



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, November 17, 2014  
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 or e-mail [tina.hildebrandt@vancouver.ca](mailto: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

Minutes of the meeting held October 20, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
  - (a) 1010 East 21<sup>st</sup> Avenue - Wickson House 11:10 - 11:55 am  
DE418243 (Designation)  
VHR 'C' (proposed)

The Wickson Residence was constructed in 1924 for Henry Wickson, a Finnish floor layer, by the local building partnership of Stewart & Coltart. Specializing in residential construction, repairs, and alterations, Stewart & Coltart constructed numerous buildings across the Vancouver during the inter-war period. The Wickson Residence is a good example of craftsman housing built in the 1920s. The architectural features of the house include bell-cast cedar shingle siding, tapered square columns, and triangular brackets, as well as a front covered porch and a large, simple roof form.

The development permit application proposes density which exceeds the maximum permitted in the zoning by 10%, and therefore a proforma review and full Conservation Plan, under current practice and policy, have not been required. The Statement of Significance has been reviewed by the SOS Sub-committee and was supported with some recommended changes and improvements. The Commission subsequently supported the addition to the Vancouver Heritage Register of the site in the 'C' category by resolution.

The zoning applicable to the site is RT-10 which permits infill development and strata titling as well as "Small House/ Duplex" development on certain sites. A zoning summary is provided below:

### Zoning Summary

Item	Existing	Permitted or required	Proposed
FSR	0.70 FSR	Up to 0.80 FSR maximum (SH/Duplex)	0.88
Dwelling Units	1	3 maximum for a site of the subject's size	4
Infill development	None	Infill permitted on all sites	Infill One-Family Dwelling

### Issues:

- Compatibility of the dormer addition on the west side; and
- Compatibility of the new development and overall rehabilitation measures.

### Applicants:

- Carman Kwan, Architect
- Donald Luxton, Heritage Consultant

### Staff:

- James Boldt

Attachments: SOS and reduced plans.

### 3. Heritage Action Plan

11:55 - 12:25 pm

Staff will present an overview of the Heritage Action Plan, including progress to date and work program schedule for 2015. Background information on the Heritage Action Plan can be found online at the following links:

*Heritage Action Plan to Update Vancouver's Heritage Conservation Program:*  
<http://former.vancouver.ca/ctyclerk/cclerk/20131204/documents/ptec8.pdf>

*Heritage Action Plan - Steps to Enhance Protection of First Shaughnessy and Pre-1940's Character Houses:*  
<http://former.vancouver.ca/ctyclerk/cclerk/20140610/documents/rr1a.pdf>

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

4. SOS Subcommittee Report 12:25 - 12:40 pm

Report from the Statement of Significance Subcommittee Meeting of October 27, 2014, will be presented.

5. Heritage Awards Subcommittee Report 12:40 - 12:50 pm

**Next Meeting:**

DATE: December 8, 2014  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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