



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**November 18, 2019**

A meeting of the Vancouver Heritage Commission was held on Monday, November 18, 2019, at 11:00 am in the Town Hall Meeting Room, Main Floor, City Hall.

**PRESENT:** Michael Kluckner, Chair  
Michael Gordon  
Denise Jacques  
Doreen Leo  
Joe Massey  
Mollie Massie  
Jenni Pace

**ABSENT:** Jan Fialkowski (Leave of Absence)  
Richard Keate (Leave of Absence)  
Craig Rogers (Leave of Absence)

**ALSO PRESENT:** Trustee Estrellita Gonzalez, Vancouver School Board  
Liaison  
Zlatan Jankovic, Senior Heritage Planner, Staff Liaison  
Hugh McLean, Heritage Planner  
Amber Knowles, Heritage Planner  
Maxine Schleger, Heritage Planning Analyst

**CITY CLERK'S OFFICE:** Kathy Bengston, Committee Clerk

### WELCOME

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

### Leave of Absence Requests

MOVED by Commissioner Massie  
SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission approve a leave of absence for Commissioner Rogers for today's meeting.

CARRIED UNANIMOUSLY

### **Approval of Minutes**

MOVED by Commissioner Jacques  
SECONDED by Commissioner Leo

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of October 21, 2019, as circulated.

CARRIED UNANIMOUSLY

MOVED by Commissioner Gordon  
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission acknowledges Commissioner Janet Leduc's resignation and appreciates the contributions provided to the Commission over the years.

CARRIED UNANIMOUSLY

#### **1. 4392-4394 Main Street – McLean Grocery Store VHR "B", Designation DP-2019-00526**

##### **Issues:**

- Compatibility of new dwelling with the heritage building
- Conservation approach
- Support for designation and Conservation Plan

**Applicant:** Joe Muego Architect, Hearth Architectural Inc. (joe@hearthworks.ca)  
Andre Lessard, Heritage Consultant (dewhirstlessard@shaw.ca)

**Staff:** Hugh McLean, Heritage Planner; Patrick Chan, Development Planner

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

MOVED by Commissioner Gordon  
SECONDED by Commissioner Massie

##### **WHEREAS**

1. The McLean Grocery Store is a historic two-storey vernacular style commercial building reflecting the early development of Main Street in the former Municipality of South Vancouver;
2. The proposed redevelopment generally meets the requirements of the C-2 Zoning, and the proposed additional density for residential purposes, and is within the conditional range of 1.75 FSR;
3. The conservation approach for the grocery store building conforms to the Standards and Guidelines for the Preservation of Historic Places in Canada;

4. The applicant will designate the heritage building in return for relaxations on parking and loading;
5. The proposed new dwelling building abutting the heritage building is distinguishable in style but potentially presents issues of privacy and solar heat gain due to the large glass surfaces on all three levels of its south façade, which faces onto a busy sidewalk with little setback;
6. There are contradictions between the Conservation Plan (page 16, number 13) which recommends the preservation of existing windows, and the drawings (A3, number 6) which recommends the replacement of the windows with double pane vinyl ones; and
7. The application, as presented, will be rental held under a single title.

THEREFORE BE IT RESOLVED

- A. THAT the Vancouver Heritage Commission generally supports the proposal as presented at its meeting on November 18, 2019, including the legal designation of building.
- B. THAT the Vancouver Heritage Commission asks staff to confirm that the contradiction noted in 6 above is resolved in favour of replacement by wood windows and to provide a summary sheet supplementing the verbal one given to the Commission showing which of the conservation recommendations will be implemented and that will be noted on a restoration covenant.
- C. THAT the Vancouver Heritage Commission asks staff for design development of the signage to enhance the historic nature of the development.
- D. THAT the Vancouver Heritage Commission urges staff to ensure that significant street trees be added in front of the new units to provide privacy and solar mitigation.
- E. THAT the Vancouver Heritage Commission urges the applicant to seek solutions, such as sprinklers, that would allow the retention of original shingles on the northern and eastern façades of the historic building.

CARRIED UNANIMOUSLY

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The Commission recessed at 11:45 am and reconvened at 11:59 am.

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## **2. Culture I Shift – Update**

Branislav Henselmann, Managing Director, Cultural Services, provided an overview on the *CultureIShift: Blanketing the City in Arts and Culture*, and the *Making Space for Arts and Culture: Cultural Infrastructure Plan*, followed by staff presentations.

The Chair provided closing comments to the staff presentations. Commissioners agreed to email additional comments to the Chair, who will amalgamate into one document and submit to Cultural Services staff. Zlatan Jankovic, Staff Liaison, provided an update on the Heritage Group's work within the culture plan, and responded to questions.

## **3. Staff Update**

### **Heritage Action Plan – Heritage Conservation Program Renewal – Update**

Staff provided a brief update on the report to Council on the Heritage Conservation Program Renewal, tentatively scheduled for February 28, 2020, and the report on the Heritage Register Update scheduled for late 2020, and answered questions.

## **4. Proposed Vancouver Heritage Register Addition 818 Keefer Street**

Staff recommended the addition of 818 Keefer Street to the Vancouver Heritage Register as a C-listing, so that the property could be considered for a Vancouver Heritage Foundation True Colours Grant.

MOVED by Commissioner Jacques  
SECONDED by Commissioner Leo

THAT The Vancouver Heritage Commission supports the addition of 818 Keefer Street as a C-listing to the Vancouver Heritage Register.

CARRIED UNANIMOUSLY

## **5. New Business**

### **(a) Colburne House**

The Chair provided information on the Colburne House, specifically the viewing tower, and asked clarifying question to staff. Staff agreed to report back at next meeting.

### **(b) First Shaughnessy Design Panel**

Commissioner Massie, the delegate to the First Shaughnessy Design Panel, noted that the meetings have often been cancelled and that the minutes don't capture the range of discussion, and directed the issue to staff. Staff agreed to follow-up.

**ADJOURNMENT**

MOVED by Commissioner Massie  
SECONDED by Commissioner Gordon

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: Monday, December 9, 2019  
TIME: 11:00 am  
PLACE: Town Hall Meeting Room  
Main Floor, Vancouver City Hall

The Commission adjourned at 1:46 pm.

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