



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 18, 2021

TIME: 11:00 am

PLACE: City Hall, Joe Wai Meeting Room (1st Floor)

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Ana Denissenko at 604-871-6146 or e-mail ana.denissenko@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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Roll Call and Welcome

11:00

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

Leave of Absence Requests

Approval of Minutes – September 13, 2021

1. I2146 Semlin Drive – Kilpin Residence VHR-B (proposed), designation and HRA DP-2020-00123

11:15 – 12:00

An application has been received to add the Kilpin Residence to the Vancouver Heritage Register (B-category), to designate it as a protected heritage property, and to enter into a Heritage Revitalization Agreement. The HRA will ensure its rehabilitation and long-term protection, and result in variances to the Subdivision By-law and the Zoning and Development By-law, as described below.

Constructed in 1911, the Kilpin Residence at 2146 Semlin Drive is valued for its connection to the early, pre-war development of the Grandview-Woodland neighbourhood in Vancouver. A Conservation Plan is provided by the applicant, outlining exterior routine

maintenance and repair work completed over the years, which demonstrate their commitment to preserve its historic character.

The zoning applicable to the site is RT-5. The application proposes to subdivide the Lands to create two new parcels, with the 'Kilpin Residence' retained in situ in the "heritage parcel", and a new family dwelling constructed in the "non-heritage parcel". The subdivision of the lands will allow the Owner to retain ownership of the heritage building as a one-family dwelling with secondary suite, and to construct a one-family dwelling with secondary suite in the "non-heritage parcel" for separate sale. The HRA will allow for relaxation of maximum permitted density (0.60 FSR) to allow proposed density for each parcels that both exceed what is permitted under the RT-5 zoning, as shown in Table A below.

Table A: Summary of Proposed Density

Proposed parcels and Parcel areas	Proposed density	Maximum permitted density
Heritage Parcel (4,818 sq. ft.)	0.67 FSR (3,231 sq. ft.)	-
Non-heritage Parcel (3,211 sq. ft.)	0.80 FSR (2,572 sq. ft.)	-
Total for the Lands (8,029 sq. ft.)	0.72 (5,803 sq. ft.)	0.60 FSR (4,830 sq. ft.)

The applicant will present the project, including the preliminary design of one-family dwelling with secondary suite proposed at the new non-heritage parcel to the rear of the heritage house. Staff are seeking comments on the proposed designation and Heritage Revitalization Agreement. Staff are also seeking comments on the preliminary design for the proposed new construction at rear, particularly its compatibility with the evolution of the historic character of this neighbourhood.

Issues:

- Addition to VHR, designation, and HRA
- Variances sought (density increase, subdivision)
- Conservation Plan
- Preliminary design of one-family dwelling with secondary suite at rear.

Staff:

- Elijah Sabadlan, Heritage Planner
- Hamed Ghasemi, Development Planner

Applicant:

- Mike Walker and Adrienne Tanner, Property Owners, mwalker@millerthomson.com
- Donald Luxton, Donald Luxton & Associates, donald@donaldluxton.com
- Paola Aggarwal, Donald Luxton & Associates, paola@donaldluxton.com
- James Tuer, JWT Design Limited, james@jwtarchitecture.com

Attachments:

Presentation package (including Project Rationale, Conservation Plan, and set of application drawings)

**2. S6137 (6161) MacDonald Street HRA amendment (existing) 12:00 – 12:30
DP-2021-00766**

A development permit application has been submitted to seek an amendment to an existing Heritage Revitalization Agreement (HRA) approved in 2004 to remove a clause restricting the front yard for new development permitted under the HRA. The amendment would only affect a currently vacant parcel (6137 MacDonald Street) created out of the HRA for new development, and not the related heritage property at 6135 MacDonald Street (the 'Anderson House') which was protected in 2004. The removal of the clause would, according to the application, alleviate some challenges with developing the vacant parcel, as anticipated by the HRA. The wall across the front of the vacant is protected and is to be retained as provided for in the HRA. The HRA amendment would require approval by Council.

As the proposal does not affect heritage property, staff will be presenting this update for information only.

Staff: James Boldt, Heritage Planner

Applicant: Robert Lemon, Retired Architect AIBC, robert@robertlemon.ca

Attachments: None

3. Special Enterprise Program – Staff Update 12:30 – 1:15

Commercial areas in the DTES and across the city are experiencing a broad range of challenges including viability of small businesses; increased vacancy; affordability of premises; time and complexity of permitting; and maintenance, safety and quality of the public space. In order to address these challenges, Council approved the **Special Enterprise Program (SEP)** in January 2021, a 5-year pilot with the goal of preserving and strengthening the cultural diversity, long-term viability, and economic opportunity of heritage businesses, social enterprises, and non-profit organizations in the DTES. The Program has three objectives:

1. Attract and prevent the displacement of heritage and community-serving businesses, non-profit organizations, and social enterprises in the DTES and other commercial areas;
2. Enhance the capacity of the small business sector to adapt to the current business environment and improve their operations; and
3. Assist property owners (non-profit and/or for-profit with a social purpose) in activating their vacant spaces with businesses or other activities that align with permitted uses and current policies, and respond to community needs

The SEP consist in the implementation of three strategic components with the assistance of community partners or “implementers”. The table below includes the approved pilot projects and funding for each program component:

SEP Component	Implementer	Pilot Projects (Year 1)	Funding
1. Business supports/capacity building	Vancouver Chinatown Foundation (VCF)	14 businesses and NPO’s in Chinatown that expressed interest through a survey	\$150,000
2. Activation of affordable vacant spaces	Community Impact Real Estate Society (CIRES)	a) Lookout Housing & Health Society at 450 E Hastings b) Working Gear at 239 Main St c) All Nations Outreach (Space TBD)	\$200,000
3. Community-serving retail businesses in Chinese Benevolent Society buildings	Strathcona Business Improvement Association (SBIA) – with the assistance of Dunefield Consulting.	The Chinese Nationalist League Association building (525 Gore/284 E Pender)	\$150,000

The implementation of the SEP is led by the DTES Neighbourhood Planning group and requires coordination with various City departments. The initial structure for this coordination will be a *SEP Staff Technical Team* to ensure the Program continues to evolve during the duration of the pilot through the guidance and support of the implementers

For more information:

Council Report (RTS #14172) – Downtown Eastside Special Enterprise Pilot Program – January 19, 2021. This report includes the eligibility criteria

Council Report (RTS #14576) – Allocation of Grant Funding to Implementers – September 22, 2021

Staff: Jose Fernandez-Garcia, DTES Planner, Jose.Fernandez.Garcia@vancouver.ca

Attachment: Council Reports

4. Statement of Significance and Vancouver Heritage Register Subcommittee Report

1:15 – 1:25

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of September 2, 2021 will be presented. The report contains

summaries of the SoS Subcommittee feedback on the three SoS's and one Vancouver Heritage Register Evaluation reviewed at the September 2, 2021 meeting.

The report also recommends one property, 4097 Fraser St., be added to the Vancouver Heritage Register.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: Reports from the Statements of Significance and Vancouver Heritage Register Subcommittee Meeting of September 2, 2021

5. NEW BUSINESS

1:25 – 1:35

6. ADJOURNMENT

Next Meeting:

DATE: Monday, November 8, 2021
TIME: 11:00 am
PLACE: TBA

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