



## VANCOUVER HERITAGE COMMISSION

### MINUTES

OCTOBER 5, 2020

A meeting of the Vancouver Heritage Commission was held on Monday, October 05, 2020, at 11:02 am, by electronic means.

**PRESENT:** Michael Kluckner, Chair  
Randip Bakshi  
Paul Giles\*  
Michael Gordon, Vice-Chair  
Doreen Leo  
Joel Massey  
Mollie Massie  
Jenni Pace\*  
Craig Rogers  
Shirley Shen

**ABSENT:** Richard Keate

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

**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 Tseil-Waututh Nations.

### Approval of Minutes

MOVED by Commissioner Gordon  
SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, September 14, 2020, as circulated.

CARRIED UNANIMOUSLY

## Leave of Absence Requests

None.

**1. 837 Beatty St.  
Anglo-Canadian Warehouse Company Building  
VHR "C"  
DP-2020-00531**

### Issues:

- Compatibility of the rooftop addition with the heritage building: massing, colour, materials, lack of setbacks
- Overall conservation plan and degree of retention, specifically the removal of modest amounts of the already-altered parapet
- Specific proposed treatments: enlargement of certain rear windows on the only façade that is most intact
- Support for Heritage designation
- Support for relaxations sought

### Applicant:

Bryan Beca and Steve McFarlane, McFarlane Biggar Architects + Designers Inc.

**Staff:** Hugh McLean, Heritage Planner; Kevin Spaans, Development Planner

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

MOVED by Commissioner Massie  
SECONDED by Commissioner Massey

### WHEREAS

1. The Anglo-Canadian Warehouse Company Building is listed as a "C" on the Vancouver Heritage Register, and is valued for its connection to early Yaletown warehousing and commercial uses and for its Edwardian-era industrial vernacular design; and
2. A development application has been received to add four storeys to its existing two storeys, with no setback from the principal façade on the first three floors; and
3. The building was designed structurally to accommodate four additional storeys, which were never built; and
4. The application does not propose to restore the parapet, but instead to add four floors of massing directly above the front façade; and
5. The application proposes to enlarge some rear windows on the laneway façade; and
6. The Director of Planning is offering a 10% density bonus to FSR 5.5 in return for designation.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission supports the proposal, including the addition of four storeys, the density bonus in return for heritage designation, the Heritage Conservation Plan, the subdued colour scheme of the addition, the alterations to the rear façade, and the lack of setback on the front façade, and asks that the applicant focus on saving original elements, and continue research on original colours, and carefully consider storefront signage, exterior lighting and detailing to ensure the integrity of the historic front façade.

CARRIED UNANIMOUSLY

**2. 3102 Main St. – Heritage  
VHR “A”, Designated  
DP-2020-00686**

**Issues:** Proposed change to significant visual feature of heritage building

**Applicant:**

Barry McGinn, McGinn Engineering and Preservation Ltd.  
John Ross, Project Manager, Real Estate and Facilities Management,  
City of Vancouver

**Staff:** Amber Knowles, Heritage Planner

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

MOVED by Commissioner Gordon  
SECONDED by Commissioner Massey

WHEREAS

1. Heritage Hall, originally known as Postal Station “C”, is an A-listed, municipally designated building adapted for community use and owned by the City of Vancouver; and
2. A development permit issued in October 2019, included a proposal to resurface the roof with Vermont Red Slate; and
3. An amendment has been proposed to use instead a black diamond pattern “North Country Slate” for the roof.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission supports the amendment as presented, and looks forward to reviewing the entire project, including the use of Heritage Incentive Program funds, at a future date.

CARRIED UNANIMOUSLY

**3. Statement of Significance and Vancouver Heritage Register Subcommittee Report**

Staff provided a report from the Statements of Significance (SoS) and SoS Subcommittee Report of September 21, 2020, and responded to questions.

MOVED by Commissioner Massie  
SECONDED by Commissioner Pace

THAT the Vancouver Heritage Commission support adding 1685 Nelson St., Marshall Smith Residence, to the Vancouver Heritage Register as a B-listing and that the Vancouver Heritage Register Evaluation be referred back to staff to complete the necessary revisions.

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

- 1685 Nelson St. – Marshall Smith Residence;
- 2637 Carolina St. – Willow Residence; and
- 1829 Stephens St. – Acorn Residence;

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY  
(Commissioner Giles absent for the vote)

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The Commission recessed at 12:51 pm and reconvened at 1:06 pm.

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#### **4. New Business**

Commissioner Kluckner provided a presentation on the new business items.

##### **(a) Demolition of Henry Hudson School Annex Building**

MOVED by Commissioner Massie  
SECONDED by Commissioner Gordon

###### WHEREAS

1. The Henry Hudson School at Cornwall Avenue between Cypress and Maple is schedule for demolition and replacement; and
2. The yellow wooden annex building at the northwest corner of the school grounds was constructed in 1912-13 as a Manual Training School, and is in good condition but is slated for demolition; and
3. The Vancouver School Board has previously entered into agreements to retain similar buildings for community purposes at General Gordon and Carleton schools.

###### THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission requests staff to work with the appropriate authorities to retain the Henry Hudson School annex building and to enter into such agreements with third parties so as to ensure its continued use in the community.

CARRIED UNANIMOUSLY  
(Commissioners Giles and Pace absent for the vote)

##### **(b) Status of Wong's Market, 5995 Main St.**

MOVED by Commissioner Bakshi  
SECONDED by Commissioner Shen

###### WHEREAS

1. The two storey store-apartment building at 5993-5995 Main Street recently known as Wong's Market was built in 1910 and was one of the first buildings in its area; and
2. The building has a significant cultural history, including its ownership by a Japanese-Canadian family and its seizure from them by the federal government in 1942; and
3. The building was until recently a surviving example of an Asian-run grocery in suburban Vancouver, but is currently empty and boarded up; and

4. The City has a policy wherein it encourages retention of historic commercial operations including old grocery stores in residential zones as a means of achieving complete communities and food-friendly neighbourhoods.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission asks staff to initiate a Heritage Evaluation for the property with a view towards encouraging its retention and restoration.

CARRIED UNANIMOUSLY  
(Commissioners Giles and Pace absent for the vote)

**(c) Status of Britannia Community Centre**

Commissioner Kluckner provided an overview of the Britannia Community Centre site. This item will be considered at a future meeting.

**(d) Status of the Development Application, 2137 Yew St.**

MOVED by Commissioner Massie  
SECONDED by Commissioner Shen

WHEREAS

1. The building at 2137 Yew Street recently known as Helen's Grocery is a mixed-use commercial and residential building dating from 1912 in the Kitsilano neighbourhood; and
2. The City has received a development application that would demolish the building and replace it with a two-family structure; and
3. The City has a policy wherein it encourages retention of historic commercial operations including old grocery stores in residential zones as a means of achieving complete communities and food-friendly neighbourhoods.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission asks staff to initiate a Heritage Evaluation for the property with a view towards encouraging its retention and restoration.

CARRIED UNANIMOUSLY  
(Commissioners Giles and Pace absent for the vote)

**(e) Lunch Lady, and Moja Coffee, The Drive at Napier**

Commissioner Kluckner provided an update on the original brickwork at these heritage buildings, and asked staff to provide a policy update on masonry painting on heritage properties at a future meeting.

**ADJOURNMENT**

MOVED by Commissioner Shen  
SECONDED by Commissioner Gordon

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioners Giles and Pace absent for the vote.)

**Next Meeting:**

DATE: Monday, October 26, 2020  
TIME: 11:00 am  
PLACE: WebEx Online

The Commission adjourned at 1:57 pm.

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