



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, July 15, 2019  
**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 Kathy Bengston at 604.871.6146 or e-mail [kathy.bengston@vancouver.ca](mailto:kathy.bengston@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 on June 24, 2019, to be approved.

- 1. Business Arising from the Minutes** **11:10 – 11:15 am**
- 2. 3495 – 3505 Commercial Street – Cedar Court  
VHC “C” (proposed), Designation  
DP-2019-00435** **11:15 – 11:45 am**

Cedar Court, at 3495-3505 Commercial Street, is a two storey vernacular mixed-use building with ground floor neighbourhood commercial units and upper floor apartments constructed in 1910. It is valued as one of the oldest mixed-use buildings in the Cedar Cottage area, developed as a result of its proximity to the Cedar Cottage interurban station to the east.

Cedar Court is proposed to be added to the Heritage Register as a C-listing. The proposal is to protect and rehabilitate the heritage building and to add a third storey and a new multiple dwelling infill building at the rear of the site. It is located in the MC-1 zone, which is intended to reinforce the mixed use nature of this area, with residential, commercial and light industrial

uses. The density sought is within conditional, 1.80 FSR. Other relaxations sought are within the discretion of the Director of Planning, and supportable on the condition that the building be protected by heritage designation.

The proposal is for a strata arrangement on the second floor and market rental units on the third floor.

The applicant will be present to explain the plan in further detail. Staff are seeking the Commission's comments on the following issues.

**Issues:**

- Addition to the Heritage Register
- Compatibility of addition with heritage building
- Courtyard space
- Continuity of neighbourhood retail use
- Support for designation and Conservation Plan

**Applicant:** MA+HG Architects – Marianne Amodio, Architect  
Donald Luxton, Donald Luxton and Associates

**Staff:** Hugh McLean, Heritage Planner; City of Vancouver  
Miguel Castillo, Development Planner, City of Vancouver

**Attachments:** Elevations and Floor Plans, Statement of Significance and Conservation Plan.

**3. 6103 West Boulevard – S.E.P. Block  
VHR “C” (proposed), Designation  
DP-2019-00404**

**11:45 – 12:15 pm**

The S.E.P. Block, at 6103 West Boulevard, is a one-storey commercial building in the Kerrisdale neighbourhood, constructed in 1930 in the Mission Revival style. It is valued for its representation of interwar development in the Kerrisdale neighbourhood, its association with original owner Stanley Ernest Peter, and for its Mission Revival architectural features.

The S.E.P. Block is proposed to be added to the Heritage Register as a C-listing. The proposal is to protect and rehabilitate the heritage building and to develop a five-storey mixed-use building with 64 dwellings units, 7 retail units and two restaurant units on the ground floor, and two levels of underground parking. It is located in the C-2 zone, which is intended to provide for a wide range of commercial uses, as well as residential uses, along arterial streets. In return for the conservation of the S.E.P. Block, including heritage designation, a 10% increase of density on the site is proposed, from 2.5 FSR to 2.75 FSR, and relaxations in building setbacks and building height, including the addition of a partial fifth storey.

The applicant will be present to explain the plan in further detail. Staff are seeking the Commission's comments on the following issues.

**Issues:**

- Addition to the Heritage Register

- Compatibility of addition with heritage building
- Extent of restoration work proposed
- Viability of retention of the heritage building with the proposed extent of structural and underground work (i.e. parking garage)
- Support for designation and Conservation Plan

**Applicant:** Yamamoto Architecture Inc. – Taizo Yamamoto, Architect  
Donald Luxton, Donald Luxton and Associates

**Staff:** Amber Knowles, Heritage Planner, City of Vancouver  
Miguel Castillo, Development Planner, City of Vancouver

**Attachments:** Elevations and Floor Plans, Statement of Significance, Conservation Plan and Draft Construction Sequence.

**4. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:15 – 12:30 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings of May 21, 2019, and July 8, 2019 will be presented.

**Staff:** Maxine Schleger, Heritage Planning Analyst

**Attachment:** SoS/VHR Subcommittee Report, May 21, 2019, included in agenda package.  
SoS/VHR Subcommittee Report, July 8, 2019, distributed at the meeting.

**5. Staff Update 12:30 – 12:45 pm**

**6. New Business 12:45 – 1:00 pm**

**Adjournment**

**Next Meeting:**

DATE: Thursday, September 9, 2019  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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