



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 3, 2020

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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1. Roll Call and Elections/Appointments 11:00 – 11:45 am

(a) Introduction of New Commission Members

At its In Camera meeting held December 10, 2019, Vancouver City Council approved the following:

THAT the following individuals be appointed to the Vancouver Heritage Commission, terms to commence January 1, 2020, and end December 31, 2021:

- Randip Bakshi
- Paul Giles
- Michael Kluckner
- Joel Massey
- Shirley Shen

(b) Election of Chair and Vice Chair (2020)

(c) Appointment of Liaisons to the Development Permit Board (1 required) and First Shaughnessy Advisory Design Panel (1 required)

(d) Appointments of Statement of Significance and Vancouver Heritage Register Subcommittee (5 required) and Awards Planning Subcommittee (3 required)

(e) Leave of Absence Requests

(f) Approval of Minutes – November 18, 2020

2. Business arising from the Minutes 11:45 – 11:50 am

3. Vancouver Heritage Commission – Role & Mandate 11:50 – 12:30 pm

Overview of the role and mandate of the Vancouver Heritage Commission (By-law No. 4800).

Staff: Tina Penney, Deputy City Clerk
Zlatan Jankovic, Senior Heritage Planner

4. Update on the Heritage Action Plan 12:30 – 1:00 pm

Staff will provide a brief update on the status of the Heritage Action Plan and the forthcoming report to Council – Vancouver Heritage Program.

Staff: Zlatan Jankovic, Senior Heritage Planner

5. 3495 – 3505 Commercial Street - Update 1:00 – 1:30 pm
Broadhurst and Whitaker Block
VHC “C” (proposed), Designation
DP-2019-00435

On July 15, 2019, the Vancouver Heritage Commission reviewed the development permit application for 3495-3505 Commercial Street. This proposal includes addition to the Vancouver Heritage Register as a C-listing, and the designation of the structure and exterior as protected. The Commission expressed support for the proposal and the Minutes of that meeting are at <https://vancouver.ca/docs/council/vher20190715min.pdf> .

Since that meeting, the applicant has worked with city staff to resolve access to the infill building, required as part of Building By-law requirements for life safety.

The zoning requires that all floor area be associated with a specific use. In this case, the applicant did not assign the shared circulation areas (i.e. hallways, corridors, etc.) to specific uses, and when the item was previously presented to the Commission, the residential FSR was noted as 1.8.

The final FSR figures have been amended as summarized in the table below.

Summary of FSR

Site Area = 738 m² (7,945 sq. ft.).

	Presented to VHC July 15, 2019	Currently Proposed
Commercial - Proposed (permitted)	0.35 (0.7)	0.4 (0.7)
Residential - Proposed (permitted)	Market Residential 1.49 Rental Residential 0.3 Overall 1.8 (1.8) Shared Exterior Circulation 0.2	Market Residential 1.58 Rental Residential 0.33 Overall 1.91 (1.8) Shared Exterior Circulation factored into FSR figures above

The overall FSR of 2.31 is less than permitted (2.5 FSR). There is no change proposed to the façade of the retained heritage building as a result of a slightly wider internal access corridor.

The Heritage Commission is specifically asked to comment on the. Staff will provide an overview of the project.

Issues:

- Support for proposed increase to residential and commercial FSR

Staff: Hugh McLean, Heritage Planner

Attachments: Heritage Commission Minutes, July 15, 2019

6. Statement of Significance and Vancouver Heritage Register Subcommittee Reports

1:30 – 1:50 pm

Reports from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of November 25, 2019 December 16, 2019, and January 20, 2020, will be presented.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: Reports from the Statements of Significance and Vancouver Heritage Register Subcommittee Meetings of November 25, 2019, December 16, 2019, and January 20, 2020 meetings will be provided at the meeting.

7. New Business

1:50 – 2:00 pm

Update on 1540 Yew St. application.

The application to redevelop 1540 Yew St. with a new building containing one commercial unit and three condominium units has been cancelled. Any new applications received for this site will require a heritage review. Statements of Significance and Heritage Register Evaluations for both the existing buildings on the site - the Suffolk Block and the laneway duplex - will be required as part of the application documentation. These will be reviewed by the Statements of Significance and Vancouver Heritage Register Subcommittee.

Staff: Maxine Schleger, Heritage Planning Analyst

Adjournment

Next Meeting:

DATE: Monday, February 24, 2020
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

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