



VANCOUVER HERITAGE COMMISSION

MINUTES

July 11, 2011

A meeting of the was held on Monday, July 11, 2011, at 10:00 am, in the Strathcona Room, Subground, City Hall.

PRESENT: Richard Keate, Chair
Shelley Bruce
Terry Brunette
David Cuan
Judith Hansen*
Charlene Krepiakevich
Orville Lim
Kim Maust
Tanya Southcott

ABSENT: Marian Brown (Leave of Absence)
Jack Leung (Leave of Absence)

ALSO PRESENT: Marco D'Agostini, Senior Heritage Planner

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of meeting.

Leave of Absence Requests

Leave of absence requests were approved for Marion Brown and Jack Leung.

Approval of Minutes

The Minutes of the meeting held on June 20, 2011, were approved.

1. Business Arising from the Minutes

None.

2. Conservation Review

- (a) 564 Beatty Street
VHR 'C'
DE No. 414716

Applicant: Jim Hancock, IBI/HB Architects
Jon Stovell, Reliance Holdings
Don Luxton, Donald Luxton and Associates
Christin Doeinghaus, Donald Luxton and Associates
Attachments: Application package including architectural drawings and Conservation Plan
Staff: Marco D'Agostini, Senior Heritage Planner

Staff and the applicant reviewed the application and responded to questions.

Issues:

- (i) Statement of Significance and Restoration Concept; and
(ii) Compatibility of new development.

MOVED by Shelley Bruce
SECONDED by Judith Hansen

THAT the Vancouver Heritage Commission does not support the development application at 564 Beatty Street as presented, with the following notations:

- A. THAT the addition be reviewed to ensure a subordinate nature and that the elevation be set further back from the Beatty Street and south elevations in particular, and the other elevations in general.
- B. THAT the party wall elevation windows be distinguishable from the other elevations and reflect the nature of the party wall.
- C. THAT the windows in the rear elevation be replicated.
- D. THAT staff review the incentives with reference to the above-noted recommendations.

CARRIED UNANIMOUSLY

- (b) 1243 and 1251 Hornby Street
Downtown South Houses
Not listed on VHR
Rezoning

Applicant: Martin Bruckner, IBI/HB Architects
Jon Stovell, Reliance Holdings
Michael Lee, Jim Pattison Developments Ltd.
Christin Doeinghaus, Donald Luxton Associates

Attachments: Draft register records, map of downtown houses and drawing package
Staff: Marco D'Agostini, Senior Heritage Planner
Karen Hoese, Planner, Rezoning Centre

Staff and the applicant reviewed the application and responded to questions.

Issue:

- (i) Proposed demolition of two houses not listed on the Register (but identified as having heritage value) in exchange for the transfer of approximately 70,000 sq. ft. of density from density bank.

MOVED by Kim Maust

SECONDED by Charlene Krepiakevich

THAT the Vancouver Heritage Commission, while regretting the loss of the two downtown south historical houses in their current location, supports the heritage density transfer to the proposed project located at 1243 and 1251 Hornby Street; and

FURTHER THAT the Vancouver Heritage Commission encourages the proponent to relocate the houses if possible.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:25 am and reconvened at 11:35 am

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- (c) 1237 East 14th Avenue, 'The Lee Residence'
Proposed 'C' VHR
DE No. 414793

Applicant: Graham Barron, Graham Barron Design Inc.
Attachments: Statement of Significance, Restoration Concept and drawing package
Staff: James Boldt, Heritage Planner

Staff and the applicant reviewed the application and responded to questions.

Issues:

- (i) Statement of Significance and Restoration Concept; and
- (ii) Compatibility of new development.

MOVED by Richard Keate
SECONDED by Terence Brunette

THAT the Vancouver Heritage Commission supports the Statement of Significance and Restoration Concept for 1237 East 14th Avenue as presented; and

FURTHER THAT the Vancouver Heritage Commission supports the proposal for a distinguishable, modern infill house, including its departure from the current zoning.

CARRIED UNANIMOUSLY

- (d) 855 Granville Street
Palms Hotel - VHR 'B' (M)
The Coronet Theatre - VHR 'C'
Empire Theatres Building - Not listed on VHR
Pre-application

Applicant: Jim Wong, Studio One Architecture Inc.
Don Luxton, Donald Luxton & Associates Inc.
Attachments: Conceptual drawings and research information booklet
Staff: James Boldt, Heritage Planner

Staff and the applicant reviewed the application and responded to questions.

Issues:

- (i) The blank or monolithic façade of the Coronet Theatre as a character defining element;
- (ii) Overall concept for the theatre façade and the interventions in the façade for additional daylight;
- (iii) Overall signage proposed for the project, including the contemporary sign on the north side of the site; and
- (iv) The compatibility of the new façade with the heritage façades.

MOVED by Terence Brunette
SECONDED by Charlene Krepiakevich

THAT the Vancouver Heritage Commission accepts the pre-application information provided for 855 Granville Street, and makes the following comments:

- A. The Commission strongly recommends that the solid art deco façade of the Coronet Theatre be kept and referenced as a character defining element.
- B. THAT if natural light is absolutely necessary, the Commission requests that the proponent consider the use of an atrium or skylights.

- C. THAT playful creativity could be taken with future signage, the canopy and storefront design.
- D. THAT staff and the applicant reference archival documentation such as photographs and drawings.
- E. THAT the Commission commends the applicant for their reticent approach to the façade of Building B.
- F. THAT the Commission looks forward to reviewing a Statement of Significance.

CARRIED UNANIMOUSLY
(Judith Hansen absent for the vote)

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The Commission agreed to vary the order of the agenda to deal with Item 2.(f) before Item 2.(e). For ease of reference, the minutes are recorded in alphabetical order.

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(e) 305 West 13th Avenue
Proposed VHR 'B'
DE414784

Applicant: Sandra Moore, Birmingham and Wood Architects Planners
Attachments: Staff Register Evaluation, Statement of Significance, Conservation Plan,
Heritage Register Evaluation and drawings
Staff: James Boldt, Heritage Planner

Staff and the applicant reviewed the application and responded to questions.

Issues:

- (i) Heritage assessment and addition to the VHR;
- (ii) Statement of Significance and Conservation Plan; and
- (iii) Overall proposal.

MOVED by Kim Maust
SECONDED by Charlene Krepiakevich

THAT the Vancouver Heritage Commission supports the application for 305 West 13th Avenue as presented, noting the following comments:

THAT the Commission recommends revisiting the Statement of Significance to better define the architectural style and to further explore the importance of this type of house or design in this community, and to ensure the character and defining elements are as thorough as possible; and

FURTHER THAT the Commission supports the register evaluation for 305 West 13th Avenue and placement as a 'B' on the Vancouver Heritage Register.

CARRIED UNANIMOUSLY
(Judith Hansen absent for the vote)

(f) 239 East Hastings Street, (Belmont Building)
VHR 'B'
DE414821

Applicant: Sandra Moore, Birmingham and Wood Architects Planners
Attachments: Staff Register Evaluation, Statement of Significance, Conservation Plan and drawings
Staff: James Boldt, Heritage Planner

Staff and the applicant reviewed the application and responded to questions.

Issues:

- (i) Statement of Significance and Conservation Plan;
- (ii) Overall proposal including integration and compatibility of new building; and
- (iii) Proposed height and density.

MOVED by Kim Maust
SECONDED by Terence Brunette

THAT the Vancouver Heritage Commission supports the application at 239 East Hasting Street (Belmont Building) as presented, including support for the original Statement of Significance, Conservation Plan and the proposed height and density for the infill building, with the follow conditions:

- A. THAT further design consideration be given to a horizontal termination for the top of the infill building.
- B. THAT the Vancouver Heritage Commission be given the opportunity to review the storefront drawings when they are further developed.
- C. THAT original Statement of Significance stand as registered.

CARRIED UNANIMOUSLY
(Judith Hansen absent for the vote)

3. Sub-committee Reports

None.

4. Other Business

(a) Rezoning - 7101-7201 Granville Street (Shannon Mews)

It was noted that the rezoning application for 7101-7201 Granville Street (Shannon Mews) is scheduled for the Public Hearing on July 26, 2011.

It was agreed that Kim Maust will register to speak on behalf of the Vancouver Heritage Commission at the Public Hearing.

5. Next Meeting

DATE: Monday, September 12, 2011
TIME: 11:00 am
PLACE: Strathcona Meeting Room,
Subground, City Hall

The Committee adjourned at 2:05 pm

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