



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, November 19, 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](mailto: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 October 22, 2018, to be approved.

1. **Business Arising from the Minutes** 11:10 am - 11:15 am
2. **959 East 35th Avenue – The Bramble Store** 11:15 am - 11:45 am  
**VHR “B” proposed for heritage protection**  
**DP-2018-00534 (HRA)**

The Bramble Store is a two storey neighbourhood grocery store building constructed in 1921 by Frederick and Isabelle Bramble. It is the last surviving neighbourhood store on a residential street in the Kensington area. It is valued for this and as an increasingly rare type of historic development in the City, and for its continued use as a neighbourhood store.

The site once contained a total of four small commercial buildings, including the Bramble Store. The other buildings were constructed around 1924. An accessory building, which also still exists, was also constructed at the time. Over the years these buildings were occupied by a variety of local businesses including a shoe repair shop, a barbershop, food markets, and a bookstore.

In 1951 the site was purchased bought by Hideo and Susan Sugiyama after they returned from internment in the interior. They renovated the heritage building in the 1950s and demolished one of the other store buildings in the 1960s before selling the site in 1973. Only the Bramble Store and two ancillary buildings exist on the site now.

The proposal is to protect and rehabilitate the heritage building and to allow for the construction of a new One-Family Dwelling (with or without a suite) at the front of the site. The commercial use in the heritage building, and the dwelling unit above, would be provided for by a Heritage Revitalization Agreement (HRA). The proposed density is 0.93 FSR which is 10% more than the maximum permitted density for the site under the current RS-1 zoning.

Issues:

- Support for project and overall rehabilitation scheme
- New window placements;
- Parking space located in the heritage building

**Staff:** James Boldt, Heritage Planner, City of Vancouver

**Applicant:** Brendan Callander, Birmingham and Wood Architects Planners  
[bcallander@bwarc.ca]

**Attachments:** Reduced plans and heritage documents.

**3. 574 East Broadway (VHR “B”) 11:45 am – 12:15 pm**  
**592 East Broadway (VHR “B” proposed for heritage protection)**  
**DP2018-0851 (HRA) (2525 Carolina Street)**

The project site contains two heritage resources. One is the house at 574 East Broadway which is listed on the Vancouver Heritage Register (VHR) in the “B” evaluation category. The other is a commercial building at the corner of Carolina Street at 592 East Broadway, built in 1926. A small industrial building exists along the lane behind both the house and commercial building. The commercial and industrial buildings have been assessed with respect to heritage value and it is concluded that 592 East Broadway is eligible for addition to the VHR in the “B” evaluation category.

The underlying zoning is C-2C which allows mixed use development up to a floor space ratio of 3.00 and typically 4 storeys in height. The presence of several low-density historic buildings on a redevelopment site presents a number of challenges. After exploring a number of options with the applicant team, staff concluded that the only viable retention scenario would be to relocate the house behind the commercial building after demolishing the industrial building, and rehabilitating and protecting the corner commercial building, which contains a number of intact features.

The proposed density is 3.35 FSR and the proposed height is 6 storeys. These variances, and other relaxations, provide a benefit to the owner to undertake the restoration of the two buildings.

Issues:

- Support for overall scheme.
- Because the house has to be moved and modified considerably, should it just be protected under the HRA, but not designated?
- Interventions into the commercial building.

**Staff:** James Boldt, Heritage Planner, City of Vancouver

**Applicants:** Adam Gruchala, Studio B Architects [adam@studiobarchitects.ca]  
Nicole Howell, Don Luxton and Associates [Nicole@donaldluxton.com]

**Attachments:** Plans and heritage documents

**4. City of Vancouver 2019 Heritage Awards Planning Subcommittee and Jury 12:15 pm – 12:45 pm**

The Commission is requested to appoint a subcommittee to assist staff in planning for the upcoming Heritage Awards.

In addition, the Commission will need to select three members to serve on the Jury for the 2019 Heritage Awards. Two additional guest jurors will be selected in December in consultation with the Heritage Awards Planning Subcommittee.

**Staff:** Hugh McLean, Heritage Planning Analyst, City of Vancouver

**5. Staff Update 12:45 pm – 1:00 pm**

**6. New Business 1:00 pm – 1:15 pm**

**Next Meeting:**

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

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