



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, May 1, 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](mailto: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 11:10-11:40 am

(a) 479 East 11<sup>th</sup> Avenue - Arthur Residence  
VHR 'C' - Proposed  
DE420230 (Designation)

The Arthur Residence at 479 East 11<sup>th</sup> Avenue, constructed in 1907, is a 2½ storey Colonial Revival house valued for its association with the early development of Mount Pleasant and for its style. It features a symmetrical plan, front and rear hipped roof dormers and a formerly full-width front porch with a pediment and tapered wood columns. The SoS and VHR evaluations were presented to the Commission on December 7, 2015 at which time the Commission endorsed its addition to the Heritage Register as a 'C' listing.

The proposal is to convert the house to contain two dwelling units, each with a rental suite, and construct an infill dwelling at the rear. The house has had some significant alterations that will be reversed or where not possible, replicated. The zoning applicable to the site is RT-5. In this case, infill is permitted due to the wide sideyard. The Director of Planning is seeking heritage designation in exchange for proposed density that is 10% beyond permitted.

**Proposed Variances of the RT-5 District Schedule**

**Site Area: 572.93 m<sup>2</sup> (6,167 sq.ft.)**

Regulations of the RT-5 District Schedule	Required or Permitted	Proposed
Section 4.7.1 Floor Space Ratio	0.75 429.7 m <sup>2</sup> (4,625 square feet)	0.83 475.5 m <sup>2</sup> (5,119 square feet)
Section 4.4.1 Front Yard	7.3 metres (23.95 feet) Minimum	6.3 metres (20.81 feet) (existing non-conforming)

**Issues:** Level of conservation, specifically the front porch which remains partially enclosed, overall degree of retention and details such as window openings.

**Applicant:** Carman Kwan, Architect

**Staff:** Hugh McLean, Heritage Planning Analyst  
 Grace Jiang, Development Planner

**Attachments:** Reduced drawings, Statement of Significance and Conservation Plan

**3. Heritage Action Plan Update**

**11:40-12:40 pm**

Staff will provide an update on the Heritage Action Plan work program, including an overview of the Heritage Action Plan consultant's key recommendations, emerging directions for updating the Heritage Conservation Program, and planned public consultation to draw the Heritage Action Plan to conclusion. Staff will also give a very brief update on the Character Home Zoning Review.

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

**4. SoS Subcommittee Report**

**12:40 - 12:50 pm**

Staff will provide a verbal report from the meeting on April 18, where the draft historic context statement, thematic framework, and evaluation methodology were reviewed.

**5. New Business**

**12:50 -1:00 pm**

**Next Meeting:**

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