



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

DATE: Monday, March 12, 2018  
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

Approval of Minutes - February 5, 2018

1. Business Arising from the Minutes 11:05 - 11:10 am
2. 2601 East Hastings Street - Swanson Stores and Residence VHR 'B' (proposed) - Residence only Rezoning 11:10 - 11:40 am

Swanson Stores and Residence at 2601 East Hastings Street, and additionally addressed as 360-380 Penticton Street, was built in 1928, an example of a mixed-use building in Hastings-Sunrise designed in the Mission Revival style. While this popular interwar style is found elsewhere, this site is unusual for its duplex residence facing Penticton Street, combined with commercial storefronts facing East Hastings Street.

The Statement of Significance and Heritage Register evaluation were reviewed by the Statement of Significance/Vancouver Heritage Register Subcommittee and reported to the Heritage Commission on January 20, 2017, which endorsed a recommendation that the Swanson Stores and Residence be added to the Heritage Register as a B-listing.

The site is proposed to be rezoned from C-2C to CD-1 to construct a six-storey mixed-use development with commercial uses at grade and 47 residential secured market rental units above, under the Secured Market Rental Housing Policy, commonly known as the R-100 policy. The proposed density is 3.75 FSR with the majority 48% of the dwelling units having one bedroom (23 units) and 25% as two-bedroom (12 units). The proposal is for two levels of underground parking accessed from the lane with 42 vehicle parking spaces and one loading bay. The requested development incentives include a height and density increase (as noted below) and a DCL waiver. The Director of Planning is seeking addition to the Heritage Register

and heritage designation of the residential section of the building, consisting of the façade of the duplex facing Penticton Street. This section will be moved forward on the site to accommodate the mixed-use development. The storefronts are not proposed to be retained in this development.

	Permitted	Proposed
Height	45.2 ft.	71.0 ft.
Density	36,240 sq.ft. 3.0 FSR	45,135 sq.ft. 3.75 FSR

Issues:

- Degree of conservation, and specifically the conversion of certain character-defining elements on the Penticton Street side and loss of other elements;
- Degree of wrap-around retention on the lane;
- The need to capture the elements of the storefront extending along both sides, retaining the “spirit” of the original stores through the new design; and
- Colours, material, signage and detailing of new building to respect the heritage facades (i.e. soft, neutral tones, quality materials, etc.).

**Applicant:** James Tod, JTA Development Consultants  
**Staff:** Hugh McLean, Heritage Planning Analyst, City of Vancouver  
Derek Robinson, Rezoning Planner, City of Vancouver  
Brenda Clark, Development Planner, City of Vancouver

**Attachments:**

- Elevations, Floor Plans, Streetscape and Sections
- Statement of Significance and Conservation Plan

**3. Statement of Significance and Vancouver Heritage Subcommittee Report 11:40-12:20pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meetings of December 18, 2017 and February 19, 2018, will be presented.

Staff: Hugh McLean, Heritage Planning Analyst

Attachments: Statement of Significance Subcommittee report, December 18, 2017

4. New Business

12:20 -12:40 pm

**Next Meeting:**

DATE: Monday, April 9, 2018  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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