



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, February 23, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Tina Hildebrandt at 604.873.7268 or e.mail tina.hildebrandt@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 February 2, 2015.

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Conservation Review 11:10 - 11:50 am
 - (a) 1529 Comox Street - Allan Residence
DE418115

The Allan Residence is a two and one-half storey wood-frame house located at 1529 Comox Street in the West End. Built during the early Edwardian era in 1907, the house displays an Arts and Crafts influence, featuring a cross-gabled roof with flared bargeboards, side entry, bell-cast corner buttresses, and a variety of multi-paned wooden windows, some with stained glass panels.

On December 9, 2013, the Vancouver Heritage Commission resolved that it supported addition of the Allan Residence to the Vancouver Heritage Register in the C evaluation category and further requested that the Statement of Significance be referred back to the consultants for revisions.

The application proposes to retain the existing house, including the removal of various additions from years past, and to construct a new infill building at the rear of the property under the new West End "Laneway 2.0" provisions. The level of protection or retention is discretionary under these provisions. Currently, the application does not propose to designate the Allan Residence and a conservation plan has not been submitted. Initial reviews by staff concluded this may be acceptable (see below).

On January 12, 2015, the Commission resolved the following:

THAT the Vancouver Heritage Commission requests any infill applications adjacent to potential heritage buildings in the West End, rental or not, be brought to the Commission for review. While the Commission understands that the zoning may not require a Heritage Revitalization Agreement, the Commission requests that the Director of Planning require a Statement of Significance and a Conservation and Maintenance Plan for the potential heritage building and that the Director of Planning require registration and designation when appropriate.

The application for 1529 Comox Street preceded the recent Development Permit Board (DPB) approvals of 1601 Comox Street and 1546 Nelson Street, which were the sites which generated the resolution noted above. Staff are bringing forward 1529 Comox Street to the Commission at this time prior to the project proceeding to the DPBD for decision so that the Commission's comments may be considered by the DPB.

A zoning summary is provided below:

Table 1: Zoning Summary (RM-5)

Item	Permitted or Required	Proposed
Floor Space Ratio (FSR)	1.5 FSR maximum	1.9 FSR
Number of Dwelling units	10 existing (no limit)	27 total

Staff are not seeking resolutions on specific issues with the application as it is not proposed to add the site to the Register or designate the existing building. However, staff welcome any comments or resolution put forward for consideration by the Development Permit Board.

Attendees:

- Timothy Ankenam, Architect

Staff:

- James Boldt, Heritage Planner

Attachments:

- Drawings
- SOS

3. Heritage Action Plan 11:50 - 12:30 pm

Staff will preview the information to be presented in the upcoming public consultation events for the Heritage Action Plan. The key areas of focus will be:

- Heritage Conservation Program
 - Draft Vision and Goals
- Character Home Zoning Review
 - First Shaughnessy District
 - Single Family Discretionary Zones (RS-3/3A, RS-5)

Upcoming Public Open Houses will be held on:

Tuesday, February 24, 2015, 4-8 pm

Wednesday, March 4, 2015, 4-8 pm

Hellenic Community Centre
4500 Arbutus Street

Saturday, February 28, 2015, 11 - 3 pm

Vancouver City Hall, 453 West 12th Avenue
Ground Floor, Town Hall Meeting Room

Presenters:

Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

Donald Luxton, Donald Luxton & Associates Inc., Lead Consultant Heritage Action Plan

4. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:30 - 12:45 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of February 10, 2015, will be presented.

5. New Business

Next Meeting:

DATE: March 23, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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