



**NOTICE OF MEETING**  
**VANCOUVER HERITAGE COMMISSION**

**AGENDA**

**DATE:** Monday, February 24, 2020  
**TIME:** 11:00 am  
**PLACE:** Joe Wai Meeting Room (formerly Town Hall)  
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](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**

**Leave of Absence Requests**

**Approval of Minutes**

Minutes of the meeting held on February 3, 2020, to be approved.

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|-----------|---|-------------------------|
| <b>1.</b> | <b>Business Arising from the Minutes</b>  | <b>11:10 – 11:15 am</b> |
| <b>2.</b> | <b>3536 Point Grey Road - WITHDRAWN<br/>Elletson Residence<br/>VHC "C", Designation<br/>DP-2019-00751</b> | <b>11:15 – 11:20 am</b> |

The VHR C-listed Elletson Residence at 3536 Point Grey Road is a 1912 Craftsman dwelling which is valued for its association with the prolific contracting firm Bentley and Wear, who built many houses across the west side of the city.

It also exemplifies the development of the local area following completion of the streetcar line along West 4<sup>th</sup> Avenue in 1909, and associated infrastructure improvements that were a catalyst

to residential and commercial development. It is further valued as to how it has adapted to changing needs, initially housing William Elletson, advertising manager for World Printing and Publishing Company and later as rental accommodation during World War II and its later conversion to a duplex. The Statement of Significance is included with further information.

A Development Permit application has been received, proposing the retention and minor alteration to the Elletson Residence, from its existing two strata units, to add a third unit as a Secondary Suite. The RT-8 zoning does not list Secondary Suite as a permitted use, so for the purposes of processing the application, it will be handled as a Multiple Conversion Dwelling (MCD). Normally an MCD allows for strata titling, which in the case of heritage buildings, often results in a lower degree of retention and more replication. However, for the purpose of this application, to leave the option open for a more sensitive approach, the owner is not proposing that the secondary suite be strata titled.

A modest addition is proposed for the top floor at the rear. While this house is already well over permitted FSR (1.38 existing; 0.75 permitted), some new area proposed for additional parking on the lower level can be excluded, with the result being an equivalent amount of floor area allocated to the new addition, and the FSR will remain unchanged.

Heritage designation is proposed as part of this application. A covenant will be required that includes a provision restricting the secondary suite to remain a rental unit, and to not be converted to strata.

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

**Issues:**

- Proposed conservation plan
- Heritage designation

**Staff:** Hugh McLean, Heritage Planner; Benjamin Dufix, Development Planner

**Applicant:** Steven Butler, Kerr Construction and Design

**Heritage Consultant:** John Atkin

**3. Chinatown Cultural Heritage**

**11:20 – 12:00 pm**

Chinatown Transformation Team will provide an update of the recently accomplished and ongoing planning work in Chinatown. Particular attention will be given to the cultural asset mapping methodology, results and learnings from the community engagement process. This was probably the first time that the UNESCO's Historic Urban Landscape methodology has been applied in Vancouver's planning practice.

**Staff:** Helen Lee, Planner (Legacy Actions), Chinatown Transformation Team  
Belle Cheung, Social Planner, Chinatown Transformation Team  
Helen Ma, Senior Planner, Chinatown Project Implementation

**4. Standards and Guidelines for the Conservation of Historic Places in Canada – Workshop 12:00 – 12:30 pm**

Staff will lead a workshop on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. This session will cover the Conservation Decision-Making Process, key terminology, and highlight some of the most commonly referred to Standards. As it is envisioned that the training would be more of a workshop, Commissioners are encouraged to share their insights and actively engage.

**Staff:** Amber Knowles, Heritage Planner

**5. New Business 12:30 – 12:45 pm**

**Adjournment**

**Next Meeting:**

DATE: Monday, March 16, 2020  
TIME: 11:00 am  
PLACE: Joe Wai Meeting Room (formerly Town Hall)  
Main Floor, City Hall

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