



VANCOUVER HERITAGE COMMISSION

MINUTES

OCTOBER 24, 2016

A meeting of the Vancouver Heritage Commission was held on Monday, October 24, 2016, at 11:08 am, in Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Kim Maust, Vice-Chair
Jan Fialkowski
Lori Kozub Hodgkinson
Julia Hulbert
Michael Kluckner
Joel Massey
Mollie Massie
Anthony Norfolk
Jenny Sandy
Cassandra Sclauzero

ABSENT: Richard Keate, Chair (Sick Leave)

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Marco D'Agostini, Senior Heritage Planner, Staff Liaison

CITY CLERK'S OFFICE: Bonnie Kennett, Meeting Coordinator

Leave of Absence Requests

MOVED by Commissioner Jan Fialkowski
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Mollie Massie, Jenny Sandy and Cassandra Sclauzero for the November 14, 2016, meeting;

FURTHER THAT the Commission approve a leave of absence for Commissioner Jenny Sandy for the December 5, 2016, meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Anthony Norfolk
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission approve the minutes from the meeting held October 3, 2016, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None

2. Conservation Review

(a) 119 Water Street - DE 420246
B(M), B(M), B(M), (M)

Issues:

- demolition of the Gaslight Square building;
- compatibility of the proposed replacement buildings within the context of the historic character of Water Street and Gastown;
- heritage conservation of the three heritage "B" listed buildings and the amount of preserved /retained historic fabric, including the structure;
- design of the proposed rooftop addition to three heritage buildings;
- proposed height, preservation of the saw-tooth streetscape profile, preservation of public views of the North Shore mountains;
- architectural definition and character of the lane façade; and
- overall compliance with the HA-2 District Schedule and Design Guidelines.

Applicants: Bryce Rositch, Architect, Rositch Hemphill Architects
Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc.

Staff: Zlatan Jankovic, Heritage Planner

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

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission supports Development Permit Application DE420246, to redevelop 119 Water Street, as presented at the October 24, 2016, meeting, noting the following:

- The Commission regrets the loss of Gaslight Square;
- The new buildings are compatible but distinguishable;
- The sawtooth character of the Water Street streetscape is retained;

- The rooftop additions are very well set back and will not be evident from the street;
- The Commission supports the density and height of the development;
- The monolithic nature of the rear facade is acceptable;
- The Commission supports the degree of conservation of the three buildings, including the retention of their structure. The proposal to put the facade of the Diferencia Building back to its original configuration is a very positive aspect of the project; and
- The Commission requests design development of the red-brick façade; brick is a desirable material, the form and massing are acceptable, but design development could make it more distinguishable from nearby historic buildings.

CARRIED UNANIMOUSLY

* * * * *

The Commission recessed at 11:48 am and reconvened at 11:59 am.

* * * * *

(b) 128 W. Pender - Sun Tower Dome Resurfacing
"A", "M"

Issues: Is application of a different material for resurfacing the Sun Tower dome roof appropriate? Is it in accordance with the Standard and Guidelines for the Conservation of Historic Places in Canada?

Applicant: Barry McGinn, Architect, McGinn Engineering & Preservation Ltd.

Staff: Zlatan Jankovic, Heritage Planner

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

MOVED by Commissioner Jenny Sandy
SECONDED by Commissioner Julia Hulbert

THAT the Vancouver Heritage Commission supports the application to replace the terracotta tile roof at 128 West Pender Street, Sun Tower, with copper sheeting, as presented at the October 24, 2016, meeting, retaining the detailing of the original, as part of the general seismic stabilization project for this designated heritage building;

FURTHER THAT the Commission notes that the turquoise colour of the painted roof has become a character-defining element of the building, and wishes to ensure that the evolution of the patina of the copper toward a turquoise colour is highly desirable; and

AND FURTHER THAT the Commission suggests an educational piece about the history of the roof might be a desirable adjunct to the project.

CARRIED UNANIMOUSLY

3. Sign By-law Review

City-Wide & Regional Planning staff provided an update on proposed changes to the Sign by-law, and responded to questions. It was noted a staff report is set to go forward to Council in early 2017.

MOVED by Commissioner Joel Massey
SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission thanks the staff working on changes to the Sign By-law for its presentation at the October 24, 2016, meeting, noting the need for signage at street level and on upper levels for offices and retail uses on the upper floors of heritage buildings.

CARRIED UNANIMOUSLY

4. Heritage Action Plan Update

City-Wide and Regional Planning staff, along with consultant Donald Luxton, Donald Luxton and Associates, provided an update on the Heritage Action Plan including work on the Historic Context Statement, Thematic Framework, Heritage Register System Plan and Heritage Conservation Program Review. It was noted public consultation will continue in November and a report to Council will go forward in 2017.

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission thanks the consultant, Donald Luxton, for the update to the Heritage Action Plan and supports the work done to date.

CARRIED UNANIMOUSLY

5. New Business

Acknowledgments

MOVED by Commissioner Kim Maust
SECONDED by Commissioner Jenny Sandy

THAT the Vancouver Heritage Commission thanks former School Trustee Penny Noble for her service on the Commission.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Mollie Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: November 14, 2016
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 1:52 pm.

* * * * *