



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**JANUARY 31, 2022**

A meeting of the Vancouver Heritage Commission was held on Monday, January 31, 2022, at 11:02 am by electronic means via Webex.

**PRESENT:**

- Mollie Massie (Chair)
- Crystal Hung (Vice-Chair)
- James Evans
- Paul Giles\*
- Michael Gordon
- Mohammad Kashif Khan
- Leslie Kowarsky
- Hilary Macdonald
- Joel Massey
- Jenni Pace\*
- Shawn Preus

**ABSENT:**

**ALSO PRESENT:**

- Councillor Colleen Hardwick, Council Liaison
- Trustee Estrellita Gonzalez, VSB
- Elijah Sabadlan, Heritage Planner
- James Boldt, Heritage Planner
- Maxine Schleger, Heritage Planner Analyst

**CITY CLERK'S OFFICE:** Ana Denissenko, Committee Clerk

\*Denotes absence from a portion of the meeting.

### WELCOME

The Chair 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 Hung  
SECONDED by Commissioner Evans

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, January 10, 2022, as circulated.

CARRIED UNANIMOUSLY  
(Commissioner Pace absent for the vote)

**1. 343 West Pender Street – Hartney Chambers  
VHR-B, Heritage Designation & Façade Retention  
DP-2021-00952**

Staff:

Elijah Sabadlan, Heritage Planner  
Kevin Spaans, Senior Development Planner (Metrocore)  
Payam Fouladianpour, Project Facilitator

Applicant:

Byron Chard, Chard Development Ltd  
Mark Whitehead, MCM Partnership  
Donald Luxton, Donald Luxton & Associates

Elijah Sabadlan provided a presentation and subsequently responded to questions and comments.

Byron Chard, Mark Whitehead and Donald Luxton presented the historic context, statement of significance, conservation recommendations, design principles, and architectural expression to the Committee, and responded to comments and questions.

Following discussion, it was

MOVED by Commissioner Gordon  
SECONDED by Commissioner Hung

WHEREAS

Hartney Chambers is an historic 1908-1909 building listed on the Vancouver Heritage Register as a “B”, and is located at 343 West Pender Street in the historic Victory Square area of downtown Vancouver.

THEREFORE BE IT RESOLVED THAT

1. The Vancouver Heritage Commission supports the Development Permit application for façade only retention of Hartney Chambers, and justification of density bonus of up to 10%, as compensation for designation; and
2. The Vancouver Heritage Commission supports the Heritage Conservation Plan prepared by Donald Luxton and Associates, as presented at the Vancouver Heritage Commission meeting on January 31, 2022, in particular:
  - a. The proposed conservation approach to Hartney Chambers and the demolition of the adjacent World Building; and
  - b. The proposed level of structural retention, authenticity, and integrity of character-defining elements

3. The Vancouver Heritage Commission supports the compatibility of the new structure with the retained exterior masonry walls of the Hartney Chambers (including, but not limited to: height; form, scale and massing; lack of setback, contemporary design); and
4. The Vancouver Heritage Commission supports compliance of the proposed, in particular the rooftop addition, with the Heritage Policies (2020), Section 3.1(d) and (e) and Victory Square Design Guidelines

Furthermore, it requests further design development on the following matters:

- Interior heritage elements, either through salvage and retention strategy, or through interpretation that reflects the character and quality of the heritage component
- Maintain the heritage architectural elements on all the entries to Hartney Chambers

CARRIED UNANIMOUSLY

## **2. Vancouver Plan Update – Phase 3 & 4**

Staff:

Andrew Pask, Senior Planner; Planning, Urban Design & Sustainability  
James O’Neill, Planner; Planning, Urban Design & Sustainability

Andrew Pask provided a presentation and subsequently responded to questions and comments.

The Commissioners raised the following issues:

- Integration between the Heritage Register and its update, and Vancouver Plan;
- Importance of maintaining heritage spaces (both tangible and intangible) for local communities;
- Density not resulting in affordable housing;
- Need for grassroots involvement;
- Need to address the retention of heritage and character houses in Mayor’s most recent “Making Home” proposal.

## **3. Broadway Plan Update - Refined Directions, and Next Steps**

Staff:

John Grottenberg, Lead Planner, Broadway Plan  
Matt Shillito, Acting Director, Special Projects Office

Matt Shillito and John Grottenberg provided a presentation on Broadway Plan and subsequently responded to questions and comments.

The Commissioners commented on the following:

- Limitation of current heritage tools (e.g. Statement of Significance limited in scope);
- Concerns regarding very significant height increases in the ‘RM’ and ‘RT’ areas;
- Naming the alleys to facilitate laneway infill buildings;

- Support for reduced building setbacks;
- Encourage quality restoration;
- Concern that “aging buildings” should not be a rationale for redevelopment for much higher buildings.

#### **4. New Business**

Commissioner Gordon inquired if the staff could inform the Vancouver Heritage Commission Liaisons to the Development Permit Board Advisory Panel regarding forthcoming development applications in advance.

Commissioner Massey provided the updates from the First Shaughnessy Advisory Design Panel:

- An English Arts and Crafts home and coach house located at 3990 Marguerite Ave were both substantially damaged from neglect and fire
- The standing seam roofing does not align with Arts and Crafts style, details and labelling were sparse and labelled “new/existing”, there were no details for brackets, timbering, false buttresses and soffits, and there should be dedicated outdoor space for the coach house
- Commissioner Massey voted against the project on grounds that retention of form and mass is not consistent with heritage retention as defined by The Standards & Guidelines for the Conservation of Historic Places
- The motion did not pass, since the panel lacked one homeowner for quorum

#### **ADJOURNMENT**

MOVED by Commissioner Massey  
SECONDED by Commissioner Pace

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY  
(Commissioner Giles absent for the vote)

#### **Next Meeting:**

DATE: Monday, February 28, 2022  
TIME: 11:00 am  
PLACE: TBA

The Committee adjourned at 1:59 pm

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