



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, February 28, 2022

**TIME:** 11:00 am

**PLACE:** Webex Online

**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](mailto: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 – 11:05**

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

**Leave of Absence Requests** **11:05 – 11:10**

**Approval of Minutes – January 31, 2022** **11:10 – 11:15**

**1. 2014 West 15th Avenue - Morrison Residence** **11:15 – 12:00**  
**Heritage Designation (VHR-B) - DP-2021-00970**

This application is to alter, add, and convert an existing heritage building (VHR-B) from one-family dwelling to a multiple conversion dwelling (one-family dwelling) with infill. The subject site is located in Kitsilano neighbourhood of Vancouver, with zoning applicable as RT-8.

Based on the Statement of Significance, the Morrison Residence (1912) is a two-storey Craftsman Style house, that is valued for its association with builders Bacon & Mugford, and the development company Prudential Buildings Limited. It is also valued for its association with the planned residential neighbourhood of "Talton Place", considered as mass-produced housing development in Vancouver in an area purposefully located adjacent to the wealthy residential neighbourhood of Shaughnessy.

A Heritage Conservation Plan has been prepared by Schueck Heritage Consulting, alongside architectural drawings that were prepared by Metric Architecture. The primary conservation treatment is rehabilitation that includes, but not limited to: relocation towards side (west) property line; selective demolition at rear elevation to accommodate proposed addition, and reconstruction of basement level with raised height; construction of infill one-family dwelling at rear of the site; and, repair and restoration of the sleeping porch, as well as other heritage elements of the building that are missing, heavily deteriorated, or salvaged prior to relocation.

The applicant is seeking for heritage provisions in exchange for the designation of the exterior and structure of the Morrison Residence, including a Restoration Covenant that will be registered on title.

**Issues:**

1. Heritage Conservation Plan, in particular:
  - i. Proposed alterations to the heritage buildings (relocation, selective demolition, and proposed additions;
  - ii. Compatibility of the proposed addition to the heritage buildings, as well as the compatibility of the proposed infill at the rear of the site;
  - iii. Proposed level of structural retention, authenticity, and integrity of character-defining elements
2. Heritage designation of exterior and structure of the Morrison Residence, in exchange for bonus density of up to 10%.

**Staff:** Elijah Sabadlan, Heritage Planner  
Shadi Sajjad, Development Planner

**Applicant:**

Ahmad Mahlooji, Pavilion Ventures  
Sheridan MacRae, Metric Architecture

Brandon Todd, Metric Architecture  
Julie Schueck, Schueck Heritage Consulting

**Attachments:** Conservation Plans, Architectural Drawings

**2. 2048 Pandora St. - Cooper Cottage, (VHR-B)  
2054 Pandora St - Mah House, (VHR-C potential)  
Rehabilitation of two residential heritage buildings  
DP-2020-00902**

**12:00 – 12:45**

This application is proposing an infill and multiple conversion dwelling at the subject site that includes two residential heritage buildings – the Cooper Cottage (VHR-B) at 2048 Pandora Street, and the Mah House (VHR-C potential) at 2054 Pandora Street. The site is in the RM-3A zone of the Grandview-Woodland neighbourhood of Vancouver.

The Cooper Cottage (1906) and Mah House (1908) are valued for their association to early residential development of Cedar Cove, both constructed by father and son team Eli and William J. Beam. Despite numerous alterations over the years, the residential buildings retain the integrity of their original form, scale and massing.

The Heritage Conservation Plans (August 2021) for the two buildings were prepared by John Atkin, based on the Statements of Significance by Ance Building Services. The architectural drawings were prepared by DF Architecture (October 2021). The proposal includes the rehabilitation of the heritage buildings, including, but not limited to: relocation towards front property line; selective demolition at rear and/or side elevations to accommodate proposed addition, and infill at rear of the site; reconstruction of basement and other heritage elements of the building that are missing, heavily deteriorated, or salvaged prior to relocation.

The applicant is seeking for heritage provisions in exchange for the addition of Mah House to the Vancouver Heritage Register, and for the conservation and protection of the two heritage buildings through a Restoration Covenant that will be registered on title.

**Issues:**

1. Heritage Conservation Plan, in particular:
  - i. Proposed alterations to the heritage buildings (relocation, selective demolition, and proposed additions;
  - ii. Compatibility of the proposed addition to the heritage buildings, as well as the compatibility of the proposed infill at the rear of the site;
  - iii. Proposed level of structural retention, authenticity, and integrity of character-defining elements

**Staff:** Elijah Sabadlan, Heritage Planner  
Ji-Taek Park, Development Planner

**Applicant:** Rick Michaels  
Zubin Billimoria, DF Architecture  
John Atkin, John Atkin History & Research

**Attachments:** Conservation Plans, Architectural and Landscape Drawings

**3. Statement of Significance and Vancouver Heritage Register Subcommittee Report** **12:45 – 1:00**

The report from the Statements of Significance and Vancouver Heritage Register Subcommittee meeting of February 7, 2022 will be presented. The report contains summaries of the SoS Subcommittee feedback on the two Statements of Significance reviewed at this meeting.

**Staff:** Maxine Schleger, Heritage Planning Analyst

**Attachments:** SoS Subcommittee Report to Vancouver Heritage Commission

**5. New Business** **1:00 – 1:30**

**ADJOURNMENT**

**Next Meeting:**

DATE: Monday, March 28, 2022  
TIME: 11:00 am

PLACE: TBA

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