



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, May 13, 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 April 29, 2019, to be approved.

- 1. Business Arising from the Minutes** 11:10 - 11:15 am
- 2. 1517 Comox Street – George Residence** 11:15 - 11:45 am  
**VHR “B”**  
**DP – 2017 – 01277**

An application has been received to retain and rehabilitate the George Residence, a two and one and a half storey wood-frame house built in 1907 and located at 1517 Comox Street in the West End neighbourhood. The building is a “B” listing on the Vancouver Heritage Register. It is valued as an early Vancouver home, its association with the growth and development of the West End neighbourhood, and its Edwardian-era architectural features.

The proposal is for construction of a three-storey infill residential structure of 1826 sq. ft. in the rear yard of the heritage house. The massing, fenestration and architectural details of the George Residence will remain intact except for the added entrance door on the ground floor of

the east elevation. Contemporary doors at the rear of the house will be replaced by period-appropriate doors. No other changes to the historic façades are proposed.

The RM-5 zoning encourages development which is compatible with neighbouring development with respect to streetscape character and protection of heritage properties as amenities. In return for the conservation of the George Residence, including heritage designation, an increase of density on the site is proposed, from 0.91 FSR to 1.37 FSR to enable the construction of the infill residence.

**Issues:**

- Conservation measures
- Designation in exchange for additional FSR and infill residence
- Compatibility of new infill residence

**Applicant:** Neil Robertson, Stuart Howard Architects  
Dewhirst Lessard Consulting, Heritage Consultant

**Staff:** Zlatan Jankovic, Senior Heritage Planner, City of Vancouver

**Attachment:** Conservation Plan, Statement of Significance and Elevations and Floor Plans.

**3. 731-745 E Broadway  
VHR “C” (proposed)  
PS – 2019 – 00169**

**11:45 - 12:15 pm**

An application has been received to retain and rehabilitate 741 E Broadway, a three-storey mixed-use building constructed in 1912 in the Mount Pleasant neighbourhood. The proposal includes seismic upgrading and integration into a new development. 741 E Broadway would be added to the Heritage Register as a “C” listing. It is valued as an early example of a mixed-use building in this area of Vancouver and for its brick-clad front façade and metal cornices.

The proposal is for the construction of a new development with three commercial units and 45 residential units which incorporates the existing structure. The east light well and south, east, and partial west elevations of the historic building will be retained. A set-back one-storey addition will feature a roof-top deck above the historic structure. A new historically-appropriate wood storefront will be installed replacing the current at-grade entrances.

The proponent is seeking a Conditional Development Permit within the existing C-2C zoning with a proposed 3.0 FSR and a relaxation for height of one-storey to accommodate the retention of the historic building. The proposal involves lot consolidation with 731 and 737 E Broadway, which both contain pre-1940s buildings which are not listed on the Heritage Register, but have been evaluated as qualifying for classification under the “C” grouping. In return for the conservation of 741 E Broadway, including heritage designation, a relaxation in height for the new development is proposed.

**Issues:**

- Conservation measures
- Designation in exchange for height relaxation
- Compatibility with new development

**Applicant:** Chris Knight, Gair Williamson Architects  
Don Luxton & Associates, Heritage Consultant

**Staff:** Zlatan Jankovic, Senior Heritage Planner, City of Vancouver  
Susan Chang, Development Planner, City of Vancouver

**Attachment:** Conservation Plan, Statement of Significance and Development and Conservation Proposal.

**4. Broadway Plan – Overview and Update 12:15 - 12:45 pm**

The Broadway Plan will be a comprehensive area plan that focuses on opportunities to integrate new housing, jobs, and amenities around the future Broadway Subway. Council approved the Terms of Reference for the Broadway Plan in June 2018. The general study area is between Clark Drive and Vine Street, from 1st Avenue to 16th Avenue. Public engagement launched in March 2019 with a series of five open houses throughout the study area.

Staff will present an overview of the Broadway Plan scope and objectives, two-year planning process, recent public launch events, and upcoming engagement opportunities and consultant studies.

Also, here are links to background documents that may be of interest:

- Council Report with Broadway Plan Terms of Reference and Associated Policies (June 2018): <https://council.vancouver.ca/20180620/documents/pspc3.pdf>
- Broadway Plan Area Profile (two parts):
  - o <https://vancouver.ca/files/cov/broadway-plan-area-profile-part-1.pdf>
  - o <https://vancouver.ca/files/cov/broadway-plan-area-profile-part-2.pdf>
- Broadway Plan launch open houses display boards (March 2019):  
<https://vancouver.ca/files/cov/broadway-plan-launch-boards-web.pdf>

**Staff:** John Grottenberg, Planning – Special Projects Office, City of Vancouver  
Holly Sovdi, Planning – Special Projects Office, City of Vancouver

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

**6. New Business 1:00 - 1:15 pm**

**Next Meeting:**

DATE: Monday, June 3, 2019  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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