



VANCOUVER HERITAGE COMMISSION

MINUTES

March 11, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, March 11, 2013, at 11:00 am, in the Strathcona Room, Subground, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Shelley Bruce
Terry Brunette
David Cuan
Orville Lim
Joel Massey
Kim Maust, Vice-Chair*
Anthony Norfolk
Jenny Sandy
Jon Stovell

ABSENT: Lihua Livia Huang (Leave of Absence)
Michael Kluckner (Sick Leave)

ALSO PRESENT: Commissioner John Coupar, Vancouver Park Board
Marco D'Agostini, Heritage Group, Staff Liaison
Hugh McLean, Heritage Planning Analyst

CITY CLERK'S OFFICE: Pat Boomhower, Meeting Coordinator

* Denotes absence for a portion of the meeting.

Approval of Minutes

MOVED by Anthony Norfolk
SECONDED by Richard Keate

THAT the minutes of the February 18, 2013, Vancouver Heritage Commission meeting be approved as circulated.

CARRIED UNANIMOUSLY
(Kim Maust absent for the vote)

Leave of Absence Requests

MOVED by Jenny Sandy
SECONDED by Jon Stovell

THAT the Vancouver Heritage Commission approve leaves of absence for Lihua Livia Huang and Michael Kluckner for this meeting.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None.

2. Conservation Review

(a) Hotel Vancouver 900 West Georgia Street A - Municipally Designated

Applicant: Mark Edwards, Vice President Asset Management, Cadbridge Asset Management
John Hendry, Vice President Capital Investment, Cadbridge Asset Management
Greg Key, Consultant Design and Construction, Cadbridge Asset Management
Dan Reid, Asset Manager, Cadbridge Asset Management
Anita Leonoff, Associate Director, IBI/HB Group
Catherine Ramsay, Associate, Kasian Architecture
Robert Lemon, Principal, Robert Lemon Architect

Staff: Marco D'Agostini, Senior Heritage Planner

Staff and the applicant team members, Mr. Henry, Ms. Ransay, Ms. Leonoff, Messrs, Key and Lemon, provided an update on the Hotel Vancouver renovations proposed for the following areas and responded to questions:

- Main floor - breezeway, lobby, retail and restaurant and lounge areas
- Discovery floor - proposed meeting space/conference rooms
- Panorama roof
- Convention kitchen and service areas.

Discussion included history of previous renovations, SoS considerations, structural design, surviving art deco and modern details and records, arch windows on the upper levels, lobby redesign, restaurant entrance, and timeline.

The Chair thanked presenters and requested that staff and architects to provide the Commission with future updates.

* * * * *

The Commission recessed at 11:50 am and reconvened at 11:58 am, with the same members present.

* * * * *

- (b) 2840 Yukon Street - Annie Campbell Residence
2850 Yukon Street - Howard and Idella Campbell Residence
VHR C (proposed, both buildings)
DE416234, DE416235, and DE416236

Applicant: Eszter Csutkai, Architect
Don Luxton, Donald Luxton & Associates
R.J. McCulloch, Donald Luxton & Associates
Staff: James Boldt, Heritage Planner

Staff provided an overview and, along with Ms. Csutkai and Mr. Luxton, responded to questions.

Issues:

- (i) Conservation Plan;
- (ii) Relocation of the two buildings;
- (iii) Compatibility of the townhouse building; and
- (iv) Support for the overall project.

2850 Yukon Street

MOVED by Kim Maust
SECONDED by Orville Lim

THAT the Vancouver Heritage Commission supports the Conversation Plan and plan to relocate the building at 2850 Yukon Street, noting the following recommendation:

That the bay window on the west elevation of the Howard and Idella Campbell residence be kept.

CARRIED UNANIMOUSLY

2840 Yukon Street

MOVED by Kim Maust
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission reserves its support for the proposed infill project to be located at 2840 Yukon Street and asks that the infill building be redesigned to be subsidiary, reduced by one unit, contemporary, and distinguishable from the heritage houses; and

FURTHER THAT the applicant consider removing the centre unit, allowing greater visibility through the site.

carried

Note: The above motion was subsequently reconsidered at the same meeting.

Following further discussion, it was

MOVED by Kim Maust
SECONDED by Jenny Sandy

THAT the above motion be reconsidered.

CARRIED UNANIMOUSLY

MOVED by Kim Maust
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission reserves its support for the proposed infill project to be located at 2840 Yukon Street and asks that the infill building be redesigned to be subsidiary, perhaps reduced by one unit, contemporary, and distinguishable from the heritage houses; and

FURTHER THAT the applicant consider removing the centre unit, allowing greater visibility through the site.

CARRIED
(Jon Stovell opposed)

3. Sub-Committee Reports

(a) SoS/VHR Subcommittee

Hugh McLean reported on the Statements of Significance /Heritage Register Subcommittee meeting held on February 25, 2013, and outlined the Subcommittee's recommendations which propose the addition of seven buildings to the Vancouver Heritage Register (*report distributed - on file*).

3858 West 20th Avenue
727 and 741 Princess Avenue
401 Powell Street
101 East Hastings Street
342 East Hastings Street
404 Hawks Avenue

MOVED by Jenny Sandy
SECONDED by Shelley Bruce

THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register:

- Brail House, 3858 West 20th Avenue - C listing
- Lovegrove House, 727 and 741 Princess Avenue - B listings
- Secord-Imperial Hotel (Marr Hotel), 401 Powell Street - B listing
- Irving Hotel (Sunrise Hotel), 101 East Hastings Street - B listing
- Hazelwood Hotel, 342 East Hastings Street - C listing, and
- Rice Block, 404 Hawks Avenue - C listing.

CARRIED UNANIMOUSLY

304 East 28th Avenue

MOVED by Jenny Sandy
SECONDED by Shelley Bruce

THAT the Vancouver Heritage Commission requests the Statement of Significance for 304 East 28th Avenue be referred back to the consultant for more research to reveal the true historical associations and heritage values, thereby allowing for a more accurate assessment for addition to the Vancouver Heritage Register to be completed.

CARRIED UNANIMOUSLY

(b) Review of Subcommittees for 2013

The Chair reviewed the 2012 list of Subcommittees for feedback about possible VHC Subcommittees for 2013. Subsequent discussion noted for these subcommittees for 2013:

- Seismic Upgrading Program and Vancouver Public Schools Subcommittee (including Statements of Significance Subcommittee)
Members: David Cuan, Orville Lim, and Kim Maust
- Vancouver Heritage Register (VHR) Update Subcommittee (Standing Committee)
Members: Shelly Bruce, Terry Brunette, David Cuan, Michael Kluckner, Kim Maust, Jenny Sandy, and a Vancouver Heritage Foundation appointed representative
- Statements of Significance and VHR Evaluations and Nominations Subcommittee
Members: Shelly Bruce, Terry Brunette, Michael Kluckner, and Jenny Sandy
- Heritage Award Planning Subcommittee (stays in place until May 2013)
Members: Richard Keate, Orville Lim, Kim Maust, Jenny Sandy, and James Burton and Julie Reimer.

The Commission agreed that the previous Shannon Mews Subcommittee would discontinue for the time being.

Staff Liaison will provide a timeline for the VHR Update Subcommittee.

(c) Heritage Awards

Hugh McLean gave an update on the Heritage Awards and thanked jury members (Terry Brunette, Kim Maust, Michael Kluckner and two guest jury members). He advised of the number of nominations received, number of awards, and potential event date, and noted sponsorships are being sought.

1. New Business

(a) Civic Merit Award - Fred Mah

The Chair noted the CoV news release regarding Civic recognition for Chinatown heritage advocate, Fred Mah's work in the community (*circulated - on file*).

(b) Bloedel Conservatory Roof Replacement - Update

Commissioner Coupar reported on the Minister of State for Western Economic Diversification's recent announcement about a new Federal Government investment of \$225,000 to complete Phase 1 of the Bloedel Conservatory's roof replacement project. He noted:

- this support is part of the Economic Action Plan 2012, under the federal Community Infrastructure Improvement Fund (CIIF), and
- supplements the City's \$1 million capital investment already designated for the new roof.
- Phase 1 of the project consists of replacing a percentage of the existing out of date roof panels and refurbishing the central ventilation fan at the top of the dome; and
- the fan is key in controlling variations in humidity necessary for the three different climatic zones found within Bloedel Conservatory, and is a unique feature in domed conservatories.

5. Adjournment

MOVED by Orville Lim
SECONDED by Jon Stovell

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting

DATE: Monday, April 8, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, City Hall (453 West 12th Avenue)

The Committee adjourned at 1:15 pm.

* * * * *