



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, November 18, 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

- 1. 4392-4394 Main Street – McLean Grocery Store** **11:15 - 12:00 pm**
VHR “B”, Designation, DP-2019-00526

The VHR B-listed McLean Grocery Store at 4392-4394 Main Street in the Riley Park neighbourhood, is a two storey vernacular style commercial building constructed in 1912-1913 as a single storey shop, with a second floor added as a residence in 1923. It is valued for its association with the early twentieth century real-estate boom in South Vancouver and the development of Main Street, as one of the first shops established on Main Street south of King Edward Avenue. It is also valued for its distinctive character, expressed through cladding and window details.

A Development Permit application has been received, proposing the retention of the McLean Grocery Store, with two residential units above the retail units in the heritage building, and a new detached live-work infill dwelling at the rear comprising of two units, for a total of four residential units and two commercial units.

It is located in the C-2 zone, which is intended to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses. It also emphasizes building

design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity, and on that basis the proposal meets the intent of the District Schedule. The density sought is within conditional, 1.72 FSR (1.75 FSR conditionally permitted for dwelling uses in conjunction with other uses). Other relaxations sought are within the discretion of the Director of Planning, and include parking and loading, and is supportable on the condition that the McLean Grocery Store 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 new dwelling with the heritage building
- Conservation approach
- Support for designation and Conservation Plan

Applicant: Joe Muego Architect, Hearth Architectural Inc. (joe@hearthworks.ca)
Andre Lessard, Heritage Consultant (dewhirstlessard@shaw.ca)

Staff: Hugh McLean, Heritage Planner; Patrick Chan, Development Planner

2. Culture I Shift – Update

12:00 pm - 1:00 pm

Staff will give an update on the recent council approved culture plan: *Culture|Shift: Blanketing the City in Arts and Culture*, and the integrated *Making Space for Arts and Culture: Cultural Infrastructure Plan* as they relate to Reconciliation, redress, decolonization and heritage. Staff from Cultural Services and the Chinatown Transformation Team will give a presentation on these plans, recent city-wide, national, and international initiatives, and the importance of integrating Indigenous cultural heritage, and tangible and intangible cultural heritage into an expanded understanding of heritage as it relates to Vancouver.

Staff: Branislav Henselmann, Managing Director, Cultural Services, ACCS
Alix Sales, Senior Cultural Planner, Cultural Services, ACCS
Kamala Todd, Indigenous Arts and Culture Planner, Cultural Services, ACCS
Helen Ma, Planner, Chinatown Transformation Team, PDS
Metha Brown, Cultural Planner, Cultural Services, ACCS

3. Staff Update

1:00 pm – 1:20 pm

Heritage Action Plan – Heritage Conservation Program Renewal – Update

Staff will provide a brief update on the upcoming report to Council on the Heritage Conservation Program Renewal, and the Heritage Register Update scheduled for late 2020.

At the meeting and the workshop with the VHC on July 16, 2018, as well as on a regular Commission meeting on March 11, 2019, staff has presented the proposed new approach to heritage policy featured in this report, focusing on:

- “Historic urban landscape” approach to the heritage management and planning process by increasing the role of communities, inclusivity, and diversity
- City-wide application of Canadian best practice: Standards and Guidelines for the Conservation of Historic Places in Canada
- Prioritizing Indigenous cultural heritage and cultural diversity in Vancouver communities
- Recognizing and incorporating intangible cultural heritage
- Integration of heritage and community planning
- Sustainable heritage rehabilitation

Staff also presented a proposed set of minor amendments to existing by-laws, administrative bulletins and policies for review and input into the finalization of these items. The feedback received from the VHC has highlighted some outstanding issues and helped stage the outstanding component – the Vancouver Heritage Register Upgrade for completion in late 2020, subject to receiving the MST Nations’ self-directed input. This final report under the Heritage Action Plan initiative, which is to be conducted through the City-wide Plan consultation process in 2020, will be brought forward for additional consultation with the VHC.

The Heritage Conservation Program Renewal report to Council is scheduled for February 28, 2020.

Staff: Zlatan Jankovic, Senior Heritage Planner

4. Proposed Vancouver Heritage Register Addition 818 Keefer Street 1:20 pm – 1:30 pm

Heritage Staff received a time-sensitive request to evaluate 818 Keefer Street for addition to the Vancouver Heritage Register so that this property could be considered for a Vancouver Heritage Foundation True Colours Grant. Because of the time constraint, a SoS has not yet been drafted and the Evaluation was not able to be reviewed by the Statements of Significance and Vancouver Heritage Register Subcommittee before being presented to the Vancouver Heritage Commission.

At this time, Staff are seeking the Heritage Commission’s endorsement to add 818 Keefer Street to the Vancouver Heritage Register as a C-listing. In the future when a Statement of Significance is produced for this property, the Evaluation and SoS will be reviewed by the Subcommittee and adjusted as required.

818 Keefer Street was built in 1901, and is valued for its connection to the early growth of Strathcona as a working-class neighbourhood and for its gabled vernacular architecture. It is part of a contiguous group of houses of a similar style and age.

Staff: Maxine Schleger, Heritage Planning Analyst

4. New Business 1:30 pm – 1:45 pm

Adjournment

Next Meeting:

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

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