



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, January 11, 2021

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 – December 7, 2020

1. **320 E Hastings – First United Church** **11:15 – 12:15 pm**
DP-2020-00721

An application was received to redevelop the site of First United Church (First United) located at 320 E. Hastings Street. Although recognized for its landmark qualities, the building is not listed on the Vancouver Heritage Register. First United was formed in 1925 when most Presbyterian, and all Methodist and Congregationalist churches formed together across the country the new denomination: The United Church of Canada. The existing building was designed by James Earl Dudley and built in 1965 when it replaced the original church constructed in 1892. First United has evolved from a worshipping congregation to operating community ministry programs and social services, offering a range of services for the Downtown Eastside community.

The proposed consists of a 11-story building with one level of underground parking and service spaces. The first four floors of the building will be comprised of the First United's program space including a drop-in space, a large dining room, a commercial kitchen, multipurpose spaces, a day sleeping area, a Sanctuary, and administrative spaces. The upper seven floors include 105 affordable housing units ranging from studios to one bedroom units, plus ancillary support services (laundry and amenity). The residential component will be operated by Lu'ma Native Housing Society. First United Church Community Ministry Society (First United) and Lu'ma Native Housing Society (Lu'ma), in partnership with all three levels of government (BC Housing, CMHC and the City of Vancouver) are working together to address the critical housing, health and social justice needs in the Downtown Eastside.

This project presents an opportunity for Non-Indigenous Peoples to move forward with reconciliation with Indigenous Peoples. The project site is part of an area known by local Indigenous Peoples as K'emk'emelay/ḡəmḡəmələḡ, meaning place of broadleaf maple trees. It was once a rich and vibrant trading area which sustained Indigenous Peoples with an abundance of wildlife, marine life, forests and marshlands. The newly designed building will honour the Indigenous and spiritual roots of the land it occupies, and will celebrate the culture and history of the Musqueam, Squamish, and Tseil-Waututh and Urban Indigenous Peoples.

In the Heritage section of the Heritage Commission Submission document, the applicant has provided an Area Statement of Significance and Cultural Heritage Significance statement. In these documents, as well as in the Appendix C, a significant effort was made to summarize both Indigenous and First United histories and to present the rationale for the project as a step toward Reconciliation. In the accompanying report prepared by GS Sayers Engineering Ltd., it has been concluded that it may not be economically or financially viable to repair, maintain and seismically upgrade the building on this site given its current physical condition and age.

The existing Vancouver Heritage Foundation memorial plaque on the building will be preserved and some of the existing unique stone tile cladding in the interior of the building may also be reused. In addition, a totem pole carved by First United participants will be reintroduced in the interior of the building. The Development Permit application presented to the Urban Design Panel was unanimously supported on December 7, 2020.

The list of DEOD relaxations and variances requested:

- Frontage: In the DEOD the maximum frontage is 36.6 metres. The site is 38.14 metres along East Hastings Street.
- Height: The maximum height on a corner site in Sub-Area 1 is 36.6 metres at the discretion of the Development Permit Board. Due to the sloping site and the desire to articulate the parapets at the corner of East Hastings Street and Gore Avenue, a height variance beyond that is requested.
- Retail Continuity: Article 4.4. requires retail and other similar uses at the ground floor. A relaxation of this requirement as per 4.4A is requested. All active uses (dining, entry hall, help desk and drop in centre along the street frontages) are placed there instead.
- Parking: Single underground structure for the building is proposed. The proposed parking is for twelve (12) vehicles which meets the needs of First United and Lu'ma Housing as residents are not anticipated to have vehicles.
- Loading: It is proposed to provide one (1) Class B loading bay with reduced height of 3.5 metres.
- Bicycle Parking: It is proposed a reduced number of bicycle parking for the residents as not all residents will have bicycles and those that do will store them in their units.

Discussion:

- Vancouver Heritage Program (VHP) has emphasized the importance of Reconciliation, Indigenous Cultural Heritage and cultural redress. The continuity of the presence of First United and its commitment to continued provision of community services to the DTES through the development of community partnerships, in this case with Lu'ma Native Housing Society, is important heritage (Reconciliation) outcome achieved. Improving physical visibility of Indigenous culture on its ancestral lands and supporting Urban Indigenous population through the variety of community services on this particular site are equally important VHP goals achieved. Despite of the proposed replacement of the existing under-performing church building, the project is contributing to the implementation of VHP goals.
- Commemorative Program – in addition to the proposed retention of the existing Commemorative Plaque, staff recommend that more comprehensive Commemorative Program be prepared to feature both Indigenous and First United histories, putting into perspective the Reconciliation and social justice mandates.

Staff:

Zlatan Jankovic, Senior Heritage Planner
Patrick Chan, Development Planner
Borsa Jonathan, Project Facilitator

Applicant:

Larry Adams, Principal, NSDA Architects ladams@nsda.bc.ca
Rev. Dr. Carmen Lansdowne, Executive Director, First United Church Community
Ministry Society clansdowne@firstunited.ca
Ian Campbell, Hereditary Chief of the Squamish Nation
iangeordiecampbell@hotmail.com
Sean O'Meara, NSDA Architects someara@nsda.bc.ca

Attachments:

Heritage Commission Submission: 320 East Hastings Street

2. 5503 Blenheim St – Morrisette Farmhouse 12:15 – 12:55 pm
VHR “B”, HRA
DP-2019-00971

An application has been received to retain and rehabilitate the Morrisette Farmhouse at the corner of Blenheim Street and Mayfair Avenue in Dunbar-Southlands. The building is a “B” listing on the Vancouver Heritage Register and is protected by a pre-existing Heritage Revitalization Agreement from 1999. The Morrisette Farmhouse is a two-and-a-half storey residential building built in 1912. It is valued for its Edwardian Colonial Revival form and details, including its bellcast roof and dormers and wrap-around verandah, and its representation of the early development of Dunbar-Southlands.

The proposal is to move the Morrisette Farmhouse further to the front (east) of the lot, to allow for the construction of an addition to the rear (west), with a total of three dwellings units. The Morrisette Farmhouse will be rehabilitated including the restoration of the wrap-around verandah and wood-sash double-hung windows. A new dormer will be introduced on the north

elevation which replicates the existing ones. Character-Defining Elements will be repaired and reinstated where needed.

The heritage building is protected by an existing Heritage Revitalization Agreement from 1999 which granted a subdivision, three units, and additional FSR. The subdivision has already occurred and that lot is not part of this application. This development is within the parameters of the Heritage Revitalization Agreement and the underlying RS-5 Zoning District Schedule.

Issues: Compatibility of addition
Conservation strategy

Staff: Zlatan Jankovic, Senior Heritage Planner
Hamid Shayan, Development Planner

Applicant: Jonathan Katz, J & R Katz Design + Architecture Inc., jkatz@telus.net
Donald Luxton, Donald Luxton & Associates, donald@donaldluxton.com
Julie Hicks, Viewpoint Landscape Architects Inc., jhicks@viewpointlandscape.ca

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

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:55 – 1:05 pm

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of December 14, 2020 will be presented. The report contains summaries of the SoS Subcommittee feedback on the two Statements of Significance and two Vancouver Heritage Register evaluations reviewed at this meeting, and recommends two properties be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments:
Reports from the Statements of Significance and Vancouver Heritage
Subcommittee Meeting of December 14, 2020

4. New Business 1:05 – 1:25 pm

Adjournment

Next Meeting:

DATE: Monday, February 1, 2021
TIME: 11:00 am
PLACE: WebEx Online

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