



VANCOUVER HERITAGE COMMISSION

MINUTES

FEBRUARY 1, 2021

A meeting of the Vancouver Heritage Commission was held on Monday, February 01, 2021, at 11:02 am, by 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, Vancouver 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: Kevin Burris, 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.

1. Leave of Absence Requests

None.

2. Approval of Minutes

MOVED by Commissioner Massie
SECONDED by Commissioner Gordon

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, January 11, 2021, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Pace and Commissioner Rogers absent for the vote)

3. 526 Granville St. – The Leckie Block VHR “B” RZ-2020-00053

Applicants:

- Ryan Bragg, Principal, Architect, Perkins & Will
- Aik Ablimit, Architect, Perkins & Will
- Donald Luxton, Heritage Consultant

Staff:

- Zlatan Jankovic, Senior Heritage Planner
- Nicholas Danford, Rezoning Planner
- Carl Stanford, Development Planner

Ryan Bragg and Donald Luxton provided a presentation on the proposed changes and additions to the Leckie Building. Subsequently, staff and applicants responded to questions and comments from Commissioners.

MOVED BY Commissioner Massie
SECONDED BY Commissioner Massey

WHEREAS

1. The Leckie Block at 526 Granville Street is a three-storey, 19th century building listed as a B on the Vancouver Heritage Register;
2. The proposed development of the site will restore the Romanesque-style sandstone façades of the Leckie Block on the west, south and east elevations, rehabilitate its windows and return its Granville Street storefront to the original 1900-era design, and presents the possibility of restoration of the structure of the heritage building;
3. The City of Vancouver subscribes to the *Standards and Guidelines for the Preservation of Historic Places in Canada*, which states in Section 11 that new work be physically and visually compatible with, subordinate to and distinguishable from the historic place;
4. The maximum density in the Downtown District Official Development Plan for this site is 9 FSR;

5. The proposed 24-storey office tower, giving the site an FSR of 20.98, is set back from the Leckie Block's principal façade at the third floor level but is cantilevered over the historic building;
6. The cantilever and the size of the diagonal bracing of the tower appear to overwhelm the heritage building, making the tower neither visually compatible nor subordinate to it; and
7. The applicant has provided no shadow studies to demonstrate the impact of the tower on the Granville Street pedestrian experience, and on the neighbouring building to the north – the A-listed, designated former Bank of Montreal Building at 640 West Pender/500 Granville Street now used by the Segal School of Business.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission does not support the application for 526 Granville Street – the Leckie Block, as presented, and requests the retention of the heritage building rather than just its façades, and alterations to the design to reduce the bulk of the tower, to set it back from the Granville and laneway property lines and to reduce its shadow impact on the designated heritage building at 640 West Pender Street;

FURTHER THAT the Commission requests design development of the tower itself to reduce the visual dominance of its diagonal bracing.

CARRIED
(Commissioner Rogers opposed)

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The Commission recessed at 12:45 pm and reconvened at 12:52 pm.

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4. Strathcona Elementary – Building D VHR “A”

Presenters:

- Estrellita Gonzalez, Trustee, VSB
- Janson Ho, Project Office, VSB

Staff:

- Zlatan Jankovic, Senior Heritage Planner

Trustee Gonzalez and Janson Ho provided a presentation on the proposed seismic upgrading to Strathcona Elementary School, and potential uses for Building D. Subsequently, staff and presenters responded to questions and comments from Commissioners.

MOVED BY Commissioner Gordon
SECONDED BY Commissioner Massey

WHEREAS

1. The Strathcona School complex is one of the most historic in the City of Vancouver, and includes one building, "D" on Pender Street, that is a B building on the Heritage Register and has no current use; and
2. The Vancouver School Board has requested advice from the Heritage Commission on a community use for the building.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission recommends that Vancouver School Board staff work with community members to seek a partner for a civic or non-profit use for Building D, focusing on childcare or an artist-run studio concept.

CARRIED UNANIMOUSLY

5. New Business

The Chair asked staff to provide a report at the next meeting on 1294 Granville Street, an 1880s building flagged as a priority site on the Heritage Register Upgrade, as a development application for the site involving the building's demolition has been filed.

ADJOURNMENT

MOVED by Commissioner Shen
SECONDED by Commissioner Massie

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, February 22, 2021
TIME: 11:00 AM
PLACE: WebEx Online

The Committee adjourned at 1:31 pm.

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