



VANCOUVER HERITAGE COMMISSION

MINUTES

NOVEMBER 18, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, November 18, 2013, at 11:03 am, in the Town Hall Meeting Room, Ground Floor, Vancouver City Hall.

- PRESENT:** Kim Maust, Vice-Chair
Shelley Bruce
Terry Brunette
Lihua Livia Huang
Orville Lim
Joel Massey
Anthony Norfolk
Jenny Sandy
Jon Stovell*
- ABSENT:** David Cuan (Leave of Absence)
Richard Keate, Chair (Leave of Absence)
Michael Kluckner (Leave of Absence)
- ALSO PRESENT:** Councillor Heather Deal, City of Vancouver
Marco D'Agostini, Senior Heritage Planner, Heritage Group (*Staff Liaison*)
- CITY CLERK'S OFFICE:** Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

Leave of Absence Requests

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner David Cuan for this meeting.

CARRIED UNANIMOUSLY

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Terry Brunette retroactive for the meeting held October 21, 2013.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Shelley Bruce

THAT the Vancouver Heritage Commission approve the minutes from the meeting held October 21, 2013, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

(a) Rezoning Application: Granville and Cordova

The Staff Liaison provided a report back on this matter, noting this rezoning application is consistent with City policy and direction as proposed. Furthermore, the review of the rezoning application considers the potential impact of the new buildings on the existing context including adjacent buildings and where feasible mitigation measures are required. In discussion, he advised that there is opportunity through the Development Permit Application process to address design issues in order to mitigate impacts on the heritage building.

Jon Stovell agreed to follow-up with the Planner involved in this rezoning application to obtain further details.

2. Conservation Review

(a) 2975 Oak Street - The Van Arsdel VHR B DE#417330

Issues:

- (i) SoS, Conservation Plan; and
- (ii) Overall scheme and compatibility of new development.

Applicants: Donald Luxton, Donald Luxton & Associates
Kevin Hoffman, Aquilini Development & Construction Inc.
Mark Mazzone, Acquilini Development & Construction Inc.
Nick Bevanda, CEI Architecture Planning Interiors
Robert Cesnik, CEI Architecture Planning Interiors

Staff: James Boldt, Heritage Planner

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

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Jon Stovell

THAT the Vancouver Heritage Commission supports the SoS and Conservation Plan for 2975 Oak Street (The Van Arsdel) as presented at its meeting November 18, 2013;

FURTHER THAT the Vancouver Heritage Commission recommends further design development to the new structure that maintains its subordinate nature to the heritage building.

CARRIED
(Commissioners Shelley Bruce and Joel Massey opposed)

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jon Stovell

THAT the Vancouver Heritage Commission supports the overall density proposed for 2975 Oak Street (The Van Arsdell) as presented at its meeting November 18, 2013.

CARRIED
(Commissioners Shelley Bruce, Lihua Livia Huang, Orville Lim and Joel Massey opposed)

3. **2550 West 10th Avenue - Kitsilano Secondary School
VHR B**

Heritage
Consultant: Don Luxton

Staff: James Boldt, Heritage Group

Staff and the Heritage Consultant provided an update on the application for the seismic mitigation project at Kitsilano Secondary School and responded to questions.

* * * * *

*The Commission recessed at 12:23 pm and reconvened at 12:30 pm
with the same members present.*

* * * * *

4. **Downtown Eastside (DTES)
Local Area Planning Program (LAPP)**

Staff: Tom Wanklin, Senior DTES Planner
Wesley Joe, DTES Planner
Zlatan Jankovic, Heritage Planner

Planning and Heritage staff provided an update on the DTES LAPP process, which included an overview of the major directions proposed in the LAPP, and a review of the main Heritage proposals.

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jon Stovell

THAT the Vancouver Heritage Commission (VHC) thanks staff for their presentation on the Downtown Eastside (DTES) Local Area Planning Program (LAPP) process and recommends that a Vancouver Heritage Joint Sub-committee be formed to review the heritage component of the plan including a detailed inventory of the current heritage

building stock together with their current uses. The sub-committee to include the following VHC members:

Lihua Livia Huang; Orville Lim; Kim Maust; Anthony Norfolk; Jon Stovell; and Councillor Heather Deal (*as Liaison*).

CARRIED UNANIMOUSLY

5. Heritage Program Review

The Staff Liaison reviewed the Heritage Conservation Program, based on Council's direction of May 15, 2013, and sought the Commission's feedback.

In discussion, Commissioners expressed the need to improve incentives for heritage retention.

In response to questions regarding provincial legislation requiring compensation for the protection of heritage buildings, the Staff Liaison agreed to compile a list of compensation requirements in other provinces.

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission supports the Heritage Conservation Program report going to Council, as presented by staff at its meeting on November 18, 2013;

FURTHER THAT the Vancouver Heritage Commission ask that the Vancouver Heritage Register Update Sub-committee work with staff once the report is made public.

CARRIED UNANIMOUSLY

6. Sub-Committee Reports

Heritage staff reviewed the report from the SoS/VHR Sub-Committee and responded to questions.

MOVED by Commissioner Jenny Sandy

SECONDED by Commissioner Shelley Bruce

THAT the Vancouver Heritage Commission support adding the following building to the Vancouver Heritage Register as a B-listing:

- 425-429 Campbell Avenue - St. Ehlmo Hotel;

FURTHER THAT the Vancouver Heritage Commission request that the Statements of Significance for the following buildings be referred back to the consultants for revisions:

- 425-429 Campbell Avenue - St. Ehlmo Hotel
- 401 Powell Street - Secord-Imperial Hotel (Marr Hotel)
- 101 East Hastings Street - Irving Hotel (Sunrise Hotel)

- 342 East Hastings Street - Hazelwood Hotel; and
- 404 Hawks Avenue - Rice Block.

CARRIED UNANIMOUSLY
(Commissioner Jon Stovell absent for the vote)

7. New Business

None

ADJOURNMENT

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Anthony Norfolk

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Commissioner Jon Stovell absent for the vote)

Next Meeting:

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

The Committee adjourned at 2:05 pm.

* * * * *