**CITY OF VANCOUVER**

**NOTICE OF MEETING**

**VANCOUVER HERITAGE COMMISSION**

**AGENDA**

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| DATE: | Monday, May 6, 2024 |
| TIME: | 11:00 am |
| PLACE: | |
| In-Person: | Business Centre Meeting Room |
| | Second Floor, City Hall, 453 West 12th Avenue |
| Electronic Means: | Watch live via https://vancouver.ca/your-government/vancouver-heritage-commission.aspx |

PLEASE NOTE:
- *This meeting is to be convened in person and via electronic means as authorized by Part 14 of the Procedure By-law.*
- *Members: If you are unable to attend this meeting, please advise Ana Denissenko at 604-673-8385 or e-mail ana.denissenko@vancouver.ca.*

**WELCOME AND ROLL CALL**

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

**LEAVE OF ABSENCE REQUESTS**

**ADOPTION OF MINUTES – March 11, 2024**

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| **1.** | **4 – 36 West 3rd Avenue and 5 West 4th Avenue (VHR C)** | **11:05 – 11:50** |
| | **Dominion Laundry Building (Nelson's Laundry)** | |
| | **Heritage Conservation and Designation** | |
| | **RZ-2023-00070 (Rezoning Application)** | |

The Dominion Laundry Building, also known as Nelson's Laundry, was built in 1910 and is an excellent example of the early industrialization of the False Creek area during the Edwardian Period and is listed on the Vancouver Heritage register in the 'C' category. Up until this time most laundry services were provided by small scale businesses usually run by Chinese-Canadian families who often were not able to expand their businesses due to discrimination at the time. With the increase in the scale of industry and commercial businesses, Johnston and Johnston saw an opportunity for larger steam plants and the Dominion Laundry plant was one of two such facilities built in 1910. The Laundry building is also known for its association with early

factory unionization and union organizer, Helena Gutteridge, who became Vancouver's first female councillor. The Dominion Laundry Building remained in the laundry business until the last few years. It has been added to and modified over the years but overall remains an excellent example of a brick, Edwardian factory building.

The rezoning application proposes to rezone the site from I-1 to CD-1 under the Broadway Plan policies. The heritage building's facades are proposed to be conserved and incorporated into a project comprising ground-oriented retail uses, industrial and office space, and a daycare. A total density of 6.6 Floor Space Ration (FSR) is proposed including two towers of 10 and 11 storeys. The policy allows density up to 6.0 FSR with an additional 10% where heritage resources are conserved.

**Issues:**
- Conservation Plan and proposed designation
- Integration into the overall project

**Staff**
- James Boldt, Heritage Planner, Heritage Group
- Susanne Ruhle, Planner, Rezoning Centre
- David Cha, Planner, Rezoning Centre

**Applicants**
- Cheryl Yip, Development Manager, PCI Developments
- Ryan Bragg, Principal, Perkins & Will
- Aaron Knorr, Architect, Perkin & Will
- Donald Luxton, Heritage Consultant, Donald Luxton & Associates
- Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates

**Materials:**
- Conservation Plan and Heritage Statement
- Drawings

2.      **2224 Alberta Street – 210 West 6th Avenue - Alma Court (VHR B)      11:50 – 12:35**
        **Heritage Conservation and Designation**
        **RZ-2023-00081 (Rezoning Application)**

The apartment building at 2224 Alberta Street, known as the Alma Court, was constructed in 1913 and is an excellent example of early apartments built in the Edwardian Period.  At the time Mount Pleasant was primarily a residential area with small houses and boarding houses and a few apartments designed for employees working at the industries along the south side of False Creek. Alma Court is also known for its designer, architect John McCarter, who would go on to become a partner in one of Western Canada's most influential architectural firms, McCarter Nairne. The building was also constructed by Dominion Construction which has become one of the largest construction companies in Canada. The building is listed on the Vancouver Heritage Register (VHR) in the 'B' category.

Over time the Mount Pleasant area north of West Broadway became an industrial neighbourhood with most of its residences being demolished. The Alma Court remains one of only a few apartment buildings still existing in what is now known as the I-1 Mount Pleasant Industrial Area.

The application proposes to rezone the site from I-1 to CD-1 to permit a 9-storey industrial and office building under the Broadway Plan. A height of 41.07 m (134.7 ft.), a total floor area of 160,108 sq. ft., and a Floor Space Ratio (FSR) of 6.6 are proposed. The policy allows density up to 6.0 FSR with an additional 10% where heritage resources are conserved. Challenges include the raised entrance of the original apartment building with respect to accessibility and internal layouts which are currently residential. Residential uses are not permitted on industrial lands and therefore the building is to be converted to uses permissible under the current I-1 zoning.

**Issues:**
- Conservation Plan and Proposed Designation
- Integration into the overall project.

**Staff**
- James Boldt, Heritage Planner, Heritage Group
- Simon Jay, Planner, Current Planning
- David Cha, Planner, current Planning

**Applicants**
- James Bligh, Architect, Proscenium Architecture Hugh Cochlin
- Hugh Cochlin, Principal, Proscenium Architecture Hugh Cochlin
- Donald Luxton, Heritage Consultant, Donald Luxton & Associates
- Paola Aggarwal, Heritage Consultant, Donald Luxton & Associates
- Kirk Robinson, Senior VP, PC Urban
- Danicar Hsu, Development Coordinator, PC Urban

**Materials:**
- Conservation Plan and Heritage Statement
- Drawings

**3.      Update on Heritage Plaque Program                                   12:35 – 12:40**

Staff will provide an update on the Heritage Plaque Program, including the number of new plaques under requisition and those awaiting installation, as well as the current situation on heritage plaque thefts and replacements.

**Staff**
- Alex Altamura, Planning Analyst, Heritage Group

**4.     Liaison Updates**                                                                    **12:40 – 12:50**


**5.     New Business**                                                                         **12:50 – 1:30**


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