



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 4, 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*
 - *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 - March 14, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 am - 12:10 pm
 - (a) 1380-1382 Hornby Street - Rezoning Application
Leslie House A (M) (H) (I)

The rezoning application was received to rezone this consolidated site from DD and CD-1(435) to a new CD-1 to allow for a 39-storey tower containing 212 market residential units. The proposed total floor area is approximately 243,742 sf and the total floor space ratio (FSR) is 16.25. 238 underground parking spaces are proposed. The site is comprised of 3 parcels and one of them is occupied by the historic Leslie House also known as Umberto Menghi's Yellow House Restaurant. Leslie House is currently the lone building on the site as the previous flanking buildings that formed part of the restaurant complex have been demolished.

Built in 1888, the Leslie House is one of the oldest surviving buildings in Vancouver. The building is a good example of the Queen Anne style of Victorian architecture of which few examples remain in Vancouver. The house is listed on the Vancouver Heritage Register in the "A" category. As part of a Rezoning in 2004 for a hotel tower on this site, the Leslie House and some of its interior were protected through Heritage Designation and Heritage Revitalization Agreement. As part of the current rezoning and to give it more prominence

while relating to lower scale buildings, it is proposed to relocate the Leslie House to the southeast corner of the site facing Pacific Avenue. The conservation plan developed by Robert Lemon Architect Inc. proposed staged heritage conservation work for Leslie House including the stabilization plan which purpose is to ensure an ongoing necessary maintenance work until such time as a full conservation plan can be implemented. The proposed heritage conservation work is consistent with previously approved conservation plan and further developed to accommodate current heritage conservation needs. Proposed heritage procedures are generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

The applicant's team will present the rezoning application and associated heritage conservation plan, including the Leslie House relocation analysis and heritage impact analysis. Staff will be available for any clarification, if required.

Applicant: Michael Burak , Grosvenor
Martin Bruckner, IBI Group
Maxime-Alexis Frappier, ACDF Architecture
Robert Lemon, Robert Lemon Architect Inc.

Staff: Yan Zeng, Rezoning Planner
Paul Cheng, Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: reduced architectural drawings with conservation plan

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:10 - 12:20 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of March 3, 2016, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business

Next Meeting:

DATE: April 25 , 2016
TIME: 11am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

* * * * *