



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

REVISED AGENDA

DATE: Monday, June 6, 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>*
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Roll Call 11 - 11:05 am

Leave of Absence Requests

Approval of Minutes - April 25, 2016

- 1. Business Arising from the Minutes** 11:05 - 11:10 am
- 2. Conservation Review** 11:10 - 11:55 am
 - (a) 1102 Commercial Drive (1716 Napier Street) - 'Florida Market'**
DE420153
VHR 'B'

The Florida Market was built in 1908 by Alexander Main, a grocer who resided in the upstairs residential suite until 1929 when the building became known as the Florida Market. This name and the grocery business continued until 2013. The new owner has renovated the store to allow for a new café use. Although originally called the Main Grocery, the Florida Market name is proposed for the building because of the long association in the community of that name for the building.

The building is extant, exhibiting its original form and much of its original details. The old storefront was replaced sometime before the mid 1950s with metal fenestration which survived until the recent renovations. The renovations have replicated the original storefronts based on a 1922 photograph and on-site analysis. The renovations were done in advance of the current application because of an urgent need to get the café "up and running" and to deal with some critical maintenance and repair items.

The application proposes to add a residential portion to the rear of the site. The main variance proposed is a rear yard setback, which is necessary to allow for the retention of the market building. The proposed density is less than the permitted density in the zoning and the

height marginally exceeds the permitted height in the middle of the site (the lot has a considerable slope).

Zoning Summary

Item	Permitted or Required	Proposed
Rear Yard Setback - Ground Level	2 feet minimum	2.0 feet
Rear Yard Setback Residential	15 feet minimum	9.2 feet
Height	45.25 feet maximum	48.6 feet mid-block 45.25 feet at lane
Density	3.0 FSR maximum 11,085 sq. ft.	2.7 FSR 10,107 sq. ft.
Bike spaces	11 minimum	11
Loading	1 minimum	1

The site is currently listed on the Vancouver Heritage Register in the 'B' category. Due to timing of various heritage applications, the SOS is proposed to be reviewed by the Vancouver Heritage Commission in this case. The SOS will still be referred to the Sub-committee for refinement and more detailed comments on content. An HRA is not required and in this case a Conservation Plan has not been required by the Director of Planning.

Issues: Integration of the addition with the existing building; and Recent renovations and storefront replication.

Staff: James Boldt, Heritage Group

Applicant: Scott Kennedy, architect

Attached: Drawings, SOS, and register evaluation form.

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 11:55 am -12:15 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of May 16, 2016 will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business

Next Meeting:

DATE: Monday, June 27, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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