



VANCOUVER HERITAGE COMMISSION

MINUTES

OCTOBER 21, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, October 21, 2013, at 11:03 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

- PRESENT:** Richard Keate, Chair
Shelley Bruce
Lihua Livia Huang
Orville Lim
Joel Massey
Kim Maust, Vice-Chair
Anthony Norfolk
Jenny Sandy
Jon Stovell*
- ABSENT:** Terry Brunette
David Cuan (Leave of Absence)
Michael Kluckner (Leave of Absence)
- ALSO PRESENT:** Councillor Heather Deal, City of Vancouver
Commissioner John Coupar, 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

There were no requests for Leave of Absence for this meeting.

Approval of Minutes

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission approve the minutes from the meeting held September 30, 2013, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Jon Stovell absent for the vote)

1. Business Arising from the Minutes

None

2. Conservation Review

(a) Sinclair Centre - 757 West Hastings Street

Issue:

- (i) Overall compatibility of proposed lighting and signs with the heritage buildings.

Applicant: Danny Wong, Architect, Public Works and Government Services Canada
Tony Yip, Architect, Chernoff Thompson Architects

Staff: Marco D'Agostini, Senior Heritage Planner

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

Following discussion, the Commission agreed to separate the vote on the components of the following motion.

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports the lighting, banner and canopy application for the Sinclair Centre at 757 West Hastings Street, and recommends that due consideration be given to the colour of the LED lights;

FURTHER THAT the Vancouver Heritage Commission recommends that further design consideration be given to the new canopy; and

CARRIED
(Commissioner Shelley Bruce opposed)

MOVED by Commissioner Jon Stovell
SECONDED by Commissioner Kim Maust

FURTHER THAT the Vancouver Heritage Commission recommends that additional consideration be given to removing the canvas awnings along Hastings Street, noting that the removal of these awnings will interrupt the weather protection along this retail oriented street.

CARRIED
(Commissioners Richard Keate, Orville Lim, Joel Massey and Anthony Norfolk opposed)

(b) 1451 Angus Drive - Reifel House VHR C DE415755

Issues:

- (i) Conservation Plan;
- (ii) Degree of retention and proposed alterations to front façade;
- (iii) Compatibility of new components, including wings, front dormer and rear; and
- (iv) Appropriateness of replicating new porte-cochere at front of house

Applicant: Jim Bussey, Formwerks Architectural
Donald Luxton and Associates, Heritage Consultant

Staff: Hugh McLean, Heritage Planning Analyst
Tim Potter, Development Planner

Staff reviewed the application, noting a number of corrections to the information on the agenda (*revisions on file*) and, along with the Applicants, responded to questions.

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission reserves its support of the conservation plan for the rehabilitation of 1451 Angus Drive, as presented at its meeting on October 21, 2013;

FURTHER THAT the Vancouver Heritage Commission recommends that further design consideration be given greater heritage retention to the front and the east of the house, including the rehabilitation of the current porte-cochere;

FURTHER THAT the Vancouver Heritage Commission recommends that further design consideration be given to the size, height, and design of the new dormers and windows; and

FURTHER THAT the Vancouver Heritage Commission recommends that design consideration be given to having the brick base be continuous.

CARRIED
(Commissioners Joel Massey and Jon Stovell opposed)

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*The Commission recessed at 12:39 pm and reconvened at 12:53 pm
with the same members present.*

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3. West End Community Plan

Staff: Holly Sovdi, Planner, Community Planning

Planning and Heritage staff provided an update on the draft Heritage chapter and sought the Commission's support, noting the final report of the West End Community Plan will go to Council on November 20, 2013.

During discussion, the Staff Liaison noted that part of the Public Benefits chapter will include an allocation towards heritage amenity density.

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission supports the draft Heritage chapter of the West End Community Plan and, in particular, the Commission supports the policy directions listed 11.1.1 to 11.1.9;

FURTHER THAT the Vancouver Heritage Commission ask staff to consider replacing the word "feature" in 11.1.5 with the words "historic place"; and

FURTHER THAT the Vancouver Heritage Commission ask that it be given the opportunity to review the draft Public Benefits chapter, via email, when it is available.

CARRIED UNANIMOUSLY

4. Heritage Amenity Density Update

The Staff Liaison reviewed a rezoning application going to Public Hearing on October 24, 2013, regarding 1400 Howe Street/1400 Granville Street, noting the applicant has offered to purchase heritage amenity density with a value of \$2 million, equivalent to approximately 2,859 m² (30,770 sq. ft.) of floor area, as part of the proposed public benefits. He also briefly reviewed the Mount Pleasant Implementation Plan going to Council on October 22, 2013, and responded to questions.

MOVED by Commissioner Jon Stovell
SECONDED by Commissioner Orville Lim

THAT, subject to approval of the rezoning application for 1412 - 1480 Howe Street, 1429 Granville Street, 710 Pacific Street, and 1410 Granville Street, the Vancouver Heritage Commission supports the transfer of heritage density to the site.

CARRIED UNANIMOUSLY

5. Sub-Committee Reports

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

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Anthony Norfolk

- A. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a B-listing:
 - 1060 West 15th Avenue - Northey House.
- B. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a C-listing:
 - 3333 Cedar Crescent - Jardine House.

- C. THAT the Vancouver Heritage Commission recommends the following building not be added to the Vancouver Heritage Register:
- 1847 Main Street - Marquis Apartments.
- D. THAT the Vancouver Heritage Commission request that staff refer the Statements of Significance for the following buildings back to the consultants for revisions:
- 1060 West 15th Avenue - Northey House;
 - 3333 Cedar Crescent - Jardine House;
 - 1847 Main Street - Marquis Apartments; and
 - 2812 Yukon Street - Yukon Manor.
- E. THAT the Vancouver Heritage Commission request that the Vancouver Heritage Register Evaluation for 1847 Main Street, Marquis Apartments, be referred back to the consultant for revisions and that staff finalize minor revisions to the Vancouver Heritage Register Evaluations for 1060 West 15th Avenue, Northey House, and 3333 Cedar Crescent, Jardine House.

CARRIED UNANIMOUSLY

6. New Business

a) Renovations to listed heritage buildings in the First Shaughnessy District

The Commission reviewed the draft letter dated October 8, 2013, and agreed to refer the matter to the next SoS/VHR Sub-Committee for further review.

b) 2014 Meeting Schedule

The Meeting Coordinator will forward the 2014 meeting schedule.

c) SOS Workshop

Staff provided a brief overview of the workshop to be held November 16, 2013, and five members expressed an interest in participating. Details on registration will follow.

d) Terms Expiring

The Meeting Coordinator will confirm those members whose terms will be expiring in December 2013.

e) Rezoning Application: Granville and Cordova

Commissioner Stovell raised concern regarding a rezoning application at Granville and Cordova Streets, noting there is a designated heritage building on the site which could be damaged. He suggested the Commission review all rezoning applications that include heritage buildings.

The Staff Liaison advised that Heritage staff will review the rezoning application for this site and report back.

ADJOURNMENT

MOVED by Commissioner Jon Stovell
SECONDED by Commissioner Anthony Norfolk

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: November 18, 2013
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Committee adjourned at 2:01 pm.

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