



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, September 30, 2019

TIME: 11:00 am

PLACE: Town Hall Meeting Room
Main Floor, 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.*
 - *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

Leave of Absence Requests

Approval of Minutes

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|----|--|-------------------------|
| 1. | Business Arising from the Minutes | 11:10 – 11:15 am |
| 2. | 1215 West 16th Avenue – Baldwin Residence
VHR “B”, Designation
DP-2019-00476 | 11:15 – 12:00 pm |

The VHR B-listed Baldwin Residence, at 1215 West 16th Avenue, is a two storey Arts and Crafts style house constructed in 1911, situated across from the northern boundary of First Shaughnessy. The house straddles two lots making up a triangular parcel. It is noted for its style, its association with its architect and the Baldwin family, and for the association with the CPR subdivision of First Shaughnessy.

The Baldwin Residence is valued for its features that include elements of the Arts and Crafts style. It is also valued for the designers, the prominent architectural firm of Grant and Henderson that were commissioned by George Baldwin. In the 1910s Baldwin was the City of Vancouver Comptroller and in the early 1920s he was custodian of archives. The Baldwins relocated to 1215 West 16th Avenue from the West End, this reflected, the transition of the West

End, which was triggered by the opening up of First Shaughnessy by 1910, which enticed prominent families to relocate.

A Development Permit application has been received, proposing the retention and conversion of The Baldwin Residence to a three-unit Multiple Conversion Dwelling. The proposal includes development of two infill dwellings, one on either side, each containing two units, for a total of seven units. It is located in the RT-2 zone, which is intended to permit two-family dwellings and to conditionally permit, in some instances, low density multiple-family housing. The density sought is within conditional, 0.74 FSR (0.75 FSR permitted). Other relaxations sought are within the discretion of the Director of Planning, and include existing non-conforming height of the heritage building. Due to the unusual lot configuration here, particularly its frontage, the RT-2 Guidelines do not allow a multiple dwelling. However, the Director of Planning has determined the proposal is supportable on the condition that the Baldwin Residence be protected by heritage designation.

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

Issues:

- Compatibility of infill dwellings with the heritage building
- Conservation approach and consistency between expressed intent and details on drawings
- Support for designation and Conservation Plan

Applicant: Timothy Ankenman – Ankenman Marchand Architects
(timothy@amarchitects.com)
Andre Lessard (dewhirstlessard@shaw.ca)

Staff: Hugh McLean, Heritage Planner; Susan Chang, Development Planner

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

**3. 301 E. Hastings
VHR "C"**

12:00 – 1:00 pm

Pre-Application Workshop

The inquiry was received to redevelop 301 E. Hastings Street site by replacing existing Salvation Army Temple with a new mixed-use development containing 3 levels of health clinic, 10-bed hospice, and 75 affordable housing units. This project is developed through a partnership between BC Housing and Vancouver Coastal Health and in consultation with a number of Indigenous organizations and consultants including Musqueam, Squamish, and Tsleil-Waututh advisory groups.

The existing heritage building is listed under category "C" on the Vancouver Heritage Register. No retention of the existing structure has been proposed. Instead, the proposal is continuing the tradition of community services on this site aiming at reintroducing physical aspects of Indigenous cultural presence on this land. The proposed design is inspired by Indigenous design elements in order to create sense of welcome and safety, as well as the space of refuge and healing.

The project is presented to the VHC for information and feedback on heritage content. The proponent will provide a rationale for the proposal, including the process of consultation with public and Indigenous Nations, the feedback received from public and how it influenced the preliminary design, development of the Indigenous Statement of Significance for the site and the attempt to preserve shared values of the site.

The format of this presentation is a workshop which intent is to allow for a meaningful conversation on understanding different sets of values, colonial and pre-colonial, and to explore possible outcomes when it comes to redevelopment potential of the heritage site. The other aspect of particular importance is the heritage review process, as we continue to work together on introducing intangible aspects of Indigenous Cultural Heritage to a physical world of Vancouver's urban development.

Applicant: Peg MacDonald, Architect, VIA Architecture
Johnny Jung, Development Manager, BC Housing
John Rimell, Vancouver Coastal Health

Staff: Zlatan Jankovic, Senior Heritage Planner, COV
Ji-Taek Park, Development Planner, COV
Jonathan Borsa, Project Facilitator, COV

Attachments: project brochure: 301 East Hastings - Project Considerations (delivered by mail)

4. Update on Heritage Plaque Program and Recent Thefts 1:00 – 1:30 pm

Staff will provide an update on the Heritage Plaque Program in light of the recent high volume of thefts, and to discuss options to resolve this issue.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: none

5. Statement of Significance and Vancouver Heritage Register Subcommittee Reports 1:30 – 1:40 pm

Reports from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of September 16, 2019, will be presented.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: To be distributed at meeting.

6. New Business 1:40 – 2:00 pm

Adjournment

Next Meeting:

DATE: Monday, October 21, 2019
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

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