



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 5, 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

The Chair to acknowledge we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Roll Call

Leave of Absence Requests

Approval of Minutes – September 14, 2020

1. **837 Beatty St. 11:15 – 12:15 pm**
Anglo-Canadian Warehouse Company Building
VHR “C”
DP-2020-00531

The VHR C-listed Anglo-Canadian Warehouse Company Building at 837 Beatty Street, built in 1911, is a two storey (plus basement) vernacular commercial warehouse building situated on the west side of Beatty Street, south of Robson Street. It is valued for its connection to the early 20th century warehouse development that developed in Yaletown. It is also valued for its longstanding warehouse and commercial uses, and for its Edwardian-era industrial vernacular style, as detailed in the Statement of Significance.

A Development Permit application has been received, proposing the retention of, and addition to, the Anglo-Canadian Warehouse Company Building. The two storey building is proposed to have a four storey addition set on the current structure, which due to its original design and unbuilt expansion can structurally accommodate this addition.

The building was originally intended to facilitate a four level vertical addition in the years following its construction, as indicated by archival drawings. The heavy timber structure was oversized to accommodate the additional gravity loads of the expansion. However, due to the economic recession that began around 1914, that work was never undertaken. The current structure has been confirmed by an engineer to be able to accommodate a four storey addition. The addition is intended to respond to this historical context: therefore, three of the proposed additional floors are not set back on any sides, while the top floor is set back, primarily on the north side but also along the front.

Heritage designation is proposed as part of this application. Conservation will include a new historically-compatible storefront, restoration of wood sash windows on all sides – other than the rear, which retains its original windows – and a compatible yet distinguishable and subordinate four-floor expansion that responds to the heritage context of not only this building but the grouping of three other warehouses immediately to the south, in terms of colour, material and window pattern. Given that the front parapet had been previously shortened, squared off and altered to remove the articulations at the end bays, minimal change to the front façade will be necessary to join the original and the new section. To compensate for designation, the Director of Planning is willing to consider 10% density bonus (to allow 5.5 FSR instead of 5.0 FSR on this site).

Issues:

- Compatibility of the rooftop addition with the heritage building: massing, colour, materials, lack of setbacks
- Overall conservation plan and degree of retention, specifically the removal of modest amounts of the already-altered parapet
- Specific proposed treatments: enlargement of certain rear windows on the only façade that is most intact
- Support for Heritage designation
- Support for relaxations sought

Staff: Hugh McLean, Heritage Planner; Kevin Spaans, Development Planner

Applicant: Bryan Beca and Steve McFarlane, Mcfarlane Biggar Architects + Designers inc., bbeca@officemb.ca smcfarlane@officemb.ca

Heritage Consultant: Donald Luxton and Associates donald@donaldluxton.com

Attachments: Elevations and Floor Plans, Design Rationale, Conservation Plan

**2. 3102 Main St. – Heritage
VHR “A”, Designated
DP-2020-00686**

12:15 – 12:45 pm

An application has been received to resurface the roof of Heritage Hall with North Country Slate (“unfading black”) in a diamond pattern. This is an amendment to a Development Permit (DP-2019-00567) issued in October 2019 for seismic upgrades of Heritage Hall, including an original proposal to resurface the roof with Vermont Red Slate.

Heritage Hall was built in 1914 as “Postal Station C”. It is valued for its use as a federal government facility for seven decades, its adaptation for community uses, and its architecture. It is an “A” listing on the Vancouver Heritage Register and protected by municipal designation. The building is owned by the City of Vancouver and is subject to a long-term lease with the Heritage Hall Preservation Society.

Staff have also received a pre-application for the Heritage Incentive Program which includes this scope of work. If the pre-application progresses successfully to the Application Phase, the project will be brought back in its entirety to the Vancouver Heritage Commission for review. This includes an analysis of how the project meets the Heritage Incentives Program’s policies and procedures.

Issues: Proposed change to significant visual feature of heritage building

Staff: Amber Knowles, Heritage Planner

Applicant: Barry McGinn, McGinn Engineering & Preservation Ltd, mcginneng@telus.net
John Ross, Project Manager, Real Estate and Facilities Management, City of Vancouver, john.ross@vancouver.ca

Attachments: Statement of Significance, Conservation Procedures Outline, Development and Conservation Proposal

**3. Statement of Significance and
Vancouver Heritage Register Subcommittee Report**

12:45 – 12:55 pm

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of September 21, 2020 will be presented.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: Reports from the Statements of Significance and Vancouver Heritage Register Subcommittee Meeting of September 21, 2020

4. New Business **12:55 – 1:30 pm**

(a) Demolition of Henry Hudson School Annex Building

Discussion on whether there should be SoS initiated for this property.

(b) Status of Wong's Market, 5995 Main St.

A 1910 grocery store that has a significant cultural history component as it was owned by Japanese Canadians and seized by the Custodian of Enemy Alien Property in 1942. The single-storey apartment building is empty and boarded up.

(c) Status of Britannia Community Centre

A planning process over several years supported the need for an entirely new community centre and the demolition of the unique 1970s "village" of buildings, including an elementary school and a library, that was identified by Heritage Vancouver as one of its Top 10 endangered sites in 2018. The community centre has been allowed to deteriorate significantly, receiving little maintenance, and is this a moment to re-evaluate the desire for complete renewal given the City's financial situation that will persist for years in the wake of the COVID epidemic? Is Britannia Community Centre a heritage site? Can staff provide more information on the current status of the planning activities and next steps?

(d) Status of the Development Application, 2137 Yew St.

A mixed used Kitsilano corner store grocery built in early 1912, for full replacement with a 2-family dwelling.

Adjournment

Next Meeting:

DATE: Monday, October 26, 2020
TIME: 11:00 am
PLACE: WebEx Online

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