



VANCOUVER HERITAGE COMMISSION

MINUTES

DECEMBER 8, 2014

A meeting of the Vancouver Heritage Commission was held on Monday, December 8, 2014, at 11:00 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

**PRESENT:** Richard Keate, Chair  
Terry Brunette\*  
Michael Kluckner  
Mollie Massie  
Joel Massey  
Anthony Norfolk  
Jenny Sandy  
Jon Stovell\*

**ABSENT:** David Cuan, Sick Leave  
Lihua Livia Huang, Leave of Absence  
Kim Maust, Vice-Chair, Leave of Absence

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

**CITY CLERK'S OFFICE:** Bonnie Kennett, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**Leave of Absence Requests**

MOVED by Commissioner Kluckner  
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Huang and Maust for this meeting.

CARRIED UNANIMOUSLY  
(Commissioner Brunette absent for the vote)

**Approval of Minutes**

MOVED by Commissioner Norfolk  
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission approve the minutes from the meeting held November 17, 2014, as circulated.

CARRIED UNANIMOUSLY  
(Commissioner Brunette absent for the vote)

**1. Business Arising from the Minutes**

None.

**2. Conservation Review**

- (a) **325 West 11<sup>th</sup> Avenue - Wakefield Residence  
DE418458  
VHC 'B'**

Issues:

- i) Overall support for the proposal including compatibility of the infill building.

Applicant:

- Alexandre Ravkov, Architect, Alexandre Ravkov Inc.

Staff:

- James Boldt, Heritage Planner

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

MOVED by Commissioner Kluckner

SECONDED by Commissioner Sandy

THAT the Vancouver Heritage Commission enthusiastically supports the Development Permit and infill application and rehabilitation proposal for 325 West 11<sup>th</sup> Avenue, the Wakefield Residence, as presented at its meeting on December 8, 2014, including the request to accommodate ten bed and breakfast rooms in the heritage building.

CARRIED UNANIMOUSLY

- (b) **4062 Commercial Street - Florence Anderson House  
DE418487  
VHC 'B' (proposed)**

Issues:

- i) Overall support for the proposal including compatibility of the infill building; and  
ii) Conservation of the heritage building.

Applicant:

- Mike Lemon, Architect, Birmingham and Wood

Staff:

- James Boldt, Heritage Planner

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

MOVED by Commissioner Kluckner  
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the application to retain and add an infill building for 4062 Commercial Street, Florence Anderson House, as presented at its meeting on December 8, 2014, and the Commission requests the applicant consider the following:

- the Conservation Plan does not adequately describe or justify the amount of material to be replaced on the heritage house; and
- the 18 inch raising of the house changes a significant character defining element; the backyard could be dug slightly deeper.

CARRIED  
(Commissioner Sandy opposed)

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*The Commission recessed at 11:45 am and reconvened at 12:15 pm.*

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(c) 555 West Cordova Street - Waterfront Tower  
(601 West Cordova Street)  
DE418532

Issues:

- i) Has the proposal addressed issues identified during the initial presentation at the pre-application stage?

Applicant: Laura Jimenez, Architect, Adrian Smith + Gordon Hill Architecture  
Matthieu Grady, Architect, B+H Architect  
Robert Lemon, Heritage Consultant, Robert Lemon Architect Inc.  
Jimmy Sun, Director of Development, Cadillac Fairview

Staff: Zlatan Jankovic, Heritage Planner  
Sailen Black, Development Planner

Staff and the applicant team reviewed the application and responded to questions.

MOVED by Commissioner Sandy  
SECONDED by Commissioner Stovell

THAT the Vancouver Heritage Commission supports the proposal for 555 West Cordova Street, Waterfront Tower, as presented at its meeting on December 8, 2014, noting the following concerns:

- the potential thickening of the tower elements at the base due to structural requirements;
- problems with the usability of the uncovered courtyard space;
- the future condition and location of the Coeur de Lion McCarthy statue at Waterfront Station; and
- detailing and the richness of materials on the glazed facades.

CARRIED  
(Commissioners Kluckner and Norfolk opposed)

### 3. Heritage Action Plan

Marco D'Agostini, Staff Liaison, provided a brief update on the Heritage Action Plan and responded to questions.

### 4. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Staff provided an overview of the November 24, 2015, report from the Statement of Significance and Vancouver Heritage Register Subcommittee, and responded to questions.

MOVED by Commissioner Norfolk  
SECONDED by Commissioner Brunette

- A. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a B-listing:
- 4062 Commercial Street - Auld House.
- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
- 135 West 13<sup>th</sup> Avenue - Gaul House
  - 1546 Nelson Street - Urquhart House
  - 3760 Quebec Street
  - 3780 Quebec Street.

C. THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions, including where necessary revisions to the Vancouver Heritage Register Evaluations:

- 4062 Commercial Street - Auld House
- 135 West 13th Avenue - Gaul House
- 1546 Nelson Street - Urquhart House
- 3760 Quebec Street
- 3780 Quebec Street.

CARRIED UNANIMOUSLY  
(Commissioner Stovell absent for the vote)

## 5. Heritage Awards Subcommittee Report

Staff provided a brief update noting two guest jurors have been confirmed for the 2015 Heritage Awards Jury and the Chair of the Heritage Awards Subcommittee for 2015 will be Commissioner Kluckner.

## ADJOURNMENT

MOVED by Commissioner Brunette  
SECONDED by Commissioner Sandy

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioner Stovell absent for the vote)

## Next Meeting:

DATE: Monday, January 12, 2015  
TIME: 11 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

The Committee adjourned at 1:16 pm.

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