



**VANCOUVER HERITAGE COMMISSION**

**MINUTES**

**APRIL 10, 2017**

A meeting of the Vancouver Heritage Commission was held on Monday, April 10, 2017, at 11:00 am, in Town Hall Meeting Room, Main Floor, Vancouver City Hall.

**PRESENT:** Richard Keate, Chair  
Jan Fialkowski  
Julia Hulbert  
Michael Kluckner  
Lori Kozub Hodgkinson  
Joel Massey  
Mollie Massie  
Kim Maust, Vice-Chair

**ABSENT:** Anthony Norfolk (Leave of Absence)  
Jenny Sandy (Leave of Absence)  
Cassandra Sclauzero (Leave of Absence)

**ALSO PRESENT:** Commissioner Casey Crawford, Park Board Liaison  
Marco D'Agostini, Senior Heritage Planner, Staff Liaison

**CITY CLERK'S OFFICE:** Bonnie Kennett, Meeting Coordinator  
Denise Swanston, Committee Clerk

**Leave of Absence Requests**

MOVED by Commissioner Jan Fialkowski  
SECONDED by Commissioner Lori Kozub Hodgkinson

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Anthony Norfolk, Jenny Sandy and Cassandra Sclauzero for this meeting.

**CARRIED UNANIMOUSLY**

MOVED by Commissioner Jan Fialkowski  
SECONDED by Commissioner Michael Kluckner

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Julia Hulbert and Molly Massie for the meeting on May 1, 2017.

**CARRIED UNANIMOUSLY**

## Approval of Minutes

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission approve the minutes from the meeting held February 27, 2017, as circulated.

CARRIED UNANIMOUSLY

### 1. Business Arising from the Minutes

None.

### 2. Conservation Review

- (a) 2205 - 2291 West 45<sup>th</sup> Avenue  
2165 - 2195 West 45<sup>th</sup> Avenue  
Ryerson United Church  
VHR 'A' Rezoning Application (CD-1)

#### Issues:

- Conservation of the stone church building; and
- Integration with the new Activity Centre.

**Staff:** James Boldt, Heritage Group

**Applicant:** Malcolm Elliot, Endall Elliot Associates  
Alan Endall, Endall Elliot and Associates  
Gordon Esdau, Dunbar Ryerson United Church  
Robert Lemon, Heritage Consultant, Robert Lemon Architects

The applicant team reviewed the application and, along with staff, responded to questions.

Staff noted the following correction to page two of the agenda for the project at 2165-2195 West 45<sup>th</sup> Avenue:

- The number of dwelling units for the West Site will be 32 and not 36 as listed under "Table new affordable market rental block units".

The Commission was provided with additional drawings with revisions based on feedback from the Urban Design Panel (copy on file).

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission, while regretting the loss of the rectory, the Edwardian house on the corner of Vine and 45th, and the tall fir trees, supports the rezoning application as presented in the original application and in the revised drawings presented in response to Urban Design Panel comments, for the restoration of the Dunbar-Ryerson United Church, 2205-2291 45th Avenue and 2165-2195 West 45th Avenue, including the application to add a 32 affordable rental unit building and a 40

market unit building on the east side of the site, as presented at its meeting on April 10, 2017, noting the following:

- the Commission encourages further design development to maintain the distinctiveness of the sloped roof of the non-market building while increasing the space between the old and new building;
- the Commission asks that consideration be given to moving the Edwardian house and the rectory off site; and
- the Commission requests consideration be given to keeping the trees on Vine Street.

CARRIED UNANIMOUSLY

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*The Commission recessed at 11:45 am and reconvened at 11:54 am.*

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(b) **619-675 West Hastings Street  
Royal Bank Building - VHR - "A"  
Rezoning Application RZ-2016-00028**

**Issues:**

- Design development of the proposed addition (tower),
- Interior designation has not been proposed,
- Limited nature of the proposed exterior conservation work (conservation work does not include extensive seismic stabilization of the Royal Bank Tower envelop; only some architectural features will be stabilized)

**Applicant:** Mark Thompson, Architect, Musson Cattell Mackey Partnership  
Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc.  
Bart Slotman, Uptown Property Group

**Staff:** Zlatan Jankovic, Heritage Planner  
Michael Naylor, Rezoning Planner  
Marie Linehan, Development Planner

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

MOVED by Commissioner Kim Maust  
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission supports the rezoning application for 619-675 West Hasting Street, including the use of the new tower to seismically stabilize the heritage "A" listed Royal Bank Building, as presented at its meeting on April 10, 2017, noting the following:

- that the use of the new tower's shear wall to stabilize the old tower will allow for the interior of the Royal Bank building to be preserved without seismic intervention;
- that the Commission notes that the preservation of exterior cornice details form part of the application;

- that the Commission supports the applicant's intention to maintain a light well between the buildings and the use of reflectors to project natural sunlight light into the well;

FURTHER THAT the Commission asks that further design consideration be given to the entrance of the new tower to enhance the distinction between the old and new building; and

FURTHER THAT while the Commission supports the designation of the exterior of the "A" listed heritage Royal Bank Building, and the Commission asks that consideration be given to adding a requirement for the designation of the interior character defining elements of the building as a condition of the zoning approval.

CARRIED UNANIMOUSLY

(c) **2733 Franklin Street - Ross Residence**  
**VHR 'B'**  
**DP-2016-02948 (Designation)**

**Issues:** Conservation of the heritage building

**Applicant:** Jason Skadlan, Skadlan Architecture & Interiors

**Staff:** Hugh McLean, Heritage Planning Analyst  
Ryan Dinh, Development Planner

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

MOVED by Commissioner Joel Massey  
SECONDED by Commissioner Richard Keate

THAT the Vancouver Heritage Commission supports the application to open-up 512 square feet of living area in the attic at 2733 Franklin Street, the Ross Residence, through the use of skylights, as presented at its meeting on April 10, 2017, noting the following:

- that the applicant consider adding ventilation and a fresh air intake to the roof assembly to mitigate condensation.

FURTHER THAT the Commission commends the applicant for their effort to lovingly maintain this house.

CARRIED UNANIMOUSLY

**3. Statement of Significance and Vancouver Heritage Register Subcommittee Report**

Staff reviewed the reports from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings held March 6 and March 27, 2017, and responded to questions.

**Staff:** Hugh McLean, Heritage Planning Analyst

MOVED by Commissioner Mollie Massie  
SECONDED by Commissioner Jan Fialkowski

- A. THAT the Vancouver Heritage Commission requests additional information be provided in order that a full assessment can be completed to determine worthiness of addition to the Vancouver Heritage Register (VHR), or to determine the VHR category for the buildings at:
- 731 East Broadway; and
  - 1445 West Georgia Street - IBM Building.
- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
- 737-739 East Broadway; and
  - 741-745 East Broadway.
- C. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 1975 Alma Street - Wavell Apartments; and
  - 1455 West Georgia Street - Imperial Life Building.
- D. THAT the Vancouver Heritage Commission requests that the Heritage Assessments or Statements of Significance for the following buildings be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations:
- 1975 Alma Street - Wavell Apartments;
  - 1445 West Georgia Street - IBM Building;
  - 1455 West Georgia Street - Imperial Life Building;
  - 731 East Broadway;
  - 737-739 East Broadway; and
  - 741-745 East Broadway.
- E. THAT the Vancouver Heritage Commission supports the staff recommendation to retain 1326 Laurier Avenue on the list of protected properties in the First Shaughnessy Heritage Conservation Area Official Development Plan.

CARRIED UNANIMOUSLY

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Mollie Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 978 East 29<sup>th</sup> Avenue - Whittaker Residence

B. THAT the Vancouver Heritage Commission requests that the Heritage Assessments or Statements of Significance for the following buildings be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations:

- 978 East 29<sup>th</sup> Avenue - Whittaker Residence
- 2733 Franklin Street - Ross Residence

CARRIED UNANIMOUSLY

#### 4. Heritage Awards

Staff provided a brief summary of the Heritage Awards jury session held on March 1, 2017.

MOVED by Commissioner Richard Keate  
SECONDED by Commissioner Michael Kluckner

THAT the Vancouver Heritage Commission supports granting Jim Stiven a lifetime achievement award.

CARRIED UNANIMOUSLY

#### 5. New Business

Staff provided a brief update on the character home zoning review.

#### ADJOURNMENT

MOVED by Commissioner Mollie Massie  
SECONDED by Commissioner Jan Fialkowski

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

#### Next Meeting:

DATE: Monday, May 1, 2017  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

The Commission adjourned at 1:06 pm.

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