



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, March 11, 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.*
 - *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 25, 2019, to be approved.

- 1. Business Arising from the Minutes** 11:10 - 11:15 am
- 2. 2006 Whyte Avenue – Bell Residence** 11:15 - 12:00 pm
VHR “B”
DP-2018-01128

An application has been received to retain and rehabilitate the Bell Residence, a two-storey single family house built in 1911 and located at 2006 Whyte Avenue in Kitsilano Point. The building is a “B” listing on the Vancouver Heritage Register. It is valued for the historical pattern of early development in Kitsilano Point as promoted by the CPR, and for its style and as an unusual example of a prefabricated house by Prudential Builders, who bought the BC Mills plans and patented the system. Unlike BC Mills houses, which have easily identifiable vertical boards connecting the panel units, Prudential Builders’ houses did not, so it is not easily evident. There are only a few of these left in Vancouver.

The proposal is for a three-storey addition, of approximately 630 sq.ft., to the rear of the existing house. The applicant is seeking to replace the existing deck at the rear (added in 2012). A roof top deck is also proposed, not visible from the front.

The RT-9 zoning encourages retention and renovation of buildings with historical or architectural merit. In return for the conservation of the Bell Residence, including heritage designation, a 10%

increase in permitted conditional density is proposed, from 0.75 to 0.83 FSR. The owner is not considering any changes to the front of the house.

Issues:

- Conservation measures and compatibility of the new rear addition and top roof deck
- Designation in exchange for modest additional FSR
- Conservation Plan

Staff: Hugh McLean, Heritage Planner
Haizea Aguirre, Development Planner

Applicant: Dee Spencer, Design Professional, Terra Firma Design Ltd.

Attachments: Conservation Plan and Statement of Significance, Elevations and Floor Plans

3. Heritage Action Plan Update: Upcoming Council Reports 12:00 – 12:30 pm

Staff will provide a brief update on upcoming reports to Council on the Heritage Program Review and Heritage Register Update.

At the regular meeting of the Vancouver Heritage Commission on July 16, 2018, staff led a roundtable with the Commission on the proposed new approach to heritage policy in the City-wide Plan which has a focus on three overall directions:

- Close integration of heritage and community planning;
- A holistic “historic urban landscape” approach to the conservation of tangible heritage and intangible cultural heritage; and
- Prioritizing Indigenous cultures and perspectives on heritage and histories and cultural diversity in Vancouver communities through redress and reconciliation.

Staff also presented, explained and responded to questions and comments on a proposed set of minor amendments to existing by-laws, administrative bulletins and policies for review and input into the finalization of these items. This new approach and proposed “toolkit” is scheduled to proceed to Council on April 24, 2019.

At the regular meeting of the Commission on June 4, 2018, staff presented the proposed Heritage Register System Plan including new categories, rankings and evaluation criteria with a request to refer the criteria to the VHC SOS Sub-Committee for testing for six months. The proposed updates to the Heritage Register will be proceeding to Council in Autumn 2019 to provide staff with additional time to inform property owners of changes and to complete a Guide to the Heritage Register for the public, applicants and staff.

Staff have enclosed the July 16, 2018, motion on Heritage Program Review with the covering memo to the Commission, as well as the proposed criteria for the Heritage Register, to provide the background information for any questions on the update.

Staff: Helen Cain, Heritage Policy, City-wide and Regional Planning

4. Staff Update **12:30 - 12:45 pm**

5. New Business **12:45 - 1:00 pm**

Next Meeting:

DATE: Monday, April 8, 2019
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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