



## VANCOUVER HERITAGE COMMISSION

### MINUTES

April 29, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, April 29, 2013, at 11:00 am, in the Strathcona Meeting Room, Subground, Vancouver City Hall.

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

**ALSO PRESENT:** Councillor Heather Deal, Vancouver City Council  
Marco D'Agostini, Senior Heritage Planner

**CITY CLERK'S OFFICE:** Nicole Ludwig, Meeting Coordinator

### Approval of Minutes

MOVED by Michael Kluckner  
SECONDED by Anthony Norfolk

THAT the minutes of the meeting held on April 8, 2013, be approved with the following changes to page 3, item 4(ii):

- change "Park Board" to "Parks Canada" in the conflict of interest note, and
- strike "Shelly Bruce" as the seconder for the motion and replace with "Richard Keate".

CARRIED UNANIMOUSLY

### 1. Business Arising from the Minutes

None.

**2. Conservation Review**

**(a) 188 Keefer Street (611 Main Street)  
DE 416573**

Applicant: W.T Leung Architects Inc.  
Westbank, Ian Duke, owner

Staff: Paul Cheng, Development Planner  
Zlatan Jankovic, Heritage Planner

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*The Commission recessed at 11:04 am to view the model for the proposed development in the Town Hall Meeting Room, Main Floor, City Hall, and reconvened at 11:08 am, with the same members present.*

\* \* \* \* \*

At its meeting on July 12, 2012, the Vancouver Heritage commission requested this application be brought to the Commission again at the development permit stage to address considerations noted in the minutes for that meeting. As the application is now at the development permit stage, staff and the applicant presented the updated application, and responded to questions.

Following the discussion, it was

MOVED by Jenny Sandy  
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission supports the development permit application for 188 Keefer Street (611 Main Street) as presented at the April 29, 2013, meeting and asks that the applicant consider the following recommendations:

- the cornice at the street wall level be of greater scale and bolder, and
- consideration be given to bringing the verticality elements of the tower down to the street wall base.

FURTHER THAT the Vancouver Heritage Commission asks that further design consideration be given to the street experience of the Chinatown elevation.

CARRIED  
(Richard Keate and Michael Kluckner opposed)

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*The Commission recessed at 12:11 pm and reconvened at 12:19 pm with the same members present.*

\* \* \* \* \*

**(b) Birks Building (formerly Bank of Commerce Building)  
688 West Hastings Street  
A - Municipally Designated**

Enquirer: Glenn Harris, Talia Jevan Properties, owner  
Glenn Ledingham, Oberto Oberti Architecture

Staff: Marco D'Agostini, Senior Heritage Planner

The owner and the tenant (Birks) of the building sought the Commission's opinion on potential modifications to the base of the building along Granville Street to enhance retail leasing opportunities in the building. The proposed changes include:

- i. Three new entry doors;
- ii. Addition of a new glass canopy;
- iii. Revitalization of existing window displays; and
- iv. Adding new backlit signs (optional).

The Enquirer sought feedback from the Commission prior to submitting an application, in order to receive an opinion prior to negotiating with vendors. Staff and the Enquirer also responded to questions.

The Commission requested to separate the components of the motion below for the vote.

MOVED by Richard Keate  
SECONDED by Kim Maust

THAT the Vancouver Heritage Commission thanks the applicant for making an enquiry prior to making a heritage alteration application for 688 West Hastings Street, the Birks Building, and the Commission provides the following advice for consideration by the applicant:

- i. The Commission could support the additional openings if the openings are sensitive to the monolithic character of the base of the building and add to its symmetry;
- ii. Reconsider the addition of a canopy;
- iii. If a canopy is added, it should be kept level and the installation fully reversible, and,
- iv. The Commission strongly discourages the addition of lit sign boxes

CARRIED

(Shelley Bruce, Terry Brunette and Lihua Livia Huang opposed to iii; Michael Kluckner, Anthony Norfolk and Jon Stovell opposed to iv)

### 3. Sub-committee Reports

#### a) *Report from the SoS/VHR Sub-Committee.*

Hugh McLean, Heritage Planner, reviewed the report from the April 15, 2013, SoS/VHR Sub-committee meeting (*distributed - on file in the City Clerk's Office*).

MOVED by Michael Kluckner  
SECONDED by Orville Lim

- A. THAT the Vancouver Heritage Commission supports adding 304 East 28<sup>th</sup> Avenue to the Vancouver Heritage Register as a B-listing.
- B. THAT the Vancouver Heritage Commission recommends 729 East 14<sup>th</sup> Avenue not be added to the Heritage Register as a result of extensive renovations that have compromised its character.
- C. THAT the Vancouver Heritage Commission requests that the Statements of Significance for 304 East 28<sup>th</sup> Avenue and 1431 Haro Street be referred back to the consultant for minor revisions, as noted in the report from the SoS/VHR Sub-committee meeting of April 15, 2013.
- D. THAT the Vancouver Heritage Commission requests that the Statement of Significance for 303 East 8<sup>th</sup> Avenue be referred back to the consultant for more extensive revisions, as noted in the report from the SoS/VHR Sub-committee meeting of April 15, 2013.
- E. THAT the Area Context Statement for the Eastern Core be revised based on comments from the SoS/VHR Sub-committee, as noted in the report from the SoS/VHR Sub-committee meeting of April 15, 2013.

CARRIED UNANIMOUSLY

The Chair thanked Sub-committee members for their work.

#### b) *Report from Heritage Awards Sub-Committee.*

Hugh McLean, Heritage Planner, noted the Heritage Awards will take place in one month and requested a few volunteers to check in award winners and escort them to their seats. Orville Lim, Kim Maust, Anthony Norfolk and Jenny Sandy volunteered to assist.

### 4. New Business

None.

**Adjournment**

MOVED by Anthony Norfolk  
SECONDED by Kim Maust

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: May 27, 2013  
TIME: 11:00 am  
PLACE: Strathcona Meeting Room  
Subground, Vancouver City Hall

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The Commission adjourned at 1:15 pm

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