



VANCOUVER HERITAGE COMMISSION

MINUTES

April 9, 2018

A meeting of the Vancouver Heritage Commission was held on Monday, April 9, 2018, at 11:03 am, in the Town Hall Meeting Room, Main Floor, Vancouver City Hall.

PRESENT: Michael Kluckner, Chair
Julia Hulbert
Denise Jacques
Richard Keate
Janet Leduc*
Joel Massey
Mollie Massie
Anthony Norfolk
Jenny Sandy, Vice-Chair

ABSENT: Jan Fialkowski (Leave of Absence)

ALSO PRESENT: Commissioner Casey Crawford, Park Board Liaison
Helen Cain, Heritage Group, Staff Liaison

CITY CLERK'S OFFICE: Tina Hildebrandt, Meeting Coordinator

* Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged that we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations and we give thanks for their generosity and hospitality on these lands.

Leave of Absence Requests

MOVED by Commissioner Keate
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Jacques from the meetings to be held April 30 and May 14, 2018.

CARRIED UNANIMOUSLY

MOVED by Commissioner Keate
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Leduc from the meetings to be held May 14 and June 4, 2018.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Leduc
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve the Minutes from the meeting held March 12, 2018, as circulated.

CARRIED UNANIMOUSLY

1. Business Arising from the Minutes

None

2. Conservation Review

a) 3123–3129 West Broadway - Hollywood Theatre VHR B Application: HRA

Issues:

- Proposed Heritage Revitalization Agreement including a Heritage Designation Bylaw and a Heritage Conservation Plan;
- Proposed new development in exchange for the conservation of the theatre.

Applicants: Marianne Amodio, Architect
Donald Luxton, Heritage Consultant

Staff: James Boldt, Planner II, Heritage Group
Paul Cheng, Senior Development Planner, Urban Development

Staff and the Applicants provided an overview of the application and responded to questions.

MOVED by Commissioner Keate
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission enthusiastically supports the proposal to restore and conserve the Hollywood Theatre at 3123-3129 West Broadway, and to construct a 6-storey mixed-use development to its west, noting the following:

- the 2 storeys of extra height are earned by not developing the theatre space;
- the horizontal massing is a good fit with the verticality of the historic theatre style;
- the cantilevered portion above the theatre is an acceptable design solution;
- the 4 smaller commercial spaces are good for neighbourhood retail;
- the colour palette for the theatre as proposed is supported; however, the Commission urges the architects to seek a sympathetic colour palette for the new building; and
- complementary and sympathetic artwork relating to the heritage theatre, or no mural at all, should be considered for the visible sidewall of the theatre.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:53 am and reconvened at 12:06 pm.

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**b) 4949 Heather Street – Fairmont Building
VHR A
Policy Statement Process**

Staff: Kirsten Robinson, Major Sites, Vancouver South
James Boldt, Planner II, Heritage Group

Staff provided an update on the Policy Context Statement process to date and sought the Commission's advice to Council on the approach for the Fairmont Building at a high level.

In discussion, the Commission agreed that more time was required to review this application.

MOVED by Commissioner Kluckner
SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission thanks staff for the presentation on the Heather Lands on April 9, 2018, and recognizes the multiple sets of values incorporated into its history;

FURTHER THAT the Commission, with a responsibility to advise on the City's Heritage Register, has been unable to arrive at a comprehensive motion on the matter of the Fairmont Academy due to the small amount of time made available for it on the agenda, and wants it to be the only item on the agenda of a special meeting of the Commission to be held as soon as possible.

CARRIED UNANIMOUSLY

Subsequently, the Commission agreed to schedule a Special Meeting on April 16, 2018, to consider this application.

**c) 35-43 West 6th Avenue – Coulter House
VHR: 'C' (proposed) and Heritage Designation
DP-2017-00940**

Issues:

- Porch restoration
- Landscape plan
- Access to interior
- Disabled access to restaurant
- Signage
- Colour scheme

Staff: Hugh McLean, Heritage Planning Analyst, Heritage Group

Staff provided an update on the application and responded to questions.

MOVED by Commissioner Sandy
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission, on the matter of the development application for 35-43 West 6th Avenue (Coulter House) which the Commission reviewed on February 5, 2018, and supported with reservations, is now able to confirm its support for the above-noted application as presented on April 9, 2018, noting the following items that were addressed by staff:

- the Porch restoration as presented addresses the Commission's concerns;
- the landscape plan, although deficient in visuals, appears satisfactory;
- public access to the interior of the house is no longer a matter of concern;
- disabled access to the proposed restaurant has been adequately addressed;
- signage as presented is complementary to the house; and
- on the colour scheme, there is a suggestion that the window sashes be painted black to enhance it.

CARRIED
(Commissioner Jacques opposed)

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At this point in the proceedings, the Commission agreed to vary the order of the agenda to deal with New Business item 4.a prior to item 2.d. For clarity, the minutes are recorded in chronological order.

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4. New Business

a) Pearson Dogwood Re-Development

Commissioner Norfolk provided an updated on the Pearson Dogwood Re-development as presented at the Development Permit Board meeting on April 3, 2018.

He advised that during initial public consultations in 2013, participants were assured that an assessment would be made whether Heritage resources could be identified on the block. Particular reference was made to the Power House, with its distinctive chimney, as a possible resource. Recent approval by the Development Permit Board of a development plan for Parcel A of Phase 1 confirms that conservation and adaptive re-use of the Power House will not be possible regardless of whether it is assessed as having Heritage value. It became apparent that the promised Heritage assessment of the block overall has not been conducted.

MOVED by Commissioner Norfolk
SECONDED by Commissioner Leduc

THAT the Vancouver Heritage Commission regrets that, as far as it is aware, the possibility of Heritage resources existing on the Pearson Dogwood block has not yet been assessed as promised, and requests that this omission be corrected expeditiously.

CARRIED UNANIMOUSLY

2. Conservation Review

d) 1853–1857 East 11th Avenue – Karme Residence VHR B Application: RZ-2017-00031

Issues:

- Relocation and conversion of the Karme Residence
- Conservation Plan

Staff: James Boldt, Planner II, Heritage Group
Mateja Seaton, Planner II, Rezoning, Vancouver South

Applicant: Shauna Bryce, Project Manager
David Dove, Architect

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

MOVED by Commissioner Leduc
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the project to rehabilitate the Karme Residence at 1853-1857 East 11th Avenue, including its relocation to the northeast corner of the site, as part of the construction of market rental and strata units under the Grandview-Woodland Community Plan's provision for the Commercial-Broadway Station Precinct Residential Area, noting the following:

- the Commission has not received a Heritage Conservation Plan for the house and would like to review one before giving the project its final approval; and
- the Commission requests design development on the window treatment on the lane side of the heritage house to make it more compatible with historic precedents.

CARRIED UNANIMOUSLY

3. Statement of Significance

Staff reviewed the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting held March 5, 2018, and responded to questions.

MOVED by Commissioner Norfolk
SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as an A-listing:
- 650 Richards Street – Holy Rosary Manse.
- B. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a C-listing:
- 650 Richards Street – Holy Rosary Hall.

- C. THAT the Vancouver Heritage Register Identification and Evaluations for 650 Richards Street be referred back to the consultant for revisions.
- D. THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions:
- 869 Hamilton Street – Peter and Elsie Roy Residence;
 - 576 Seymour Street – Arts and Crafts Building.

CARRIED UNANIMOUSLY
(Commissioner Leduc absent for the vote)

4. New Business

b) Urban Design Panel

Commissioner Massie reported on new appointments to the First Shaughnessy Design Panel.

c) Vancouver School Board Meeting

Commissioner Hulbert reported on a recent meeting of the Vancouver School Board Heritage Committee.

5. Heritage Group Update

Zlatan Jankovic and Helen Cain have agreed to act in interim Senior Planner roles until September 2018, with Ms. Cain as the Staff Liaison for the Vancouver Heritage Commission.

ADJOURNMENT

MOVED by Commissioner Keate
SECONDED by Commissioner Jacques

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Commissioner Leduc absent for the vote)

Next Meeting (Special):

DATE: Monday, April 16, 2018
TIME: 9:30 am
PLACE: Business Centre Meeting Room
Second Floor, Vancouver City Hall

The Commission adjourned at 2:03 pm.

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