



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, May 25, 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 Lidia McLeod at 604.873.7770 or e.mail lidia.mcleod@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 - 11:10 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held May 4, 2015.

1. Business Arising from the Minutes 11:10 - 11:15 am
2. Conservation Review
- (a) 2308 East 34th Avenue - 'BK Grocery' 11:15 - 12:00 pm
DE418941 (HRA)
VHR 'C' (proposed)

The small, brick grocery store at 2308 East 34th Avenue was built in 1918 by Harry and Annie Bridge. Mr. Bridge was a bricklayer from Liverpool which may explain the very rare presence of a brick building in an area where most structures had been made entirely of wood up to that point. It is also a rare surviving commercial building from the early period of development of the area.

The proposal seeks to construct an addition to the building and a new infill building on the site. The upper floor of the store would be retained as a residential unit and there would be a total of 4 Dwelling Units on the site. The store ground floor would be retained for commercial uses. The zoning on the block was recently changed to RM-7 which permits medium density townhouse development.

Zone: RM-7

Site Area: 3,649 sq. ft.

Item	Existing	Permitted	Proposed
FSR	1,443 sq. ft.	Up to 1.2 FSR 4,379 sq. ft. maximum	1.41 FSR 5,160 sq. ft.
Uses	Commercial and Residential	Multi-Family uses	552 sq. ft. commercial store + 4,608 sq. ft. residential strata
# of Dwelling Units For the Site	1	Up to 4 maximum	4

Note: the Statement of Significance has not been reviewed by the SOS Sub-committee. Due to processing timing and the volume of SOS packages currently being received, it is proposed to have the SOS and Register Evaluation done during this meeting for this project. The building is proposed to be named the 'BK Grocery' as it has been known by that name for decades.

Issues:

- SOS and eligibility for addition to the Register;
- Conservation Plan; and
- Support for the overall project.

Applicants:

- Barry McGinn, McGinn Engineering & Preservation Ltd.
- Richard Wittstock, owner

Attachments: SOS, Register Evaluation, Conservation Plans, and reduced plans.

Staff:

- James Boldt, Heritage Group

(b) 1846 West 14th Avenue - 'Sutherland House'
DE418671 (HRA)
VHR 'C' (proposed)

12:00 - 12:45 pm

The house at 1846 West 14th Avenue was designed by Octavius Josiah Morling, a carpenter and builder originally from England. Between 1912 and 1914, he designed six residences in Kitsilano and Fairview, all of which were developed by W.J. Read, a local contractor.

The Sutherland House is significant for its representative craftsman style, its relationship to the development of the nearby Talton Place subdivision development (which appears to have influenced its design), its team of designer and builder, as well as longtime owners Daniel and Elizabeth Sutherland.

The applicant proposes to convert the house to a Multiple Conversion Dwelling and to construct an infill at the rear of the property. The proposed density is noted below:

Table 1

Item	Existing	Permitted	Proposed
FSR	0.73 FSR 4,579 sq. ft.	0.75 FSR 4,686 sq. ft.	0.92 FSR 2,659 sq. ft.
Number of Dwelling Units	2	4 maximum	4

On November 17, 2014, the Vancouver Heritage Commission supported the addition of the Sutherland House to the Register in the 'C' category.

Issues:

- Conservation Plan
- Overall support for the project.

Applicants:

- Dee Spencer, Terra Firma Design Ltd.
- Andre Lessard, Dewhirst Lessard Consulting

Attachments: SOS, Register Evaluation, Conservation Plans, and reduced plans.

Staff:

- James Boldt, Heritage Group

(c) 1431 Haro Street - 'Lightfoot Residence'
 DE418712 (Designation Only)
 VHR 'B'

12:45 - 1:30 pm

The Lightfoot Residence at 1431 Haro Street was designed by local architect and builder, J.P. Matheson, in 1903, along with its neighbour at 1435 Haro Street. Father of Robert M. Matheson of Townley & Matheson, John Phillip Matheson and his son went into business together in 1910, forming the successful firm of J.P. Matheson & Son. The Lightfoot Residence remains an early and impressive example of Matheson's contribution to Vancouver's architecture and is listed on the Register in the 'B' category.

The application proposes to convert the house to contain multiple rental residential units and to construct a rental infill building at the rear of the property under the "Infill 2.0" provisions of the recently amended RM-5 zoning. The house has been neglected for several decades and will need extensive repairs, and, it is anticipated, replication of existing features. An HRA is not required but the Director of Planning is seeking designation of the heritage building along with a Conservation Plan.

Table 1

Item	Existing	Permitted or Required	Proposed
FSR	0.85	1.5 maximum	1.63
Floor Area	3,680 sq. ft.	6,500 sq. ft.	7,079 sq. ft.
Residential Units	5	Not limited	11
Off-Street Parking	2	5	1 car share

The Heritage Commission previously reviewed the SOS and supported it with some recommended changes.

Issues:

- Conservation Plan
- Overall support for the project.

Applicants:

- Carman Kwan, Hearth Architectural
- Andre Lessard, Dwehirst Lessard

Staff:

- James Boldt

Attachments: SOS, Register Evaluation, Conservation Plans, and reduced plans.

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:30 - 2:00 pm

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of May 11, 2015, will be presented.

4. New Business 2:00 - 2:15 pm

Next Meeting:

DATE: June 15, 2015
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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