



VANCOUVER HERITAGE COMMISSION

MINUTES

JULY 29, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, July 29, 2013, at 11:04 am, in the Strathcona Meeting Room, Sub-ground, Vancouver City Hall.

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

ABSENT: David Cuan (Leave of Absence)
Lihua Livia Huang (Leave of Absence)
Michael Kluckner (Leave of Absence)
Jenny Sandy (Leave of Absence)

ALSO PRESENT: Marco D'Agostini, Senior Heritage Planner, Heritage Group (*Staff Liaison*)

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners David Cuan, Lihua Livia Huang, Michael Kluckner and Jenny Sandy for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Jon Stovell

THAT the Vancouver Heritage Commission approve the minutes of the meeting held July 8, 2013, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

(a) Vancouver Heritage Commission Mandate

In response to a request, the Chair suggested review of the Commission's mandate be referred to the September meeting.

2. Conservation Review

(a) 304 East 28th Avenue - The Walden House
VHR B (proposed)
DE# 416757

Applicant: Marina Lok, Design Consultant
Michael Hambrook, Owner
Donald Luxton, Donald Luxton & Associates

Staff: James Boldt, Heritage Group

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

MOVED by Commissioner Terry Brunette
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission supports the conservation and infill application for 304 East 28th Avenue (The Walden House), as presented at its meeting on July 29, 2013, and recommends that the applicant consider reconfiguring the infill house windows to be more in keeping with the arts and craft style.

CARRIED UNANIMOUSLY

(b) 151 West Hastings Street (Ormidale Block)
C (M)
DE 416793

Applicant: Michael Wartman, B+H Architects
Brett Walsh, Century Group
Donald Luxton, Donald Luxton & Associates

Staff: Marco D'Agostini, Senior Heritage Planner
Paul Cheng, Development Planner

Issues:

- (i) Conservation Plan, as proposed;
- (ii) Height relaxation of 3m (requested: 25.90 m, permitted: 22.90m); and
- (iii) Parking relaxation (required: 31 spaces, proposed: 6 spaces pay-in-lieu, and 25 spaces to be relaxed based on hardship/heritage).

The Staff Liaison, along with the applicants, reviewed the application and responded to questions.

MOVED by Commissioner Jon Stovell
SECONDED by Commissioner Terry Brunette

THAT the Vancouver Heritage Commission supports the revised Statement of Significance, the Conservation Plan and the parking relaxation for 151 West Hastings Street (Ormidale Block) as presented at its meeting on July 29, 2013, and recommends further design development consideration be given to the supported contemporary lane façade; and

FURTHER THAT the Commission supports and appreciates the modest rusted steel addition to the top of the building.

CARRIED UNANIMOUSLY
(Commissioner Shelley Bruce opposed)

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The Commission recessed at 12:24 pm and reconvened at 12:41 pm with the same members present.

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(c) 5805 Wales Street - former Avalon Dairy
VHR A
Rezoning Application

Applicant: Howie Jones, Hywel Jones Architect
Donald Luxton, Donald Luxton & Associates

Staff: Marco D'Agostini, Senior Heritage Planner
Michelle McGuire, Rezoning Planner
Timothy Potter, Development Planner

Issues:
(i) Conservation Plan;
(ii) Proposed form of development and its compatibility with the heritage building

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

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Orville Lim

THAT the Vancouver Heritage Commission does not support the rezoning application for 5805 Wales Street, the former Avalon Dairy, and recommends that while there is support for the density and number of units, further design development be given to siting and massing of the proposed infill buildings to allow for greater open space and greater visibility to be created for the heritage farm house; and

FURTHER THAT the Commission reserves its support for the Heritage Conservation Plan and requests that further design development be presented to the Commission at the Development Permit stage, including the floor plates and subdivision plan for the heritage farm house plus exterior details/material choices for the proposed new buildings.

CARRIED UNANIMOUSLY

3. Sub-Committee Reports

Staff: Hugh McLean, Heritage Planning Analyst

Staff reviewed the report of the Heritage Awards Planning Sub-Committee (*on file*) and responded to questions.

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Orville Lim

THAT the Vancouver Heritage Commission supports the recommendations of the Heritage Awards Planning Sub-Committee, listed in the Final Report on the 2013 City of Vancouver Heritage Awards, as presented at its meeting on July 29, 2013; and

FURTHER THAT the Commission recommends emphasis be put on making small-scale residential applications more accessible.

CARRIED UNANIMOUSLY

4. New Business

None

ADJOURNMENT

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jon Stovell

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: September 9, 2013
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Committee adjourned at 1:37 pm.

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