



VANCOUVER HERITAGE COMMISSION

MINUTES

JULY 8, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, July 8, 2013, at 11:05 am, in the Strathcona Meeting Room, Subground, Vancouver City Hall.

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

ABSENT: Shelley Bruce
Lihua Livia Huang

ALSO PRESENT: Marco D'Agostini, Senior Heritage Planner, Heritage Group (*Staff Liaison*)

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Shelley Bruce and Lihua Livia Huang for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission approve the minutes of the meeting held June 17, 2013, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None

2. Conservation Review

- (a) **1060 West 15th Avenue - Northey Residence
VHR B (proposed)
DE416755**

Applicant: Eszter Csutkai, Architect

Staff: James Boldt, Heritage Group

Issues:

- (i) Conservation of existing elements with the conversion to three units of the heritage building;
- (ii) Compatibility of infill development; and
- (iii) Overall proposal

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

MOVED by Commissioner Jon Stovell
SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission requests the applicant resubmit the project for 1060 West 15th Avenue (the Northey Residence) to the Commission for review, including an updated Statement of Significance and more complete Heritage Conservation Plan.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:16 pm and reconvened at 12:23 pm with the same members present.

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- (b) **475 Howe Street - former Stock Exchange Building
A (M) (I)
DE 416842**

Applicant: Peter Hildebrandt, Iredale Group Architecture
Peter Mitchell, representing the owner
Donald Luxton, Donald Luxton & Associates

Staff: Marco D'Agostini, Senior Heritage Planner

Issues:

- (i) Revised SOS and conservation plan
- (ii) Integration of the new building with the former Stock Exchange Building (is the new building compatible with, subordinate to and distinguishable from the heritage building?)

The Staff Liaison along with the applicants provided an update on the project and responded to questions.

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Jon Stovell

THAT the Vancouver Heritage Commission supports the development permit application, the revised Statement of Significance, and the conservation plan for 475 Howe Street (former Stock Exchange building) as presented at its meeting on July 8, 2013, noting the application's improvement to increase the heritage retention and the improvements in the tower's design that make it sub-ordinate, compatible and distinguishable from the heritage building.

CARRIED UNANIMOUSLY

3. Density Bank Update and Transfer of Density Policy

Staff: Marco D'Agostini, Senior Heritage Planner

The Staff Liaison provided an update, noting a review is under way on the current status of the density bank and that staff are preparing a report to Council on proposed amendments to policies that would facilitate heritage conservation in the city. He also sought the Commission's input on the findings and emerging directions.

In response to questions, the Staff Liaison agreed to include upcoming proposals for transfer of heritage density on future agendas.

4. Sub-Committee Reports

Staff: Hugh McLean, Heritage Planning Analyst

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

MOVED by Commissioner Michael Kluckner

SECONDED by Commissioner Jenny Sandy

A. THAT the Vancouver Heritage Commission supports adding the following to the Vancouver Heritage Register as a B-listing:

- 1490 Balfour Avenue (Van Houten House); and

FURTHER THAT the Vancouver Heritage Commission requests that the Statement of Significance for above-noted building be referred back to the consultant for minor revisions, and that the Statement of Significance for 2812 Yukon Street be referred back to the consultant for major re-writing.

- B. THAT the Vancouver Heritage Commission supports the continued use of the document *Guidelines for the Preparation of Conservation Plans* and the related *Checklist for Submission of Conservation Plans* as a good general resource for building owners, developers and consultants, with minor revisions and improvements.

CARRIED UNANIMOUSLY

5. New Business

None

ADJOURNMENT

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Michael Kluckner

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: July 29, 2013
TIME: 11:00 am
PLACE: Strathcona Meeting Room
Subground, Vancouver City Hall

The Committee adjourned at 2:00 pm.

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