



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, April 12, 2021

**TIME:** 11:00 am

**PLACE:** WebEx Online

**PLEASE NOTE:**

- *If you are unable to attend this meeting, please advise Kevin Burris at 604.707.5412 or e-mail [kevin.burris@vancouver.ca](mailto:kevin.burris@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 – March 15, 2021

1. **1837 East 11th Avenue and 2631 Victoria Drive – Karme Residence**  
**VHR (B), (M)**  
**RZ-2020-00051**  
**11:10 – 11:55**

A rezoning application has been received to rezone the site for a new 6-storey secured rental residential building under the Grandview-Woodland Community Plan's provisions for the Commercial-Broadway Station Precinct Station Residential Area. The Karme Residence, which currently sits in the middle of the lot assembly, is to be moved to the north-east corner of the site to front Victoria Drive where it is to be rehabilitated and converted into three secured rental housing units. A new foundation will be required. Once relocated, the building will be rehabilitated according to a conservation plan and painted in historic colours. A total of 136 secured rental units are to be constructed on the site. In order to accommodate the Karme

Residence, the application proposes additional density beyond that prescribed in the policy for a secured rental building at this location (up to 6-storeys are allowed for the site at a density of 2.4). The total site area is 29,112 square feet and the proposed FSR is 2.89.

The Karme Residence at 1853-1857 East 11th Avenue is a good example of Edwardian craftsman housing built during the Edwardian building boom which lasted from 1910 to 1913. It was constructed in 1910 by Abe and Anne Karme who lived in the house until 1917. The site is listed on the Vancouver Heritage Register in the 'B' category. The heritage building's rehabilitation will be secured through a Section 219 covenant.

**Background:** This is a new rezoning application for this site. A previous rezoning application for an 11-storey building had been submitted on December 18, 2017 ([view the previous application](#)) and was approved by Council on July 10, 2018 ([view the council report](#)). That application was previously reviewed by the Vancouver Heritage Commission (VHC) on April 9, 2018, and the VHC provided approval in principle in respect of the relocation and rehabilitation of the heritage building with conditions (see minutes below). One of the conditions was that the Conservation Plan be presented to the Commission when developed.

The previous application has been rescinded and a new application has been submitted with the following key changes from the previous application:

- Removing the strata use and proposing a 100% secured rental use
- Reducing the proposed height from 11 storeys to 6 storeys
- Reducing the proposed density from 3.6 FSR to 2.89 FSR
- Reducing the proposed number of units from 138 to 136

The heritage relocation and rehabilitation of the heritage building is unchanged in the new proposal. Staff note that the heritage building was designated by by-law through the enactment process of the previous approvals.

The proposed conservation consists of the following procedures:

- relocate existing house to new location facing Victoria Drive (previously reviewed and supported by VHC);
- rehabilitate original overall form, scale and massing by removing rear addition, restoring front facade, and rehabilitating side bay;
- restore exterior siding, trim, and other character-defining elements to original configuration;
- rehabilitate windows and doors and replace new assemblies with historically-appropriate wood-sash assemblies; and
- restore historical colour scheme.

The proposed Conservation Plan is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Applicant will provide an update on the new rezoning application and present the final Conservation Plan.

**Issues:**

- Conservation Plan:  
The VHC previously reviewed and approved the relocation strategy provided by the applicant which is the same for this current proposal. Staff seek commentary on the conservation plan for this proposal.

- Proximity: Although the relocation and spacing generally match the original approval, the new building in this proposal is smaller so it would be less impactful.

**Applicant:**

Stanley Hsu, RWA (Architect), [shsu@rwa.ca](mailto:shsu@rwa.ca)

Sophie Vanasse, RWA (Architect), [SVanasse@rwa.ca](mailto:SVanasse@rwa.ca)

Sheridan Peter MacRae, Metric Architecture (Heritage Architect),  
[sheridan@metricarchitects.com](mailto:sheridan@metricarchitects.com)

Ricky Disini, Donald Luxton and Associates (Conservation Plan), [rdisini@donaldluxton.com](mailto:rdisini@donaldluxton.com)

Erin Boa-Brown, Connect Landscape Architecture (Landscape Architect), [erin@connectla.ca](mailto:erin@connectla.ca)

**Staff:**

Kent MacDougall, Rezoning Planner

Ryan Dinh, Development Planner

Zlatan Jankovic, Senior Heritage Planner

**Attachments:**

Grandview-Woodland Community Plan – <https://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf>

Rezoning Application Website - <https://shapeyourcity.ca/1837-e-11-ave-and-2361-victoria-dr>

Conservation Plan - <https://shapeyourcity.ca/17886/widgets/70490/documents/43176>

February 17, 2021 Urban Design Panel meeting minutes - <https://vancouver.ca/files/cov/udp-minutes-02-17-2021.pdf>

April 9, 2018 Vancouver Heritage Commission meeting minutes -  
<https://vancouver.ca/docs/council/vher20180409min.pdf>

**2. Chinatown Cultural Heritage Assets Management Plan Update  
11:55 – 12:40**

Chinatown is a cultural gem for Vancouver and beyond. Its many cultural heritage assets are important to its character and require care and support. The Cultural Heritage Assets Management Plan, developed together with the Chinatown Legacy Stewardship Group, proposes strategies and priority actions to help grow and support these important assets. This presentation provides an update on the draft Plan, highlights of actions to-date and a discussion about next steps.

**Staff:**

Helen Ma, co-lead, Chinatown Transformation Team, PDS, [helen.ma@vancouver.ca](mailto:helen.ma@vancouver.ca)

Baldwin Wong, co-lead, Chinatown Transformation Team, ACCS, [baldwin.wong@vancouver.ca](mailto:baldwin.wong@vancouver.ca)

**3. Statement of Significance and Vancouver Heritage Register Subcommittee Report  
12:40 – 12:55**

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of March 22, 2021 will be presented. The report contains summaries of the SoS Subcommittee feedback on the two Statements of Significance and one Vancouver Heritage Register evaluation reviewed at this meeting, and recommends one property's VHR evaluation be updated.

**Staff:**

Maxine Schleger, Heritage Planning Analyst

**Attachments:**

Reports from the Statements of Significance and Vancouver Heritage Register Subcommittee Meeting of March 22.

**4. New Business**

**ADJOURNMENT**

**Next Meeting:**

DATE: Monday, May 3, 2021  
TIME: 11:00 am  
PLACE: WebEx Online

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