



VANCOUVER HERITAGE COMMISSION

MINUTES

July 15, 2019

A meeting of the Vancouver Heritage Commission was held on Monday, July 15, 2019, at 11:00 am, in the Town Hall Meeting Room, Main Floor, City Hall.

PRESENT: Michael Kluckner, Chair
Jan Fialkowski, Vice-Chair
Michael Gordon
Denise Jacques
Richard Keate
Janet Leduc*
Joel Massey
Mollie Massie
Jennie Pace
Craig Rogers

ABSENT: Doreen Leo (Leave of Absence)

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Trustee Estrellita Gonzalez, Vancouver School Board Liaison
Zlatan Jankovic, Senior Heritage Planner, Staff Liaison
Hugh McLean, Heritage Planner

CITY CLERK'S OFFICE: Kathy Bengston, Committee Clerk

*Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

Leave of Absence Requests

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Keate

THAT the Vancouver Heritage Commission approve leaves of absences for Commissioners Jacques, Gordon, and Massie for the meeting to be held on September 9, 2019.

CARRIED UNANIMOUSLY
(Commissioner Leduc absent for the vote)

Approval of Minutes

The Chair provided additional detail to the June 24, 2019, minutes regarding Item 2 52-60 East Hastings Street – Wright Building, VHR “C”, Pre-Application Workshop, and under the Applicant heading added Ian Campbell, MST Partnership, and Marcel Lawson Swain of the Lu’ma Housing Society.

MOVED by Commissioner Gordon
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of June 24, 2019, as amended.

CARRIED UNANIMOUSLY
(Commissioner Leduc absent for the vote)

1. Business Arising from the Minutes

None.

2. 3495 – 3505 Commercial Street – Cedar Court VHC “C” (proposed), Designation DP-2019-00435

Issues:

- Addition to the Heritage Register
- Compatibility of addition with heritage building
- Courtyard space
- Continuity of neighbourhood retail use
- Support for designation and Conservation Plan

Applicant: MA+HG Architects – Marianne Amodio, Architect
Donald Luxton, Donald Luxton and Associates

Staff: Hugh McLean, Heritage Planner; City of Vancouver
Miguel Castillo, Development Planner, City of Vancouver

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

MOVED by Commissioner Leduc
SECONDED by Commissioner Keate

WHEREAS

1. Cedar Court, built in 1910, is one of the earliest surviving buildings from the old Cedar Cottage village on Commercial Street.

2. The restoration of the building will help to keep alive the memory of Charles Broadhurst, a significant member of the neighbourhood and a contributor to the Canadian WWI effort.
3. The Cedar Cottage village is a mixed-use area with several historic buildings.
4. The proposal to rehabilitate the heritage building generally follows the Standards and Guidelines for the Conservation of Historic Places in Canada.
5. The third floor addition to the heritage building is set back adequately to reduce the visibility of it from the street.
6. The courtyard and infill building are thoughtfully planned to provide good accommodation that will animate the neighbourhood.
7. The rehabilitated storefronts will also help to reanimate the neighbourhood and provide local retail services for residents and neighbours.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission (the "Commission") supports the project as presented to the Commission on July 15, 2019, including the zoning relaxations as requested, the distinguishable and calm design of the infill building, the layout of the courtyard, and the provision of street front retail spaces, and congratulates the proponent on the design and presentation of it.
- B. THAT the Vancouver Heritage Commission supports the addition of the building to the Heritage Register in the "C" category and its designation in return for zoning relaxations.
- C. THAT the Vancouver Heritage Commission notes that the residential density of 1.80 FSR is reasonable and is not impinging on the livability of the units or impacting negatively on the surrounding properties.
- D. THAT the Vancouver Heritage Commission specifically supports the relaxations requested to the setbacks, and that may be required for the building envelope, and relaxations of the Energy Code equivalencies of the Building Code that may be necessary for the preservation and reuse of this heritage building.
- E. THAT the Vancouver Heritage Commission supports the landscape plan and the removal of the existing cluster of hazardous forest trees from the rear yard.

CARRIED UNANIMOUSLY

**3. 6103 West Boulevard – S.E.P. Block
VHR “C” (proposed), Designation
DP-2019-00404**

Issues:

- Addition to the Heritage Register
- Compatibility of addition with heritage building
- Extent of restoration work proposed
- Viability of retention of the heritage building with the proposed extent of structural and underground work (i.e. parking garage)
- Support for designation and Conservation Plan

Applicant: Yamamoto Architecture Inc. – Taizo Yamamoto, Architect
Donald Luxton, Donald Luxton and Associates

Staff: Amber Knowles, Heritage Planner, City of Vancouver
Miguel Castillo, Development Planner, City of Vancouver

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

MOVED by Commissioner Leduc
SECONDED by Commissioner Massie

WHEREAS

1. The S.E.P. Block (the heritage building) is an unusual Mission Revival Style commercial building from 1930, representing a stage in the development of the Kerrisdale community.
2. The heritage building recalls the life and work of real-estate promoter Stanley Edward Peters, a representative character of Kerrisdale of that period.
3. Original plans exist showing the design of the principal facades of the heritage building.
4. The design, as presented to the Commission on July 15, 2019, allows the heritage building to feature on the corner of West 45th Avenue and West Boulevard as it has for 90 years, noting its single-storey massing extending 27 feet from the eastern lot line and 18 feet from the northern lot line.
5. The conservation strategy, noting especially the decorative windows and mosaic tiles, will preserve and restore the two historic facades and storefronts.
6. The new architecture to the south and west of the heritage building is designed in a quiet, respectful, distinguishable but complementary manner.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission supports the addition of the heritage building to the Heritage Register, and its designation in return for the density bonus from 2.5 to 2.75 FSR.
- B. THAT the Vancouver Heritage Commission supports the relaxations to setbacks requested as part of the design.
- C. THAT the Vancouver Heritage Commission supports the envelope plan as presented, and the relaxations to the Energy Code, should they be required to preserve and restore the heritage building.
- D. THAT the Vancouver Heritage Commission supports the colour strategy as presented, with the heritage building receiving a more saturated palette than the new construction.
- E. THAT the Vancouver Heritage Commission supports a re-imagination of interior elements, for example, the use of a wooden floor to recreate a period feel for the heritage building.

CARRIED
(Commissioner Massey opposed)

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The Commission recessed at 12:56 pm and reconvened at 1:06 pm.

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4. Statement of Significance and Vancouver Heritage Register Subcommittee Reports

Staff reviewed the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meetings held on May 21, 2019, and July 8, 2019, and responded to questions.

MOVED by Commissioner Massie
SECONDED by Commissioner Fialkowski

THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions:

- 1269 West 8th Avenue – Neill Residence;
- 1285 West 8th Avenue – Sanderson Residence;
- 1295 West 8th Avenue – Grant Residence; and
- 1214 East Georgia Street – Freeman Residence.

CARRIED UNANIMOUSLY

MOVED by Commissioner Fialkowski
SECONDED by Commissioner Massie

- A. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as a C-listing, and to complete revisions, where necessary, to the Vancouver Heritage Register Evaluation:
- 3495 Commercial Street.
- B. THAT the Vancouver Heritage Commission supports adding the following building to the Vancouver Heritage Register as an A-listing:
- 1489 West Broadway – Royal Bank
- C. THAT the Vancouver Heritage Commission requests that the Statements of Significance for the following buildings be referred back to the consultants for revisions:
- 1489 West Broadway – Royal Bank;
 - 1074 Cardero Street – Fleming Residence;
 - 1076-1078 Cardero Street – Cardero Grocery;
 - 3495 Commercial Street – Cedar Court; and
 - 2590 Point Grey Road – Cates Residence.

CARRIED UNANIMOUSLY

5. Staff Update

Staff provided a brief update on 1540 Yew Street indicating the development permit application has been postponed.

Staff provided a brief update on Bidwell House indicating that a project presentation to the Commission is being reconsidered.

Staff provided an update on Item No. 2 - 52-60 East Hastings Street – Wright Building, VHR “C”, Pre-Application Workshop, from the June 24, 2019, Commission meeting and responded to questions.

Commissioner Massie inquired with staff about the application for 3737 Angus Drive and the status update for the First Shaughnessy Advisory Panel, and staff responded. The permit application for any construction/conservation work proposed for this site will be presented to the FSAP upon the resolution of the related prosecution case.

Staff provided information on heritage building green materials, and Amber Knowles, Heritage Planner, offered to prepare additional information on new building materials at a future Commission meeting.

6. New Business

(a) Commissioners' Reports

Commissioner Gordon recommended the Commission hear a presentation on the Cardero Stroll (West End) heritage interpretive panels from Engineering (Street Activities) staff.

ADJOURNMENT

MOVED by Commissioner Jacques
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, September 9, 2019
TIME: 11 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

The Commission adjourned at 1:55 pm

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