

VANCOUVER HERITAGE COMMISSION



MINUTES

JUNE 17, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, June 17, 2013, at 11:01 am, in the Strathcona Meeting Room, Sub-ground, Vancouver City Hall.

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

ABSENT: Terry Brunette (Leave of Absence)

ALSO PRESENT: Commissioner John Coupar, Vancouver Parks Board
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 Shelley Bruce
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission approve a leave of absence for Terry Brunette for this meeting.

CARRIED UNANIMOUSLY
(Kim Maust absent for the vote)

Approval of Minutes

MOVED by Anthony Norfolk
SECONDED by David Cuan

THAT the Vancouver Heritage Commission approve the minutes of the meeting held May 27, 2013, as circulated.

CARRIED UNANIMOUSLY
(Kim Maust absent for the vote)

1. Business Arising from the Minutes

None.

2. Conservation Review

(a) 623 Atlantic Avenue - The Peneway House
VHR C (proposed)
DE416572

Applicant: Ryan Hultman, Lithic Vessel Residential Design
Megan Faulkner, Donald Luxton & Associates
R.J. McCulloch, Donald Luxton & Associates
Nicole Howell, Donald Luxton & Associates

Staff: James Boldt, Heritage Group

Issues:

- (i) Conservation Plan; and
- (ii) Overall scheme

Staff provided an overview of the application and, along with the applicants, responded to questions.

MOVED by Jon Stovell
SECONDED by Joel Massey

THAT the Vancouver Heritage Commission supports the heritage rehabilitation of 623 Atlantic Street as presented at its meeting on June 17, 2013.

LOST

(Shelley Bruce, David Cuan, Lihua Livia Huang, Richard Keate, Michael Kluckner, Orville Lim, Anthony Norfolk and Jenny Sandy opposed)
(Kim Maust absent for the vote)

MOVED by Anthony Norfolk
SECONDED by Jenny Sandy

THAT the Vancouver Heritage Commission supports the heritage rehabilitation of 623 Atlantic Street, as presented at its meeting on June 17, 2013, with the following recommendations:

- i) size and number of basement windows should be reduced on the front elevation;
- ii) glass awning should be eliminated or replaced by a small shed roof over the front basement door;
- iii) rear elevation needs to relate to the heritage character of the other three sides; and
- iv) the architect should follow the heritage consultant's guidelines in regard to the heritage details such window and door details and paint selection.

CARRIED

(Shelley Bruce, Michael Kluckner, Joel Massey and Jon Stovell opposed)
(Kim Maust absent for the vote)

(b) 2856 West 3rd Avenue - The Logan House
VHR B
DE416750

Applicant: Matt Mauza, Formwerks Architectural
Jim Bussey, Formwerks Architectural
Megan Faulkner, Donald Luxton & Associates
R.J. McCulloch, Donald Luxton & Associates

Staff: James Boldt, Heritage Planner

Issues:

- (i) New historically appropriate windows in non-original openings on front façade;
- (ii) Conservation Plan; and
- (iii) Overall scheme and compatibility of new development.

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

MOVED by Kim Maust
SECONDED by Richard Keate

THAT the Vancouver Heritage Commission supports the heritage rehabilitation of 2856 West 3rd Avenue (The Logan House), the conservation plan and the infill application as presented at its meeting on June 17, 2013.

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

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The Commission recessed at 12:22 pm and reconvened at 12:31 pm with the same members present.

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(c) 183 E. Georgia St. (633 Main St.)
DE416715

Applicant: Chris Dikeakos Architects Inc.
Mark Kopinya, Bosa Blue Sky Properties

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

Issues:

- (i) Compatibility of the proposed development with the Chinatown historic character

Staff provided an update on the application in response to the Commission's earlier feedback and, along with the applicants, responded to questions.

MOVED by Kim Maust
SECONDED by Jon Stovell

THAT the Vancouver Heritage Commission supports the Development Permit application for 633 Main Street and, in particular, supports design advancements that have been made by the applicant to adjust the massing to allow for the commercial height to increase to 17 feet and the design improvements made to the canopies and proposed signage;

FURTHER THAT the Commission recommends further design consideration be given to the balustrades to make them distinguishable from the tower; and

FURTHER THAT the Commission recommends further design consideration be given to the cornice treatment to give it more heft.

CARRIED
(Michael Kluckner opposed)

3. Presentation on Interim Rezoning Policy on affordable housing

Staff: Doug Robinson, Assistant Director, Development Services
Dan Garrison, Planner, Housing Policy

Staff presented the *2013 Interim Rezoning Policy: Affordable Housing Choices across Vancouver's Neighbourhoods*, based on recommendations from the Mayor's Task Force on Housing Affordability, and sought the Commission's feedback on improvements to achieving innovation and enable affordable housing choices on major streets near transit. Staff also responded to questions.

4. Density Bank Update and Transfer of Density Policy

Staff: Marco D'Agostini, Senior Heritage Planner

The Staff Liaison provided a brief update, noting a meeting is scheduled for June 24, 2013, from 9:00 to 11:00 am in the Town Hall Meeting Room, Ground Floor, Vancouver City Hall, and that further details will be forwarded to the Commission. He also noted there will be a report back at the next meeting.

5. Sub-Committee Reports

Staff: Hugh McLean, Heritage Planning Analyst

Staff reviewed the report from the SoS/VHR Sub-Committee dated June 3, 2013, and responded to questions.

MOVED by Richard Keate
SECONDED by Orville Lim

THAT the Vancouver Heritage Commission supports adding the following to the Vancouver Heritage Register as C-listings:

- 1020 West 16th Avenue (Charkow House, 1930)

- 1280 - 1286 Homer Street (Money Biscuit & Candy Co. Building)
- 117 - 131 Water Street (Gaslight Square, 1974-75); and

FURTHER THAT the Vancouver Heritage Commission requests that the Statements of Significance for the above buildings, along with those for 1920 SW Marine Drive (Casa Mia, 1932) and 1203 Matthews Avenue (The Sundorne, 1911), be referred back to the consultant for revisions.

CARRIED UNANIMOUSLY
(Jon Stovell absent for the vote)

6. New Business

None

ADJOURNMENT

MOVED by Michael Kluckner
SECONDD by Orville Lim

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Jon Stovell absent for the vote)

Next Meeting:

DATE: July 8, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Sub-ground, Vancouver City Hall

The Committee adjourned at 2:01 pm.

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