



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, February 25, 2019  
**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 - 11:10 am

#### Leave of Absence Requests

#### Approval of Minutes

Minutes of the meeting held on February 4, 2019, to be approved.

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

**2. 402 West Pender Street – BC Securities Building** 11:15 - 11:45 am  
**VHR “B”**  
**DP-2018-01012**

The DP application was received to preserve and restore the exterior of the historic BC Securities Building. The conservation plan has identified the following major areas of the conservation scope of work:

- Stabilization and reconstruction of the balustrade and parapet wall;
- Preservation of the terra cotta cornice;
- Terra cotta attic cladding repointing;
- Brick and terra cotta shaft masonry repointing;
- Attic level window rehabilitation;
- Rear wall repointing and window painting (phase 2); and
- Lightwell wall repointing and window painting (phase 2).

Proposed conservation plan is consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. The applicant has applied for the façade grants (2 grants) through the Heritage Façade Rehabilitating Program (HFRP). The maximum grant

amount would be \$50,000 per principle façade, subject to submission of invoices for related costs meeting or exceeding \$100,000 for each of the two façades, upon the project completion. Approval of grants requires Council review and approval as well as the façade grant agreement to be registered on title. The applicant will present the project, including details of the heritage conservation plan. Staff will be available to answer any questions related to the process and the HFRP program if required.

Issues:

- Conservation plan
- Support for façade grants

**Staff:** Zlatan Jankovic, Senior Heritage Planner

**Applicant:** Barry McGinn, Architect, McGinn Engineering and Preservation Ltd.  
[mcginneng@telus.net]

**Attachments:** Conservation Plan with essential DP application drawings (reduced)

**3. 646 Richards Street – Holy Rosary Cathedral Renewal Project 11:45 - 12:45pm**  
**VHR “A”, M - Enquiry**

An inquiry has been received to retain and conserve the Holy Rosary Cathedral and to further develop a portion of the site which is currently occupied by the existing Rectory and Youth Activity Center (Rosary Hall). The Cathedral is listed on the VHR in the “A” category while the adjacent Rectory and Rosary Hall were not evaluated for associated heritage value. The entire site is designated.

The proposal is to seismically and structurally upgrade the Cathedral and to redevelop the rest of the site. The new commercial tower would accommodate additional 36,000 sq. ft. of new Church activity space while providing the funding necessary for the seismic upgrade and heritage conservation. The new commercial space of approximately 194,000 sq. ft. (18 floors) would come on top of the first 5 floors of added church activity space.

The proponent has submitted the comprehensive conservation and seismic upgrade plans, which are generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Major components of the proposed conservation scope are:

- Conservation of historic masonry;
- Conservation of historic metalwork;
- Roof replacement;
- Gutters and Rain Water Leaders;
- Window rehabilitation;
- Stained glass preservation;
- Seismic structural upgrades to min. S3 level;
- Interpretation Plan;
- Related interior work; and
- Restoration of the south-west Cathedral exterior wall /façade.

The opportunity to restore the south-west facade is a result of the proposed removal of the later additions. Sufficient spatial separation would be maintained between the Cathedral and the new tower. The functional link between the Church and its new activity space in the tower would be maintained through a P1 level connection as well as by a sensitively designed glass connection along the lane. The proposed design development of the new tower creates a compatible background for the existing elaborate architecture of the Cathedral. The shaping of the roof also

contributes to reducing the scale of the new development creating a better proportion in relation to the Church building.

The applicant will present the project, including development scenarios attempting to retain existing additions, details of the proposed heritage conservation plan and the seismic upgrade approach. Staff will be available to answer any questions related to the process, as required.

Issues:

- Proposed redevelopment approach
- Proposed conservation plan, including the seismic upgrade and roof replacement

**Staff:** Zlatan Jankovic, Senior Heritage Planner

**Applicant:** Malcolm Elliot, Architect, Stantec Architecture Ltd.  
[MElliot@endallelliot.com]  
Bruno Wall, President, Wall Financial  
Robert Lemon, Architect, Heritage Consultant  
[robert@robertlemon.ca]  
Levi Stoelting, P.Eng., Glotman – Simpson Consulting Engineers

**Attachments:** Conservation Plan, Seismic Upgrade Strategies Report and essential architectural drawings (reduced)

**4. 959 East 35th Avenue – The Bramble Store and Apartment** **12:45 - 1:15 pm**  
**VHR “B” (proposed), designation and HRA**  
**DP-2018-00534**

The Bramble Store and Apartment is a two storey neighbourhood grocery store building constructed in 1921 and enlarged in 1924 by Frederick and Isabelle Bramble. It is valued as the last surviving neighbourhood store on a residential street in the Kensington area and as an increasingly rare type of development in the city and for its continued use as a neighbourhood store. It contains a single apartment above the store. This proposal was presented to the Heritage Commission on November 19, 2018, where it was:

“MOVED by Commissioner Norfolk  
SECONDED by Commissioner Jacques

THAT the Vancouver Heritage Commission (the “Commission”) generally supports the application for 959 East 35th Avenue, the ‘Bramble Store’, as presented at the November 19, 2018 meeting; and

FURTHER THAT the Commission would like to review the evaluation, the Statement of Significance and Vancouver Heritage Register Subcommittee Report, the detailed existing and proposed condition drawings, the Conservation Plan, the Ownership Plan and a detailed description of the use of outdoor spaces prior to offering its support.”

The proposal is to protect and rehabilitate the heritage building and to allow for the construction of a new One-Family Dwelling (with an option for a secondary suite) at the front of the site. The commercial use, not normally allowed in an RS-1 zone, would be permitted and secured from conversion to residential in the future, through a Heritage Revitalization Agreement (HRA) and proposed overall density of 0.93 FSR, 10% over the permitted under RS-1. Other existing non-conforming conditions such as yards and setbacks will be addressed through the HRA.

The application proposes a strata arrangement with one owner occupying the “infill” (i.e. the new house) and potentially a second owner occupying the store and apartment space. Subdivision into two fee simple lots is no longer proposed. The applicant will be present to explain the ownership plan in further detail along with the use of outdoor space. Also, staff are seeking the Commission’s comments on maintaining the ground floor of the Bramble Store and Apartment as neighbourhood retail and pre-empting its conversion to residential.

**Issues:**

- Conservation Plan
- Ownership plan
- Use of outdoor space
- Continuity of neighbourhood retail use

**Staff:** Hugh McLean, Heritage Planner  
Ben Ostrander, Housing Renovation Centre Development Planning Planner

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

**Attachments:** Conservation Plan with a set of drawings (reduced)

**5. Statement of Significance and Vancouver Heritage Register Subcommittee Report** **1:15 - 1:30 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of January 21, 2019, will be presented.

**Staff:** Hugh McLean, Heritage Planner

**Attachments:** Statement of Significance and Vancouver Heritage Register Subcommittee report from January 21, 2019, will be distributed.

**6. New Business** **1:30 - 1:35 pm**

**Next Meeting:**

DATE: Monday, March 11, 2019  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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