



## VANCOUVER HERITAGE COMMISSION

### MINUTES

**MARCH 28, 2022**

A meeting of the Vancouver Heritage Commission was held on Monday, March 28, 2022, at 11:00 am by electronic means.

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

**ABSENT:** Mohammad Kashif Khan (Leave of Absence)

**ALSO PRESENT:** Councillor Colleen Hardwick, Council Liaison  
Zlatan Jankovic, Senior Heritage Planner  
Elijah Sabadlan, Heritage Planner  
Maxine Schleger, Heritage Planner Analyst

**CITY CLERK'S OFFICE:** Ana Denissenko, 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 Tsleil-Waututh Nations.

### Leave of Absence Requests

MOVED by Commissioner Hung  
SECONDED by Commissioner Giles

THAT the Vancouver Heritage Commission approve a Leave of Absence for Commissioner Kashif Khan.

CARRIED UNANIMOUSLY  
(Commissioner Pace absent for the vote)

### Approval of Minutes

MOVED by Commissioner Gordon  
SECONDED by Commissioner Evans

THAT the Vancouver Heritage Commission approve the Minutes from the meeting of Monday, February 28, 2022, as amended.

CARRIED UNANIMOUSLY  
(Commissioner Pace absent for the vote)

**1. 365 Railway Street – Fleck Brothers Warehouse  
Potential VHR-C, Heritage Designation  
DP-2021-00844**

Staff:

Elijah Sabadlan, Heritage Planner  
Carl Stanford, Development Planner  
Cody Profili, Project Coordinator

Applicant:

Quinn Macaskill, Allied Properties REIT  
Powell Talverdi, Allied Properties REIT  
John Lindsay, Allied Properties REIT  
Hugh Clark, Allied Properties REIT  
Alysia Baldwin, Perkins+Will Canada Architects  
Ryan Bragg, Perkins + Will Canada Architects  
Donald Luxton, Donald Luxton & Associates Inc.

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

Donald Luxton introduced a Statement of Significance and the conservation/preservation plan. Ryan Bragg provided an explanation of the existing heritage features, including existing façades and proportions, heritage conservation strategy (building façade rehabilitation), proposed four-storey addition and structural strategies, and subsequently responded to questions and comments.

Following discussion, it was

MOVED by Commissioner Hung  
SECONDED by Commissioner Gordon

WHEREAS the Fleck Brothers Warehouse built in 1949 at 365 Railway Street is supported for addition to the VHR as category “C”;

THEREFORE BE IT RESOLVED THAT the Vancouver Heritage Commission supports the proposed level of structural retention, and consistency of conservation procedures proposed in the Conservation Plan with Standards & Guidelines (in particular those procedures developed for treatment of character-defining elements);

FURTHER THAT the Vancouver Heritage Commission agrees that the proposed new addition is compatible with the retained concrete walls of the heritage building;

FURTHER THAT the Vancouver Heritage Commission supports the designation of the heritage building, and the justification of a density bonus of up to 10%, as compensation for designation; and

FURTHER THAT the Vancouver Heritage Commission recommend further design development on the following matters:

- to explore ways of sharing the history and story of the building
- to retain more of the original expression of the ground floor south façade.

CARRIED UNANIMOUSLY

## **2. Commemoration Framework Presentation**

Staff:

Eric Fredericksen, Head of Public Art, Cultural Services  
Julia Hulbert, Arts & Culture Planner II, Vancouver Park Board  
Metha Brown, Social Planner II, Cultural Services

Eric Fredericksen and Julia Hulbert provided a presentation on the Commemoration Framework, including the purpose and priorities of the framework, and subsequently responded to questions and comments.

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

Maxine Schleger presented the report from the Statement of Significance and Vancouver Heritage Register Subcommittee meeting of March 7, 2022, and summarized Subcommittee feedback on the two Statements of Significance reviewed at that meeting.

MOVED by Commissioner Gordon  
SECONDED by Commissioner Evans

THAT the Commission support adding 328 W Hastings St, JB Mathers Real Estate, to the Vancouver Heritage Register as a C-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

- 314 W Hastings Street – Tip Top Tailors
- 328 W Hastings Street – JB Mathers Real Estate

be referred back to the consultants for revisions.

CARRIED UNANIMOUSLY

## **4. New Business**

Zlatan Jankovic updated the Commission on the Heritage Awards process and outlined the agenda for the April 11 Vancouver Heritage Commission meeting.

**ADJOURNMENT**

MOVED by Commissioner Pace  
SECONDED by Commissioner Hung

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

**Next Meeting:**

DATE: Monday, April 11, 2022  
TIME: 11:00 am  
PLACE: TBA

The Committee adjourned at 12:48 pm

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