



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, April 28, 2014
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- If you are unable to attend this meeting, please advise Bonnie Kennett at 604.873.7269 or e.mail bonnie.kennett@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 11:00 - 11:05 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held April 7, 2014.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review
- (a) 737 Prior St - James McDonald House 11:30 - 11:50 am
HRA
VHR: 'C' (proposed)

The house at 737 Prior Street was built in 1894 by James McDonald, on land purchased from the Vancouver Improvement Company, who also constructed the house next door at 733 Prior Street in 1911. Although the front porch of 737 Prior Street has been enclosed and most of its windows replaced, the house retains its original form, including a rear one storey portion which may have been built at the same time as the two storey portion or shortly thereafter.

The development permit application proposed to rehabilitate the heritage house and construct a new infill building at the rear of the site. In order to retain the heritage building in its original form, no major additions are proposed for the heritage house and the infill building is approximately 40% of the floor area proposed.

The current zoning is RT-3. A summary is provided below:

Table 1: Zoning and Parking Summary

Item	Existing	Permitted or Required	Proposed
Floor Space Ratio	0.32 FSR	Up to 0.75 FSR (up to 0.95 FSR if assembled for an infill site) maximum	0.86 FSR total
Minimum Site width for Infill Development	N/A	37 feet minimum	25 feet (existing)
Number of parking spaces	2	2 minimum (1 per unit)	2

The SOS has been reviewed by the SOS sub-committee who recommended some changes and improvements.

Issues:

- Support for the form of development;
- The compatibility of the infill building; and
- The Conservation Plan

Applicant: Mike Lemon, Birmingham & Wood Architects Planners

Staff: James Boldt, Heritage Group

Attachments: Reduced architectural drawings, SOS, and Conservation Plan

3. SOS Subcommittee Report 11:50- 12:00 pm

Reports from the SOS Subcommittee Meetings of April 8, 2014 will be presented.

4. New Business

Next Meeting:

DATE: May 26, 2014
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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