



## VANCOUVER HERITAGE COMMISSION

### MINUTES

June 19, 2017

A meeting of the Vancouver Heritage Commission was held on Monday, June 19, 2017, at 11:02 am, in Town Hall Meeting Room, Main Floor, Vancouver City Hall.

- PRESENT:** Richard Keate, Chair  
Michael Kluckner  
Joel Massey  
Mollie Massie  
Kim Maust, Vice-Chair\*  
Anthony Norfolk  
Jenny Sandy  
Cassandra Sclauzero
- ABSENT:** Jan Fialkowski (Leave of Absence)  
Julia Hulbert (Leave of Absence)  
Lori Kozub Hodgkinson (Leave of Absence)
- ALSO PRESENT:** Councillor Heather Deal - Council Liaison  
Marco D'Agostini, Senior Heritage Planner - Staff Liaison  
Penny Noble, Special Representative
- CITY CLERK'S OFFICE:** Denise Swanston, Committee Clerk

\* Denotes absence for a portion of the meeting.

#### Leave of Absence Requests

MOVED by Commissioner Jenny Sandy  
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve leaves of absence for Jan Fialkowski and Lori Kozub Hodgkinson for this meeting.

CARRIED UNANIMOUSLY

#### Approval of Minutes

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission approve the minutes from the meeting held May 29, 2017, as circulated.

CARRIED UNANIMOUSLY

**1. Business Arising from the Minutes**

None.

**2. Conservation Review**

**(a) 1920 SW Marine Drive (Casa Mia)  
Rezoning and Heritage Designation  
VHR 'A'**

**Issues:**

- Compatibility and integration for the addition with the house; and
- Overall support for the project.

**Applicants:** Donald Luxton, Donald Luxton & Associates  
Peter Lang, IBI Group

**Staff:** James Boldt, Heritage Planner

Staff and the applicant team reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Jenny Sandy  
SECONDED by Commissioner Kim Maust

THAT the Vancouver Heritage Commission supports the rezoning application for the restoration, preservation, and designation, including interior features, of 1920 South West Marine Drive, Casa Mia, which will include a Senior's Community Care Facility with 58 publically funded beds and 32 privately funded beds, as presented at its meeting of June 19, 2017, noting the following:

- The applicant's intent to preserve the terra cotta roof, the dormers, and a number of interior features including the basement level ballroom, the billiards room, the "Disney room" and the original stair;
- Further design consideration be given to the junction of the new facility to Casa Mia, in particular at the dormers of the second level, ensuring that every attempt is given to making the transitions as transparent and sympathetic as possible; and,
- Further design consideration be given to softening the design of the new addition to make it more compatible with the residential nature of the site.

CARRIED UNANIMOUSLY

**(b) 6 West 17th Avenue (Turner Dairy)  
Rezoning and Heritage Designation  
VHC 'C' proposed**

**Issues:**

- Overall proposal and conservation strategy; and
- Reconstruction of the rear block.

**Applicants:** Inge Roecker, ASIR studio  
James Burton, Birmingham and Wood Architects

**Staff:** James Boldt, Heritage Planner

Staff and the applicant team reviewed the application and responded to questions and comments from the Commission.

The following was clarified regarding the development:

- The sliding gate entrance off Ontario will not be for vehicles; and
- The stables are open plan 1.5 storey loft-style units.

MOVED by Commissioner Kim Maust  
SECONDED by Commissioner Cassandra Sclauzero

That the Vancouver Heritage Commission supports the rezoning application for the rehabilitation and designation of 6 West 17th Avenue, the Turner Dairy, for adaptive reuse as a residential building, as presented at its meeting on June 19, 2017, noting the following:

- The Commission is excited at the prospect of preserving this historic industrial building in its historic setting that was home to a number of Vancouver's dairies;
- The Commission supports the conservation plan, which focuses on the preservation of the character defining elements, including sighting, massing, rectilinear form, window locations, the stable building and the original trusses of the heritage dairy.
- The Commission recommends that a condition of the rezoning require the use of milled siding, reusing original if possible, on the elevations where the Building By-law does not require non-combustible construction; and,
- The Commission notes that the rear block is being replaced in order to provide off-street parking.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:24 pm and reconvened at 12:33 pm.

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(c) 6825 West Boulevard (Twiss House)  
Rezoning and Heritage Designation  
VHR 'C'

**Issues:**

- Conversion of the heritage building to contain two Dwelling Units;
- Relationship to new infill development and compatibility of new development; and
- Opportunities to retain sense of semi-rural estate character.

**Applicant:** Jim Bussey, Formwerks Architectural

**Staff:** James Boldt, Heritage Planner

Staff and the applicant reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Kim Maust  
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission supports the rezoning application for the heritage restoration and designation of 6825 West Boulevard, the Twiss House, including the addition of three infill duplexes plus coach house on the property, as presented at its meeting on June 19, 2017, noting the following:

- The Commission supports the effort of the applicant to add to this site with gentle densification staying within its current allowable density but asks that further design consideration be given to adjusting the size of the infill adjacent to the heritage house and moving it to the north west to the extent feasible thereby allowing for greater sight lines around the heritage house; and
- Further consideration be given to removing the parking structure addition to the heritage house and leaving the parking adjacent at surface.

CARRIED UNANIMOUSLY

**(d) 150 Robson Street (Northern Electric Company Building)  
Rezoning and Heritage Designation  
VHR 'B'**

Issues:

- Retention and rehabilitation of the facades.

**Applicants:** Blake Chartrand, Amacon  
Daniel Eisenberg & Roberto Podda, GBL Architects  
Robert Lemon, Robert Lemon Architect Inc.

**Staff:** James Boldt, Heritage Planner

Staff and the applicant team reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Michael Kluckner  
SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission, while regretting the loss of the full structure, supports the rezoning application to 150 Robson Street, which includes the preservation and restoration of the art-moderne façades of the Northern Electric Company Building, as presented at its meeting on June 19, 2017, noting the following:

- The applicant has committed to having the windows align with the hotel rooms which will be located behind the heritage structure;
- The applicant's intent to preserve the character defining elements of the façades, including the window construction, and the board form concrete banding on the lane elevation;

- Further design consideration be given to using black "bronze" metals for the three new entries of the heritage façade; and
- The pro forma in support of the rezoning application was not presented to the Commission, and therefore the Commission is unable to provide an opinion on the Floor Space Ratio of the proposed project.

CARRIED UNANIMOUSLY

*Note: Due to a scheduling conflict, the remainder of the meeting was held in the Broadway room in the West Annex (515 West 10th Avenue).*

### 3. Heritage Action Plan Update

Tanis Knowles Yarnell provided an update on the character home retention material as well as the Heritage Action Plan update and responded to questions and comments from the Commission. Ms. Knowles Yarnell noted a report will be going to Council in July, with a referral to Public Hearing in September.

MOVED by Commissioner Jenny Sandy  
SECONDED by Commissioner Michael Kluckner

THAT the Vancouver Heritage Commission supports the general direction of the Character Home Retention Incentives Program, as presented at its meeting on June 19, 2017, and draws attention to the need for certainty about the application process and the need to address relaxations for non-conformities.

FURTHER THAT the Commission wishes to discuss the loss of pre-1940 houses and revisit the opportunity to explore greater incentives for the retention of the pre-1940's housing stock.

FURTHER THAT the Committee has asked that the language in the Character Homes Policy be revised to re-characterize "single family houses" as "detached houses".

CARRIED UNANIMOUSLY

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

Hugh McLean, Planning Analyst, provided an overview from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held June 5, 2017.

MOVED by Commissioner Mollie Massie  
SECONDED by Commissioner Michael Kluckner

A. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as a B-listing:

- 740 Nicola Street - Balfour Guthrie Building

- B. THAT the Vancouver Heritage Commission supports adding the following buildings to the Vancouver Heritage Register as an A-listing:
- 320 Union Street - Robert Pollock House
- C. THAT the Vancouver Heritage Commission request that the Statements of Significance for the following buildings be referred back to the consultants for revisions and, where necessary, to complete revisions to the Vancouver Heritage Register evaluation.
- 740 Nicola Street - Balfour Guthrie Building;
  - 320 Union Street - Robert Pollock House; and
  - 615 East Georgia Street - McBride/Pelzman Residence.

CARRIED UNANIMOUSLY  
(Kim Maust absent for vote)

#### 5. New Business

None.

#### ADJOURNMENT

MOVED by Commissioner Cassandra Sclauzero  
SECONDED by Commissioner Richard Keate

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Kim Maust absent for vote)

#### Next Meeting:

DATE: July 17, 2017  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room,  
Main Floor, Vancouver City Hall

The Commission adjourned at 3:10 pm.

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