationale
- Statement of Significance and Heritage Evaluation (June 2016 Draft)

3. Heritage Action Plan Update 11:55-12:55 pm

Further to the presentation at the previous Commission meeting, staff will provide an update on the Heritage Action Plan work program, including emerging directions for updating the Heritage Conservation Program.

Staff: Marco D'Agostini, Senior Heritage Planner
 Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

4. New Business 12:55 -1:05 pm

Next Meeting:

DATE: Monday, June 19, 2017
 TIME: 11:00 am
 PLACE: Town Hall Meeting Room
 Main Floor, Vancouver City Hall