



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, July 16, 2018
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 Irina Dragnea at 604. 873-7050, irina.dragnea@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 am - 11:10 am

Leave of Absence Requests

Approval of Minutes

Minutes of the meeting held on June 25, 2018, to be approved.

1. Business Arising from the Minutes 11:10 am - 11:15 am

2. Conservation Review 11:15 am - 12:15 pm

(a) 1290 Homer Street (MacPherson & Teetzel Company Building)
DP-2018-00572
VHR "C"

The application has been received to retain and rehabilitate existing MacPherson & Teetzel Company two-storey heritage building in Yaletown, including its structure, and to add a three-storey rooftop addition. The building is listed on the Vancouver Heritage Registered in the category "C". In exchange for an approval to construct a rooftop addition as proposed, the owner has offered to conserve and designate the heritage building.

Both the proposed FSR and the height are within zoning limits. Proposed FSR is 4.68 whereas max. allowed is FSR 5.0 (max. FSR 3.0 of residential use and min. FSR 1.5 for commercial use). The maximum height allowed is 21.4 m and proposed height is 21.4 m. The first two levels (ground floor and basement) are proposed to be of commercial use and next four levels of an office use.

The detailed conservation plan presented a high level of physical retention, including structural and comprehensive heritage conservation. The historic principle façade will be thoroughly restored, brick masonry throughout repaired, the main cornice reinstated based on available historical data. The original windows will be mainly preserved and repaired. Those that were removed in the past will be replaced with wood-made replica windows.

Issues: The following relaxations were requested:

1. Relaxation of off-street parking & loading requirements (additional Class A bicycle parking is being provided in lieu).
2. Encroachments:
 - Alignment of the east façade of the new addition with the east façade of the existing building, currently encroaching beyond the property line by approximately 8”;
 - Reinstated historic cornice, projecting beyond the property line by approximately 3'-0" on Homer and Drake Streets; and
 - Stair and dock-leveler with associated guardrails, etc. beyond the property line, for access to the basement (Level 1) of the building, sunken below the level of the raised dock at Hamilton Street (existing condition).

Applicant: Derek Fleming, Architect, Acton Ostry Architects Inc.
Elijah Karlo Sabadlan, Heritage Consultant, Don Luxton and Associates Inc.

Staff: Zlatan Jankovic, A/Senior Heritage Planner, City of Vancouver
Georgina Lyons, Development Planner, City of Vancouver

Attachments: Reduced application drawings and conservation plan

3. Heritage Action Plan Update

12:15 pm -1:40 pm

Staff will provide an update on the Heritage Program Review, including:

- completing historical themes called the Vancouver Thematic Framework;
- updating the Heritage Register with new categories, criteria and gap analysis to represent a diversity of communities, stories and historic places;
- developing a Heritage Strategy and Action Plan; and
- consulting with Musqueam, Squamish and Tsleil-Waututh Nations, community stakeholders and the public on all of the above.

A proposed Heritage Toolkit will be presented to address issues that were identified in consultant studies completed last year and shared with the public for comment from May to August, 2017.

Key topics to be addressed include, but are not limited, to: stewardship of City-owned sites; policies and regulations to advance heritage conservation; and changes to application review processes.

The presentation will include a toolkit with three components:

1. policy and regulatory tools, specifically amendments to the existing:
 - Heritage Policies and Guidelines;
 - two administrative bulletins on pro forma analysis as well as Energy Retrofits to heritage buildings and character houses;
 - Heritage Property Standards and Maintenance Bylaw; and
 - Subdivision Bylaw.
2. support tools for application processes, specifically the introduction of:
 - a set of statements of significance for City-owned heritage sites;
 - a help guide with a checklist and frequently asked questions for smaller-scale proposals to supplement application form checklists;
 - a covering letter from the heritage consultant for Building Permit applications which are implementing a Heritage Conservation Plan; and
 - a checklist for building inspectors to coordinate site visits with heritage staff and consultants for all projects with a Heritage Conservation Plan.
3. protection tools to legally secure heritage, specifically the following:
 - a policy and administrative bulletin on heritage revitalization agreements; and
 - a study to consider the creation of a Heritage Conservation Area for Mole Hill.

All comments are appreciated. In particular, staff would like feedback on the proposed Heritage Toolkit and overall update on the Heritage Program Review.

Staff: Helen Cain, A/Senior Heritage Planner City of Vancouver

4. New Business

1:40 pm – 1:55pm

Next Meeting:

DATE: Monday, September 10, 2018
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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