



VANCOUVER HERITAGE COMMISSION

MINUTES

January 23, 2012

A meeting of the Vancouver Heritage Commission was held on Monday, January 23, 2012, at 11:00 am in the Strathcona Meeting Room, Subground, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Shelley Bruce
Terence Brunette
David Cuan
Judith Hansen
Jack Leung
Orville Lim
Kim Maust, Vice-Chair
Tanya Southcott

ABSENT: Marian Brown
Charlene Krepiakevich

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Councillor Tony Tang
James Boldt, Heritage Planner
Zlatan Jankovic, Heritage Planner

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

Leave of Absence Requests

None.

Approval of Minutes

The Minutes of the December 12, 2011, meeting were approved.

1. Business Arising from the Minutes

None.

2. Conservation Review

(a) 611 Main Street - Rezoning Application LAN#2011030

Applicant: W.T. Leung Architects Inc.
Ian Duke, Westbank, owner
Staff: Dwayne Drobot, Rezoning Planner
Allison Dunnet, Policy Planner, DTES Neighborhoods Group
Zlatan Jankovic, Heritage Planner
Garry Papers, Urban Design and Development Planner

Staff and the applicant provided an overview and responded to questions. Council Liaison outlined the rezoning policy and past process for development in the area.

Issues:

- (i) Land use, built form, scale, character objectives for the area - have they been met?
- (ii) Compatibility with urban design provisions of the Rezoning Policy for Chinatown South (HA-1A);
- (iii) Compatibility with the Chinatown HA-1A Design Guidelines

MOVED by Kim Maust
SECONDED by David Cuan

THAT the Vancouver Heritage Commission reserves its support for the rezoning application for 611 Main Street - LAN# 2011030 recognizing it is a prototype for the new HA-H1 Guidelines and the Rezoning Policy for Chinatown South, and asks that prior to presentation to Council:

- i.* The application be brought back to the Chinatown Historic Area Planning Committee; and
- ii.* Subsequent to *i.* above, the application be brought back to the Vancouver Heritage Commission, for review of the design details to ensure that the facades of the development reflect the Chinatown character, particularly in the lower façade at both Main and Keefer Streets, including the retail level.

CARRIED UNANIMOUSLY

(b) 1872 Parker Street (1015 Victoria Drive)
Proposed VHR B
DE415235

Applicant: Robert Lemon, Robert Lemon Architect Inc.
Daryl Tyacke, Landscape Architect
Staff: James Boldt, Heritage Planner

Staff and the applicant provided an overview and responded to questions.

Issues:

- (i) Statement of Significance and Register Evaluation and eligibility for addition to the Vancouver Heritage Register;
- (ii) Conservation Plan; and
- (iii) Compatibility of the proposed infill building with the heritage building.

MOVED by Kim Maust
SECONDED by Terence Brunette

THAT the Vancouver Heritage Commission (VHC) supports the Statement of Significance and its Registry Evaluation for 1872 Parker Street and recommends its addition to the Vancouver Heritage Register;

FURTHER THAT the VHC supports, in principle, the Conservation Plan, Heritage Revitalization Agreement (HRA) and the application for the proposed infill building for 1872 Parker Street as presented at its meeting on January 23, 2012, noting the following:

- i. The Applicant to provide further design development to the dormer doors that are being added to the north and west elevations;
- ii. Staff to consider an increased height and steeper roof pitch of the proposed infill building, to allow for greater compatibility with the heritage house.

CARRIED UNANIMOUSLY

(c) 1975 West 15th Avenue
Proposed VHR B
DE415168

Applicant: Jim Bussey, Formwerks Architectural
Donald Luxton, Donald Luxton & Associates
Staff: James Boldt, Heritage Planner

Staff and the applicant provided an overview and responded to questions.

Issues:

- (i) Statement of Significance and Register Evaluation and eligibility for addition to the Vancouver Heritage Register; and
- (ii) Overall proposal.

MOVED by Kim Maust

SECONDED by Judith Hansen

- A. THAT the Vancouver Heritage Commission (VHC) supports the Statement of Significance and its Registry Evaluation for 1975 West 15th Avenue, the Macken Residence, and recommends its addition to the Vancouver Heritage Register;
- B. THAT the Vancouver Heritage Commission (VHC) reserves its support for the Conservation Plan for 1975 West 15th Avenue, the Macken Residence, and requests the following:
 - i. Applicant to provide the VHC with a three-dimensional rendering demonstrating the size of the dormers, size and placement of the additional windows and rain screen details;
 - ii. Applicant to provide the VHC with Conservation Plan information concerning material specification, for example, wood windows; and

FURTHER THAT the VHC supports, in principle, the application to construct a one-family infill dwelling at the rear of the site subject to VHC approval of the Conservation Plan for the Macken Residence.

CARRIED

(Shelley Bruce opposed)

**(d) 345 North Boundary Road
VHR B
DE415235 and DE415236**

Applicant: Don Stuart, Don Stuart Architect Inc.
Donald Luxton, Donald Luxton & Associates
Staff: James Boldt, Heritage Planner

Staff provided an overview and, along with the applicant team, responded to questions.

Issues:

- (i) Statement of Significance and Conservation Plan; and
- (ii) Additions to the rear of the heritage building.

MOVED by Richard Keate
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission (VHC) supports the Statement of Significance, the Conservation Plan and the proposed additions to the rear of the heritage building for 345 North Boundary Road, and requests:

- i. Staff to make as conditions of the Heritage Revitalization Agreement (HRA) that the new lot subdivision be pulled away from the heritage house providing for a larger side yard while respecting the retention of the fir tree, and
- ii. that 345 North Boundary Road's interior be added to the heritage register.

CARRIED UNANIMOUSLY

(e) 658 Keefer Street
VHR B (M)(H)
DE415218

Applicant: Stephen Brouwers, Stephen Brouwers design + research
Staff: James Boldt, Heritage Group

Staff provided an overview and, along with the applicant, responded to questions.

Issues:

- (i) Statement of Significance and Conservation Plan;
- (ii) Current scheme versus the scheme previously approved; and
- (iii) Compatibility of the infill building with the heritage building.

MOVED by Terence Brunette
SECONDED by Richard Keate

THAT the Vancouver Heritage Commission (VHC) supports the Conservation Plan for 658 Keefer Street; and

FURTHER THAT the VHC supports the application to build a modern infill building at the rear of the property.

CARRIED UNANIMOUSLY

3. Sub-committee Reports

None.

4. Other Business

None.

Next Meeting:

DATE: Monday, February 13, 2012
TIME: 11:00 am
PLACE: Strathcona Room
Subground, Vancouver City Hall

The Committee adjourned at 2:07 pm

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