



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**JANUARY 11, 2021**

A meeting of the Vancouver Heritage Commission was held on Monday, January 11, 2021, at 11:05 am, via electronic means.

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

**ABSENT:** Doreen Leo

**ALSO PRESENT:** Councillor Colleen Hardwick, Council Liaison  
Trustee Estrellita Gonzalez, School Board Liaison  
Zlatan Jankovic, Senior Heritage Planner, Planning, Urban  
Design and Sustainability, Staff Liaison  
Maxine Schleger, Heritage Planning Analyst, Planning,  
Urban Design and Sustainability

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

\* Denotes absence for a portion of the meeting

### WELCOME

Hereditary Chief Ian Campbell of the Squamish Nation acknowledged we are on the unceded territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

### Leave of Absence Requests

None.

## Approval of Minutes

MOVED by Commissioner Massie  
SECONDED by Commissioner Giles

THAT the minutes of the Vancouver Heritage Commission meeting held on December 7, 2020, be approved as amended on page 3 (s7.) in the motion for Item 1 to strike the words “that additions to heritage buildings should be distinguishable, complementary and subordinate”, and insert the words “in Section 11. Conserve the *heritage value* and *character-defining elements* when creating any additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place”, so that Item 1 (s7.) reads as follows:

7. The City of Vancouver subscribes to the *Standards and Guidelines for the Preservation of Historic Places in Canada*, which states in Section 11. Conserve the *heritage value* and *character-defining elements* when creating any additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;

CARRIED UNANIMOUSLY

### 1. **320 E Hastings – First United Church DP-2020-00721**

#### **DEOD Relaxations and Variances requested:**

- Frontage: In the DEOD the maximum frontage is 36.6 meters. The site is 38.14 meters along East Hastings Street.
- Height: The maximum height on a corner site in Sub-Area 1 is 36.6 meters at the discretion of the Development Permit Board. Due to the sloping site and the desire to articulate the parapets at the corner of East Hastings Street and Gore Avenue, a height variance beyond that is requested.
- Retail Continuity: Article 4.4. requires retail and other similar uses at the ground floor. A relaxation of this requirement as per 4.4A is requested. All active uses (dining, entry hall, help desk and drop in center along the street frontages) are placed there instead.
- Parking: Single underground structure for the building is proposed. The proposed parking is for twelve (12) vehicles, which meets the needs of First United and Lu'ma Housing, as residents are not anticipated to have vehicles.
- Loading: It is proposed to provide one (1) Class B loading bay with reduced height of 3.5 meters.
- Bicycle Parking: It is proposed a reduced number of bicycle parking for the residents as not all residents will have bicycles and those that do will store them in their units.

Zlatan Jankovic, Senior Heritage Planner, introduced the application and provided a summary of the key points for the Commission's consideration.

**Discussion:**

- Vancouver Heritage Program (VHP) has emphasized the importance of Reconciliation, Indigenous Cultural Heritage and cultural redress. The continuity of the presence of First United and its commitment to continued provision of community services to the Downtown Eastside through the development of community partnerships, in this case with Lu'ma Native Housing Society, is important heritage (Reconciliation) outcome achieved. Improving physical visibility of Indigenous culture on its ancestral lands and supporting Urban Indigenous population through the variety of community services on this particular site are equally important VHP goals achieved. Despite of the proposed replacement of the existing under-performing church building, the project is contributing to the implementation of VHP goals.
- Commemorative Program – in addition to the proposed retention of the existing Commemorative Plaque, staff recommend that a more comprehensive Commemorative Program be prepared to feature both Indigenous and First United histories, putting into prospective the Reconciliation and social justice mandates.

**Applicant:**

Larry Adams and Sean O'Meara, NSDA Architects  
Rev Dr. Carmen Lansdowne, First United Church Community Ministry Society  
Ian Campbell, Hereditary Chief of the Squamish Nation

**Staff:**

Zlatan Jankovic, Senior Heritage Planner, City of Vancouver  
Patrick Chan, Development Planner, City of Vancouver

The applicant provided an overview of the application, including the Indigenous Peoples' history of the area, and responded to questions. The Chair thanked the applicant for their informative presentation.

MOVED by Commissioner Massie  
SECONDED by Commissioner Giles

WHEREAS

1. K'emk'emelay and the upper reaches of what was once False Creek were important places of habitation and food-gathering for local Indigenous people; and
2. First United Church has its roots in the early years of colonial settlement of the Vancouver area with the establishment of an "Indian Church" and all on the K'emk'emelay waterfront in 1876; and
3. First United Church has been an institution at the corner of Gore and Hastings Street in Vancouver since 1892; and
4. First United Church has been, since the Great Depression of the 1930s, in the vanguard of seeking social justice and supporting the homeless and under-housed in Vancouver, including the area's Indigenous population; and
5. In response to the housing and humanitarian crisis in the Downtown Eastside, First United Church has partnered with the Lu'ma Native Housing Society and desires, in its evolving role in the community, to replace its 1965 building with a

new 11-storey structure combining secular and spiritual community uses with 105 affordable housing units; and

6. The extant church building on the site is not included on the Vancouver Heritage Register; and
7. The proposed new building, including its exterior and interior design and its celebration of the area's Indigenous history, is seen by the three local First Nations as a step toward reconciliation; and
8. The proposed new building will include the integration of elements from the church's history: spiritual, cultural and architectural.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission (the "Commission") supports the application as presented and commends the applicants for suggesting the possibility of extending Indigenous motifs into the architecture throughout the exterior and interior of the building;

FURTHER THAT the Commission supports the relaxations for height, frontage, retail continuity and parking as proposed;

AND FURTHER THAT the Commission requests elements of the existing church such as the stone cladding, and the art piece, and the Vancouver Heritage Foundation's Places That Matter plaque, be incorporated into the new building to ensure that all stages of the site's evolution through the ages are recorded and celebrated; and

AND FURTHER THAT the Commission requests that this project become part of a comprehensive program of Indigenous celebration and interpretation in the K'emk'emlay area.

CARRIED UNANIMOUSLY

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The Commission recessed at 12:28 pm and reconvened at 12:42 pm.

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**2. 5503 Blenheim St – Morrisette Farmhouse  
VHR “B”, HRA  
DP-2019-00971**

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

**Issues:**

- Compatibility of addition
- Conservation strategy

**Applicant:**

Jonathan Katz, J & R Katz Design + Architecture Inc.  
Donald Luxton, Donald Luxton & Associates  
Julie Hicks, Viewpoint Landscape Architects Inc.

**Staff:**

Zlatan Jankovic, Senior Heritage Planner  
Hamid Shayan, Development Planner

MOVED by Commissioner Massey  
SECONDED by Commissioner Massie

WHEREAS

1. The Morrisette farmhouse is a notable early survivor from the former Municipality of Point Grey; and
2. The house was designated in 1999 as part of a Heritage Revitalization Agreement (HRA) that granted a subdivision of its property; and
3. The proposed project requires the moving of the house 10 feet closer to Blenheim Street in order to make room for an infill, both of which were part of the original HRA.

THEREFORE BE IT RESOLVED THAT

THAT the Vancouver Heritage Commission (“the Commission”) supports the application in principle, including the moving of the house, the retention and refurbishment of the granite wall, the landscape plan, and the minimalist design of the infill, which is both distinguishable and subordinate to the heritage building;

FURTHER THAT the Commission requests:

- design development of the grade-entry façade below the front porch (the south elevation);
- restoration of the dormer windows to their original size and form;
- ensure that the basement level materials and window-wall ratios better reflect the heritage house;
- the sidelights be reinstated to the original look of the house; and
- that the colour and materiality of the infill be complementary and subordinate to the main house;

FURTHER THAT the Commission requests from the applicants more detailed drawings showing materiality and colour of infill buildings in future presentations;

AND FURTHER THAT the Commission has received confirmation that policies exist to enforce the completion of heritage revitalization agreements and other tools to aid with the retention of heritage buildings.

CARRIED UNANIMOUSLY

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

Staff provided a report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of December 14, 2020, and responded to questions.

MOVED by Commissioner Gordon  
SECONDED by Commissioner Rogers

THAT the Vancouver Heritage Commission support adding 852-856 Seymour Street to the Vancouver Heritage Register as a C-listing and that the Vancouver Heritage Register Evaluation be referred back to staff to complete the necessary revisions;

FURTHER THAT the Vancouver Heritage Register Evaluation for 856-872 Seymour Street be referred back to the SoS Subcommittee pending further physical investigation to assess the building's integrity;

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

- 2550 Camosun Street – Our Lady of Perpetual Help School;
- 534 Cambie Street – Cleland-Kent Building.

CARRIED UNANIMOUSLY  
(Commissioner Giles absent for the vote)

**4. New Business**

**(a) Vancouver School Board (VSB) Letter**

The Chair informed the Commission of the VSB letter dated November 18, 2020, submitted by Commissioner Gonzalez. The letter will be distributed to the Commissioners for review and scheduled on next meeting's agenda, February 1.

## **ADJOURNMENT**

MOVED by Commissioner Rogers  
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioner Giles absent for the vote)

### **Next Meeting:**

DATE: Monday, February 01, 2021  
TIME: 11:00 am  
PLACE: WebEx Online

The Commission adjourned at 1:52 pm.

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