



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 13, 2020

TIME: 11:00 am

PLACE: WebEx Online

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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WELCOME

Roll Call

Leave of Absence Requests

Approval of Minutes – February 24, 2020

1. **748 – 752 E Broadway – Stinson Block** **11:15 – 11:45 am**
VHR “C”
DP-2020-00252

An application has been received to retain and restore the principal façade of the Stinson Block, a mixed-use building and “C” listing on the Vancouver Heritage Register that was severely damaged in a fire in 2014. Built in 1910, it is valued for its Edwardian-era symmetrical design features, including its storefront cornice and two-storey bay windows, and its mixed-use form and use.

The proposal includes preservation and conservation of the historic façade, including restoration of the missing principal cornice and wooden storefront assembly, and the development of a four storey mixed use building. This development will continue retail use at grade and rental dwellings on floors two to four.

The heritage façade will receive long-term protection through a Restoration Covenant that will both ensure the restoration strategy for the façade and also require issuance of a Heritage Alterations Permit for any changes to the exterior. This Covenant will be registered on title in perpetuity. The development is within the permitted conditional FSR of the C-2C zoning.

Due to the poor condition of the fire-damaged building, a Building Permit has been issued for the demolition of the building with the retention of the front façade, in advance of the issuance of the Development Permit for this project (DP-2020-00252).

Issues: Proposed Conservation Strategy and Plan

Staff: Amber Knowles, Heritage Planner
Miguel Castillo Urena, Development Planner

Applicant: James Evans, jaevans@shaw.ca
Ryan Martin, Stuart Howard Architects, rmartin@stuarthoward.com
Donald Luxton, Donald Luxton and Associates, donald@donaldluxton.com

Attachments: Conservation Plan and Statement of Significance, Development and Conservation Proposal (pdf file will be provided separately)

2. 1074 – 1078 Cardero St. – Cardero Grocery and Fleming Residence 11:45 – 12:20 pm
VHR “B”
DP-2019-01009

An application has been received to retain and rehabilitate the Cardero Grocery and the Fleming Residence, two neighbouring buildings on one lot at the corner of Cardero Street and Jepson-Young Lane in the West End. Both buildings are “B” listings on the Vancouver Heritage Register. The Cardero Grocery is a two-storey mixed-use building built in 1902 and the Fleming Residence is a two-storey residential building built in 1908. They are both valued for their Edwardian-era features, their role in the development of the West End, and their association with early businesswoman, Kate Fleming.

The proposal is for the construction of an addition across the rear of both buildings. To accommodate this addition, both buildings would be moved closer to the front property line and the entry staircase for the Fleming Residence would be inset into the front porch. The development will include five rental units and the continuation of a grocery store use at grade in the Cardero Grocery building.

The heritage buildings will receive long-term protection through a Restoration Covenant that will both ensure the restoration strategy for both buildings and also require issuance of a Heritage Alterations Permit for any changes to the exterior. This Covenant will be registered on title in perpetuity. The development is within the permitted conditional FSR of the RM-5 zoning, but is seeking a site area relaxation to 73% (from 50% permitted, 58% existing) to accommodate both heritage buildings and the conditional 1.50 FSR.

Issues: Proposed heritage strategy, specifically moving forward and inset staircase
Compatibility of addition

Staff: Amber Knowles, Heritage Planner
Paul McDonnell, Development Planner

Applicant: Nick Sully, SHAPE Architecture
Ciaran Long, SHAPE Architecture
Elijah Sabadlan, Donald Luxton & Associates

Attachments: Conservation Plan and Statement of Significance, Development and Conservation Proposal (pdf file will be provided separately)

3. Statement of Significance and Vancouver Heritage Register Subcommittee Reports 12:20 – 12:40 pm

Reports on the Statements of Significance and Vancouver Heritage Register Subcommittee activities between March and May 2020 will be presented. Staff will summarize the outcomes in the PowerPoint presentation.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: Reports on the Statements of Significance and Vancouver Heritage Register Subcommittee activities between March and May 2020.

4. New Business 12:40 – 12:50 pm

a) Discussion – Liaison with Advisory Bodies

The Chair to lead a discussion on historic and proposed monuments strategy with other City of Vancouver advisory bodies, including the Public Art Committee.

Adjournment

Next Meeting:

DATE: September 14, 2020
TIME: 11:00 am
PLACE: WebEx Online

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