



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 26, 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 – October 5, 2020

- 1. 1685 Nelson St. – Marshall Smith Residence** **11:15 – 12:00 pm**
VHR “B” (proposed)
DP-2018-00781

An application has been received to retain and rehabilitate Marshall Smith Residence, a residential building at the corner of Nelson Street and Bidwell Street in the West End. The building is proposed to be added as a “B” listing on the Vancouver Heritage Register. The Marshall Smith Residence is a two-and-a-half storey residential building built in 1908. It is valued for its Colonial Revival Style with Edwardian features, its evolution reflecting that of the development of the West End, and as one of the few remaining large residences of the West End.

The proposal is for the construction of a modern addition to the southeast of the heritage house. The development will include five units within the heritage house and its addition. Further proposed work includes replacing some existing windows with in-kind wood windows, reconstruction of the concrete-block foundation with addition of a below grade garage, and retaining existing heritage cladding and features, replacing in-kind where needed.

The heritage building will be added to the Vancouver Heritage Register as a 'B' listing and receive long-term protection through a Restoration Covenant that will both ensure the restoration strategy for the building and also require issuance of a Heritage Alteration 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-5A zoning, but is seeking a site area relaxation to 55% from 50% maximum permitted and a side yard setback relaxation to 2.1m from 2.4m minimum permitted.

Issues:

- Compatibility of addition
- Interventions to the heritage building: reconstructing foundation, addition of garage

Staff: Amber Knowles, Heritage Planner
Kevin Spaans, Development Planner

Applicant: Alexandre Ravkov, Project Designer, Alexandre Ravkov Inc., ravkov@telus.net
John Atkin, Heritage Consultant, John Atkin History & Research, johnatkin@shaw.ca
Evan Sangha, Owner, Miraval Properties Inc., evan@miravalproperties.com

Attachments: Conservation Plan and Statement of Significance, Development and Conservation Proposal

2. Heritage Policies – Overview

12:00 – 12:30 pm

In March 2020, City Council approved new *Heritage Policies*. Staff will present the document and go over some of the content of particular importance for the Vancouver Heritage Committee's work.

Staff: Zlatan Jankovic, Senior Heritage Planner

3. New Business

12:30 – 1:00 pm

Adjournment

Next Meeting:

DATE: Monday, November 16, 2020
TIME: 11:00 am
PLACE: WebEx Online

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