



VANCOUVER HERITAGE COMMISSION

MINUTES

October 23, 2017

A meeting of the Vancouver Heritage Commission was held on Monday, October 23, 2017, at 11:01 am, in 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

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

ALSO PRESENT: Councillor Heather Deal, Council Liaison
Marco D'Agostini, Senior Heritage Planner, Staff Liaison
Commissioner Casey Crawford, Park Board 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 Fialkowski
SECONDED by Commissioner Sandy

THAT the Vancouver Heritage Commission approves a Leave of Absence for Commissioner Kozub Hodgkinson for today's meeting.

FURTHER THAT the Vancouver Heritage Commission approves Leaves of Absence for Commissioners Keate, Massie, and Norfolk, for the November 20, 2017 meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Norfolk
SECONDED by Commissioner Fialkowski

THAT the Vancouver Heritage Commission approve the Minutes from the meeting held October 2, 2017.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None.

2. Conservation Review

- (a) 33 W. Cordova Street - Stanley Hotel
VHR "B", M and New Fountain Hotel VHR "B", M
DE419722

Zlatan Jankovic, Heritage Planner, provided an update on the history of the project, reviewing comments previously received from the Commission, and steps taken to incorporate feedback received from this Commission and other groups since last presenting in 2016. Staff and the applicant team responded to questions and comments from the Commission.

MOVED by Commissioner Maust
SECONDED by Commissioner Sandy

WHEREAS

1. The Vancouver Heritage Commission regrets the loss of two heritage structures in Gastown and maintains their reservation for permitting projects to exceed neighbourhood height guidelines for Gastown;
2. The Vancouver Heritage Commission recognizes that this project meets key objectives within the Gastown policy to provide important forms of housing (e.g. Single room occupancy and rental units).

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission offers its circumspect support for the revised development application for 33 West Cordova Street, the Stanley Hotel and New Fountain Hotel, noting the following:

- the application has been significantly reduced in massing and is now more in keeping with Gastown;
- the building design has been improved to integrate the floor to floor heights of the heritage building; and

- the commercial storefront design has been improved through restoration of its original rhythm, and through the use of steel metal frames to better fit the aesthetic of more traditional commercial units in the neighbourhood.

FURTHER THAT the Vancouver Heritage Commission asks that further design consideration be given to meeting the Gastown guideline setbacks, and to the heritage character of the storefront design, through the use of traditional materials and character defining elements of the front façades.

FURTHER THAT, the Vancouver Heritage Commission asks that all opportunities to preserve the rear heritage façades be thoroughly exhausted.

Carried
(Commissioners Massey, Massie, and Norfolk opposed)

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The Commission recessed from 12:27 to 12: 38 pm.

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(b) Blood Alley Square and Trounce Alley Redesign Update

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

MOVED by Commissioner Sandy
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission accepts and thanks staff and the design team for the interim report concerning Blood Alley Square and Trounce Alley, noting the following advice from the Commission:

- the Commission appreciates the efforts being made to balance safety with inclusiveness, (e.g. steps that are comfortable);
- consideration be given to protecting the tree trunks from animals;
- consideration be given to incorporating wrought iron metal rails; and
- that consideration be given to preserving the patina feel of the plaza.

CARRIED UNANIMOUSLY

- (c) 2425 West 5th Avenue - Tunstall House
VHR 'C' (proposed)
DP-2017-00502

Hugh McLean, Heritage Planning Analyst, along with the applicant, reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Keate
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the development application to add an infill building to 2425 West 5th Avenue, the Tunstall House Property, noting the following:

- The Commission understands that the Tunstall House will be registered and designated as a condition of approval.
- The Commission requests that a conservation plan which ensures the preservation of the character defining elements of the Tunstall House be required by staff as a conditional of approval.
- That staff ensure any window replacements be wood and not vinyl.

CARRIED UNANIMOUSLY
(Commissioner Hulbert absent for vote)

3. Heritage Action Plan Update

Staff provided a brief update on the Vancouver Thematic Framework, Heritage Register Systems Plan, and Heritage Strategy.

4. New Business

- (a) 2018 Meeting Schedule

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Sandy

THAT the Vancouver Heritage Commission approve the proposed 2018 Vancouver Heritage Commission's meeting schedule, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Hulbert absent for vote)

ADJOURNMENT

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Sandy

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Commissioner Hulbert absent for vote)

Next Meeting:

DATE: November 20, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 2:04 pm.

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