



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, May 4, 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 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 11:00 - 11:10 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held April 13, 2015.

1. Business Arising from the Minutes 11:10 - 11:15 am
2. Conservation Review
  - (a) 3365 Commercial Drive - 1695 to 1775 East 18<sup>th</sup> Avenue - 11:15 - 12:00 pm  
'Myers Residence'  
VHR 'C'  
Rezoning Application (CD-1)

The house at 3365 Commercial Street was built in 1911 for Conrad Myers, a mariner, on land previously purchased from the British Columbia Electric Railway Company in 1898, near the Interurban station at 18<sup>th</sup> Avenue and Commercial Drive in the 'Epworth' township, now known as the Cedar Cottage neighbourhood. The large site and the house have changed little in over a hundred years.

In March, 2015, a large rezoning application was submitted for rental housing which incorporates the Myers Residence property. At the enquiry stage, staff encouraged the retention of the house, and asked for an SOS for the site and the house, which was provided and reviewed. The Commission subsequently supported addition of the house to the VHR.

Staff and the applicant, in early analysis, determined that keeping the house in its current location is not viable. Staff asked to applicant to explore relocation options for the house. The current application proposes to relocate the house to the south-west corner of the site along East 18<sup>th</sup> Avenue and to create a separate parcel for the site and infill development. Relocation to this location, staff concluded, provides a transition to the residential properties to the west and would be considered. The details of the project are provided below:

Item	New Heritage Parcel	New Rental Housing Parcel
Site Area proposed:	5,814 sq. ft.	27, 917 sq. ft.
FSR	1.12 FSR	2.85 FSR
Dwelling Units	2 in House 3 in Infill Townhouse Total = 5 (strata)	112 (secured rental)
Parking	10 u/g for vehicles 10 bikes	64 u/g for vehicles 144 bikes

**Issues**

- (i) Relocation of heritage building and infill development, and transitional massing;
- (ii) Conservation Plan

Applicants: Nathan Gurvich, Cressey Development Group  
 Christin Doeinghaus, Donald Luxton & Associates

Attachments: Drawings, SOS, and Conservation Plan

Staff: James Boldt, Heritage Group

(b) 1610 Stephens Street - 'Mary McGregor Cottage' 12:00 - 12:45 pm  
 Proposed VHR 'C'  
 DE#418671

The cottage at the rear of the property of 1610 Stephens Street was built in 1912 by the Mary McGregor and her family, recent immigrants from Winnipeg. It is one of three cottages built on Lot 4 (now four adjoining parcels) which Mary bought in 1911. The southern-most cottage was demolished when a larger home was constructed for the McGregors at 1628 Stephens (since demolished), but the two other small cottages (1610 and 1626) have survived, along with their open yards. Although modified over the years, the Mary McGregor Cottage, and the site, is a rare surviving example of early development in the area when owners often constructed small cottages for revenue and to live in until such time as they could move to a larger home. By 1955 a narrow dead-end lane, which still exists, had been constructed at the rear of the site.

The application proposed a front yard Infill One-Family Dwelling, which is permitted in the zoning:

Item	Existing	Permitted	Proposed
Density	722 sq. ft. 0.25 FSR	2,137 sq. ft. 0.75 FSR	2,434 sq. ft. 0.85 FSR
Dwelling Unit Density	1	2 maximum	2
Parking	1	2 minimum	2

On April 7, 2014, the Vancouver Heritage Commission supported the addition of the cottage to the VHR in the 'C' category.

### Issues

- (i) Compatibility of the new infill building;
- (ii) Conservation Plan

Applicants: Matt Mauza, Formwerks Architectural  
Donald Luxton, Donald Luxton & Associates

Attachments: Drawings, SOS, and Conservation Plan

Staff: James Boldt, Heritage Group

### 3. Heritage Action Plan 12:45 - 1:15 pm

Staff and consultants will provide progress updates on the following components of the Heritage Action Plan:

- Staff recommendations for First Shaughnessy District, and next steps to report to Council. Should the Commission wish to provide formal comments by resolution on the proposed recommendations, they would be included in the staff report scheduled to go to Council in May.
- Consultant presentation on the Heritage Register Upgrade process and public launch planned for May 23, 2015.

#### Staff:

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

#### Attendees:

Donald Luxton, Donald Luxton & Associates Inc., Lead Consultant - Heritage Action Plan

### 4. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:15 - 1:30 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of April 20, 2015, will be presented.

### 5. New Business 1:30 - 1:40 pm

#### Next Meeting:

DATE: May 25, 2015  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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