



VANCOUVER HERITAGE COMMISSION

MINUTES

OCTOBER 3, 2016

A meeting of the Vancouver Heritage Commission was held on Monday, October 3, 2016, at 11:05 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Richard Keate, Chair
Jan Fialkowski
Julia Hulbert*
Joel Massey
Mollie Massie
Kim Maust, Vice-Chair*
Anthony Norfolk
Jenny Sandy
Cassandra Sclauzero

ABSENT: Michael Kluckner (Leave of Absence)
Lori Kozub Hodgkinson (Leave of Absence)

ALSO PRESENT: Councillor Heather Deal, Council Liaison
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 Julia Hulbert
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Michael Kluckner for this meeting.

CARRIED UNANIMOUSLY
(Commissioner Kim Maust absent for the vote)

Approval of Minutes - September 12, 2016

MOVED by Commissioner Mollie Massie
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission approve the minutes from the meeting held September 12, 2016, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Kim Maust absent for the vote)

1. **Business Arising from the Minutes**

None

2. **Conservation Review**

(a) **1500 W. Georgia
RZ-2016-00015**

Issues:

- reconstruction of the plaza (reflecting pool and its various components), modification of its form, change of material palette, addition of trees, insertion of a passageway, grade adjustment, Georgia Street and other public views;
- integration of the new tower form within the existing heritage site, impact on the existing heritage site (building and plaza);
- support for adding the site to the Vancouver Heritage Register in the 'A' evaluation category; and
- support for the protection of Crown Life Place and its plaza by heritage designation.

Applicant: Stefan Aepli, Architect, Francl Architecture
Hermann Nuessler, Developer, Bosa Properties
Chris Phillips, Landscape Architect, PFS Studio
Donald Luxton, Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner
Sailen Black, Senior Development Planner
Yan Zeng, Rezoning Planner

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

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports adding the Cardew designed, post-modern, trapezoidal, Crown Life Place building to the heritage register with an 'A' designation, and the heritage protection of the Crown Life Place Plaza at 1500 West Georgia Street, as presented at the October 3, 2016, meeting;

FURTHER THAT the Commission supports the designation of both the tower and the plaza, noting the following:

- the Commission supports the detailed landscape design approach that has been taken to the rebuilding of Crown Life Place Plaza with its contemporary reincorporation of a waterfall reflecting pool featuring sustainable elements including storm water retention;
- the Commission supports the refined redesign of the plaza to open it to more pedestrian use; and

- the Commission requests further design development be given to reincorporating more of the original landscape design features in terms of choice of materials including red brick, using the red brick to feature the heritage integrity of the plaza and extending back towards the new building making the rebuilt heritage references more powerful, preventing the modern tower from overwhelming the old.

CARRIED

(Commissioner Joel Massey opposed)

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission supports the rezoning application at 1500 West Georgia Street, as presented at the October 3, 2016, meeting, for the new contemporary tower.

CARRIED

(Commissioners Richard Keate and Anthony Norfolk opposed)

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The Commission recessed at 12:22 pm and reconvened at 12:35 pm.

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(b) **868 Granville St. - Commodore Ballroom**
VHR 'A'
DP- 2016-00241

Main components of the proposed conservation plan are:

- rehabilitation of the existing storefront entrances;
- preservation and restoration of the existing large canopies at the eastern and westernmost bays;
- replacement of other canopies with a more appropriate design;
- restoration of the juliet balcony at the westernmost bay;
- preservation and restoration of the original tilework and brickwork after removal of existing steel canopy; and
- new signage concept design (subject to separate sign permit application).

Applicant: Marianne Amodio, Architect, AIBC
Donald Luxton, Heritage Consultant

Staff: Zlatan Jankovic, Heritage Planner

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

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission supports the proposal for the rehabilitation at 868 Granville Street, Commodore Ballroom, as presented at its meeting on October 3, 2016, including the preservation and restoration of the second storey windows, the preservation and restoration of the existing large canopies at the eastern and western most bay, and the restoration of the Juliet balcony;

FURTHER THAT the Commission supports the proposal for the rehabilitation of the storefronts with reference to the 1930's rhythm, including new replacement canopies, noting that this support for the rehabilitation is for the previously altered entries contained within the first storey arches;

FURTHER THAT the Commission supports the new proposed signage concept; and

FURTHER THAT the Vancouver Heritage Commission strongly encourages the applicant consider designation of the building.

CARRIED UNANIMOUSLY
(Commissioner Julia Hulbert absent for the vote)

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Staff reviewed the Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held September 23, 2016, and responded to questions.

Staff: Hugh McLean, Heritage Planning Analyst

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Mollie Massie

- A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as C-listings:
- 1618 East 8th Avenue - Tadasu and Sumi Ide House; and
 - 2425 West 5th Avenue - Browne House.
- B. THAT the Vancouver Heritage Commission requests that the Statement of Significance for the following building be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register Evaluations:
- 2425 West 5th Avenue - Browne House.

CARRIED UNANIMOUSLY
(Commissioner Julia Hulbert absent for the vote)

4. Heritage Awards Subcommittee Report

MOVED by Commissioner Richard Keate
SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission appoint Commissioners Jan Fialkowski, Lori Kozub Hodgkinson, Joel Massey, Kim Maust and Cassandra Sclauzero to the 2017 Heritage Awards Planning Subcommittee.

CARRIED UNANIMOUSLY
(Commissioner Julia Hulbert absent for the vote)

5. New Business

None

ADJOURNMENT

MOVED by Commissioner Mollie Massie
SECONDED by Commissioner Jan Fialkowski

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Commissioner Julia Hulbert absent for the vote)

Next Meeting:

DATE: Monday, October 24, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 1:30 pm.

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