



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, October 21, 2019

**TIME:** 11:00 am

**PLACE:** Town Hall Meeting Room  
Main Floor, City Hall

**PLEASE NOTE:**

- If you are unable to attend this meeting, please advise Kathy Bengston at 604.871.6146 or e-mail [kathy.bengston@vancouver.ca](mailto:kathy.bengston@vancouver.ca).
  - Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>
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**Roll Call**

**11:00 – 11:10 am**

**Leave of Absence Requests**

**Approval of Minutes**

Minutes of the meeting held on September 30, 2019, to be approved.

**1. Business Arising from the Minutes**

**11:10 – 11:15 am**

**2. Landscapes of Injustice**

**11:15 – 12:40 pm**

*Landscapes of Injustice* is a seven-year project that began in 2014 to address the forced displacement and dispossession of over 21,000 Japanese-Canadians during, and following, World War II. The impacts of this racially-motivated effort is still felt to this day, particularly in residential and commercial areas of Vancouver that housed that population, including Powell Street, lower Mount Pleasant and Kitsilano, and other neighbourhoods across the city. The impacts were not limited to Vancouver, but spanned the entire province and beyond. These include, but are not limited to, loss of property and businesses, displacement of families and community, and suppression of legal rights.

The project has a book now forthcoming that offers a major reinterpretation of Canada's internment era, focussing on the dispossession. Its researchers concluded: (1) the

dispossession involved the deliberate killing of home, (2) it required sustained work for a decade of administrative wrongdoing, (3) it was carefully reasoned by its perpetrators, and (4) its effects are permanent.

Dr. Jordan Stanger-Ross, Project Director, will present an overview of the project, achievements to date and further work ahead, with a particular focus on the aspects that relate to Vancouver.

The Heritage Commission is encouraged to review the following website prior to the presentation to become more familiar with aspects of the work: [www.landscapesofinjustice.com](http://www.landscapesofinjustice.com)

Staff: Hugh McLean, Heritage Planner

Presenter: Dr. Jordan Stanger-Ross, Project Director and Associate Professor, University of Victoria

Attachments: None

### **3. Heritage Incentive Program: Update and Project Recommendations to Council**

**12:40 – 1:40 pm**

Staff will provide an update on the first year of the Heritage Incentive Program thus far. Five pre-applications were received this year and were subject to an internal interdepartmental review which determined two projects as eligible for Heritage Incentive Program (HIP) 2019 grants. The following are being recommended for HIP grants to Council:

- St. Andrew's-Wesley Church (VHR "A", municipally designated): Seismic Upgrade and Heritage Rehabilitation (repointing, windows, roofing)
- Sun Tower (VHR "A", municipally designated): Stabilization of exterior envelope and Heritage Conservation (windows, pinning terracotta cladding)

The Heritage Incentive Program policy provides financial assistance to qualified applicants of \$100 per sq. ft. of the total floor area, up to 50% of the eligible costs, to a maximum of \$4 million. The cost estimates for these projects are currently being reviewed by our Real Estate Staff, but according to current estimates and the policy conditions, we estimate that each project will be eligible for the following:

- St. Andrew's-Wesley Church: \$2,965,900 based of \$100 per 29,659 sq. ft.
- Sun Tower: \$2,875,415 based on 50% of Cost Estimate of \$5,750,830

Representatives from both projects will present their project scope for the Heritage Incentive Program.

Should Council approve the applications, the applicants will be required to enter into an agreement with the City to ensure completion of the heritage conservation work and continued maintenance of the heritage buildings. These agreements (Restoration Covenants) will be prepared by Legal Services and registered on title. All agreed upon work and a site visit must be completed prior to release of grant funds.

Staff are seeking the Vancouver Heritage Commission's support of these projects being presented to Council for consideration of Heritage Incentive Program grants.

Staff: Amber Knowles, Heritage Planner

Applicant: Diane Mitchell, Executive Director, St. Andrew's-Wesley United Church  
[executivedirector@standrewswesley.com]  
Donald Luxton, Donald Luxton and Associates [donald@donaldluxton.com]  
Adam James, Ryder Architects

Barry McGinn, McGinn Engineering & Preservation Ltd. [mcginneng@telus.net] (Sun Tower)  
Powell Taverdi, National Project Manager, Allied Property REIT

Attachments: Excerpts of Conservation Plans and Architectural Plans (attached electronically)

**4. Statement of Significance and Vancouver Heritage Register Subcommittee Report 1:40 – 1:50 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of October 9, 2019 will be presented.

Staff: Maxine Schleger, Heritage Planning Analyst

Attachments: None - Statement of Significance and Vancouver Heritage Register Subcommittee Report from October 9, 2019 will be distributed at the meeting.

**5. New Business 1:50 – 2:00 pm**

**Adjournment**

**Next Meeting:**

DATE: Monday, November 18, 2019  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, City Hall

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