



VANCOUVER HERITAGE COMMISSION

MINUTES

DECEMBER 9, 2013

A meeting of the Vancouver Heritage Commission was held on Monday, December 9, 2013, at 11:05 am, in the Town Hall Meeting Room, Ground Floor, Vancouver City Hall.

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

MOVED by Commissioner Orville Lim  
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners David Cuan, Lihua Livia Huang and Joel Massey for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Anthony Norfolk  
SECONDED by Commissioner Orville Lim

THAT the Vancouver Heritage Commission approve the minutes from the meeting held November 18, 2013, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None

2. Conservation Review

- (a) 1920 SW Marine Drive (Casa Mia)  
VHR A  
Rezoning and HRA Application

Issues:

- (i) Compatibility and integration for the addition with the house; and
- (ii) Overall support for the project

Applicants: Donald Luxton, Donald Luxton & Associates  
Orianne Johnson, Stuart Howard Architects

Staff: James Boldt, Heritage Planner  
Grant Miller, Rezoning Planner

Staff and the Applicants presented a revised proposal for the site and responded to questions.

MOVED by Commissioner Jenny Sandy  
SECONDED by Commissioner Michael Kluckner

THAT, while regretting the loss for the formerly proposed protection of the interior of Casa Mia, the Vancouver Heritage Commission recommends support for the new overall proposal for 1920 SW Marine Drive (Casa Mia), as presented at its meeting on December 9, 2013, including the integration of the addition with the heritage house;

FURTHER THAT the Commission recommends further design development to the addition to make it increasingly sensitive to the heritage house.

CARRIED  
(Commissioners Shelley Bruce, Terry Brunette and Orville Lim opposed)

\* \* \* \* \*

*The Commission recessed at 12:13 pm, and reconvened at 12:23 pm.*

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3. Marpole Community Plan Report

Staff: James Boldt, Heritage Group  
Jim Bailey, Planner, City-Wide & Regional Planning

Staff provided an overview of the draft Heritage Chapter for the Marpole Community Plan report, including a review of key elements and emerging directions, and responded to questions.

MOVED by Commissioner Anthony Norfolk  
SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission supports the draft Heritage Chapter for the Marpole Community Plan report, noting a number of edits recommended by Commissioners at its meeting on December 9, 2013;

FURTHER THAT the Commission looks forward to participating in the drafting of the implementation plan.

CARRIED UNANIMOUSLY

4. Heritage Amenity Density Update

\* \* \* \* \*

*At 1:07 pm Commissioner Jon Stovell declared Conflict of Interest on the rezoning application for 1262 - 1290 Burrard Street and 1229-1281 Hornby Street as he is involved in the project and did not participate in discussion and decision on this matter.*

\* \* \* \* \*

Staff: Marco D'Agostini, Senior Heritage Planner

The Staff Liaison provided an update on the following rezoning applications scheduled for the Public Hearing on December 17, 2013, which include the purchase of heritage amenity density as part of the proposed public benefits:

- a) 1262-1290 Burrard Street and 1229-1281 Hornby Street
  - The applicants have offered to purchase heritage amenity density with a value of \$6,872,000, equivalent to approximately 105,723 sq. ft. of floor area as part of the proposed public benefits of this rezoning application.
- b) 5675 Manson Street, 665-685 West 41<sup>st</sup> Avenue, 5688 Heather Street
  - The applicants have offered to purchase heritage amenity density with a value of \$935,000, equivalent to approximately 14,385 sq. ft. of floor area as part of the proposed public benefits of this rezoning application.

MOVED by Commissioner Anthony Norfolk  
SECONDED by Commissioner Orville Lim

THAT the Vancouver Heritage Commission supports the transfer of density from the density bank of 105,723 sq. ft. of floor area to 1262-1290 Burrard Street and 1229-1281 Hornby Street.

CARRIED UNANIMOUSLY  
(Commissioner Jon Stovell ineligible to vote due to Conflict of Interest)

MOVED by Commissioner Jenny Sandy  
SECONDED by Commissioner Michael Kluckner

THAT the Vancouver Heritage Commission supports the transfer of density from the density bank of 14,385 sq. ft. of floor area to 5675 Manson Street, 665-685 West 41<sup>st</sup> Avenue, 5688 Heather Street.

CARRIED UNANIMOUSLY

5. Heritage Action Plan

The Staff Liaison provided an updated and responded to questions.

MOVED by Commissioner Terry Brunette  
SECONDED by Commissioner Shelley Bruce

THAT the Vancouver Heritage Commission form a sub-committee to assist with the Heritage Action Plan to include the following members:

Shelley Bruce; Terry Brunette; Michael Kluckner; Kim Maust; Jenny Sandy; Jon Stovell.

CARRIED UNANIMOUSLY

6. Burrard Bridge

The Vice-Chair provided an update on a meeting the Burrard Bridge Sub-Committee had on November 18, 2013, with staff and the consultant team working on the rehabilitation of the Burrard Street Bridge and, along with staff, responded to questions.

7. Sub-Committee Reports

Staff presented the Report from the SoS/VHR Sub-Committee.

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Jenny Sandy

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

- 46 East 12<sup>th</sup> Avenue - Hartman House; and
- 1529 Comox Street - Allan House;

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

- 1263 Balfour Avenue - Baird House; and

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

- 1263 Balfour Avenue - Baird House, and
- 1529 Comox Street - Allan House.

- B. THAT the Vancouver Heritage Commission request heritage staff to finalize the review of the second draft of the Statement of Significance for 601 West Cordova Street in the context of the earlier comments provided by the SoS/VHR Sub-Committee, to ensure those have been addressed and, if necessary, relay any final comments to the consultant without further input from the Sub-committee.
  
- C. THAT the Vancouver Heritage Commission recommend staff consider the naming of 601 West Cordova Street to reflect it as both the CPR Station and Waterfront Station.

CARRIED UNANIMOUSLY

(Commissioners Kim Maust and Jon Stovell absent for the vote)

8. New Business

a) 3990 Marguerite Street - Walkem House

The Chair provided an update, noting this matter is now scheduled for the Standing Committee on City Finance and Services meeting on December 18, 2013.

b) Benevolent Society Building - 437 - 441 Powell Street

In response to a question regarding the potential demolition of this building, the Staff Liaison, along with Commissioner Coupar, provided an update.

ADJOURNMENT

MOVED by Commissioner Orville Lim

SECONDED by Commissioner Anthony Norfolk

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

(Commissioners Kim Maust and Jon Stovell absent for the vote)

Next Meeting:

DATE: January 13, 2014  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

The Commission adjourned at 1:54 pm.

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