



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**MARCH 15, 2021**

A meeting of the Vancouver Heritage Commission was held on Monday, March 15, 2021, at 11:01 am, via electronic means.

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

**ABSENT:** Doreen Leo  
Jenni Pace (Leave of Absence)

**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

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

### Leave of Absence Requests

MOVED Commissioner Massie  
SECONDED by Commissioner Gordon

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioner Pace.

CARRIED UNANIMOUSLY  
(Commissioner Bakshi absent for the vote)

## Approval of Minutes

MOVED by Commissioner Giles  
SECONDED by Commissioner Massey

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, February 22, 2021, as circulated.

CARRIED UNANIMOUSLY  
(Commissioner Bakshi absent for the vote)

### 1. **4949-5255 Heather St. – Heather Lands and 657 W 37th Ave. – Staff Update RZ-2020-00048**

Staff:

- Zak Bennett, Planner, Major Projects
- Scott Bell, Planner, Major Projects
- Kirsten Robinson, Senior Planner, Major Projects

Applicants:

- Martin Nielsen, DIALOG
- Emma Artis, DIALOG
- Brennan Cook, MST Development Corp.
- Elisa Campbell, Canada Lands Company
- John Burke, Canada Lands Company

Staff and applicants delivered a presentation on the Heather Lands planning and development process, and subsequently responded to comments and questions.

Chair Kluckner thanked staff and applicants for the presentation, and noted it was very informative.

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*Prior to the start of Item 2, the Commission agreed to vary the order of the agenda in order to deal with New Business next.*

*For clarity, the minutes are recorded in chronological order.*

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### 3. **New Business**

#### (a) **Broadway Plan**

Vice-Chair Gordon provided an update on the Broadway Plan, noting participation in a workshop on Kitsilano, which was the first of three neighbourhood based workshops. The Vice-Chair further noted that the Broadway Plan is relevant to the Commission's work, as it affects neighbourhoods with significant heritage components.

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

Commissioner Massie asked why meetings of the First Shaughnessy Advisory Design Panel have been cancelled. Staff responded that there have been no scheduled applications for the Panel.

**(c) 26 East Hastings Street**

Chair Kluckner asked staff to verify the status of 26 East Hastings Street, the former location of the Only Restaurant and the Loggers Social Club, in light of recent rumours that the building might be planned for demolition.

**2. 534-550 Cambie St. – RZ-2020-00066 VHR “C” – potential**

Staff:

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

Applicants:

- Dan Cupa, PC Urban
- Mark Thompson, MCMP Architects
- Peter Odegaard, MCMP Architects
- Lauren McCrimmon, MCMP Architects
- Don Luxton, Donald Luxton & Associates, Inc.
- Alyssa Semczynszyn, Prospect & Refuge Landscape Architects
- Cam Cathcart, Vancouver Remembrance Day Committee & Friends of Victory Square

Staff and applicants delivered a presentation on a rezoning application for the Cleland Kent Building, and subsequently responded to questions and comments.

Chair Gordon thanked staff and applicants for the presentation.

MOVED by Commissioner Massie

SECONDED by Commissioner Shen

WHEREAS the Vancouver Heritage Commission, having reviewed a Statement of Significance for the Cleland Kent Building at 534 Cambie Street, has endorsed its inclusion in the Vancouver Heritage Register as a Class ‘C’ building.

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the office development proposed at 550 Cambie Street as documented in the application materials dated March 2021 with the attention to the following:

1. the building’s street and lane-facing facades (including a portion of the rear lane-facing façade) be retained and incorporated into the proposed office development at 550 Cambie Street;
2. the proposed office development retain and restore the character-defining elements of the three exterior facades facing Cambie Street and the lanes,

including:

- the masonry exterior walls facing the lanes and Cambie Street, which will include raked cored face brick, soldier coursed brick lintels, and sloped brick sills and rowlock brick face band between window sills;
  - the original window openings;
  - the raised pediment and metal cornice with partial return;
  - the formal street façade (facing Cambie Street) with entry just slightly above grade;
3. there be further design development of the ground floor of the development including the consideration of additional entrances to the building, patios, and alternatives to the curtain wall treatment, and of the laneway façades, including how they would be animated and entice people to use the laneway, in consultation with Engineering Services and Heritage staff;
4. the proposed office development retains the existing massing and street presence of the building and will provide a meaningful focal point for the project by doing the following:
- the office building is de-coupled from the heritage building by pushing the first two floors behind the Cleland-Kent building façade, resulting in full floor 'reveals';
  - the entire massing of the office building above is lifted across the entirety of the front façade, giving the heritage building priority in the building's presentation to the streetscape;
  - the original symmetrical entryway to the Cleland Kent building is restored along the Cambie Street Elevation;
5. the Vancouver Heritage Commission supports the Heritage Conservation Plan prepared by Donald Luxton and Associates (dated January 2021) including:
- retaining the historic front, side (laneway), and one bay of the rear (east) elevations of the Cleland-Kent Engraving Company;
  - reinstating the symmetrical configuration of the front façade along Cambie Street based on archival documentation;
  - salvaging any surviving original interior structural wood elements, and repurposing where possible;
  - preserving all surviving, original exterior character-defining elements, and repairing in-kind as required
  - restoring missing and/or heavily deteriorated character-defining elements to match original;

- constructing a contemporary addition to the south and above the parapet lines of the historic facades; and
6. the applicant works with relevant parties and organizations to produce an interpretive plaque or artwork, to include the historical connection with the Scurry family and Joe Fortes who lived on the site in Vancouver's early years, and to note the connection of the Cleland-Kent business with the nearby headquarters of the Vancouver Province, Vancouver Sun, and the Vancouver Daily News-Advertiser.

CARRIED

(Commissioners Bakshi and Massey opposed)

(Commissioners Kluckner and Giles absent for the vote)

### **3. New Business**

#### **(d) Vancouver Heritage Commission – Member Application**

Vice-Chair Gordon reminded Commissioners that the deadline for new applications is approaching. Zlatan Jankovic, Senior Heritage Planner, encouraged Commissioners to reapply.

### **ADJOURNMENT**

MOVED by Commissioner Shen

SECONDED by Commissioner Massey

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

(Commissioners Kluckner and Giles absent for the vote)

### **Next Meeting:**

DATE: Monday, April 12, 2021

TIME: 11:00 am

PLACE: Webex Online

The Committee adjourned at 1:10 pm.

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