



## VANCOUVER HERITAGE COMMISSION

### MINUTES

OCTOBER 18, 2021

A meeting of the Vancouver Heritage Commission was held on Monday, October 18, 2021, at 11:00 am, at Joe Wai Meeting Room, 1<sup>st</sup> floor, City Hall.

**PRESENT:**

Mollie Massie (Chair)  
Paul Giles  
Mohammad Kashif Khan  
Michael Kluckner  
Leslie Kowarsky  
Joel Massey

**ABSENT:**

Randip Bakshi (Leave of Absence)  
Michael Gordon (Leave of Absence)  
Crystal Hung (Leave of Absence)  
Shirley Shen (Leave of Absence)  
Jenni Pace (Vice-Chair) (Leave of Absence)

**ALSO PRESENT:**

Zlatan Jankovic, Senior Heritage Planner, Staff Liaison  
Maxine Schleger, Heritage Planning Analyst  
Elijah Sabadlan, Heritage Planner

**CITY CLERK'S OFFICE:**

Kevin Burris, Manager, Civic Agencies  
Ana Denissenko, Committee Clerk

### WELCOME

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

### Leave of Absence Requests

MOVED by Commissioner Kluckner  
SECONDED by Commissioner Massey

THAT the Vancouver Heritage Commission approve leaves of absence for Commissioners Bakshi, Gordon, Hung, Pace, and Shen.

CARRIED UNANIMOUSLY

## **Approval of Minutes**

MOVED by Commissioner Giles  
SECONDED by Commissioner Kluckner

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, September 13, 2021, as circulated.

CARRIED UNANIMOUSLY

### **1. 2146 Semlin Drive – Kilpin Residence VHR-B (proposed) designation – Applicant Presentation**

Elijah Sabadlan, Heritage Planner, gave a brief introduction to the matter.

Mike Walker, Property Owner, spoke about the project rationale.

Donald Luxton, Donald Luxton & Associates, and James Tuer, JWT Design Limited, gave a presentation proposing to add the Kilpin Residence to the Vancouver Heritage Register (B-category), to designate it as a protected heritage property, and to enter into a Heritage Revitalization Agreement.

MOVED by Commissioner Massey  
SECONDED by Commissioner Giles

#### WHEREAS

1. The Kilpin Residence at 2146 Semlin Drive is a historic house on a 60 x 132 foot lot in the Grandview neighborhood; and
2. Its owners wish to subdivide the property using a Heritage Revitalization Agreement, preserve the house, and build a new house on the subdivided half of the property;

#### THEREFORE BE IT RESOLVED THAT

1. The Vancouver Heritage Commission supports the request to add the residence to the Heritage Register in the B category and to designate it, and supports the Conservation Plan as presented, noting that it is only through the application of an HRA to the site that the house can be actually preserved rather than stripped and rebuilt;
2. The Vancouver Heritage Commission supports the application for an HRA, including the subdivision into two fee-simple lots, the increase of density, and the variances required to achieve the plan as presented;
3. The Vancouver Heritage Commission supports the design of the new building, which is distinguishable but also compatible with the surrounding neighborhood. However, it requests further design development on the following matters:

- The austere transition between the heritage lot and the new lot, specifically the parking space.

CARRIED UNANIMOUSLY

## **2. S6137 (6161) MacDonald Street HRA amendment (existing) – Staff Presentation**

Robert Lemon, Retired Architect, AIBC, presented on the amendment to an existing HRA approved in 2004, to remove a clause restricting the front yard for a new development permitted under the HRA.

MOVED by Commissioner Kluckner  
SECONDED by Commissioner Massey

WHEREAS the Vancouver Heritage Commission is concerned with the proposed relaxation of the front setback provision in the HRA for 6135 MacDonald Street, and the impact that a smaller setback and house design with double garage doors visible from MacDonald Street will have on the adjacent heritage buildings;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission does not support the proposed relaxation and requests the staff investigate other relaxations, such as one at the rear, to allow for a new house to be built that will be truly complimentary with the heritage buildings on either side.

CARRIED UNANIMOUSLY

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

Maxine Schleger, Heritage Planning Analyst, presented the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of September 2, 2021.

MOVED by Commissioner Giles  
SECONDED by Commissioner Kowarsky

THAT the Vancouver Heritage Commission support adding 4097 Fraser Street, Hicks Block to the Vancouver Heritage Register as a B-listing and that the VHR Evaluation be referred back to Staff to complete the necessary revisions; and

FURTHER THAT the Commission request that the Statements of Significance for

- 951-953-957 Nicola Street –Blain Block
- 4097 Fraser Street –Hicks Block
- 8680 Hudson Street –St. Augustine’s Anglican Church

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

#### **4. Special Enterprise Program – Staff Update**

Jose Fernandez-Garcia, DTES Planner, presented updates on the Downtown Eastside Special Enterprise Program, and subsequently responded to questions and comments.

#### **5. New Business**

MOVED by Commissioner Kowarsky  
SECONDED by Commissioner Kashif Khan

THAT the Vancouver Heritage Commission support more accessible Advisory Body participation and representation through maintenance of the online option for the Advisory Bodies' meetings, not excluding in-person meetings; and

FURTHER THAT the Vancouver Heritage Commission ask for consideration of Advisory Body meeting support including budget for caregiving and transportation for members.

CARRIED UNANIMOUSLY

#### **ADJOURNMENT**

MOVED by Commissioner Kluckner  
SECONDED by Commissioner Massey

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

#### **Next Meeting:**

DATE: Monday, November 08, 2021  
TIME: 11:00 am  
PLACE: TBA

The Committee adjourned at 1:36 pm

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