



VANCOUVER HERITAGE COMMISSION

MINUTES

JULY 13, 2020

A meeting of the Vancouver Heritage Commission was held on July 13, 2020, at 11:12 am, by electronic means.

PRESENT: Michael Gordon, Vice-Chair
Michael Kluckner, Chair*
Mollie Massie
Jenni Pace
Craig Rogers
Shirley Shen

ABSENT: Randip Bakshi
Paul Giles (Leave of Absence)
Richard Keate
Doreen Leo
Joel Massey

ALSO PRESENT: Councillor Colleen Hardwick, Council Liaison
Zlatan Jankovic, Senior Heritage Planner, Staff Liaison
Amber Knowles, Heritage Planner
Maxine Schleger, Heritage Planning Analyst

CITY CLERK'S OFFICE: Kathy Bengston, Committee Clerk

*Denotes absence for a portion of the meeting.

WELCOME

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

Leave of Absence Requests

MOVED by Commissioner Massie
SECONDED by Commissioner Shen

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

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Commissioner Massie
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of February 24, 2020, as circulated.

CARRIED UNANIMOUSLY

**1. 748 – 752 E Broadway – Stinson Block
VHR “C”
DP-2020-00252**

Issues:

- Proposed Conservation Strategy and Plan

Applicant: James Evans, Agent for Owner
Ryan Martin, Stuart Howard Architects
Stuart Howard, Stuart Howard Architects
Donald Luxton, Donald Luxton and Associates

Staff: Amber Knowles, Heritage Planner
Miguel Castillo Urena, Development Planner

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

MOVED by Commissioner Massie
SECONDED by Commissioner Rogers

WHEREAS

1. The Stinson Block at 748 – 752 East Broadway has a “C” evaluation on the Vancouver Heritage Register;
2. With the exception of the street-facing façade, the building was badly damaged in a fire;
3. The development proposal seeks to retain and restore this façade, including the missing principal cornice and the wooden storefront assembly, as part of a new mixed-use development that will maintain historic integrity on the south side of the 700-block of East Broadway;
4. The proposed 4-storey infill building will continue retail use at grade and provide accommodation on levels 2 to 4.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission support the proposal to retain and restore the street-facing façade of the building on the condition that a Restoration Covenant be registered on title requiring the issuance of a Heritage Alteration Permit for any changes to this facade.

CARRIED UNANIMOUSLY

**2. 1074-1078 Cardero St. – Cardero Grocery and Fleming Residence
VHR “B”
DP-2019-01009**

Issues:

- Proposed heritage strategy, specifically moving forward and inset staircase
- Compatibility of addition

Applicant: Ciaran Long, SHAPE Architecture
Alec Smith, SHAPE Architecture
Elijah Sabadlan, Donald Luxton & Associates

Staff: Amber Knowles, Heritage Planner
Paul McDonnell, Development Planner

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

MOVED by Commissioner Shen
SECONDED by Commissioner Massie

WHEREAS

1. The Cardero Grocery and Fleming Residence at 1078 and 1074 Cardero St. each have a “B” evaluation on the Vancouver Heritage Register;
2. The buildings are both valued for their Edwardian-era features and for the social and cultural history they represent in the West End neighbourhood;
3. The proposal includes the construction of an addition containing 5 rental units at the back and spanning the two buildings, necessitating moving the heritage buildings closer to the front property line;
4. The grocery store use will continue in the 1078 Cardero building;
5. The proposed development is within the conditional FSR for RM-5.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission (the “Commission”) support the proposal to retain and restore the buildings at 1078 and 1074 Cardero St., including the addition across the rear of the buildings;

FURTHER THAT the Commission support the proposal to move the two buildings closer to the street-facing property line to facilitate the addition across the rear of the building, and accepts the rationale for inseting the staircase at 1074 Cardero into the front porch structure;

FURTHER THAT the Commission support the long-term protection of the two buildings through a Restoration Covenant to ensure the restoration strategy proposed for the building is pursued and requiring the issuance of a Heritage Alteration Permit for any future alterations to the exterior;

FURTHER THAT the Commission support the site area relaxation to 73% and the proposed FSR of 1.50 to accommodate the heritage and infill buildings;

AND FURTHER THAT the Commission request the applicant consider a livelier colour scheme for the buildings, perhaps using the Historic Colours palette developed by Benjamin Moore Paints and the Vancouver Heritage Foundation, including the differentiation of the buildings with different colours.

CARRIED UNANIMOUSLY

The Commission recessed at 11:55 am and reconvened at 12:10 pm.

3. Statements of Significance and VHC – SOS Subcommittee Reports

Staff provided reports from the Statements of Significance and SOS Subcommittee activities between March and May 2020, and responded to questions.

MOVED by Commissioner Kluckner
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission request that the Statements of Significance for:

- 1019 Seymour St – The Penthouse;
- 1033 Seymour St – Rae House;
- 2798 Yale St – MacLaren-Uchida Residence; and
- 1829 Parker St – Blake House;

be referred back to the consultants for revisions;

FURTHER THAT the Vancouver Heritage Commission request that the Statements of Significance for the following buildings be reviewed by the SOS Subcommittee a second time, and that their heritage evaluations be reviewed by the SOS Subcommittee at the time of the 2nd draft Statement of Significance review:

- 1019 Seymour St – The Penthouse;
- 1033 Seymour St – Rae House.

CARRIED UNANIMOUSLY

MOVED by Commissioner Kluckner
SECONDED by Commissioner Shen

THAT the Vancouver Heritage Commission (the “Commission”) support keeping 818 Keefer Street, Thomas and Zebby Roscoe Residence, on the Vancouver Heritage Register as a C-listing and that the heritage evaluation be referred back to staff to complete the necessary revisions;

FURTHER THAT the Commission request that the Statements of Significance for:

- 818 Keefer Street – Thomas and Zebby Roscoe Residence;

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

MOVED by Commissioner Pace
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission request that the Statements of Significance for:

- 2268 Cornwall Avenue – Harting Manor;
- 343 Prior Street – Stewart Residence; and
- 1041 Comox Street – Bonaventure Apartments;

be referred back to the SOS Subcommittee meeting of July 20, 2020, for review.

CARRIED UNANIMOUSLY

MOVED by Commissioner Pace
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission (the “Commission”) support adding 1540 Yew Street, Suffolk Block, to the Vancouver Heritage Register as a B-listing and that the heritage evaluation be referred back to staff to finalize;

FURTHER THAT the Commission request that the Statements of Significance for:

- 1540 Yew Street – Suffolk Block; and
- 2181-83 York Ave – MacKay Duplex North;

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

MOVED by Commissioner Rogers
SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission (the “Commission”) support adding 1024 Keefer Street, Aitchison Residence, to the Vancouver Heritage Register as a C-listing and that the heritage evaluation be referred back to staff to finalize;

FURTHER THAT the Commission request that the Statements of Significance for:

- 1024 Keefer Street – Aitchison Residence; and
- 748 East Broadway – Stinson Block;

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

4. New Business

a) Discussion – Liaison with Advisory Bodies

The Vancouver Heritage Commission engaged in a discussion regarding statues and monuments in the city, and reaffirmed their desire to be helpful and provide value to the discussion. The Vancouver Heritage Commission recognizes that racism is a significant thread in the city’s cultural heritage. The Vancouver Heritage Commission agreed to invite the Managing Director, Cultural Services to the September 14, 2020 meeting to discuss the topic further.

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Absence of Quorum

At 1:12 pm, during discussion on Item 4, Michael Kluckner left the meeting. The Committee Clerk referred to Section 15.7 of the Procedure By-law as follows:

A majority of the persons appointed to an advisory committee are to constitute a quorum.

The Committee Clerk declared the meeting was adjourned due to the absence of a quorum.

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Next Meeting:

DATE: Monday, September 14, 2020
TIME: 11:00 am
PLACE: WebEx Online

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