



VANCOUVER HERITAGE COMMISSION

MINUTES

APRIL 12, 2021

A meeting of the Vancouver Heritage Commission was held on Monday, April 12, 2021, at 11:15 am, via electronic means.

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

ABSENT: Randip Bakshi (Leave of Absence)
Craig Rogers

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 portion of 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 Pace

THAT the Vancouver Heritage Commission approve a leave of absence for Randip Bakshi for this meeting.

CARRIED UNANIMOUSLY
(Commissioner Kluckner absent for the vote)

Approval of Minutes

MOVED by Commissioner Shen
SECONDED by Commissioner Massie

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, March 15, 2021, as circulated.

CARRIED UNANIMOUSLY
(Commissioner Kluckner absent for the vote)

1. **1837 East 11th Avenue and 2631 Victoria Drive – Karme Residence** **VHR (B), (M)** **RZ-2020-00051**

Staff:

- Kent MacDougall, Rezoning Planner

Applicants:

- Donald Luxton, Donald Luxton & Associates
- Stanley Hsu, RWA
- Sheridan MacRae, Metric Architecture

Staff and Applicants delivered a presentation and subsequently responded to questions and comments.

MOVED by Commissioner Shen
SECONDED by Commissioner Pace

WHEREAS

1. The proposal to relocate and rehabilitate the Karme Residence was reviewed by the Vancouver Heritage Commission in April 2018, and was approved in principle; and
2. A new proposal has been received that will put overall less density on the site, however, the massing directly South of the heritage building has increased from five to six storeys, potentially increasing shadowing.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission supports the new proposal as presented, with the following proviso: that there be design development to reduce the impact of the proximity of the massing of the new building, and to show an appropriate relationship with the heritage context.

CARRIED UNANIMOUSLY

2. Chinatown Cultural Heritage Assets Management Plan Update

Helen Ma, Senior Planner, and Baldwin Wong, Senior Social Planner, delivered a presentation and subsequently responded to questions and comments.

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report

Maxine Schleger, Heritage Planning Analyst, presented the report from the last Statement of Significance Subcommittee meeting, and subsequently responded to questions and comments.

MOVED by Michael Gordon
SECONDED Mollie Massie

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

FURTHER THAT the Commission request that the Statements of Significance for 852 Seymour Street – Great War Veterans’ Association Building, and 3057 W 39th Ave – More Residence, be referred back to the consultants for revisions;

AND FURTHER THAT the SoS Subcommittee view the SoS for 852 Seymour St. a second time to ensure LGBTQ2S+ history of the building has been sufficiently reflected in the SoS.

CARRIED UNANIMOUSLY

4. New Business

Michael Kluckner provided an update on the Con Jones Building, 20–26 East Hasting Street.

MOVED by Mollie Massie
SECONDED by Michael Gordon

WHEREAS

1. The Con Jones Building, also known as the Only Sea Foods Building, is a two-storey masonry structure built in 1911 and a “C” on the Vancouver Heritage Register; and
2. Con Jones, an Australian immigrant, was a significant figure in the City’s business and sporting history; and
3. The Only Sea Food Restaurant, originally opened as the Vancouver Oyster Saloon in 1915, represented the contribution of Greek immigrants to the city’s restaurant landscape (prior to the 1960s) and was under Asian ownership until the restaurant closed in 2009; and
4. The Only’s neon sign, an iconic piece of sign-making art, still exists and could be restored; and

5. The second floor of the building served for many years as a loggers' social club, reflecting the area's use by single resource workers during sojourns in Vancouver in the 20th century; and
6. The building behind the façade has deteriorated to the point it is considered to be a public safety hazard; and
7. BC Housing has been a leader in the retention and adaptive reuse of historic buildings in the Downtown Eastside of Vancouver, while fulfilling its mandate of providing increased amounts of affordable housing.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission asks City staff to contact BC Housing, the owner of the building, to inform them of the historic significance, both tangible and intangible, of the site, and to request that they consider the retention of the façade, reinstallation of the neon sign, and creation of appropriate historic interpretation, when redevelopment of the site occurs.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED by Commissioner Massie
SECONDED by Commissioner Massey

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Monday, May 03, 2021
TIME: 11:00 am
PLACE: Webex Online

The Committee adjourned at 1:35 pm.

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