



VANCOUVER HERITAGE COMMISSION

MINUTES

March 12, 2018

A meeting of the Vancouver Heritage Commission was held on Monday, March 12, 2018, at 11:00am, in Town Hall Meeting Room, Main Floor, City Hall.

PRESENT: Michael Kluckner, Chair
Jan Fialkowski
Julia Hulbert
Denise Jacques
Richard Keate
Janet Leduc
Joel Massey
Mollie Massie
Anthony Norfolk
Jenny Sandy, Vice-Chair

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Commissioner Casey Crawford, Park Board Liaison
Trustee Judith Zaichkowsky, Vancouver School Board Liaison
Hugh McLean, Heritage Planning Analyst

CITY CLERK'S OFFICE: Denise Swanston, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Keate
SECONDED by Commissioner Leduc

THAT the Vancouver Heritage Commission approves a leave of absence for Commissioner Fialkowski for the meeting on April 9, 2018; and

FURTHER THAT the Vancouver Heritage Commission approves a leave of absence for Commissioner Massie for the meeting on April 30, 2018.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Jacques
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of February 26, 2018, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None.

2. 2601 East Hastings Street – Swanson Stores and Residence VHR 'B' (proposed) – Residence only Rezoning

Issues:

- Degree of conservation, and specifically the conversion of certain character-defining elements on the Penticton Street side and loss of other elements;
- Degree of wrap-around retention on the lane;
- The need to capture the elements of the storefront extending along both sides, retaining the “spirit” of the original stores through the new design; and
- Colours, material, signage and detailing of new building to respect the heritage facades (i.e. soft, neutral tones, quality materials, etc.).

Applicant: James Tod, JTA Development Consultants

Hugh McLean, Heritage Planning Analyst, noted a correction to the agenda, noting the application was previously presented to the Commission on December 5, 2017, not January 20, 2018. Staff along with the applicant team provided an overview of the application, and responded to questions and comments from the Commission.

MOVED by Commissioner Fialkowski

SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission does not support the redevelopment at 2601 East Hastings Street, including the Mission Revival style buildings known as the Swanson Stores and Residence, as presented.

THAT the Vancouver Heritage Commission recognizes that the application is made under Rental 100, which explains the added density, rather than heritage retention, which is not earned by this design.

THAT the replacement of the windows in the center of the historic residential façade with a window and doorway diminishes the value of the heritage resource to an unacceptable level;

FURTHER THAT the residential façade has to be made more prominent, either by reducing the volume of the floors above or by moving the historic façade further forward. Furthermore, there is not an adequate return of the laneway façade to make the building read as a heritage structure. The Commission especially notes the leaded-glass windows and the need to retain the one facing onto the lane as part of the historic façade retention or replication; and

FURTHER THAT the Vancouver Heritage Commission would like further design consideration leading to the retention of the Mission Revival-style storefronts along Hastings St.

THEREFORE BE IT RESOLVED that the Vancouver Heritage Commission urges the applicant to further develop the design to incorporate the above concerns and to return with it to a future Vancouver Heritage Commission meeting.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:18pm and reconvened at 12: 35pm.

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3. Statement of Significance and Vancouver Heritage Register Subcommittee

Hugh McLean, Heritage Planning Analyst, reviewed the reports from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings held on December 18, 2017, and February 19, 2018, and responded to questions.

MOVED by Commissioner Keate

SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as B-listings:
- 2020 West 36th Avenue – Adams House
 - 1080 Burnaby Street – Hobbs Residence
- B. THAT the Commission supports adding 3510 Main Street – Bryant Block, to the Vancouver Heritage Register as a C-listing.
- C. THAT the Commission request that the Thematic Summary for False Creek South be referred back to the consultant for revisions; and
- D. THAT the Commission requests that the Statement 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:
- 2205 West 45th Avenue – Ryerson Church
 - 1549 Clark Drive – Vancouver School Board Workshop
 - 4003 Maple Crescent – Sperling Annex Substation
 - 2466 East 1st Avenue – Grandview Substation
 - Stanley Park, Lost Lagoon – Jubilee Fountain
 - 3510 Main Street – Bryant Block
- E. THAT the Commission requests that the Vancouver Heritage Register Evaluation be referred back to the consultants to complete the necessary revisions for 1080 Burnaby Street – Hobbs Residence.

CARRIED UNANIMOUSLY

4. New Business

Commissioner Keate suggested that the Commission request a presentation from staff regarding the different zoning types, benefits they provide, and the challenges for heritage conservation.

- Councillor Deal suggested waiting until Marco's replacement has been finalized.

Commissioner Hulbert suggested the Commission seek to increase diversity amongst its members, specifically to share information about potential applicants. Commission members wishing to discuss the matter should contact her and meet informally.

Commissioner Hulbert noted that the Vancouver School Board's Heritage Consultation subcommittee has been reactivated; Commissioner Hulbert will provide updates at future meetings.

Commissioner Leduc wondered about the status of the Historic Context Statements and Thematic Framework of Vancouver neighbourhoods, noting that when she and Commissioner Norfolk participated in the review a few years ago, that no follow up was received.

Adjournment

MOVED by Commissioner Keate
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, April 9, 2018
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, City Hall

The Committee adjourned at 1:00pm.

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